



**CENTRAL
HAWKE'S BAY**
DISTRICT COUNCIL

REPORT OF HEARING PANEL

Independent Hearing Commissioners:

Robert Schofield (Chair)
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TOPIC 2A

**Urban Environment (including Urban Form &
Development, Urban Zones, Activity Management, &
Intensification,**

REPORT DATED

4 May 2023

DATE OF HEARING

30 March 2022

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List of Submitters and Further Submitters addressed in this Report

Submitter Name	Submitter Number(s)
Ara Poutama Aotearoa the Department of Corrections (Department of Corrections)	S97
Central Hawkes Bay District Council (CHBDC)	S114
Centralines Limited (Centralines)	S90
David Bishop	S54
Fire and Emergency New Zealand (FENZ)	S57
Hawke's Bay Regional Council (HBRC)	S11
Heretaunga Tamatea Settlement Trust (HTST)	S120
Heritage New Zealand Pouhere Taonga (HNZPT)	S55
Horticulture New Zealand (Hort NZ)	S81
Kāinga Ora - Homes and Communities (Kāinga Ora)	S129
Livingston Properties Limited (Livingston)	S127
Ministry of Education	S73
New Zealand Motor Caravan Association (NZMCA)	S101
New Zealand Pork Industry Board (NZPIB)	S42
Silver Fern Farms Limited (Silver Fern)	S116
Surveying the Bay Ltd (Surveying the Bay)	S94
Te Mata Mushrooms Land Company Limited (Te Mata Mushrooms)	S102
The Surveying Company (HB) Ltd	S50
Waka Kotahi NZ Transport Agency (Waka Kotahi)	S78
Woolworths New Zealand Limited (Woolworths)	S66

Further submitter Name	Further submitter number
HNZPT	FS7
Hort NZ	FS17
Kāinga Ora - Homes and Communities	FS23
Livingston	FS27
Oranga Tamariki - Ministry for Children (Oranga Tamariki)	FS21
The Ministry of Education	FS11
Jeff Phillips	FS26

PART A – PRELIMINARY MATTERS

1 Introduction

1.1 Scope of this report

- 1.1.1 This document details the decisions of the Proposed CHBD Plan Hearings Panel on the submissions and evidence considered at the Urban Environment topic hearing, held on 30 March 2022, held at the CHBD Council Chambers, Waipawa.
- 1.1.2 The recommendations in this report, together with all of the other recommendations of the Hearing Panel ('the Panel') on submissions on the Proposed District Plan, will all go before the full Council following the end of the hearings, who will make the formal decisions.
- 1.1.3 Our report focuses on the key issues in contention. Where there is no contention, such as submitter support for certain provisions, or minor matters where proposed changes are recommended in response to submissions, we have adopted the s42A report's recommendations and the underlying evaluation behind such changes.

1.2 Statutory considerations

- 1.2.1 The Panel's Report on Preliminary Matters and Statutory Requirements sets out the statutory framework and requirements for preparing a District Plan, as well as case law guidance for our consideration and recommendations. This framework is not repeated in this report. This report should be read in conjunction with the Report on Preliminary Matters and Statutory Requirements.
- 1.2.2 This report will refer to the S42A report 'Officer's Report: Urban Environment' prepared by Ms Janeen Kydd-Smith.
- 1.2.3 Urban Environment is covered in the 'Urban and Settlement Environment– Section 32 Topic Report'.
- 1.2.4 As submissions on particular aspects of the PDP are considered through hearing reports, officers are required to consider any alternative provisions put forward in the context of what s32 requires, and when changes are recommended, a further assessment under s32AA will be provided if the change is a material departure from what was notified. That same obligation to make a further assessment under s 32AA also applies to the Panel if it decides to recommend changes as a result of submissions which materially depart from the notified version.
- 1.2.5 Through Minute #5, the Panel urged submitters to provide the hearings with a further assessment under s32AA for any changes to the PDP they were seeking. No s32AA assessments were provided with evidence on the topic the subject of this report.
- 1.2.6 Where we have made amendments to the PDP that are consistent with the recommendations contained within Council officers' s42A and / or right-of-reply reports (and where there are relevant joint witness statements) we have adopted the s32AA analysis contained within those reports (unless expressly stated otherwise). Those reports are part of the public record and are available on the CHBDC website.
- 1.2.7 Where the Panel has made amendments to the PDP that are not contained within the reporting planner's recommendations, we have undertaken the required s32AA analysis and have

incorporated it into the body of our report, with the required assessment forming part of our evaluation. We are satisfied that the required substantive assessment has been undertaken.

1.3 Submissions

- 1.3.1 There were 20 submitters and 7 further submitters across the whole 'Urban Environment' topic
- 1.3.2 There were 221 original submission points, and 74 further submission points received on the provisions relating to this topic. Of the 221 original submission points, 74 submission points are in support.
- 1.3.3 The submission points in opposition can be generally divided into the following main groups:
- Removal of fire stations from SCHED8 – Schedule of Identified Community Facilities;
 - Provision for Community Corrections Facilities as Discretionary Activities (not Permitted Activities) in the General Residential Zone and Settlement Zone;
 - Removal of Electricity Safety Distance provisions applying to activities within the vicinity of overhead electric lines in the Commercial Zone and General Residential Zone;
 - Removal or reduction in restrictions (including setbacks and noise provisions) on land use activities locating adjacent to roads (including the State Highway network) and the Railway corridor in the Commercial Zone and General Residential Zone;
 - Removal of provisions for relocated buildings within the Commercial Zone and General Residential Zone;
 - Increasing the maximum height of buildings in the General Industrial Zone, Commercial Zone and General Residential Zone;
 - Provision for emergency service activities, fire hose drying towers and firefighting water supply in the General Industrial Zone, Commercial Zone, General Residential Zone, and Settlement Zone;
 - Provision of emergency aviation movements within the Commercial Zone;
 - Provision for educational facilities with a larger gross floor area as permitted activities in the General Residential Zone and Settlement Zone;
 - Ensuring screening of outdoor storage does not obscure emergency or safety signage or obstruct access to emergency response facilities in the General Industrial Zone, Commercial Zone and Settlement Zone;
 - Provision for new noise sensitive activities within the Air Noise Boundary or Outer Control Boundary of the Waipukurau Aerodrome in the General Industrial Zone as a Non-complying Activity (instead of Prohibited);
 - Provision for residential development as a Permitted Activity subject to compliance with performance standards within the Commercial Zone;
 - Provision for residential intensification in the General Residential Zone;
 - Provision for Camping Grounds in the General Industrial Zone and Commercial Zone; and
 - Renaming the Commercial Zone to 'Town Centre Zone'.

1.4 Procedural matters

- 1.4.1 There were no pre-hearing meetings or meetings undertaken in accordance with cl8AA of Schedule 1 on the submissions relating to the Urban Environment provisions prior to the

finalization of this s42A report. No further consultation or meetings with any parties regarding Urban Environment has been undertaken since circulation of the s42A report.

1.4.2 No matters of trade competition were raised.

1.5 Hearing

1.5.1 The hearings were held on 30 March at the CHBDC Chambers, Waipawa. The hearing was adjourned at the end of 30 March 2022.

1.5.2 Submitters who appeared at the hearing, and the topics under which their evidence was discussed, are shown below in Table 1. All evidence can be found on the PDP Hearing Schedule webpage under the relevant Hearing Topic [[Hearing Stream 2 | Central Hawke's Bay District Council \(chbdc.govt.nz\)](#)].

Table 1. Submitters who appeared at Hearing Stream 2: Urban Environment, Sustainability and General District Wide Matters in relation to Urban Environment

Submitter (Submitter Number)	Represented by/ experts called	Nature of evidence	Key Issue under which evidence is discussed
Kāinga Ora (S129, FS23)	Michael Campbell (Planning) Jon Styles (Noise) Brendon Scott Liggett (Corporate) Nick Whittington (Legal) Nicholas Rae (Urban Design)	Submitter evidence Legal submissions Supplementary submitter evidence	Key Issue 1, 2, 3, 6
Livingston (S127, FS27)	Philip McKay (Planning) Bill Livingston (Livingston Properties Ltd) Chris Skerman (Livingston) Andrew Taylor (Surveying the Bay)	Submitter evidence	Key Issue 1
NZMCA (S101)	Rayya Ali (Planning and Policy Advisor)	Spoke at the hearing	Key Issue 4
Hort NZ (S81, FS17)	Jordyn Landers	Submitter statement	Key Issue 1
FENZ (S57, FS15)	Paul McGimpsey (Planning)	Submitter statement	Key Issue 9
Department of Corrections (S97)	Sean Grace (Planning)	Submitter statement	Key Issue 6, 9

1.5.3 Ms Janeen Kydd-Smith, Reporting Officer, appeared for the CHBDC.

1.5.4 Evidence provided by Ms Kydd-Smith included:

- Officer's Report: Urban Environment ("the s42A report), and
 - Opening statement (verbal).
- 1.5.5 Following the adjournment of the hearing on 30 March 2022, a written right-of-reply from the Council's reporting planner was received and circulated on 6 May 2022.
- 1.5.6 The seventh memorandum and direction of the Hearings Panel following Hearing 2 was issued on 12 April 2022. In relation to this report the Panel requested further information from Kāinga Ora on shading examples. This information was to be provided by 29 April 2022 so that it could be addressed in the reporting planner's reply by 6 May 2022.

1.6 Structure of this report

- 1.6.1 Given the number, nature and extent of the submissions and further submissions received, we have structured this report according to the key issues identified in the s42A report, rather than present a submission point by submission point evaluation. Many of the submissions addressed the same or related issues and thus a key issue approach avoids undue repetition.
- Key Issue 1: Residential Intensification – General;
 - Key Issue 1: Residential Intensification - GRZ – General Residential Zone;
 - Key Issue 1: Residential Intensification - COMZ – Commercial Zone;
 - Key Issue 2: Emergency Service Activities and Firefighting Water Supply Requirements;
 - Key Issue 3: Urban Form and Development (UFD) Chapter;
 - Key Issue 4: Camping Grounds Provisions;
 - Key Issue 5: Electricity Safe Distance Provisions;
 - Key Issue 6: Community Corrections Activities;
 - Key Issue 7: Educational Facilities Provisions;
 - Key Issue 8: Remaining Urban Environment Chapters Provisions; and
 - Key Issue 9: Definitions.
- 1.6.2 We have structured our evaluation and recommendations on a hierarchical basis, firstly reviewing the overarching issues relating to the topic and those submissions that made general points about the topic, including those seeking a binary relief such as complete withdrawal of relevant plan provisions, as well as submissions on definitions.
- 1.6.3 We then turn our evaluation to the higher-level provisions of the District Plan relating to the topic: the objectives and policies and associated matters.
- 1.6.4 Subsequently we consider the associated rules and standards and, if relevant, methods and anticipated environmental results.
- 1.6.5 Finally, we consider whether any minor errors require rectification or whether any consequential amendments may be required as a result of our recommendations.
- 1.6.6 The Panel's recommendations for each submission point are listed in the table in Appendix B.

PART B – EVALUATION

2 Overview

- 2.1.1 The urban environment in the CHBD currently falls within the Residential Zone (covering the residential areas of Waipukurau and Waipawa), the Business 1 Zone and Business 2 Zone in the ODP.
- 2.1.2 In the ODP, the ‘Township Zone’ comprises the rural settlements of Elsthorpe Ongaonga, Ōtāne, Pōrangahau, Takapau and Tikokino and the coastal settlements of Kairākau, Mangakuri, Pourerere, Blackhead, and Te Paerahi (Pōrangahau Beach).
- 2.1.3 Following the initial scoping report for the District Plan review, an early decision was made by the Council to separate the coastal settlements from the rural settlement, given their unique coastal residential character as distinct from the mixed-use rural settlements, their location within the identified ‘coastal environment’, and to better give effect to relevant policies in the New Zealand Coastal Policy Statement 2010 (which post-dates the ODP).
- 2.1.4 While rural based, the rural settlements of Elsthorpe Ongaonga, Ōtāne, Pōrangahau, Takapau and Tikokino form part of District’s urban environment and submissions and further submissions relating to them are therefore addressed in this s42A report.
- 2.1.5 Submissions and further submissions relating to the coastal settlements are addressed within the Coastal Environment s42A Report (Hearing Stream 1) and the Panel’s separate report on that topic.

3 Key Issue 1 – Residential Intensification: General

3.1 Proposed plan provisions

- 3.1.1 This key issue addresses the general overarching submission from Kāinga Ora (S129) that the PDP be amended to sufficiently provide for residential intensification of existing urban areas.

3.2 Submissions

- 3.2.1 There was one submitter (Kāinga Ora (S129)) on this key issue and no further submission relating specifically to this submission point. Refer to Appendix B for a table of submission points.
- 3.2.2 Kāinga Ora (S129.239) submitted that the PDP be amended to sufficiently provide for residential intensification of existing urban areas. The submitter sought reconsideration of the objectives and policies in the Urban Form and Development chapter, to refine and provide greater specificity around Council’s aspirations for urban development in the District.

3.3 Reporting planner’s recommendations (s42A)

- 3.3.1 The reporting planner recommended that Kāinga Ora, S129.239 be accepted in part in that she had recommended that a number of specific submissions points from Kāinga Ora be accepted or accepted in part. She highlighted that, while Kāinga Ora desired increased intensification of residential development within the existing towns, a key issue that was likely to limit the extent intensified development could occur within the existing urban areas over the life of the PDP was having the necessary infrastructure servicing capacity to support it.

3.4 Evidence to the hearing

- 3.4.1 Kāinga Ora provided written statements of evidence from Michael Campbell (Planning), Brendon Scott Liggett (Corporate), Nick Whittington (Legal) and Nicholas Rae (Urban Design) in relation to this issue.

3.5 Post hearing information

- 3.5.1 The seventh memorandum and direction of the Hearings Panel following Hearing 2 was issued on 12 April 2022. No directions regarding this issue were given.
- 3.5.2 The reporting planner’s written right-of-reply dated 6 May 2022 provided further commentary in regard to this issue, particularly in relation to structure planning and urban greenfield growth.

3.6 Evaluation and findings

- 3.6.1 The Panel considers that the PDP has made adequate provision for growth for the life of the PDP (10 years) and that the Kāinga Ora submission was not tailored to the actual or likely requirements for housing in Central Hawke’s Bay. Central Hawkes Bay is neither a Tier 1 nor Tier 2 Council under the NPS UD and was not therefore subject to the intensification requirements of the NPS UD. The Panel also considers there was adequate provision in the PDP, through both the extent of zoning and the proposed development standards to enable more intensive residential forms of housing in the District. The Panel therefore agrees with the reporting planners’ recommendations to only accept in part Kāinga Ora’s submission insofar as other relief sought by the submitters are accepted or accepted in part.

4 Key Issue 1 – Residential Intensification: GRZ – General Residential Zone

4.1 Proposed plan provisions

- 4.1.1 This key issue addresses the more general submissions made in relation to the residential zone provisions.

4.2 Submissions

- 4.2.1 There were 51 original submission points on this Key Issue which related to submissions made by Kāinga Ora (S129) and Department of Corrections (S97).
- 4.2.2 In summary, and in accordance with their general submission (S129.239), Kāinga Ora sought amendments to the GRZ – General Residential Zone provisions so that it enabled and provided for a degree of residential intensification within the zone appropriate for the size and characteristics of existing urban areas and provided for housing choice to responded to changes in household demographics and demand within the CHBD.
- 4.2.3 The submissions in support from Department of Corrections related to Policy GRZ-P5 and Rule GRZ-R1.
- 4.2.4 A number of further submissions were received both in support and opposition which mainly related to Kāinga Ora’s requests to amend specific policies and rules.

4.3 Reporting planner’s recommendations

- 4.3.1 In s42A report, the reporting planner considered that the key issues arising from the above submission points can be summarised as follows:
- Inclusion of reference to planned built form outcomes;
 - Recognition of the evolution of amenity values over time;
 - Remove/amend limits on density of residential development;
 - Amend policies including reference to primary production activities;
 - Include new building coverage standard;
 - Reduce size of minimum ‘outdoor living space’ required and add new standard for provision of outdoor living spaces for above ground level residential units;
 - Delete requirements to provide Outdoor service areas;
 - Increase maximum height limit for buildings in the zone;
 - Amend standard for height in relation to boundary;
 - Replace references to ‘internal boundaries’ with ‘side and rear boundaries’;
 - Delete requirement for garages to be setback at least 5m from road boundaries;
 - Delete setbacks from Rail Network (as per submission points for COMZ-Commercial Zone);
 - Change activity status for homes businesses, visitor accommodation and day care facilities that do not comply with all relevant standards from Discretionary to Restricted Discretionary;
 - Delete provisions for relocated buildings;
 - Amend provisions for retirement villages and rest homes;

- Add new provisions for ‘supported residential care facilities’; and
- Specify no public or limited notification or written approvals needed where there is non-compliance with the standards.

Planned built form outcomes

- 4.3.2 The reporting planner did not support Kāinga Ora’s (S129) request to include the term ‘planned built form outcomes’ in some of the provisions of the GRZ – General Residential Zone. She considered the term unnecessary, as the objectives, policies and Anticipated Environmental Results in the General Residential Zone chapter identified the outcomes anticipated for the zone.

Evolution of amenity values over time

- 4.3.3 The reporting planner did not support Kāinga Ora (S129) request for references to ‘maintenance and enhancement of character and amenity values’ to be deleted from the General Residential Zone chapter. The reporting planner acknowledged that amenity values would change over time and those changes would either occur in compliance with the PDP rules and standards, or they would be approved under a resource consent process.

Residential density

- 4.3.4 Kāinga Ora made submission points in relation to Residential Density Standards (Standard GRZ-S1(1) and GRZ-S1(2)). The reporting planner did not consider it was appropriate to delete the 1000m² minimum net site standard under Standard GRZ-S1(3), as it would be inconsistent with the Hawke’s Bay Regional Resource Management Plan (HBRMP) minimum net site area requirement for domestic wastewater discharges to land.
- 4.3.5 Kāinga Ora sought greater application of notification exclusions within the PDP for residential development in the General Residential Zone (specifically in relation to Rule GRZ-R1) where specific performance standards are met, to provide greater certainty to plan users regarding outcomes. The reporting planner did not support this request as she considered that s95A-95G of the RMA already provided the tests for notification.
- 4.3.6 The reporting planner agreed with Kāinga Ora’s submission (S129.239) to include a note in Rule GRZ-R1 which states: *“this rule does not include retirement villages and rest homes”*.

Primary production activities

- 4.3.7 Kāinga Ora (S129.152, S129.155) requested that the reference to ‘primary production activities’ in Policy GRZ-P3 be deleted. It considered that primary production activities were generally inconsistent with the purpose of the General Residential Zone and were unable to retain the predominantly residential character of the zone.
- 4.3.8 The reporting planner agreed with this submission that the reference to primary production activities in Policy GRZ-P3 should be deleted and Policy GRZ-P6 should be deleted in its entirety as there were no rules or standards relating to primary production within the General Residential Zone provisions of the PDP. She also noted that existing use rights would continue to apply to any primary production activities already operating in the General Residential Zone.

Outdoor living space, outdoor service space and building coverage

- 4.3.9 Kāinga Ora (S129.172, S129.186) requested that a new maximum building coverage Standard GRZ-SX (to be 50% of the net site area of any site) be added to the General Residential Zone provisions to ensure appropriate management of building bulk and potential adverse effects relating to visual dominance.

- 4.3.10 Kāinga Ora (S129.177) sought to reduce the minimum continuous area of outdoor living space (at ground level) that residential units must provide on the site under Standard GRZ-S6, from 80m² to 20m², and reduce the minimum dimension of the area from 5m to 4m.
- 4.3.11 Kāinga Ora also requested that Standard GRZ-S6 be amended to include a new standard that required an outdoor living space for residential units located above ground level.
- 4.3.12 Kāinga Ora (S129.178) requested that Standard GRZ-S7 be deleted, which required an outdoor service area to be provided for within the net area of the site of each residential unit, in addition to an outdoor living space, that must have a continuous minimum area of 15m² with a minimum dimension of 3m.
- 4.3.13 The reporting planner considered that there would be no benefit in terms of environmental effects from these changes, and that the standards should be retained as notified, except for the amendment to Standard GRZ-S6 (requiring provision of an outdoor living space for above ground residential units) which the planner supported as the inclusion of this new standard would enhance the amenity of above ground level residential units.

Height and height in relation to boundary

- 4.3.14 Kāinga Ora (S129.173) opposed Standard GRZ-S2 (height of buildings) which sets a maximum limit of 8m for buildings in the General Residential Zone: they requested a maximum height of 11m. No other submissions were received that requested a general change to the maximum height limit in the General Residential Zone.
- 4.3.15 The reporting planner considered that amending the permitted maximum height standard for buildings in the General Residential Zone had potential to adversely affect the existing character of the residential areas and it was appropriate to retain the current 8m height limit for buildings in the General Residential Zone.
- 4.3.16 Kāinga Ora (S129.174) also considered that Standard GRZ-S3 for Height in Relation to Boundary was overly restrictive and requested that it be amended so that it only applied to side and rear boundaries and not road boundaries. They also requested the building height recession plane be amended so that buildings must not exceed a height of 3m (instead of the proposed 2m) plus the shortest horizontal distance between that part of the building and the nearest site boundary (except for some structures listed under the standard).
- 4.3.17 The reporting planner noted that there was uncertainty of the effects of the amendment requested and the standard should be retained as notified. She suggested that the submitter could present further evidence on this at the hearing.

Setback of garages from roads

- 4.3.18 Kāinga Ora (S129.175) requested the deletion of Standard GRZ-S4(2), which specified that, where the vehicle access to garage faced a road boundary, the garage building must be setback at least 5m from the road boundary.
- 4.3.19 The reporting planner did not support this request and considered the standard should be retained as notified, as it contributed positively to the amenity of residents in the residential zones, and it mitigated potential adverse safety effects on traffic and pedestrians within the adjoining road reserve.

Internal boundary

- 4.3.20 In relation to Standard GRZ-S5 Setback from Neighbours, Kāinga Ora (S129.176) requested that the reference to 'internal boundaries' be deleted and replaced with 'side and rear boundaries' to

provide clarification. The reporting planner agreed with this amendment and the definition of 'internal boundary' be deleted as a consequential amendment.

Setback from rail network

- 4.3.21 Kāinga Ora (S129.175) sought the deletion of Standard GRZ-S4(3) which required buildings to be setback a minimum distance of 1.5m from the Rail Network boundary. The reporting planner did not support this request and considered Standard GRZ-S4(3) should be retained as notified. It was reasonable and appropriate to include such a setback requirement, as the Rail Network was existing infrastructure of national and regional importance, and it should be the responsibility of new activities established on land adjoining the network to locate buildings so they could be accessed and maintained wholly from within their own sites.

Home businesses and visitor accommodation

- 4.3.22 Kāinga Ora (S129.160, S129.161) requested that Rules GRZ-R2 (Home Businesses) and GRZ-R3 (Visitor Accommodation) be amended so that, where these activities were unable to comply with the limits under Rules GRZ-R2(1)(a) and GRZ-R3(1)(a) respectively, they were managed under a Restricted Discretionary Activity framework rather than under the proposed Discretionary Activity status specified in Rules GRZ-R2(3) and GRZ-R3(3).
- 4.3.23 In relation to Rule GRZ-R2 (home businesses), Kāinga Ora also requested that the matters over which discretion was restricted under GRZ-R2(2)(a) be amended to include Assessment Matters GRZ-AM6 Home Businesses and GRZ-AM7 Outdoor Storage. In relation to Rule GRZ-R3 (visitor accommodation), Kāinga Ora requested that the matters over which discretion was restricted under GRZ-R3(2)(a) be amended to include Assessment Matter GRZ-AM8 Visitor Accommodation. The reporting planner agreed that the addition of these assessment matters was appropriate.
- 4.3.24 The reporting planner considered that Rules GRZ-R2 and GRZ-R3 should be retained as notified, but should be amended to include the additional assessment matters requested by Kāinga Ora in relation to the assessment of restricted discretionary activities (i.e., where the specified limits are met, but there was non-compliance with the standards).

Retirement villages and rest homes

- 4.3.25 Kāinga Ora (S129.169) requested that the activity status of retirement villages and rest homes that met the conditions under Rule GRZ-R11 be changed from Discretionary to Restricted Discretionary, as they considered that status more appropriate.
- 4.3.26 The reporting planner noted that, retirement villages (which could include rest homes) could vary in size from a few residential units to a large comprehensive multi-unit and facility complexes. While the General Residential Zone was the appropriate and logical place for retirement villages to be located (as they are primarily for residential accommodation), given the variation in the size/scale of complexes that may be developed, including the number and types of ancillary non-residential activities that may be associated with them, it was appropriate that Council had full discretion to consider the potential environmental effects of such developments.
- 4.3.27 Accordingly, the reporting planner did not support the submission by Kāinga Ora and the discretionary activity status for rest homes and retirement villages should be retained as notified.

Supported residential care facilities

- 4.3.28 Kāinga Ora (S129.170) sought the inclusion of a new permitted activity Rule GRZ-RX for supported residential care facilities (for up to ten residents in a facility), which it considered could be

appropriately managed through compliance with conditions and defaulting to a restricted discretionary activity where there was non-compliance.

- 4.3.29 Kāinga Ora (S129.008) also requested the inclusion a new definition for ‘supported residential care’.
- 4.3.30 The reporting planner considered that there was no need or benefit in including a new definition and rule for supported residential care as a permitted activity, when the activity fell under the broad definition of ‘residential activity’ which was already permitted under Rule GRZ-R1.

Assessment matters

- 4.3.31 Kāinga Ora (S129.186) opposed in part Assessment Matter GRZ-AM1 (height of buildings, height in relation to boundary, setback from roads and rail network, setback from neighbours), and sought amendments consistent with their other submission points, and to introduce matters of discretion to allow for consideration of positive effects from non-compliances with standards. They also sought introduction of several matters relating to their submission requesting the introduction of a new standard for building coverage.
- 4.3.32 The reporting planner, considered that it was appropriate to replace the word ‘will’ with ‘may’ in GRZ-AM1(1)(b) and (c), as requested by the submitter. The planner concurred that GRZ-AM1(1)(d) should be deleted, as there were no objectives, policies, rules or standards supporting the maintenance of views from properties, roads or public open spaces in the surrounding area. The planner considered that it was appropriate to amend GRZ-AM1(1)(e) by adding the word ‘contribute’ so that any positive elements of a proposal in relation to the openness and attractiveness of the street scene could be assessed, in addition to any elements that would ‘diminish’ it.
- 4.3.33 The reporting planner agreed with the submitter that GRZ-AM1(1)(f) should be deleted, as noise, odour, dust and glare are not relevant to the non-compliances to be assessed under GRZ-AM1. The planner also concurred that introducing two new assessment matters, GRZ-AM1(1)(h) and (i), relating to a need to consider whether the activity may result in visual dominance effects and increased stormwater runoff, was appropriate.
- 4.3.34 The reporting planner disagreed with Kāinga Ora’s request to delete matter GRZ-AM1(2)(v) as it required assessment of the ability of the applicant to mitigate any adverse effects on people affected by the proposal, particularly affected neighbours.
- 4.3.35 With regard to Assessment Matter GRZ-AM6 for home businesses, the reporting planner did not consider that the amended wording requested by Kāinga Ora (S129.189) under GRZ-AM6(1) was necessary or appropriate. The assessment matters to which discretion was restricted in GRZ-R2(2) (as recommended to be changed) reflected the purpose and anticipated outcomes of the zone and allowed the proposal to be assessed against those outcomes. The permitted baseline was an available technique to allow assessment to be restricted to effects arising from ‘non-compliances’ where that was appropriate.

Principal reasons

- 4.3.36 Kāinga Ora (S129.190) supported the Principal Reasons but sought to amend the third paragraph by deleting reference to ‘maintain and enhance the character and amenity values of residential areas’ and replacing it with ‘ensure that built form outcomes are consistent with the planned character of the zone’. The reporting planner considered that the existing wording enabled the evolution of amenity values over time, and thus she considered that the existing wording should be retained as notified.

Anticipated environmental results

- 4.3.37 Kāinga Ora (S129.192) opposed GRZ-AER2 which was “Retention of the predominant character and scale of development within the District’s residential settlements of Waipukurau and Waipawa’. They requested that it be deleted, as it considered it did not sufficiently recognise that character and amenity values would evolve over time. The reporting planner considered that the overall policy framework enabled the evolution of amenity values over time, and therefore considered that GRZ-AER1 should be retained as notified.
- 4.3.38 Kāinga Ora (S129.194) opposed GRZ-AER4 as it considered it anticipated contradictory outcomes and needed to be reconsidered if included in the PDP. The reporting planner considered that the wording of GRZ-AER4 was appropriate, except for GRZ-AER4(1), which referred to “dominance of open space and plantings over buildings”. This wording suggested that the PDP provisions supported having more open space and plantings in the zone than buildings, when the overarching Policy GRZ-P9 was ‘to encourage the incorporation of open space and plantings within residential developments for amenity purposes’. The reporting planner therefore considered that GRZ-AER4(1) should be deleted, but the remainder of GRZ-AER4 be retained as notified.

Pōrangahau road structure plan

- 4.3.39 The submission from David Bishop (S54.001) supported Policy GRZ-P5 and requested that it be retained.
- 4.3.40 Mr Bishop also supported inclusion of Council’s proposed ‘Structure Plan for Porangahau Road’ in the PDP. However, the reporting planner noted that there was no Structure Plan for Pōrangahau Road included in the PDP.
- 4.3.41 The reporting planner noted though that a submission from CHBDC (S114) requested the inclusion of a Precinct Plan – Waipukurau South Plan and related provisions. That submission, along with Mr Bishop’s submission point relating to the Structure Plan, would be addressed in the S42A report on ‘Mapping – Zones – Urban’ as part of Hearing 6.
- 4.3.42 The planner’s recommended amendments to the provisions are addressed below:

Introduction

The General Residential Zone covers the residential areas of Waipukurau and Waipawa, representing the most significant concentration of residential settlement in Central Hawke’s Bay, with approximately 50% of the District’s population living within them. The zone provides principally for low/medium density ~~development, and low height permanent living accommodation that is one to two storeys high, as the predominant residential character.~~

Waipukurau (named after a nearby Māori pā) is the largest of the two towns. The area was first settled by Māori who prized the eeling at Lake Whātuma. In the 1850’s, a large block of land (known as the Waipukurau Block) was purchased from local Māori for European settlement, which included the land the town is situated on. The town’s development was initially restricted by the presence of large surrounding pastoral stations (including Mt Herbert Station) but grew as a thriving rural service centre.

Waipawa (originally named Abbotsford) is the oldest of the two towns, being one of the first inland towns to be established in New Zealand and taking a leading part in the history of the province of Central Hawke’s Bay. It’s central role continues in it being the location of the Council offices for Central Hawke’s Bay District.

Housing is a fundamental human need. Access to quality housing and a healthy living environment contributes strongly to people’s well-being. Housing in the District is typical of that found in rural districts nationally, including the average number of persons per household unit, which is becoming smaller over time.

GRZ-I2 Residential Amenity

~~Without appropriate management, the~~ location, nature and design of buildings and activities within the residential areas ~~can may~~ result in adverse effects on ~~the~~ amenity values of those areas.

Explanation

Well-being is enhanced by a pleasant living environment. This often depends on the character of existing residential areas. This character includes the location and scale of open space, density and predominant style of residential development, and heights of buildings.

Residential areas have always contained a range of complementary non-residential activities catering for the educational, spiritual, social, recreational, and day-to-day economic needs of the residents. Many of these activities require a residential location, as they provide a local service for residents, such as doctors' surgeries and pre-schools. These activities often generate traffic and can result in on-street parking, or cause noise and glare, particularly from outdoor activities, which can cause a nuisance for neighbours.

Compatibility between residential and non-residential activities is desirable if the standard of amenity in these areas is to be maintained at an acceptable level. Home-based business activities (known as 'home businesses') may employ local residents and bring many social and economic benefits but can also cause problems in residential areas. The range of home businesses and their character and scale vary considerably. Like other non-residential activities, the potential of these activities to generate traffic and noise can become a problem. The likely rate at which traffic is drawn to a site often relates to the scale of service provided and the extent of retailing that may be involved. Measures, such as placing limitations on the scale of activities, including floor areas and the number of persons employed in the activity who are not living on the site, are commonly adopted to mitigate these potential adverse effects.

GRZ-01 ~~To enable existing and future residential needs to be met.~~ **Enable a variety of housing types and sizes to meet residential needs now and in the future.**

GRZ-02 To provide for the location of appropriate **and complementary non-residential** activities within the residential areas which benefit local communities, but do not detract from the amenity of the area.

GRZ-P3 To enable the establishment of certain **compatible and complementary** non-residential **activities uses**, such as home businesses, **and** educational facilities ~~and primary production activities~~, as an integral component of the General Residential Zone, to enable people to provide for their social, economic and cultural wellbeing, and for their health and safety, while maintaining and enhancing the character and amenity values of the zone, **ensuring that their scale does not detract from the primary function of the zone and adverse effects on surrounding residential activities can be appropriately avoided, remedied or mitigated.**

GRZ-P6 ~~To allow limited primary production activities in the General Residential Zone which maintain the character and amenity values of the residential environment.~~

GRZ-P7 To ~~ensure~~ **manage** the design and siting of development, ~~such as~~ **through the use of standards relating to** building height, ~~building coverage~~, height in relation to boundaries and setbacks, ~~provision of~~ **and** outdoor living and service areas, ~~is such to ensure that:~~

1. development will not unreasonably deny neighbouring properties of outlook, sunlight or daylight;
2. ~~ample~~ on-site outdoor living **and service** spaces ~~is~~ **are** provided, **including for residential units above ground level;**
3. **the development supports and contributes to** an attractive streetscape ~~is maintained~~; and
4. the character and scale of buildings and open space are ~~compatible~~ **consistent** with the anticipated residential environment.

GRZ-P8 To ensure **appropriate** on-site parking and manoeuvring areas for vehicles are provided, and on-site heavy vehicle storage is restricted for the convenience and safety of residents and visitors, and to maintain the amenity of residential streets.

GRZ-P9 To encourage the incorporation of open space and ~~plantings~~ **landscaping** within residential developments ~~for amenity purposes~~ **that contribute positively to the amenity values of the site and surrounding area.**

GRZ-R1 Residential activities and show homes

1. Activity Status: PER

Where the following conditions are met:

a. Compliance with:

- i. GRZ-S1;
- ii. GRZ-S2;
- iii. GRZ-S3;
- iv. GRZ-S4;
- v. GRZ-S5;
- vi. GRZ-S6;
- vii. GRZ-S7;
- viii. GRZ-S8;
- ix. GRZ-S9;
- x. GRZ-S10;
- xi. GRZ-S11;
- xii. GRZ-S12;
- xiii. GRZ-S13; and
- xiv. GRZ-S14.

2. Activity status where compliance not achieved: RDIS
Matters over which discretion is restricted (where relevant to the infringed standard(s)):

a. Assessment matters:

- i. GRZ-AM1.
- ii. GRZ-AM2.
- iii. GRZ-AM3.
- iv. GRZ-AM4.
- v. GRZ-AM5.

b. Assessment matters in the following chapters:

- i. TRAN – Transport.
- ii. LIGHT – Light.
- iii. NOISE – Noise.

Note: This rule does not include retirement villages and rest homes

GRZ-R2 Home businesses

1. Activity Status: PER

Where the following conditions are met:

a. Limited to:

- i. Home businesses must occupy no more than 50m² of the gross floor area of the buildings on the site.
- ii. Goods, materials or equipment associated with the home business must be stored within a building.
- iii. Manufacturing, altering, repairing, dismantling, or processing of any goods or articles associated with the home business must be carried out within a building.
- iv. Home businesses must be undertaken by a person(s) residing on the site and employ no more than one full-time equivalent person who does not reside on the site.

b. Compliance with:

- i. GRZ-S1;
- ii. GRZ-S2;
- iii. GRZ-S3;
- iv. GRZ-S4;
- v. GRZ-S5;
- vi. GRZ-S6;
- vii. GRZ-S7;
- viii. GRZ-S8;
- ix. GRZ-S9;
- x. GRZ-S10;
- xi. GRZ-S11;
- xii. GRZ-S12;
- xiii. GRZ-S13; and
- xiv. GRZ-S14.

2. Activity status where compliance with condition GRZ-

R2(1)(b) is not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

a. Assessment matters:

- i. GRZ-AM1.
- ii. GRZ-AM2.
- iii. GRZ-AM3.
- iv. GRZ-AM4.
- v. GRZ-AM5.
- vi. **GRZ-AM6**
- vii. **GRZ-AM7**

b. Assessment matters in the following chapters:

- i. TRAN – Transport.
- ii. LIGHT – Light.
- iii. NOISE – Noise.

3. Activity status where compliance with condition GRZ-R2(1)(a) is not achieved: DIS

GRZ-R3 Visitor accommodation

1. Activity Status: PER

Where the following conditions are met:

a. Limited to:

- i. Accommodating no more than 5 guests at any one time.
- ii. Length of stay for any one homestay guest must be no greater than 3 months in any 12-month period.
Note: activities involving longer term tenancy within a residential unit are assessed as a 'Residential Activity'.

b. Compliance with:

- i. GRZ-S1;
- ii. GRZ-S2;
- iii. GRZ-S3;
- iv. GRZ-S4;
- v. GRZ-S5;
- vi. GRZ-S6;
- vii. GRZ-S7;

2. Activity status where compliance with condition GRZ-R3(1)(b) is not achieved: RDIS
Matters over which discretion is restricted (where relevant to the infringed standard(s)):

a. Assessment matters:

- i. GRZ-AM1.
- ii. GRZ-AM2.
- iii. GRZ-AM3.
- iv. GRZ-AM4.
- v. GRZ-AM5.
- vi. **GRZ-AM8**

b. Assessment matters in the following chapters:

- i. TRAN – Transport.
- ii. LIGHT – Light.
- iii. NOISE – Noise.

3. Activity status where compliance with condition GRZ-R3(1)(a) is not achieved: DIS

- viii. GRZ-S8;
- ix. GRZ-S9;
- x. GRZ-S10;
- xi. GRZ-S11;
- xii. GRZ-S12;
- xiii. GRZ-S13; and
- xiv. GRZ-S14.

GRZ-R4 Day care facilities

1. Activity Status: PER

Where the following conditions are met:

- a. The maximum number of persons catered for at the facility at any one time must not exceed 10 persons.
- b. Compliance with:
 - i. GRZ-S2;
 - ii. GRZ-S3;
 - iii. GRZ-S4;
 - iv. GRZ-S5;
 - v. GRZ-S6;
 - vi. GRZ-S7;
 - vii. GRZ-S8;
 - viii. GRZ-S9;
 - ix. GRZ-S10;
 - x. GRZ-S11;
 - xi. GRZ-S12;
 - xii. GRZ-S13; and
 - xiii. GRZ-S14.

2. Activity status where compliance with condition GRZ-R4(1)(b) is not achieved: RDIS
Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
 - i. GRZ-AM1.
 - GRZ-AM2.
 - GRZ-AM3.
 - GRZ-AM4.
 - GRZ-AM5.
 - GRZ-AM9
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

3. Activity status where compliance with condition GRZ-R4(1)(a) is not achieved: DIS

GRZ-S5 Setback from Neighbours

All

- 1. Minimum setback of buildings for an activity from internal side and rear boundaries is 1m. Domestic water storage tanks up to 2m in height are exempt from this standard.

GRZ-S6 Outdoor Living Space

Residential Activities

- 1. For each residential unit at ground level, there must be a minimum continuous area for outdoor living space, contained in one area within the net site area of the site, of 80m² with a minimum dimension of 5m, except that:
 - a. For any residential unit with a gross floor area less than 65m², the minimum area may be reduced to 30m² with a minimum dimension of 3.5m.
- 2. For units located entirely above ground level, the outdoor living space requirement may be satisfied in the form of a balcony or a deck that:
 - a. Has a minimum area of 6m² for studio and one-bedroom residential units and a minimum dimension of 1.5m in any direction; or
 - b. Has a minimum area of 10m² for two or more-bedroom residential units and a minimum dimension of 1.5m in any direction.
- 3. The required minimum area of outdoor living space must be readily accessible from a living area of the residential unit, and may take the form of a deck, terrace, or verandah, but must be kept free of buildings (other than cantilevered decks), access areas (including driveways and manoeuvring areas), parking spaces and dedicated outdoor service space.

GRZ-AM1 **Residential Density**, Height of Buildings, Height in Relation to Boundary, Setback from Roads and Rail Network, Setback from Neighbours

- 1. The degree to which the proposed buildings:
 - a. will be compatible with the character and amenity of the zone area, including the nature and scale of other buildings in the surrounding area;
 - b. ~~will~~ may overshadow adjoining sites and result in reduced sunlight and daylight;
 - c. ~~will~~ may cause a loss of privacy through being over-looked from neighbouring buildings;
 - d. will block views from properties in the vicinity, or from roads or public open space in the surrounding area;
 - e. will diminish or contribute to the openness and attractiveness of the street ~~scene~~ scape scene;
 - f. will detract from the amenity of adjoining sites, in terms of such matters as noise, odour, dust, glare or vibration occurring as a result of the building; and
 - g. will adversely affect the safe and efficient operation of the land transport network.
 - h. may result in adverse visual dominance effects.
 - i. May result in increased stormwater runoff.
- 2. The ability of the applicant to:
 - a. provide adequate opportunity for garden and tree planting around buildings;
 - b. provide adequate vehicle parking and manoeuvring space on the site;
 - c. provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site;

- d. mitigate any adverse effects of increased height or exceedance of the height in relation to boundary, such as through increased separation distances between the building and adjoining sites or the provision of screening; and
- e. mitigate any adverse effects on people affected by the proposal.
3. Where sewerage reticulation is not available to the site, the ability of the applicant to adequately dispose of effluent, which avoids:
 - a. any potential contamination of groundwater;
 - b. any potential slope instability problems;
 - c. any potential odour, noise and vibration nuisance to neighbours; and
 - d. any potential seepage of effluent at ground surface.
4. The degree to which the non-compliance with the standard allows more efficient, practical and/or pleasant use of the remainder of the site.
5. The degree to which alternative practical locations are available for the building.

GRZ-AER4 A high degree of residential amenity expressed by way of:

1. ~~dominance of open space and plantings over buildings;~~
2. dominance of medium density housing;
3. limited high-density housing; and
4. compatibility between activities, with residential use the predominant activity.

4.4 Evidence to the hearing

- 4.4.1 Kāinga Ora provided written statements of evidence from Michael Campbell (Planning), Brendon Scott Liggett (Corporate), Nick Whittington (Legal) and Nicholas Rae (Urban Design) in relation to this issue. Each spoke to their statements at the hearing and answered questions from the Panel.
- 4.4.2 Livingston provided a written statement at the hearing accepting the s42A recommendations.

4.5 Post hearing information

- 4.5.1 The seventh memorandum and direction of the Panel following Hearing 2 was issued on 12 April 2022 containing several directions, including specific questions about shading examples and Kāinga Ora agreed to prepare and submit comparable illustrative shading diagrams for sloping sites.
- 4.5.2 The reporting planner's written right-of-reply dated 6 May 2022 provides further commentary in regard to this issue. The reporting planner provides a detailed discussion which they have grouped into the following topics:
 - Planned built form outcomes;
 - Evolution of amenity values over time;
 - Medium density development;
 - Minimum net site area;
 - Notification exclusion;
 - Outdoor Living Space, Outdoor Service Space and Building Coverage;
 - Height;
 - Height in Relation to Boundary;
 - Setback from Neighbours;
 - Assessment matters; and
 - Anticipated Environmental results.
- 4.5.3 The following outlines where the planner has changed the recommendations as a result of the evidence presented at the hearing and any other further information. If a topic was not mentioned, the reporting planner did not consider any changes were necessary.

Medium density development

- 4.5.4 The reporting planner considered it appropriate to amend Policy GRZ-P2 to delete the reference to ‘as an alternative to medium density living environments’ and, in the Introduction, and Policy GRZ-P4 in GRZ – General Residential Zone adding references to ‘one to two storeys high in a variety of forms and sizes.’

Notification exclusion

- 4.5.5 As set out in Mr Campbell’s evidence, Kāinga Ora requested that Rule GRZ-R1 be amended to include a notification exclusion. Mr Campbell provided examples of other district plans that employ a similar notification exclusion.
- 4.5.6 The reporting planner considered that the notification exclusion requested by the submitter could be added to Rule GRZ-R1(2), but that it should be amended as follows:

“Notification exclusion:

*Where a development **does not comply with Residential Density Standard GRZ-S1(1), but complies with the minimum net site area for each residential unit under Standard GRZ-S1(2)(a) and complies with all other applicable standards under GRZ-R1.1a, but involves more than two dwellings per site GRZ-S12-a,** the application will be considered without public notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95(A) of the Act.”*

Outdoor living space, outdoor service space and building coverage

- 4.5.7 The reporting planner agreed with Mr Rae’s and Mr Campbell’s recommendation that the minimum balcony dimension for outdoor living spaces for residential units above ground level (Standard GRZ-S6(2)) be increased from 1.5m to 1.8m as a minimum requirement, to provide a sufficiently useable depth of balcony.

Assessment matters

- 4.5.8 In relation to Kāinga Ora’s request to delete Assessment Matter GRZ-AM1(2)(v), which related to the ability of the applicant to “mitigate any adverse effects on people affected by the proposal”, the reporting planner’s recommendation in the s42A Report was to reject this request. Mr Campbell considered that the assessment matter was over-broad as it allowed an assessment of any effect on a person. On further reflection, the reporting planner was satisfied that potentially relevant effects that would need to be considered were appropriately covered under the other assessment matters, and the planner concurred that Assessment Matter GRZ-AM1(2)(v) should be deleted.

Anticipated environmental results

- 4.5.9 Kainga Ora requested that Anticipated Environmental Result GRZ-AER2 be deleted, which the reporting planner recommended be rejected in the s42A Report. Mr Campbell submitted that, instead of deleting GRZ-AER2, it should be amended to qualify what the predominant residential character was that was to be retained in the zone, as follows:

GRZ-AER2 *Retention of the predominant **built form** character and scale of development within the District’s residential settlements of Waipukurau and Waipawa, **that is one to two storey’s [sic] high in a variety of form and sizes.***

- 4.5.10 On reflection, the reporting planner supported the requested amended wording, which was consistent with amendments she recommended be made to the Introduction to the GRZ –

General Residential Zone chapter, although she considered that the addition of ‘built form’ was unnecessary.

4.6 Evaluation and findings

Introduction – minor correction

- 4.6.1 The Panel observes that the Introduction to the General Residential Zone incorrectly cites the town of Waipukurau as being named after a nearby Māori pā. More correctly, the word is derived from a large white fungus, Pukurau (Mosaic Puffball), which could be eaten after being soaked in water; hence wai pukurau. The town name comes from the statement ‘Te Waipukurau o Ruakuha’, who was one of the earliest settlers and a prominent ancestor of all of the hapū of the district.
- 4.6.2 The Panel considers that it is appropriate to correct this reference in the Introduction, as it has no substantive implications for the implementation of the PDP, but is important to avoid misunderstanding. The Panel therefore recommends amending the second paragraph of the Introduction as follows:

Waipukurau (~~named after a nearby Māori pā~~) is the largest of the two towns. The area was first settled by Māori who prized the eeling at Lake Whatumā. In the 1850’s, a large block of land (known as the Waipukurau Block) was purchased from local Māori for European settlement, which included the land the town is situated on. The town’s development was initially restricted by the presence of large surrounding pastoral stations (including Mt Herbert Station) but grew as a thriving rural service centre.

Planned built form outcomes

- 4.6.3 The Panel agrees with the planner’s recommendation to reject Kāinga Ora’s (S129) request to include the term ‘planned built form outcomes’ in some of the provisions of the GRZ – General Residential Zone is rejected. The term is unnecessary and misleading, as it indicates there is a master plan for the future built form of the District’s towns which is being sought to be achieved, rather than the enabling framework intended by the PDP to allow for further growth and development within clear environmental parameters. Further, the objectives, policies and anticipated environmental results in the General Residential Zone chapter identify the outcomes anticipated for the zone.

Evolution of amenity values over time

- 4.6.4 The Panel agrees with the planner’s recommendation that is not necessary to delete the references to “maintenance and enhancement of character and amenity values”. The Panel acknowledges that amenity values will change over time and the framework for the District’s residential areas enables such change. The term is consistent with the language of s7(c) of the RMA, and is also consistent with the outcomes sought in the Central Hawkes Bay Integrated Spatial Plan.

Residential density

- 4.6.5 The Panel agrees with the planner’s recommendations that that Rule GRZ-R1 and Standard GRZ-S1 should be retained as notified, but with the addition of a note in Rule GRZ-R1 to clarify that the rule does not include retirement villages and rest homes.
- 4.6.6 The Panel considered whether it was appropriate that the rule was extended to include papakāinga and agreed that this matter is better addressed as part of our evaluation of submissions being considered in Hearing Stream 4.

Primary production activities in residential zone

- 4.6.7 The Panel agrees with the planner's recommendation that reference to primary production activities in Policy GRZ-P3 should be deleted and Policy GRZ-P6 should be deleted in its entirety as there are no rules or standards enabling primary production within the General Residential Zone provisions of the PDP. While existing use rights will continue to apply to any primary production activities already operating in the General Residential Zone, it would not generally be appropriate to establish new primary production activities within an urban environment.

Outdoor living space, outdoor service space and building coverage

- 4.6.8 The Panel agrees with the planner's recommendation that there would be no benefit in terms of environmental effects in providing for a new maximum building coverage. Through her right-of-reply, the reporting planner noted that this has been carried over from the ODP and has been in effect for nearly 20 years, with no apparent issues such as excessively large level of site coverage. She also noted that the suite of development standards effectively acts together to prevent excessive building coverage, highlighting that two dwellings on a single site would appropriately require a greater level of uncovered space.
- 4.6.9 For these reasons, the Panel agrees with the planner's recommendation that there would be no benefit in terms of environmental effects in providing for a new maximum building coverage requirement.
- 4.6.10 In terms of reducing the minimum continuous area of outdoor living space (at ground level), the Panel also agree with the reporting planner that the standards should be retained as notified as they provide an appropriate level of outdoor space at ground level.
- 4.6.11 The Panel agrees with the reporting planner that an amendment to Standard GRZ-S6 to require provision of an outdoor living space for above ground residential units would enhance the amenity of above ground level residential units.

Height and height in relation to boundary

- 4.6.12 At the hearing, Kāinga Ora no longer sought a maximum height limit of 11m under Standard GRZ-S2, as they requested in their original submission. They instead requested that the notified height limit of 8m be retained, but that the standard be amended to provide for an additional 1m height in roof form, in addition to increasing the height in relation to the boundary (HIRB) from 2m to 3m with a 45-degree recession plane. The urban design expert for Kāinga Ora, Nicholas Rae, considered these standards would provide for greater flexibility in the design of residential development.
- 4.6.13 For the Hearing, Mr Rae undertook a shading assessment based on sites in the District that are owned by Kāinga Ora, which compared shading under the notified PDP to shading resulting from Kāinga Ora's sought 9m height limit (50% above 8m of which is roof form only) and including the 3m height above ground level whereupon the 45-degree recession plane was then taken. He concluded that "the additional impact is not significant and retains a significant amount of sunlight access to neighbouring sites during the day, and together with a 50% building coverage restriction will result in good sunlight access" (paragraph 9.42). He further noted that both the Napier and Wairarapa Combined District Plans used a 3m plus a 45° HIRB, while the Hastings District Plan used a 3m plus 45° or 55° HIRB for its residential zones.
- 4.6.14 The Panel noted that the sites chosen for Mr Rae's shading analysis were largely flat or gently sloping. Upon direction from the Panel following the hearing, Mr Rae provided additional shading diagrams for two example sites on slopes within Waipawa and Waipukurau:

- 20 Rose Street, Waipawa, and
- 87 Pōrangahau Road, Waipukurau.

4.6.15 In both examples, Mr Rae concluded that “the additional shadow is not significant, and the surrounding properties will receive a reasonable amount of sun light. Less shadow is likely to result as not all of the envelope can be built due to the building coverage restriction of 50% also recommended as part of the suite of standards by Mr Campbell in his evidence at page GRZ14 of Attachment A” (paragraph 2.2 of Mr Rae’s supplementary evidence).

4.6.16 In her right-of-reply, the reporting planner reviewed the supplementary evidence provided by Kāinga Ora. In terms of building height, she concluded that:

On the basis of the above [shading assessment], I am therefore satisfied that amending Standard GRZ-S2 as requested would not have a significant adverse effect on roads or adjoining properties. If the HIRB in Standard GRZ-S3(1) was also amended, so that it is measured at 3m above the boundary instead of 2m, the effects of that would likely be greater, but not significant (as assessed by Mr Rae).

4.6.17 However, the reporting planner concluded that she did not have a strong opinion and questioned the benefit of complicating a currently simple standard. On that basis, she recommended retaining the standard as notified.

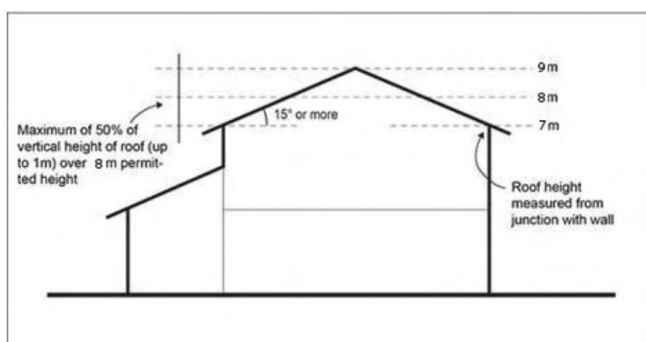
4.6.18 In terms of height in relation to boundary, in considering the evidence from Kāinga Ora, the reporting planner considered it would be appropriate to amend Standard GRZ-S3(i) to raise the height in relation to boundary from 2m to 3m at the boundary in relation to the side and rear boundaries of sites as sought by Kāinga Ora. However, she considered that the additional change by Kāinga Ora, to add a new Standard GRZ-S3(3) that would dispense of the HIRB requirement where two or more residential buildings on the same or adjoining sites are connected along a common existing or proposed boundary, was beyond the scope of Kāinga Ora’s submission and therefore could not be considered.

4.6.19 The Panel evaluated the evidence and, in relation to the height limit, concluded that the benefit of providing greater flexibility in building design outweighed the ‘cost’ of making the height standard slightly more complicated. The evidence indicates that the additional shading effects would be minor. The Panel considers that 9m would be appropriate as this would allow for flexibility in building design to include attic and loft space.

4.6.20 Accordingly, the Panel recommended making the following amendments to Standard GRZ-S2:

a. Maximum height of any building(s) is 8m, **except that 50 percent of a building’s roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as follows:**

Note: in all instances, height is measured from the natural ground level.



4.6.21 In relation to Standard GRZ-S3, Height in Relation to Boundary, the Panel agree with the reporting planner's evaluation and recommend making the following amendments:

1. No part of a building must exceed a height of **23** metres plus the shortest horizontal distance between that part of the building and the nearest **side and rear** site boundary, except for the following:
 - a. chimneys, ventilation shafts, lift and stair shafts and spires, poles and masts that meet the maximum height standard for the relevant zone, provided the maximum dimension of these structures measured parallel to the boundary under consideration must not exceed 3m;
 - b. domestic water storage tanks, provided the maximum dimension of these structures measured parallel to the boundary under consideration must not exceed 3m;
 - c. solar panels or solar hot water systems (and associated hardware), provided that the panels do not protrude more than 500mm from the surface of the roof.

4.6.22 In relation to amending Standard GRZ-S3 to enable an exemption for residential buildings sharing a common boundary, the Panel accepts that such an amendment would not be within the scope of the original submission from Kāinga Ora.

Setback of garages from roads

4.6.23 Kāinga Ora (S129.175) request that Standard GRZ-S4(2) be deleted, which specifies that, where the vehicle access to garage faces a road boundary, the garage building must be setback at least 5m from the road boundary. The Panel agrees with the planner's recommendation and the standard should be retained as notified, as it contributes positively to the amenity of residents in the residential zones, and it mitigates potential adverse safety effects on traffic and pedestrians within the adjoining road reserve.

Internal boundary

4.6.24 In relation to Standard GRZ-S5 Setback from Neighbours, Kāinga Ora (S129.176) requested that the reference to 'internal boundaries' be deleted and replaced with 'side and rear boundaries' to provide clarification. The Panel in Hearing Stream 6 has acknowledged that the term 'Internal' has been carried over from the ODP and therefore a familiar term in the Central Hawke's Bay context. The Panel observed that the National Planning Standards do not provide a definition for the term or any similar term, and neither does the RMA. However, given users of the CHBD Plan are familiar with the term, and that the definition quite clear as to its meaning, the Panel is satisfied with retaining the term 'Internal Boundary' as defined. The Panel therefore disagrees with the reporting planner and the definition of 'internal boundary' is retained.

Setback from rail network

4.6.25 Kāinga Ora (S129.175) sought the deletion of that part of Standard GRZ-S4(3) which requires buildings to be setback a minimum distance of 1.5m from the Rail Network boundary. The Panel agrees with the reporting planner and considers Standard GRZ-S4(3) should be retained as notified.

Home businesses and visitor accommodation

4.6.26 The Panel agrees with the reporting planner and considers that Rules GRZ-R2 and GRZ-R3 should be retained as notified, but amended to include the additional assessment matters requested by Kāinga Ora in relation to the assessment of restricted discretionary activities (i.e. where the specified limits are met, but there is non-compliance with the standards).

Retirement villages and rest homes

4.6.27 The Panel agrees with the reporting planner and does not support the submission by Kāinga Ora to make such activities restricted discretionary activities. Retirement villages (which can include rest homes) can vary in size from a few residential units to a large comprehensive multi-unit and

facility complexes. While the General Residential Zone is the appropriate and logical place for retirement villages to be located (as they are primarily for residential accommodation), the Panel considers that, given the variation in the size/scale of complexes that may be developed, including the number and types of ancillary non-residential activities that may be associated with them, it is appropriate that Council has full discretion to consider the potential environmental effects of such developments.

- 4.6.28 The Panel therefore recommends that the discretionary activity status for rest homes and retirement villages should be retained as notified.

Supported residential care facilities

- 4.6.29 The Panel agrees with the reporting planner and considers that there is no need or benefit in including a new definition and rule for supported residential care as a permitted activity, when the activity falls under the broad definition of 'residential activity' which is already permitted under Rule GRZ-R1.

Assessment matters

- 4.6.30 Kāinga Ora sought to delete Assessment Matter GRZ-AM1(2)(e), which related to the ability of the applicant to "mitigate any adverse effects on people affected by the proposal". In his evidence to the Hearing, Mr Campbell considered that the assessment matter was over-broad as it allowed an assessment of any effect on any person. The reporting planner's initial recommendation in her s42A Report was to reject this relief. On further reflection following the Hearing, the reporting planner was satisfied that potentially relevant effects that would need to be considered are appropriately covered under the other assessment matters, and the planner concurred that Assessment Matter GRZ-AM1(2)(e) should be deleted. The Panel agrees with this conclusion and recommend the deletion of that assessment matter. We also note that this assessment matter, worded as notified, would have required consideration of the mitigation of any adverse effect on people, no matter how minor, which the Panel considered unnecessarily broad and potentially onerous.

Principal reasons

- 4.6.31 Kāinga Ora (S129.190) supported the Principal Reasons but sought to amend the third paragraph by deleting reference to 'maintain and enhance the character and amenity values of residential areas' and replacing it with 'ensure that built form outcomes are consistent with the planned character of the zone'. The Panel agrees with the reporting planner and notes that amenity values can still change over time, so the existing wording should be retained as notified.

Anticipated environmental results

- 4.6.32 The Panel disagrees with the planner's recommendation that GRZ-AER4(1) should be deleted, given that open space and planting do and should contribute to the amenity of residential area, but agrees the notified wording erroneously inferred that residential areas should be predominantly open space, and thus we recommend that it be amended to read as follows:

~~dominance of open space and plantings over buildings~~ The use of open space and planting to contribute to amenity values

Pōrangahau Road structure plan

- 4.6.33 The consideration of this matter has been deferred to Hearing 6.

5 Key Issue 1 – Residential Intensification: COMZ – Commercial Zone

5.1 Proposed plan provisions

- 5.1.1 This key issue addresses the submissions received on the Commercial Zone provisions.

5.2 Submissions

- 5.2.1 The submission points relate to the original submissions made by Kāinga Ora (S129), The Surveying Company (HB) Ltd (S50), the Ministry of Education (S73), and FENZ (S57).
- 5.2.2 Kāinga Ora opposed and sought amendments to the COMZ – Commercial Zone provisions so that it enabled and provided for a degree of residential intensification within the Zone appropriate for the size and characteristics of existing urban areas and provided for housing choice to respond to changes in household demographics and demand within the CHBD.
- 5.2.3 The Ministry of Education (S73.029) supported Objective COMZ-O2 and requested that it be retained as notified. The Ministry of Education also supported Policy COMZ-P6 and requested that it be retained as notified (S73.030).
- 5.2.4 The submission from The Surveying Company (S50.003) requested that Standard COMZ-S2 be amended to correct an error, which was supported in the further submission of HNZPT.
- 5.2.5 The submission from FENZ (S57.242) supported Standard COMZ-S8 and requested that it be retained as notified.

5.3 Reporting planner's recommendations

Introduction

- 5.3.1 Kāinga Ora (S129.196) sought a number of amendments to the Introduction to the COMZ - Commercial Zone chapter. The reporting planner supported most of the amendments as they provided clarification.

Objectives

- 5.3.2 Kāinga Ora opposed Objective COMZ-O1 with respect to the references to 'maintenance and enhancement' of character and amenity values, and instead favoured the objective taking a proactive planning approach that provided for outcomes consistent with the 'planned built form' of the zone. The reporting planner did not support the submitter's request for references to 'maintenance and enhancement of character and amenity values' to be deleted from objectives and policies, or to add the term 'planned built form outcome'. However, the planner considered that some minor amendments to the wording of COMZ-O1 were appropriate for clarification, as follows:

COMZ-O1	Maintain and enhance the character and amenity values of the commercial areas in a manner that enables Provide for commercial activities to that support the local economy and provide a pleasant work environment, while avoiding, remedying or mitigating adverse effects within and adjoining the Commercial Zones on the environment.
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- 5.3.3 The reporting planner supported the Ministry of Education's request to retain Objective COMZ-O2, but also supported Kāinga Ora's request to amend it by adding the words 'are provided for' at the end, as follows:

COMZ-02 Complementary and compatible non-commercial activities within the Commercial Zone that recognise the sensitivities and amenity levels within the Commercial Zones are provided for.

- 5.3.4 The reporting planner did not support the re-framing of Objective COMZ-03 sought by Kāinga Ora, but agreed that minor improvements to the wording of the objective should be made, as follows:

COMZ-03 ~~Business~~**Commercial** activities which do not detract from the standard of amenity in ~~the~~ adjoining **General Residential Zone**~~residential areas~~.

Policies

- 5.3.5 Kāinga Ora (S129.200) sought the deletion of Policy COMZ-P1 as some of the identified effects could not be managed by either of the two methods listed in the policy. The reporting planner agreed that the references to 'glare' and 'odour' were not supported by the methods listed in the policy, but considered that it was not necessary or appropriate to delete the entire policy in order to address this issue. She recommended amending the policy as follows:

COMZ-P1 To maintain and enhance the commercial environment by avoiding, remedying or mitigating adverse dust and noise effects created by activities ~~such as glare, dust, odour and car parking or visual impacts~~ by:

1. requiring all parking and vehicle manoeuvring areas to be formed and sealed to minimise the creation of dust nuisance; and
2. ensuring noise standards within commercial areas do not compromise the functioning of anticipated activities, while recognising that the areas need to remain pleasant to visit and work in.

- 5.3.6 Kāinga Ora requested (S129.201) that Policy COMZ-P2 be amended to promote development consistent with the planned urban form of the zone. As with its submission on the General Residential Zone, it was unclear what the submitter meant by 'planned urban built form'. No 'planned urban design criteria' have been developed to support the proposed standards for the zone and the intention of Policy COMZ-P2 was to maintain and enhance the existing form and character of the central commercial areas. The planner considered that the policy should be retained.

- 5.3.7 The reporting planner agreed with Kāinga Ora (S129.202) that the wording of Policy COMZ-P3 should be amended, to clarify that the policy relates to buildings 'identified' as having cultural, historic or architectural values of significance. She recommended the policy should read as follows:

COMZ-P3 To maintain and enhance the character and integrity of buildings which ~~identified as~~ having cultural, historic or architectural values of significance.

- 5.3.8 The reporting planner considered that Kāinga Ora's request to amend Policy COMZ-P4 (S129.203) was not appropriate, as the amendments it sought were not supported by the rules and standards in the COMZ-Commercial Zone chapter. The reporting planner considered that the policy should be retained as notified.
- 5.3.9 Kāinga Ora (S129.206) generally supported Policy COMZ-P7 but sought some minor amendments for clarification, which the reporting planner considered were appropriate.
- 5.3.10 In relation to Policy COMZ-P8, Kāinga Ora (S129.207) considered the imposition of residential height standards to sites within the Commercial Zone that adjoined residential areas was inappropriate and would compromise the ability to provide for commercial activities. The reporting planner considered that Policy COMZ-P8(1) should be amended to clarify that the residential standards for 'height in relation to boundary' applied to buildings along boundaries adjoining the General Residential Zone.

Rules COMZ-R7 and R8, New Standard COMZ-SXX and New Assessment Matter COMZ-AMX

- 5.3.11 Kāinga Ora (S129.211) sought to delete Rule COMZ-R7 which related to relocated buildings, for the reason that this activity could be managed by the building consent process. Relocated buildings were covered in Hearing Stream 6 (Key Issue 4).
- 5.3.12 Kāinga Ora (S129.212) also opposed Rule COMZ-R8 and requested that it be amended so residential activities were permitted subject to compliance with a new internal noise standard (it was noted that Kāinga Ora had a submission in relation to this standard which was discussed in the s42A report and Panel Report 2C on “General District Wide Matters – Noise and Signs”). The reporting planner agreed with the submitter, and recommended that it was appropriate that Rule COMZ-R8 be amended so residential activities in the Commercial Zone were a permitted activity subject to compliance with Standards COMZ-S1 to COMZ-S10 (including the internal noise standards for residential activities in Standard NOISE-S5).
- 5.3.13 Kāinga Ora also requested (S129.212) that Rule COMZ-R8 be amended to include a new standard (COMZ-SX) and associated assessment matter (COMZ-AMX) to ensure provision of a high degree of on-site residential amenity. The new standard sought by Kāinga Ora included a requirement (COMZ-SX(1)) for residential activities within the Commercial Frontage Area to be located above ‘ground floor habit’. The reporting planner was uncertain what the submitter meant by ‘habit’ but inferred that should refer to ‘ground floor level’.
- 5.3.14 New standard COMZ-SX(2) requested by Kāinga Ora included a requirement for each residential unit in the Commercial Zone to provide an outdoor living space. The reporting planner agreed this standard would be appropriate to provide for the health and wellbeing of residents.
- 5.3.15 Kāinga Ora also requested that new standard COMZ-SX(3) include a requirement for each residential unit to provide an ‘outlook space’. The reporting planner noted that Kāinga Ora provided no definition of ‘outlook space’, although she considered that it was possibly about ensuring occupants had an area within their residential unit that gave them uninterrupted views outdoors.
- 5.3.16 In the context of the commercial areas of Waipukurau and Waipawa, where existing development comprised 1-2 storey buildings and the density of development was not high, the reporting planner questioned whether such a standard was needed in CHBD context. She considered the proposed standard for the outlook space was complex and it may be difficult for Council staff to assess and monitor compliance with it. The reporting planner therefore did not support the inclusion of an outlook space standard. However, the reporting planner noted that excluding it would not prevent Kāinga Ora or other developers from designing new residential units to include outlook spaces, if they wished.
- 5.3.17 Kāinga Ora requested that new assessment matter COMZ-AMX be added to manage potential adverse effects resulting from any non-compliances of residential activities with new Standard COMZ-SX. The assessment matter comprised three parts relating to COMZ-SX(1), COMZ-SX(2) and COMZ-SX(3).
- 5.3.18 Given the concerns and uncertainties with many of the standards sought by Kāinga Ora in COMZ-SX(1), SX(2) and SX(3), the reporting planner recommended that only COMZ-SX(1) should be included, and accordingly only new assessment matter COMZ-AMX(1) would be appropriate and relevant to add.

Other standards

- 5.3.19 Kāinga Ora requested amending Standard COMZ-S1 Height of Buildings so that the maximum height of any buildings in the Commercial Zone as a permitted activity was increased from 12m to

15m. The reporting planner noted that the height limit of 12m (which is the height limit in the ODP) allowed for buildings that were 3-4 storeys high (depending on design), so there was already the ability to construct buildings higher than those generally existing within the zone which were largely 1-2 storeys. The reporting planner considered that the maximum building height standard of 12m was appropriate and should be retained as notified.

- 5.3.20 Kāinga Ora (S129.220) opposed Standard COMZ-S2 Setback from Roads and Rail Network and requested that it be deleted. Standard COMZ-S2 requires a minimum setback of 1.5m from boundaries on sites within the Commercial Zone that adjoined the Rail Network (i.e., the Palmerston North-Gisborne Railway). As notified, the Standard requires a setback minimum of 5m within the Commercial Frontage Area; no setback from roads outside the Commercial Frontage Area was required.
- 5.3.21 In regard to the setback from the rail corridor, the reporting planner stated that the purpose of the setback was to ensure buildings could be accessed and maintained safely, at all times, from within the property, without people needing to access the buildings from within the rail corridor. The reporting planner considered that COMZ-S2 should be retained as notified. However, she agreed with The Surveying Company (S50.003) that the Standard needed to be amended to correct the error they identified with the setbacks from road within and outside the Commercial Frontage Area, which were the reverse to what they should be.
- 5.3.22 Standard COMZ-S6 Amenity of Adjoining General Residential Zone, was generally supported by Kāinga Ora (S129.224) but they considered the standard was overly restrictive and wanted the minimum setback from General Residential Zone boundary reduced from 5m to 1m and the HIRB raised from 2m to 3m plus 45°. The reporting planner considered that it would be unreasonable to require different setbacks and height in relation to commercially zoned sites adjoining residentially zoned site than for residential activities established on sites adjoining the Commercial Zone. However, she did agree to changing Standard COMZ-S6(3)(a), so that landscaping must be provided along the 'General Residential Zone boundary', rather than along all 'internal boundaries', as the intention of the standard was for it to apply only to boundaries adjoining the General Residential Zone. However, the planner considered that COMZ-S(3)(a) should be further amended so it referred to 'along boundaries adjoining the General Residential Zone'.

Assessment matters

- 5.3.23 Kāinga Ora (S129.231) opposed Assessment Matter COMZ-AM1, which related to matters relating to the height of buildings and setbacks from roads and rail network. The reporting planner noted that, given her recommendation to retain Standard COMZ-S2 Setback from Roads and Rail Network as notified (other than rectifying the error identified by The Surveying Company), the reporting planner considered that the assessment matters relating to roads and rail network in COMZ-AM1 should be retained.
- 5.3.24 In relation to assessing a restricted discretionary activity under COMZ-AM1(1), the reporting planner disagreed with the Submitter that the wording of the assessment matter should be amended to restrict assessment to non-compliance with the relevant standard(s).

Recommended amendments

- 5.3.25 The reporting planner's recommended amendments to the CMZ provisions are shown below:

Introduction

Waipukurau and Waipawa are the largest commercial business and rural service centres in the District, providing a wide range of activities, including retail shops, professional and administrative offices, community facilities, personal and household services, entertainment, restaurants and industry.

The **existing** buildings in the central retail areas are **generally** one or two storeys high **and are often** characterised by verandahs and display windows adjacent to the street frontage. The Council provides off-street parking, street furniture and public toilets in these areas.

Waipawa and Waipukurau have a number of historic buildings. In Waipawa they are wooden, built around the turn of last century; while, in Waipukurau they are typically in 'art deco' style, built after the 1931 Napier earthquake.

Performance standards aim to maintain **and enhance the existing character** the quality and amenity of the zone **and while providing flexibility in site built form and development**. Performance Standards also apply to activities within the Commercial Zone that are on sites adjoining the General Residential Zone, to ensure that **the amenity values and quality of the residential environment are not adversely affected effects resulting from commercial activities at the interface are appropriately managed so as not to adversely affect residential amenity**.

COMZ-O1 ~~Maintain and enhance the character and amenity values of the commercial areas in a manner that enables~~ **Provide for** commercial activities ~~to that~~ support the local economy and provide a pleasant work environment, while avoiding, remedying or mitigating adverse effects ~~within and adjoining the Commercial Zones~~ **on the environment**.

COMZ-O2 Complementary and compatible non-commercial activities within the Commercial Zone that recognise the sensitivities and amenity levels within the Commercial Zones **are provided for**.

COMZ-O3 ~~Business~~ **Commercial** activities which do not detract from the standard of amenity in **the** adjoining **General Residential Zone** ~~residential areas~~.

COMZ-P1 To maintain and enhance the commercial environment by avoiding, remedying or mitigating adverse **dust and noise** effects created by activities ~~such as glare, dust, odour and car parking or visual impacts~~; by:

1. requiring all parking and vehicle manoeuvring areas to be formed and sealed to minimise the creation of dust nuisance; and
2. ensuring noise standards within commercial areas do not compromise the functioning of anticipated activities, while recognising that the areas need to remain pleasant to visit and work in.

COMZ-P3 To maintain and enhance the character and integrity of buildings ~~which~~ **identified as** having cultural, historic or architectural values **of significance**.

COMZ-P7 To recognise and encourage a ~~clear~~ distinction between **development and activities in** the Commercial Zone and the General Residential Zone.

COMZ-P8 At the interface between the Commercial zone and General Residential Zone, to protect ~~living environments~~ **residential activities within the General Residential Zone** from unacceptable noise, odour, shading, traffic, or reduction in visual amenity by:

1. applying the residential standards for height **in relation to boundary** and admission of sunlight to buildings along boundaries on commercial sites adjoining residential areas **in the General Residential Zone**;
2. [...]

COMZ-RX Residential activities

1. Activity Status: PER

Where the following conditions are met:

a. Compliance with:

- i. COMZ-S1;
- ii. COMZ-S2;
- iii. COMZ-S3;
- iv. COMZ-S4;
- v. COMZ-S5;
- vi. COMZ-S6;
- vii. COMZ-S7;
- viii. COMZ-S8;
- ix. COMZ-S9;
- x. COMZ-S10; and
- xi. COMZ-SX.

2. Activity status where compliance is not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

a. Assessment matters:

- i. COMZ-AM1.
- ii. COMZ-AM2.
- iii. COMZ-AM3
- iv. COMZ-AM4.
- v. COMZ-AMX.

b. Assessment matters in the following chapters:

- i. TRAN – Transport.
- ii. LIGHT – Light.
- iii. NOISE – Noise.

Matters over which control is reserved: <u>b. The implementation of noise attenuation measures to avoid compromising the ability of nearby businesses to continue to operate:</u>	
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COMZ-R8 Residential activities, rRest homes and visitor accommodation

<p>1. Activity Status: CON</p> <p>Where the following conditions are met:</p> <p>a. Compliance with:</p> <ul style="list-style-type: none"> i. COMZ-S1; ii. COMZ-S2; iii. COMZ-S3I iv. COMZ-S4; v. COMZ-S5; vi. COMZ-S6; vii. COMZ-S7; viii. COMZ-S8; ix. COMZ-S9; and x. COMZ-S10. <p>Matters over which control is reserved:</p> <p>b. The implementation of noise attenuation measures to avoid compromising the ability of nearby businesses to continue to operate:</p>	<p>2. Activity status where compliance 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> <ul style="list-style-type: none"> i. COMZ-AM1. ii. COMZ-AM2. iii. COMZ-AM3 iv. COMZ-AM4. <u>v. COMZ-AMX.</u> <p>b. Assessment matters in the following chapters:</p> <ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise.
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COMZ-S6 Amenity of Adjoining General Residential Zone

<p>Where adjoining a site zoned General Residential</p>	<ol style="list-style-type: none"> 1. Setback from General Residential Zone boundary: <ol style="list-style-type: none"> a. <u>The minimum setback of residential buildings is 1m.</u> b. the minimum setback of buildings for <u>any other</u> activity is 5m. 2. Height in relation to boundary: <ol style="list-style-type: none"> a. No part of a building may exceed a height of 2m plus the shortest horizontal distance between that part of the building and the General Residential Zone boundary, except for the following: <ul style="list-style-type: none"> i. chimneys, ventilation shafts, lift and stair shafts and spires, poles and masts that meet the maximum height standard for the relevant zone, provided the maximum dimension of these structures measured parallel to the boundary under consideration must not exceed 3m; ii. domestic water storage tanks, provided the maximum dimension of these structures measured parallel to the boundary under consideration must not exceed 3m; iii. solar panels or solar hot water systems (and associated hardware), provided that the panels do not protrude more than 500mm from the surface of the roof. b. 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 height in relation to boundary must be measured from the far side of the access. 3. Screening: <ol style="list-style-type: none"> a. A landscaped area with a minimum width of 2m must be established and maintained along internal boundaries <u>adjoining the General Residential Zone</u> and must be planted with species, which at maturity, will screen the buildings from the adjoining sites in the General Residential Zone. b. In addition, a solid wall or close boarded fence must be constructed at a minimum height of 1.8m, sufficient to screen any outdoor storage areas.
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COMZ-SX Residential Activities within the Commercial Zone

<p><u>Within the Commercial Frontage Area Only</u></p>	<ol style="list-style-type: none"> 1. <u>Every residential unit must be provided for above ground floor level.</u>
<p><u>All</u></p>	<ol style="list-style-type: none"> 2. <u>Each residential unit must be provided with a continuous area for outdoor living space which is contained in one area within the net site area of the site, and:</u> <ol style="list-style-type: none"> <u>a. For residential units at ground level, must comprise at least 20m² with a minimum dimension of 4m in any direction;</u> <u>b. For residential units above ground floor level, must comprise at least 6m² with a minimum dimension of 1.5m in any direction; and</u> <u>c. Must be readily accessible from a living area of the residential units, and may take the form of a deck, terrace, or verandah, but must be kept free of buildings (other than cantilevered decks), access areas (including driveways and manoeuvring areas), parking spaces and dedicated outdoor service space.</u>

COMZ-AMX Residential Activities with the Commercial Zone

1. In relation to any non-compliances with COMZ-SX(1):

- a. The extent to which the proposal will contribute to, or detract from, an active street frontage;**
- b. The extent to which the proposed non-compliance would result in a reduction in on-site residential amenity; and**
- c. The extent to which establishment of residential activities may compromise the ability to provide for commercial demand within the district.**

COMZ-AM1 Height of Buildings, Setback from Roads and Rail Network

1. The degree to which the proposed buildings:
 - a. will be compatible with the character and amenity of the area, including the nature and scale of other buildings in the surrounding area;
 - b. will **may** overshadow adjoining sites and result in reduced sunlight and daylight;
 - c. will cause a loss of privacy through being over-looked from neighbouring buildings **may result in overlooking and associated loss of privacy of neighbouring properties;**
 - d. will block views from properties in the vicinity, or from roads or public open space in the surrounding area;
 - e. will **may** diminish **or contribute to** the openness and attractiveness of the street scene **streetscape;**
 - f. **may result in adverse visual dominance effects**
 - g. will **may** detract from the amenity of adjoining sites, in terms of such matters as noise, odour, dust, glare or vibration occurring as a result of **the height and/or location of** the building; and
 - h. will **may** adversely affect the safe and efficient operation of the land transport network.
2. The ability of the applicant to:
 - a. provide adequate vehicle parking and manoeuvring space on site;
 - b. mitigate any adverse effects of increased height or exceedance of the height in relation to boundary, such as through increased separation distances between the building and adjoining sites or the provision of screening; and
 - c. mitigate any adverse effects on people affected by the proposal.
3. The degree to which the non-compliance with the standard allows more efficient, practical and/or pleasant use of the remainder of the site.
4. The degree to which alternative practical locations are available for the building.

COMZ-AM2 Windows, Verandahs and Setback in the Commercial Frontage Area

1. Where windows or verandahs are not to be provided, the degree of the effect this will have on the visual continuity of building frontage as viewed from the street, and on the form and character of buildings in areas of intensive business activity.
2. The volume of pedestrians using the street and the potential impact that a blank wall or lack of verandah may have on the amenity, interest, and attractiveness of the street.
3. The volume of pedestrians using the street and the degree to which they will be exposed to adverse climatic conditions.
4. Whether a new verandah or window would detract from the heritage values of a building.
5. ~~The design and appearance of the building and its compatibility with other adjoining buildings in terms of design, height, setback, and scale.~~
6. The degree to which setback from the road boundary will affect the visual continuity of the building frontage along the street and the character of the area.
7. The means to mitigate the loss of continuity and character through landscaping.

5.4 Evidence to the hearing

- 5.4.1 Kāinga Ora provided written statements of evidence from Michael Campbell (Planning), Brendon Scott Liggett (Corporate), Nick Whittington (Legal) and Nicholas Rae (Urban Design) in relation to this issue. Reference to these statements was made as relevant in our evaluation of the issues.

5.5 Post hearing information

- 5.5.1 The seventh memorandum and direction of the Panel following Hearing 2 was issued on 12 April 2022. No directions regarding this issue were given.
- 5.5.2 The reporting planner's written right-of-reply dated 6 May 2022 provided further commentary in regard to this issue, following evidence produced for the Hearing. The reporting planner's right-of-reply provided a detailed discussion which was grouped into the following topics:
- Introduction, Objectives and Policies;
 - Outdoor Living Space; and
 - Outlook Space.

- 5.5.3 The following outlines where the reporting planner has changed her recommendations as a result of the evidence presented at the hearing and subsequent further information. If a topic was not mentioned the reporting planner did not consider any changes were necessary.

Outdoor living space

- 5.5.4 In relation to the minimum dimensions of balconies providing an outdoor living space for residential units above ground floor level, Mr Rae, the urban design expert appearing for Kāinga Ora, recommended that the minimum dimension in new Standard COMZ-SX(2)(b), relating to Residential Activities in the Commercial Zone, be increased from 1.5m to 1.8m in any direction. As for the equivalent GRZ – General Residential Zone provisions, the reporting planner considered that this amendment was appropriate.
- 5.5.5 Kāinga Ora’s planning expert, Mr Campbell, noted that, while the reporting planner had recommended that Kāinga Ora’s request to include a new outdoor living space standard for residential activities in the Commercial Zone (COMZ-SX(2)) be accepted, the reporting planner had not included the associated assessment matters under COMZ-AM5. The reporting planner confirmed that this was just an oversight, and that Assessment Matter COMZ-AM5 should be amended to include it.

Outlook space

- 5.5.6 Kāinga Ora sought to have a new Standard, COMZ-SX(3), included in the CMZ to include a requirement for each residential unit in the Commercial Zone to have an ‘outlook space’. The reporting planner in her s42A report, was unclear about the nature and purpose of this standard.
- 5.5.7 The further explanation and diagram provided by Mr Campbell gave some clarity on what the intended outcome of the standard was and how it could be applied. The reporting planner therefore supported its inclusion for the reasons outlined by Mr Campbell. In that regard, the reporting planner also supported associated new Assessment Matter COMZ-AM5(3) that Kāinga Ora requested be added to support the new outlook area standard.

5.6 Evaluation and findings

Introduction

- 5.6.1 In relation to the Introduction to the COMZ - Commercial Zone chapter, Kāinga Ora (\$129.196) sought a number of amendments to the Introduction. The Panel agrees with the reporting planner that most of the amendments provide clarification and therefore we recommend making those changes.

Objectives

- 5.6.2 As outlined above, Kāinga Ora opposed Objective COMZ-O1 with respect to the references to ‘maintenance and enhancement’ of character and amenity values, and instead favour the objective provides for outcomes consistent with the ‘planned built form’ of the zone. While we agree with the reporting planner that the term ‘planned built form’ is misleading and is not an outcome sought by the Zone, the Panel does not fully agree with all of the reporting planner’s recommended changes, as we consider the objective could be simplified further by amending it to read as follows:

COMZ-O1 ~~Maintain and enhance the character and amenity values of the commercial areas in a manner that enables~~
Provide for commercial activities to ~~that~~ support the local economy and ~~provide a pleasant work~~
~~environment, while maintaining and enhancing the character and amenity values of the commercial area~~
~~avoiding, remedying or mitigating adverse effects within and adjoining the Commercial Zones on the~~
~~environment.~~

- 5.6.3 The Panel agrees with the reporting planner to retain Objective COMZ-O2 as notified and supports Kāinga Ora's request to amend Objective COMZ-O2 by adding the words 'are provided for'. However, we prefer consistency in language with Objective COMZ-O1, as follows:

COMZ-O2 **Provide for c**omplementary and compatible non-commercial activities within the Commercial Zone that recognise the sensitivities and amenity levels within the Commercial Zones.

- 5.6.4 The Panel agrees with the reporting planner and does not support the re-framing of Objective COMZ-O3 sought by Kāinga Ora, but agrees that minor improvements to the wording of the objective should be made, as follows:

COMZ-O3 ~~Business~~**Commercial** activities which do not detract from the standard of amenity in ~~the~~ adjoining **General Residential Zone**~~residential areas.~~

Policies

- 5.6.5 Kāinga Ora (S129.200) sought the deletion of Policy COMZ-P1. The Panel disagrees with the reporting planner's recommendation that the references to 'glare' and 'odour' should be deleted as they are adverse effects that should be managed and potentially relevant to resource consent applications. The Panel therefore recommend retaining this Policy, but amended as follows:

COMZ-P1 To maintain and enhance the commercial environment by avoiding, remedying or mitigating adverse ~~dust and noise effects~~ created by activities such as glare, dust, odour, **noise** and ~~car parking or~~ visual impacts, **including** by:

1. requiring all parking and vehicle manoeuvring areas to be formed and sealed to minimise the creation of dust nuisance; and
2. ensuring noise standards within commercial areas do not compromise the functioning of anticipated activities, while recognising that the areas need to remain pleasant to visit and work in.

- 5.6.6 Kāinga Ora requested (S129.201) that Policy COMZ-P2 be amended to promote development consistent with the planned urban form of the zone. As with our evaluation of the General Residential Zone, the Panel note that no 'planned urban form' or master plan has been developed that direct an overall single outcome for the zone and that the intention of Policy COMZ-P2 is to maintain and enhance the existing form and character of the central commercial areas while enabling a degree of change and further development. The Panel therefore agrees with the reporting planner that the policy should be retained as notified.

- 5.6.7 The Panel does not agree that the wording of Policy COMZ-P3 should be amended, to narrow its focus to only buildings identified as having cultural, historic or architectural values of significance. The Panel considers that narrowing the policy to identified buildings of significance would overlap with those policies for historic heritage values in the PDP (refer to our separate report on historic heritage). Rather the Panel considers it appropriate to have a policy that recognises and addresses the collective heritage values and character of the District's town centres. However, as we do not have the scope to recommend more significant changes that would more accurately reflect this form of policy, we recommend retaining the wording as notified, as follows:

COMZ-P3 To maintain and enhance the character and integrity of buildings which have cultural, historic or architectural values.

- 5.6.8 The Panel agrees with the reporting planner that Kāinga Ora's request to amend Policy COMZ-P4 (S129.203) is not appropriate, as the amendments they seek are not supported by the rules and standards in the COMZ-Commercial Zone chapter. The Panel does, however, recommend making the following minor amendment to avoid this policy having a 'list' of one as notified:

COMZ-P4 To differentiate between commercial activities, based on the general nature of their effects, so that incompatible activities are not located together; by:

- ~~4.~~ ensuring the retention of a central commercial area (Commercial Zone) in Waipukurau and Waipawa, with particular focus on the retail and commercial frontage areas, so they remain convenient, accessible, identifiable and pleasant areas to undertake commercial and retail activities.

So that it reads:

COMZ-P4	To differentiate between commercial activities, based on the general nature of their effects, so that incompatible activities are not located together; by ensuring the retention of a central commercial area (Commercial Zone) in Waipukurau and Waipawa, with particular focus on the retail and commercial frontage areas, so they remain convenient, accessible, identifiable and pleasant areas to undertake commercial and retail activities.
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- 5.6.9 The Panel disagrees with the reporting planner's recommendation to support Policy COMZ-P7 and has made minor amendments to the wording to remove the word 'clear' as follows:

COMZ-P7	To recognise and encourage a clear distinction between development and activities in the Commercial Zone and the General Residential Zone.
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- 5.6.10 In relation to Policy COMZ-P8, Kāinga Ora (S129.207) considered the imposition of residential height standards within the Commercial Zone was inappropriate and would compromise the ability to provide for commercial activities. The Panel agrees with the reporting planner that Policy COMZ-P8(1) should be amended to clarify that the residential standards for 'height in relation to boundary' apply to buildings along boundaries adjoining the General Residential Zone.

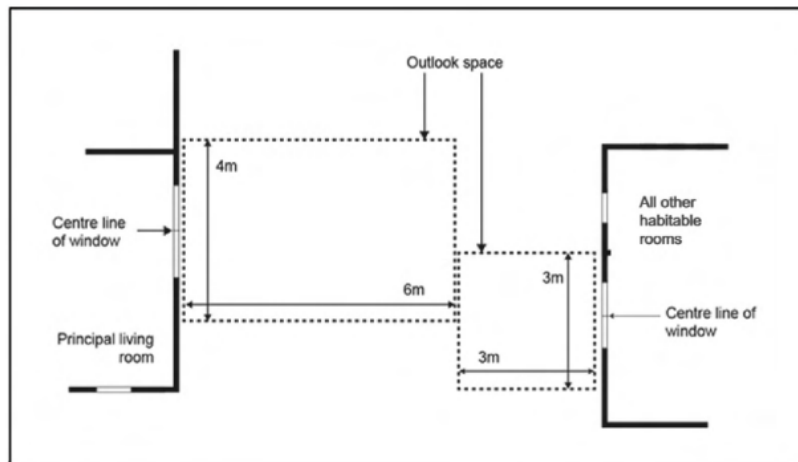
Rule COMZ-R8, New Standard COMZ-SXX and New Assessment Matter COMZ-AMX

- 5.6.11 Kāinga Ora (S129.212) opposed Rule COMZ-R8 and requested that it be amended so residential activities would be permitted in the Commercial Zone, subject to compliance with a new internal noise standard. The Panel agrees with the reporting planner's recommendation that it is appropriate to amend COMZ-R8 so residential activities are a permitted activity subject to compliance with Standards COMZ-S1 to COMZ-S10, including the internal noise standards for residential activities in Standard NOISE-S5.
- 5.6.12 To support this relief, Kāinga Ora sought to include a new standard (COMZ-SX) and an associated new assessment matter (COMZ-AMX) to ensure provision of a high degree of on-site residential amenity. The new standard included a requirement (COMZ-SX(1)) for residential activities within the Commercial Frontage Area to be located above 'ground floor habit' [sic].
- 5.6.13 New standard COMZ-SX(2) requested by Kāinga Ora would include a requirement for each residential unit in the Commercial Zone to provide an outdoor living space.
- 5.6.14 The Panel agrees with both Kāinga Ora and the reporting planner that introducing these provisions into the Commercial Zone would make appropriate provision for residential activities in the Commercial Zone, and therefore recommend their introduction into the PDP.
- 5.6.15 Kāinga Ora has also requested that new standard COMZ-SX(3) includes a requirement for each residential unit to provide an 'outlook space'. The reporting planner noted that the term is not used in the National Planning Standards and the submission provided no definition of 'outlook space'. The reporting planner originally recommended rejecting this relief because of the lack of certainty about its purpose and the complexity of the proposed standard for implementing a minimum amount of outlook space.
- 5.6.16 In response, the evidence of Kāinga Ora's planning expert, Michael Campbell, addressing the purpose of this standard. He noted that "there are currently no effects standards to ensure minimum levels of residential amenity (privacy separation between other residential buildings on the site or in the zone) to support residential development at greater intensities and building scales within the Commercial zone" [paragraph 6.13]. Mr Campbell referred to examples elsewhere where dwellings with living areas or balconies on the boundary have been blocked by subsequent development. He stated that:

...the purpose of the outlook standard proposed by Kāinga Ora is to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites, and to manage visual dominance effects

within a site by ensuring that habitable rooms have an outlook and sense of space. Minimum outlook space also ensures a minimum level of sunlight and daylight access to living areas and bedrooms, which is essential to support the intensity of residential development likely to establish in the Commercial Zone, as well as supporting the health and wellbeing of occupants. [paragraph 6.14]

- 5.6.17 He accepted that the standard appears complex, and noted that it should be supported by an explanatory diagram, which he attached to his evidence, as shown below:



- 5.6.18 In her right-of-reply, the reporting planner accepted the rationale and appropriateness of the proposed standard for outlook space and recommended accepting it.
- 5.6.19 The Panel agrees that it would be appropriate to have a standard that ensure a minimal degree of outlook and privacy from the windows of living areas within the Commercial Zone. We accordingly adopt the s32AA further evaluation provided by Mr Campbell in his evidence insofar as those provisions and amendments we have recommended to be accepted.

Other standards

- 5.6.20 The Panel agrees with all of the reporting planner's recommendations and adopt the reasoning for these recommendations.

Assessment matters

- 5.6.21 The Panel agrees with all of the reporting planner's recommendations and adopt the reasoning for the recommendations.

6 Key Issue 2 – Emergency Service Activities and Firefighting Water Supply Requirements

6.1 Proposed plan provisions

- 6.1.1 This key issue addresses emergency service activities and firefighting water supply requirements for the Commercial Zone. FENZ (S57) sought to better provide for emergency service activities, and to incorporate requirements for water supply and access to this supply within the rules and standards of the zone.

6.2 Submissions

- 6.2.1 There were two submitters FENZ (S57) and Kāinga Ora (S129) in this particular issue. In summary, FENZ (S57) were seeking additional provisions in the GRZ – General Residential Zone, SETZ – Settlement Zone, COMZ – Commercial Zone and GIS – General Industrial Zone to better provide for emergency service activities in these zones, and to incorporate requirements for water supply and access to this supply within the rules and standards of the zone.
- 6.2.2 Kāinga Ora (S129) supported Standard COMZ-S5 and requested that it be retained as notified.

6.3 Reporting planner's recommendations

Policies

- 6.3.1 FENZ (S57.119) requested the addition of a new policy in the GRZ – General Residential Zone chapter, which sought to ensure all land use activities and developments in the zone were connected to reticulated wastewater, stormwater and water supply networks (particularly in relation to firefighting water supply), unless an approved alternative system was available. The planner concurred with the submitter that a new policy should be added to the GRZ - General Residential Zone chapter, but with the removal of the word 'approved' to be replaced with 'appropriate', as follows:

GRZ-PXX	<u>Ensure all land use activities and developments are connected to the public reticulated wastewater, stormwater and water supply network unless an appropriate, alternative system is available.</u>
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- 6.3.2 FENZ (S57.118) requested that Policy GRZ-P3 include specific reference to 'emergency service activities'. The reporting planner considered that there was no reason not to include emergency service activities. The planner considered that Policy GRZ-P3 should be amended as follows (inclusive of previous recommendations to amend the policy):

GRZ-P3	To enable the establishment of certain <u>compatible and complementary</u> non-residential <u>activities</u> uses, such as home businesses, educational facilities <u>and emergency service activities</u> and primary production activities, as an integral component of the General Residential Zone, to enable people to provide for their social, economic and cultural wellbeing, and for their health and safety, while maintaining and enhancing the character and amenity values of the zone, <u>ensuring that their scale does not detract from the primary function of the zone and adverse effects on surrounding residential activities can be appropriately avoided, remedied or mitigated.</u>
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- 6.3.3 FENZ (S57.198) requested that Policy SETZ-P6 be amended to refer to 'emergency service activities', the reporting planner considered it appropriate to amend the Policy SETZ-P6 as follows:

SETZ-P6	Provide for existing commercial, industrial, community, <u>emergency service activities</u> and educational facilities, while ensuring that any changes or expansion of these activities do not adversely affect the qualities of the settlement.
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Rules GRZ-R7, SETZ-R9, COMZ-R5 and GIZ-R6

- 6.3.4 The reporting planner admitted that omitting ‘emergency aviation movements’ from Rules GRZ-R7, COMZ-R5 and GIZ-R6 was an error, and the amendments sought by the FENZ would rectify this and ensure the rules correctly replicated the rules as described in the Rules Overview Table of each chapter. While FENZ has not raised this issue specifically in relation to Rule SETZ-R9, a similar issue exists, although in that case, the Rule Overview Table in the SETZ – Settlement Zone also omitted ‘emergency aviation movements’ in error. Therefore, the following amendment to the title of Rules GRZ-R7, SETZ-R9, COMZ-R5 and GIZ-R6 was supported by the reporting planner as follows:

GRZ-R7 Emergency service activities and emergency aviation movements
 SETZ-R9 Emergency service activities and emergency aviation movements
 COMZ-R5 Emergency service activities and emergency aviation movements
 GIZ-R6 Emergency service activities and emergency aviation movements

- 6.3.5 In relation to the error in the Rule Overview Table in the SETZ – Settlement Zone chapter, cl16(2) of the First Schedule to the RMA provides that a local authority may make an amendment, without using the process in the First Schedule, to its proposed policy statement or plan to alter any information, where such an alteration was of minor effect, or may correct any minor errors. The reporting planner considered that amending the description of the activity/use relating to Rule SETZ-R9 in the rule overview table, as follows, could be regarded as a minor change with no real substantive effect:

Use/activity	Rule Number
Emergency service activities <u>and emergency aviation movements</u>	SETZ-R9

Provision for emergency service activities

- 6.3.6 The reporting planner considered that the amendments to the various zone standards requested by FENZ, to exempt emergency service activities from the hours of operation and seeking to ensure screening of outdoor storage and service areas did not obscure or obstruct emergency or safety-related features, were reasonable, given the importance of ‘emergency service activities’ in providing for the health and safety of people and communities and given their inherent operational and emergency-related requirements.
- 6.3.7 The reporting planner recommended the following amendments:

GRZ-S8 Hours of Operation	
SETZ-S9 Hours of Operation	
All (except for Residential Activities, <u>Emergency Service Activities</u> , or Visitor Accommodation)	<ol style="list-style-type: none"> 1. Limited to the following hours of operation: <ol style="list-style-type: none"> a. 0700 – 2200 hours, seven days a week; except where: <ol style="list-style-type: none"> i. the entire activity is located within a building; and ii. each person engaged in the activity outside the above hours resides permanently on the site; and iii. there are no visitors, customers, or deliveries to the activity outside the above hours.

GRZ-S10 Screening of Outdoor Storage and Service Areas

SETZ-S10 Screening of Outdoor Storage and Service Areas

All	<ol style="list-style-type: none"> 1. Any outdoor storage (including waste) or service area associated with non-residential activities must be fully screened from adjoining sites and from the street by fencing to a maximum height of 2 metres, and/or by landscaping. 2. If using landscaping to achieve the above rule, trees must have a minimum height of 2 metres at the time of planting (PB95) and shrubs must have a minimum height of 1 metre at the time of planting and be able to grow to 2 metres in height. 3. <u>Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u>
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COMZ-S5 Outdoor Storage	
GIZ-S3 Outdoor Storage	
All	<ol style="list-style-type: none"> 1. All outdoor storage associated with activities must be screened from adjoining roads and sites by landscaping, walls, fences, or a combination of these, at a minimum height of 1.8m. 2. <u>Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u>

- 6.3.8 The reporting planner noted that, in relation to the request for additional height limits for hose-drying towers, it would be helpful to have some idea of the bulk and scale of these and that further details could be provided at the hearing.

Water supply servicing requirements

- 6.3.9 FENZ also sought the introduction of a new servicing standard and accompanying assessment matter, specific to the provision of a satisfactory water supply to developments, particularly for firefighting, where they may not involve subdivision.
- 6.3.10 The reporting planner considered that a public water supply was more a technical matter, best dealt with through building/engineering approval processes rather than through a rule in the PDP.

SCHED 8 – Schedule of Identified Community Facilities

- 6.3.11 FENZ (S57.263) opposed the scheduling of fire stations as community facilities and sought that all fire stations were removed from SCHED 8 – Community Facilities.
- 6.3.12 The reporting planner noted that the definition of ‘community facility’ in the PDP did not make any reference to SCHED8, and the relevant zone provisions did not make any reference to SCHED8. The reporting planner understood that the schedule had been carried over from the ODP into the PDP for information purposes only. The reporting planner therefore considered that all references to fire stations in SCHED8 could be removed, as requested by the submitter.

6.4 Evidence to the hearing

- 6.4.1 Kāinga Ora provided written statements of evidence from Michael Campbell (Planning), Brendon Scott Liggett (Corporate), Nick Whittington (Legal) and Nicholas Rae (Urban Design) in relation to this issue.

6.5 Post hearing information

- 6.5.1 The seventh memorandum and direction of the Panel following Hearing 2 was issued on 12 April 2022. No directions regarding this issue were given.
- 6.5.2 The reporting planner’s written right-of-reply dated 6 May 2022 provided further commentary in regard to this issue.

6.6 Evaluation and findings

Policies

- 6.6.1 The Panel agrees with the reporting planner's recommendation that FENZ's request (S57.119) for the addition of a new policy in the GRZ – General Residential Zone chapter is accepted. This policy would seek to ensure all land use activities and developments in the Commercial Zone are connected to reticulated wastewater, stormwater and water supply networks (particularly in relation to firefighting water supply), unless an approved alternative system is available. The Panel agrees with the slight wording change recommended by the reporting planner, to exchange 'approval' with 'appropriate' into the policy, which would read as follows:

GRZ-PXX	<u>Ensure all land use activities and developments are connected to the public reticulated wastewater, stormwater and water supply network unless an appropriate, alternative system is available.</u>
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- 6.6.2 The Panel agrees with the reporting planner's recommendation and FENZ (S57.118) request that Policy GRZ-P3 includes specific reference to 'emergency service activities'.

GRZ-P3	To enable the establishment of certain <u>compatible and complementary</u> non-residential <u>activities</u> uses, such as home businesses, educational facilities <u>and emergency service activities</u> and primary production activities, as an integral component of the General Residential Zone, to enable people to provide for their social, economic and cultural wellbeing, and for their health and safety, while maintaining and enhancing the character and amenity values of the zone, <u>ensuring that their scale does not detract from the primary function of the zone and adverse effects on surrounding residential activities can be appropriately avoided, remedied or mitigated.</u>
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- 6.6.3 The Panel agrees with the reporting planner and FENZ (S57.198) request that Policy SETZ-P6 be amended to refer to 'emergency service activities':

SETZ-P6	Provide for existing commercial, industrial, community, <u>emergency service activities</u> and educational facilities, while ensuring that any changes or expansion of these activities do not adversely affect the qualities of the settlement.
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Rules GRZ-R7, SETZ-R9, COMZ-R5 and GIZ-R6

- 6.6.4 The Panel agrees that omitting 'emergency aviation movements' from Rules GRZ-R7, COMZ-R5 and GIZ-R6 was an error, and the amendments sought by the FENZ will rectify this and ensure the rules correctly replicate the rules as described in the Rules Overview Table of each chapter.

GRZ-R7 Emergency service activities <u>and emergency aviation movements</u>
SETZ-R9 Emergency service activities <u>and emergency aviation movements</u>
COMZ-R5 Emergency service activities <u>and emergency aviation movements</u>
GIZ-R6 Emergency service activities <u>and emergency aviation movements</u>

- 6.6.5 The Panel agrees that amending the description of the activity/use relating to Rule SETZ-R9 in the rule overview table, as follows, can be regarded as a minor change with no real substantive effect:

Use/activity	Rule Number
Emergency service activities <u>and emergency aviation movements</u>	SETZ-R9

Provision for emergency service activities

- 6.6.6 The Panel agrees with the amendments to the various zone standards requested by FENZ, to exempt emergency service activities from the hours of operation, and seeking to ensure screening of outdoor storage and service areas do not obscure or obstruct emergency or safety-related features. The Panel consider these amendments are reasonable given the importance of

‘emergency service activities’ in providing for the health and safety of people and communities and given their inherent operational and emergency-related requirements.

GRZ-S8 Hours of Operation	
SETZ-S9 Hours of Operation	
All (except for Residential Activities, <u>Emergency Service Activities</u> , or Visitor Accommodation)	<ol style="list-style-type: none"> 2. Limited to the following hours of operation: <ol style="list-style-type: none"> b. 0700 – 2200 hours, seven days a week; except where: <ol style="list-style-type: none"> iv. the entire activity is located within a building; and v. each person engaged in the activity outside the above hours resides permanently on the site; and vi. there are no visitors, customers, or deliveries to the activity outside the above hours.

GRZ-S10 Screening of Outdoor Storage and Service Areas	
SETZ-S10 Screening of Outdoor Storage and Service Areas	
All	<ol style="list-style-type: none"> 4. Any outdoor storage (including waste) or service area associated with non-residential activities must be fully screened from adjoining sites and from the street by fencing to a maximum height of 2 metres, and/or by landscaping. 5. If using landscaping to achieve the above rule, trees must have a minimum height of 2 metres at the time of planting (PB95) and shrubs must have a minimum height of 1 metre at the time of planting and be able to grow to 2 metres in height. 6. <u>Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u>

COMZ-S5 Outdoor Storage	
GIZ-S3 Outdoor Storage	
All	<ol style="list-style-type: none"> 1. All outdoor storage associated with activities must be screened from adjoining roads and sites by landscaping, walls, fences, or a combination of these, at a minimum height of 1.8m. 2. <u>Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u>

6.6.7 In relation to the request for additional height limits for hose-drying towers, we understand that FENZ did not pursue this request, as modern forms of hoses do not need the drying facilities that older hoses did.

Water supply servicing requirements

6.6.8 FENZ sought the introduction of a new servicing standard and accompanying assessment matter, specific to the provision of a satisfactory water supply to developments, particularly for firefighting, where they may not involve subdivision.

6.6.9 The reporting planner considered that a public water supply is more a technical matter, best dealt with through building/engineering approval processes than through a rule in the PDP. The Panel agrees with the reporting planner that the rule is not required.

SCHED 8 – Schedule of Identified Community Facilities

6.6.10 The FENZ (S57.263) opposed the scheduling of fire stations as community facilities and sought that all fire stations were removed from SCHED 8 – Community Facilities.

6.6.11 The definition of ‘community facility’ in the PDP does not make any reference to SCHED8, and the relevant zone provisions do not make any reference to SCHED8. The reporting planner understands that the Schedule was carried over from the ODP into the PDP for information

purposes only. Accordingly, the Panel agrees with the reporting planner that all references to fires stations in SCHED8 can be removed, as requested by the submitter.

7 Key Issue 3 – Urban Form and Development (UFD) Chapter

7.1 Proposed plan provisions

- 7.1.1 This key issue addresses the Urban Form and Development Chapter.

7.2 Submissions

- 7.2.1 There were eighteen (18) original submission points addressing the urban form and development chapter with three (3) further submission points. Refer to Appendix B for a table of submission points.

7.3 Reporting planner's recommendations

NZTA

- 7.3.1 The reporting planner considered that it was not necessary or appropriate to include reference in the Introduction to the UFD chapter, as sought by Waka Kotahi, to ensure the continued safe and efficient functioning of State Highways in relation to future greenfield areas. She considered that the purpose of the chapter was to identify indicative areas for future growth in the medium term.

Kāinga Ora

- 7.3.2 In terms of Kāinga Ora's request for all objectives and policies in the chapter to be reassessed to guide urban development outcomes in the District, the reporting planner was uncertain to which outcomes the submitter was referring. The purpose of this Chapter is to give effect to the objectives and policies of the HBRC's Regional Policy Statement (RPS) in relation to urban development and the strategic integration of infrastructure in the Hawke's Bay Region.
- 7.3.3 The reporting planner noted that the new urban growth areas were not anticipated to be required during the life of the PDP. However, the Council will regularly review the uptake of land for infill development within Waipukurau, Waipawa and the settlement of Ōtane, which will identify if, and when, any future greenfield residential growth may need to be progressed outside the existing urban and settlement boundaries. The reporting planner therefore did not support Kāinga Ora's request.

Silver Fern Farms

- 7.3.4 The reporting planner concurred with Silver Fern Farms (S116.017) that Objective UFD-O2 should be amended so that it only referred to 'highly productive land' and the word 'valuable' is deleted. She also agreed that, while highly productive land was particularly located within the Rural Production Zone, there may be other areas where it exists. However, she did not support the submitter's request to add reference to 'Major Hazardous Facilities' as she considered they were of no relevance to this chapter. The reporting planner therefore recommended that Objective UFD-O2 be amended as follows:

UFD-O2 Retain and protect ~~valuable~~ highly productive land in the District from urban development, particularly in the Rural Production Zone.

- 7.3.5 In terms of Silver Fern Farms (S116.018) request to amend Policy UFD-P2, for the same reasons as given in relation to the submitter's request to amend Objective UFD-O2, the reporting planner considered that the policy should be amended as follows:

UFD-P2 To avoid urban development on ~~valuable~~ highly productive land in the District, particularly in the Rural Production Zone, by directing it to identified General Residential, Settlement, Commercial, and General Industrial Zones.

Heretaunga Tamatea Settlement Trust

- 7.3.6 In response to the HTST submission (S120.014), the reporting planner noted that papakāinga housing was provided for as a District-Wide activity under the provisions of the PKH – Papakāinga and Kaumatua Housing and associated Marae-Based Development chapter of the PDP. There were also higher-level objectives and policies in the TW – Tangata Whenua chapter that supported the district-wide provisions, including the provision of papakāinga.
- 7.3.7 The reporting planner stated that the UFD – Urban Form and Development chapter related specifically to future greenfield direction of urban growth in the district and, while papakāinga development could be undertaken in urban areas, the ability for Tangata Whenua to undertake papakāinga development in the District was not constrained to urban areas under the PKH – Papakāinga and Kaumatua Housing and associated Marae-Based Development chapter provisions. As such, the reporting planner did not support the submitter's request to add a new objective to the UFD – Urban Form and Development chapter.

Hort NZ

- 7.3.8 Hort NZ (S81.050) submitted that Anticipated Environmental Result UDF-AER3, which sought to 'minimise' the loss of highly productive land is inconsistent with Policy UFD-P2 which used 'avoid'. The reporting planner concurred with the submitter that UDF-AER3 was not consistent with the policy, and considered that UDF-AER3 should be amended as follows, to also reflect the amendments recommended be made to Objective UFD-O2 and Policy UFD-P2:

UDF-AER3	Urban development that avoids, remedies or mitigates adverse environmental effects, and <u>minimises avoids</u> the loss of valuable highly productive land, <u>particularly in the Rural Production Zone</u> .
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7.4 Evidence to the hearing

- 7.4.1 Kāinga Ora provided written statements of evidence from Michael Campbell (Planning), Brendon Scott Liggett (Corporate), Nick Whittington (Legal) and Nicholas Rae (Urban Design) in relation to this issue.

7.5 Post hearing information

- 7.5.1 The seventh memorandum and direction of the Panel following Hearing 2 was issued on 12 April 2022. No directions regarding this issue were given.
- 7.5.2 No additional comments regarding this issue were noted in the reporting planner's written right-of-reply dated 6 May 2022.

7.6 Evaluation and findings

NZTA

- 7.6.1 The Panel agrees with the reporting planner that it is not necessary or appropriate to include reference in the Introduction to the UFD chapter, to ensure the continued safe and efficient functioning of State Highways in relation to future greenfield areas.

Kāinga Ora

- 7.6.2 The Panel agrees with the reporting planner that Kāinga Ora's request for all objectives and policies in the chapter to be reassessed is rejected as the purpose of the chapter is to give effect to the objectives and policies of the HBRC's RPS in relation to urban development and the strategic integration of infrastructure in the Hawke's Bay Region.

Silver Fern Farms

- 7.6.3 The Panel agrees with the reporting planner that Objective UFD-O2 should be amended so that it only refers to 'highly productive land' and the word 'valuable' is deleted.
- 7.6.4 In terms of Silver Fern Farms (S116.018) request to amend Policy UFD-P2, for the same reasons as given in relation to the submitter's request to amend Objective UFD-O2, the Panel agrees with the reporting planner who considered that the policy should be amended as follows:

UFD-P2	To avoid urban development on valuable highly productive land in the District, <u>particularly in the Rural Production Zone</u> , by directing it to identified General Residential, <u>Settlement</u> , Commercial, <u>and</u> General Industrial Zones.
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Heretaunga Tamatea Settlement Trust

- 7.6.5 In relation to the HTST submission (S120.014), the Panel notes that papakāinga housing is provided for as a District-Wide activity under the provisions of the PKH – Papakāinga and Kaumatua Housing and associated Marae-Based Development chapter of the PDP. There are also higher-level objectives and policies in the TW – Tangata Whenua chapter that support the district-wide provisions. The Panel further notes that the UFD – Urban Form and Development chapter relates specifically to future greenfield direction of urban growth in the district, and while papakāinga development can be undertaken in urban areas, the ability for Tangata Whenua to undertake papakāinga development in the District is not constrained to urban areas. However, the Panel withholds making a recommendation on this point, as this matter is addressed in Hearing Stream 4, and the Panel's recommendations are contained in that report.

Hort NZ

- 7.6.6 The Panel agrees with the reporting planner that UFD-AER3 is not consistent with the policy, and considers that UFD-AER3 should be amended as follows, to also reflect the amendments recommended be made to Objective UFD-O2 and Policy UFD-P2:

UFD-AER3	Urban development that avoids, remedies or mitigates adverse environmental effects, and minimises <u>avoids</u> the loss of valuable highly productive land, <u>particularly in the Rural Production Zone</u> .
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8 Key Issue 4 – Camping Ground Provisions

8.1 Proposed plan provisions

- 8.1.1 This key issue relates to the camping ground provisions and submission from the NZMCA (S101).

8.2 Submissions

- 8.2.1 The NZMCA (S101) requested that new rules be added to the GRZ – General Residential Zone, COMZ – Commercial Zone and GIZ – General Industrial Zone to provide for 'camping grounds' as a permitted activity, subject to compliance with conditions.

8.3 Reporting planner's recommendations

- 8.3.1 Camping grounds are currently Discretionary Activities under Rules GRZ-R13, COMZ-R11 and GIZ-R14, being 'Any other activity not otherwise provided for'.
- 8.3.2 The reporting planner noted that camping grounds had the potential to generate various adverse effects that warranted an appropriate level of scrutiny and assessment. Given potential for adverse effects, and the sensitivity of activities present in the GRZ - General Residential Zone, particularly in relation to potential adverse effects on the character and amenity values of the

zone (e.g., associated with traffic generation and noise), the reporting planner did not concur with the submitter that a Permitted Activity status (albeit with conditions) was appropriate within the residential zone.

8.3.3 In relation to the establishment of camping grounds within the COMZ – Commercial Zone and GIZ – General Industrial Zone, while these environments were generally less sensitive to the potential effects of camping grounds, there may be reverse sensitivity effects on existing, lawfully established activities within the zones. Camping grounds were a sensitive activity, sensitive to noise, dust, the use and storage of hazardous substances, odour and visual effects associated with nearby commercial and, particularly, industrial activities. The nature of structures and buildings associated with camping grounds, including tents, made camping grounds less likely, or unable, to mitigate or avoid such effects on them. Complaints from camping grounds expecting a higher level of amenity could significantly compromise the ability of commercial and industrial activities to continue to operate efficiently and effectively within the zones. The reporting planner therefore did not support the addition of a new rule to provide for camping grounds as a Restricted Discretionary Activity in the Commercial Zone and General Industrial Zone, as she considered it would not achieve Objectives COMZ-O2 and GIZ-O2, which were to provide for complementary and compatible non-commercial/non-industrial activities within the Commercial Zone/General Industrial Zone that recognise the sensitivities and amenity levels of the zone.

8.3.4 The reporting planner recommended that there be no amendments made in response to the above submission points.

8.4 Evidence to the hearing

8.4.1 NZMCA provided a verbal statement at the hearing which addressed this key issue.

8.5 Post hearing information

8.5.1 The seventh memorandum and direction of the Panel following Hearing 2 was issued on 12 April 2022. No directions regarding this issue were given.

8.5.2 No additional comments regarding this issue were noted in the reporting planner's written right-of-reply dated 6 May 2022.

8.6 Evaluation and findings

8.6.1 The Panel agrees with the reporting planner that camping grounds should remain as a discretionary activity as they have the potential to generate adverse effects, and to create reverse sensitivity issues in commercial and industrial areas.

8.6.2 The definition of camping ground was addressed during Hearing Stream 3 (Key Issue 19). The panel agrees with the reporting planner that it would be appropriate to add the following note after the definitions of 'camping ground' and 'visitor accommodation' to clarify that 'freedom camping is not managed by the PDP, and is managed through a CHBDC bylaw':

"Note: Freedom camping (as defined in section 5 of the Freedom Camping Act 2011) is not managed by this District Plan, and is managed through a Central Hawke's Bay District Council bylaw."

9 Key Issue 5 – Electricity Safety Distances Provisions

9.1 Proposed plan provisions

- 9.1.1 This key issue relates to the electricity safety distance provisions and submissions for Centralines and Kāinga Ora.

9.2 Submissions

- 9.2.1 Centralines (S90) supported the standards in the GRZ – General Residential Zone, SETZ – Settlement Zone, COMZ – Commercial Zone, and GIZ – General Industrial Zone for Electricity Safety Distances, but requested that, if compliance was not achieved with the standards, a new (additional) matter of discretion be included in each zone chapter to enable the effects to be considered in relation to any non-compliance with the standard. It also sought the addition of a notification clause that required written approval from the relevant electricity network operator.
- 9.2.2 Kāinga Ora (S129) opposed Standards GRZ-S11 and COMZ-S7 Electrical Safety Distances, and requested that they be deleted.

9.3 Reporting planner's recommendations

- 9.3.1 Kāinga Ora (S129.181, S129.225) requested that Standards GRZ-S11 and COMZ-S7 for Electricity Safety Distances be deleted. The New Zealand Code of Practice for Electrical Safety Distances 2001 (NZCEP 34:2001) ('Code of Practice') sets minimum safe electrical distance requirements for overhead electric line installations and other works associated with the supply of electricity from generating stations to end users.
- 9.3.2 The reporting planner considered this provided appropriate notice that activities may require consideration and approval under the Code of Practice and that this was a more appropriate approach than making compliance with a PDP standard. The reporting planner therefore agreed with Kāinga Ora that Standards GRZ-S11 and COM-S7 should be deleted.
- 9.3.3 The reporting planner noted a minor error in Standards SETZ-S11 and GIZ-S6 Electricity Safety Distances, where the Code of Practice is incorrectly referred to as 'NZCEP 34:2001' instead of 'NZCEP 34:2001'. The planner considered that the standard could be amended pursuant to cl16(2), First Schedule of the RMA to correct this error.
- 9.3.4 There are currently no assessment matters in the SETZ – Settlement Zone and GIZ – General Industrial Zone chapters addressing a breach of the Electricity Safety Distances standards in each chapter. As the Standards for Electricity Safety Distances were to be retained in these chapters, then it would be appropriate to insert matters of discretion to assist plan users in this regard, where this particular standard was infringed, and the activity fell to be assessed as a Restricted Discretionary Activity. In that regard, the reporting planner considered that the matters suggested by Centralines (S90.47, S90.48) were appropriate and reasonable, and therefore recommended inclusion of an additional Assessment Matter in the Settlement Zone and General Industrial Zone chapters, as follows:

SETZ-AM10 Electricity Safety Distances

GIZ-AM6 Electricity Safety Distances

- 1. Impacts on the operation, maintenance, upgrading and development of the electricity network.**
- 2. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.**
- 3. The risk to the structural integrity of any support structures associated with the electricity network.**
- 4. Technical advice provided by the National Grid owner (Transpower) or electricity distribution network operator (Centralines Limited).**

- 9.3.5 The reporting planner also recommended to make consequential amendments to refer to the above new Assessment Matter in all relevant rules of the Settlement Zone and General Industrial Zone chapters, accordingly.
- 9.3.6 The reporting planner did not concur with Centralines regarding insertion of a notification clause requiring written approval from the relevant electricity network utility operator. This was unnecessary and would inappropriately add a requirement for third party approval. She considered it would effectively circumvent the process of determining notification and affected persons as set out in s95 of the RMA.
- 9.3.7 The planner's recommended amendments to the provision are addressed below:

GRZ-S11 Electricity Safety Distances	
COMZ-S7 Electricity Safety Distances	
All	1. Any activity, including the establishment of buildings and structures within the vicinity of overhead electric lines must comply with the New Zealand Electrical Code of Practice for Electrical Safety Distances (NZCEP 34:2001).
SETZ-S11 Electricity Safety Distances	
GIZ-S6 Electricity Safety Distances	
All	2. Any activity, including the establishment of buildings and structures within the vicinity of overhead electric lines must comply with the New Zealand Electrical Code of Practice for Electrical Safety Distances (NZCEP 34:2001).
<u>SETZ-AMXX Electricity Safety Distances</u>	
<u>GIZ-AMXX Electricity Safety Distances</u>	
1. <u>Impacts on the operation, maintenance, upgrading and development of the electricity network.</u>	
2. <u>The risk of electrical hazards affecting public or individual safety, and the risk of property damage.</u>	
3. <u>The risk to the structural integrity of any support structures associated with the electricity network.</u>	
4. <u>Technical advice provided by the National Grid owner (Transpower) or electricity distribution network operator (Centralines Limited).</u>	

And amend relevant rules in the SETZ – Settlement Zone and GIZ – General Industrial Zone chapters accordingly, to include reference to a new Assessment Matter SETZ-AMXX and GIZ-AMXX.

9.4 Evidence to the hearing

- 9.4.1 No evidence was presented at the hearing on this issue.

9.5 Post hearing information

- 9.5.1 The seventh memorandum and direction of the Panel following Hearing 2 was issued on 12 April 2022. No directions regarding this issue were given.
- 9.5.2 No additional comments regarding this issue were noted in the reporting planner's written right-of-reply dated 6 May 2022.

9.6 Evaluation and findings

- 9.6.1 Kāinga Ora (S129.181, S129.225) requested that Standards GRZ-S11 and COMZ-S7 for Electricity Safety Distances be deleted. Kāinga Ora noted that the New Zealand Code of Practice for Electrical Safety Distances 2001 (NZCEP 34:2001) ('Code of Practice') sets minimum safe electrical

distance requirements for overhead electric line installations and other works associated with the supply of electricity from generating stations to end users.

- 9.6.2 The Panel agrees that it would be more effective to provide appropriate notice that activities may require consideration and approval under the Code of Practice rather than making compliance with the Code a District Plan standard. The reporting planner therefore agreed with Kāinga Ora that Standards GRZ-S11 and COM-S7 should be deleted.
- 9.6.3 There are currently no assessment matters in the SETZ – Settlement Zone and GIZ – General Industrial Zone chapters addressing a breach of the Electricity Safety Distances standards in each chapter. The Panel agrees with the reporting planner that the matters suggested by Centralines (S90.47, S90.48) are appropriate and reasonable.
- 9.6.4 The Panel agrees with the reporting planner regarding insertion of a notification clause requiring written approval from the relevant electricity network utility operator. This is unnecessary and would inappropriately add a requirement for third party approval. It would effectively circumvent the process of determining notification and affected persons as set out in s95 of the RMA.

10 Key Issue 6 – Community Corrections Activities Provisions

10.1 Proposed plan provisions

- 10.1.1 This key issue addressed the Community Corrections Activities Provisions and submission raised by Department of Corrections (S97) and Kāinga Ora (S129).

10.2 Submissions

- 10.2.1 The Department of Corrections (S97) opposed Rule GRZ-R8 applying to community corrections activities and requested that it be deleted.
- 10.2.2 Kāinga Ora (S129.211) requested that Rule COMZ-R7 be deleted.

10.3 Reporting planner's recommendations

- 10.3.1 The reporting planner concurred with the submitter that the effects of any proposed community corrections activities in a residential zone should be able to be assessed through the resource consent process via a Discretionary Activity status, as opposed to the proposed Permitted Activity status, and therefore recommended that Rule GRZ-R8 be deleted accordingly (such activities would then default to a Discretionary Activity per Rule GRZ-R13).

GRZ-R8 Community corrections activities	
<p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>a. Limited to 100m² gross floor area.</p> <p>b. Compliance with:</p> <p>i. GRZ-S2;</p> <p>ii. GRZ-S3;</p> <p>iii. GRZ-S4;</p> <p>iv. GRZ-S5;</p> <p>v. GRZ-S6;</p> <p>vi. GRZ-S7;</p> <p>vii. GRZ-S8;</p> <p>viii. GRZ-S9;</p> <p>ix. GRZ-S10;</p> <p>x. GRZ-S11;</p> <p>xi. GRZ-S12;</p> <p>xii. GRZ-S13; and</p> <p>xiii. GRZ-S14.</p>	<p>2. Activity status where compliance with condition GRZ-R8(1)(b) is not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <p>Assessment matters:</p> <p>i. LLRZ-AM1.</p> <p>ii. LLRZ-AM2.</p> <p>iii. LLRZ-AM3.</p> <p>iv. LLRZ-AM4.</p> <p>v. LLRZ-AM5.</p> <p>Assessment matters in the following chapters:</p> <p>i. TRAN – Transport.</p> <p>ii. LIGHT – Light.</p> <p>iii. NOISE – Noise.</p>
	<p>3. Activity status where compliance with condition GRZ-R8(1)(a) is not achieved: DIS</p>

10.4 Evidence to the hearing

- 10.4.1 The Department of Corrections tabled a written statement which addressed this key issue and supported the deletion of Rule GRZ-R8.

10.5 Post hearing information

- 10.5.1 The seventh memorandum and direction of the Panel following Hearing 2 was issued on 12 April 2022. No directions regarding this issue were given.
- 10.5.2 No additional comments regarding this issue were noted in the reporting planner's written right-of-reply dated 6 May 2022.

10.6 Evaluation and findings

- 10.6.1 The Panel agrees with the planner's recommendation that the effects of any proposed community corrections activities in a residential zone should be able to be assessed through the resource consent process via a Discretionary Activity status.

11 Key Issue 7 – Education Facilities and Provisions

11.1 Proposed plan provisions

- 11.1.1 This key issue addresses the education facilities and provisions and submissions by Ministry of Education and Kāinga Ora.

11.2 Submissions

- 11.2.1 The Ministry of Education (S73) opposed the permitted gross floor area limit of 100m² in Rules GRZ-R5 and SETZ-R8, and they opposed the reference to ‘within limits’ in Objective SETZ-O3, and requested that Objective SETZ-O3 and Policy SETZ-P6 be amended to refer to ‘existing and new’.
- 11.2.2 The remaining submissions from the Ministry of Education were in support of retaining Assessment Matters GRZ-AM9 and SETZ-AM8 as notified.

11.3 Reporting planner’s recommendations

- 11.3.1 The reporting planner concurred with the submitter that early childhood education centres in residential areas were more likely to have a gross floor area of 100-200m², in keeping with the size of a typical dwelling, than less than 100m². The reporting planner accepted that the 100m² gross floor area threshold currently applying in the General Residential Zone did not reflect this reality and that increasing the permitted activity threshold for educational facilities to 200m² reasonably reflected the nature, scale, and character of the zone.
- 11.3.2 The reporting planner considered it inappropriate that there was no limit on the size of educational facilities permitted in the Settlement Zone, and concurred with the submitter that a gross floor area limit of 200m² for educational facilities as a permitted activity was appropriate to maintain the character of the zone and provide consistency with the Ministry’s requested gross floor area limit for other residential zones. The reporting planner was also supportive of applying a discretionary activity status to educational facilities in the Settlement Zone that exceed the gross floor area limit of 200m², as larger facilities in the rural settlements would generally not be in keeping with the character of these areas, which were generally low density, with single storey, detached dwellings.
- 11.3.3 The reporting planner was supportive of the Ministry of Education’s request that Rule GRZ-R5 be amended to provide for educational facilities in the General Residential Zone, with a gross floor area of 200m²-400m², as a Restricted Discretionary Activity, and for educational facilities exceeding 400m² to be assessed as a Discretionary Activity.
- 11.3.4 However, the reporting planner considered that the Ministry of Education’s requested amendments to Rules GRZ-R5 and SETZ-R8 should be amended further to include Assessment Matter GRZ-AM9 and Assessment Matter SETZ-AM8 respectively, which related to educational facilities (in addition to community facilities and day care facilities).
- 11.3.5 With respect to the amendments to Objective SETZ-O3 and Policy SETZ-P6 sought by the Ministry of Education to provide for ‘new’ educational facilities as well as ‘existing’ facilities, the reporting planner considered that the amendment to SETZ-O3 was unnecessary, but agreed that with the amendments recommended be made to Rule SETZ-R8, Policy SETZ-P6 should refer to ‘existing’ and new’ educational facilities.
- 11.3.6 The reporting planner recommended the following amendments be made:

GRZ-R5 Educational facilities

<p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>a. Limited to 200400m² gross floor area.</p> <p>b. Compliance with:</p> <ul style="list-style-type: none"> i. GRZ-S2; ii. GRZ-S3; iii. GRZ-S4; iv. GRZ-S5; v. GRZ-S6; vi. GRZ-S7; vii. GRZ-S8; viii. GRZ-S9; ix. GRZ-S10; x. GRZ-S11; xi. GRZ-S12; xii. GRZ-S13; and xiii. GRZ-S14. 	<p>2. Activity status where gross floor area is 200m²-400m² and/or compliance with condition GRZ-R5(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> <ul style="list-style-type: none"> i. GRZ-AM1. ii. GRZ-AM2. iii. GRZ-AM3. iv. GRZ-AM4. v. GRZ-AM5. vi. GRZ-AM9 <p>b. Assessment matters in the following chapters:</p> <ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise.
	<p>3. Activity status where gross floor area is over 400m² compliance with condition GRZ-R5(1)(a) is not achieved: DIS</p>

SETZ-R8 Educational facilities	
<p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>a. Limited to 200m² gross floor area.</p> <p>ab. Compliance with:</p> <ul style="list-style-type: none"> i. SETZ-S2; ii. SETZ-S3; iii. SETZ-S4; iv. SETZ-S5; v. SETZ-S6; vi. SETZ-S7; vii. SETZ-S8; viii. SETZ-S9; ix. SETZ-S10; x. SETZ-S11; xi. SETZ-S12; xii. SETZ-S13; and xiii. SETZ-S14. 	<p>2. Activity status where compliance with SETZ-R8(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> <ul style="list-style-type: none"> i. SETZ-AM1. ii. SETZ-AM2. iii. SETZ-AM3. iv. SETZ-AM4. v. SETZ-AM5. vi. SETZ-AM8 <p>b. Assessment matters in the following chapters:</p> <ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise.
	<p>3. Activity status where compliance with conditions SETZ-R8(1)(a) is not achieved: DIS</p>

SETZ-P6 Provide for existing and new commercial, industrial, community and educational facilities, while ensuring any changes or expansion of these activities do not adversely affect the qualities of the settlement.

11.4 Evidence to the hearing

11.4.1 No submitter evidence was provided to the hearing on this issue.

11.5 Post hearing information

11.5.1 The seventh memorandum and direction of the Panel following Hearing 2 was issued on 12 April 2022. No directions regarding this issue were given.

11.5.2 No additional comments regarding this issue were noted in the reporting planner's written right-of-reply dated 6 May 2022.

11.6 Evaluation and findings

11.6.1 The Panel agrees with all the planner's recommendations to increase the permitted gross floor area limit for educational facilities to 200m² in the General Residential Zone, to place a limit on educational facilities in the Settlement Zone and to amend Rule GRZ-R5 to provide for

educational facilities in the General Residential Zone, with a gross floor area of 200m²-400m², as a Restricted Discretionary Activity, and for educational facilities exceeding 400m² to be assessed as a Discretionary Activity. These amendments are more appropriate for educational facilities in the urban environment.

12 Key Issue 8 – Remaining Urban Environment Chapters

12.1 Proposed plan provisions

- 12.1.1 In summary, this issue relates to the submissions made in relation to the remaining provisions within the GRZ - General Residential Zone, SETZ – Settlement Zone, COMZ – Commercial Zone and the GIZ – General Industrial Zone.

12.2 Submissions

- 12.2.1 There were twenty-six (26) original submission points addressing the remaining provisions within the GRZ - General Residential Zone, SETZ – Settlement Zone, COMZ – Commercial Zone and the GIZ – General Industrial Zone with four (4) further submission points. Refer to Appendix B for a table of submission points.
- 12.2.2 Surveying the Bay (S94) sought more guidance in the General Residential Zone chapter around the design and consenting requirements for retirement villages, to encourage innovative solutions.
- 12.2.3 Kāinga Ora (129) requested that the COMZ – Commercial Residential Zone be renamed the ‘TCZ – Town Centre Zone’.
- 12.2.4 HNZPT (S55) requested that Anticipated Environmental Result COMZ-AER10 be achieved by amending other aspects of the PDP.
- 12.2.5 FENZ (S57) requested that Objective GIZ-O2 be amended to provide for ‘non-industrial activities’ within the General Industrial Zone.
- 12.2.6 Centralines (S90) requested that the activity status under Rule GIZ-R16 be changed from Non-Complying to Discretionary, and that Standard GIZ-S1 be amended to permit buildings up to a maximum height of 15m in the General Industrial Zone.
- 12.2.7 The remaining submissions were in support of retaining provisions as notified.

12.3 Reporting planner’s recommendations

GRZ – General Residential Zone

- 12.3.1 Surveying the Bay requested for more guidance to be given in the PDP around the design and consenting requirements for retirement villages, to encourage innovative solutions, the reporting planner recommended (in response to Kāinga Ora’s submission (S129.169) that the activity status of retirement villages under the General Residential Zone rules be changed to Restricted Discretionary) that retirement villages should remain a Discretionary Activity. The reporting planner therefore did not support the submitter’s request.
- 12.3.2 The Surveying Company (S50.035) requested that the General Residential Zone standards be retained as notified. While it was considered that the standards should be retained, the reporting planner had recommended elsewhere in this report that some of the standards be amended in response to other submissions.
- 12.3.3 The Ministry of Education (S73.015 and S72.016) requested the retention of Objective GRZ-O2 and Policy GRZ-P3 as notified. While it was considered that the objective and policy should be retained, the reporting planner recommended elsewhere in this report that some of the standards be amended in response to other submissions.

SETZ – Settlement Zone

- 12.3.4 The reporting planner supported FENZ (S57.196) requested to retain Objective SETZ-O3 as notified, which was consistent with the recommendations earlier and, in response to the request from the Ministry of Education (S73.026) to amend the objective.

COMZ – Commercial Zone

- 12.3.5 In terms of Kāinga Ora's (S129.241) request to rename the COMZ – Commercial Zone to 'TCZ – Town Centre Zone', the 'Commercial Zone' and 'Town Centre Zone'. The reporting planner did not support Kāinga Ora's request, as it was considered that the description of the Commercial Zone in the National Planning Standards better reflected the intended purpose of the zone and the nature of activities that occurred within these parts of the District.
- 12.3.6 The reporting planner supported FENZ's request (S57.229) to retain Objective COMZ-O2 as notified, and the Department of Corrections request (S97.018) to retain Rule COMZ-R8 as notified, the reporting planner had also recommended earlier that the objective and rule be amended in response to other submissions (Kāinga Ora S129.198, S129.212).

GIZ – General Industrial Zone

- 12.3.7 The reporting planner concurred with FENZ (S57.245) that Objective GIZ-O2 incorrectly referred to 'non-commercial' instead of 'non-industrial', and that the objective should be amended as follows:

GIZ-O2	Provide for complementary and compatible non- industrial commercial activities within the General Industrial Zone that recognise the sensitivities and amenity levels within the zone.
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- 12.3.8 Therefore, the reporting planner supported in part the submission from the Ministry of Education (S73.031) requesting that Objective GIZ-O2 be retained as notified insofar as the objective is retained but amended as recommended above.
- 12.3.9 The reporting planner supported in part the Ministry of Education's request (S73.032) to retain Rule GIZ-R10 as notified insofar as the rule was retained but amended as recommended earlier, in response to the submission from FENZ (S57.256).
- 12.3.10 Rule GIZ-R16, which prohibited new noise sensitive activities within the Air Noise Boundary (ANB) or Outer Control Boundary (OCB) for the Waipukurau Aerodrome, 'New Zealand Standard NZS 6805:1999 Airport noise management and land use planning' (NZS 6805) recommended that new noise sensitive activities be prohibited within the ANB as it recognised that not all effects of aircraft noise could be mitigated by insulating buildings, particularly for residential activities. Where activities were between the OCB and the ANB, NZS 6805 recommended as a starting point, that noise sensitive activities be prohibited, but recognised that historical land use development, landowners' expectations of property rights and pressures on developable land could modify land use restrictions.
- 12.3.11 Advice to the hearing from the Council's acoustic experts (Marshall Day Acoustics) was that any new noise sensitive activities within the ANB should be prohibited, while any alterations or additions to existing noise sensitive activities within the OCB in all zones should be subject to sound insulation measures to ensure an acceptable internal noise environment is achieved, and any new noise sensitive activities inside the proposed OCB should be prohibited unless strongly associated with a genuine rural land use (within the RPROZ - Rural Production Zone).
- 12.3.12 Under proposed Rule GIZ-R16, only new noise sensitive activities within the ANB and OCB in the General Industrial Zone were prohibited. Therefore, any land owned by Centralines within the proposed OCB/ANB could still be developed for a range of other activities, subject to compliance

with the relevant rules and standards. No other submissions had been received on Rule GIZ-R16 and the option of removing the proposed OCB and ANB would not be consistent with NZS 6805. The reporting planner therefore considered that Rule GIZ-R16 should be retained as notified.

- 12.3.13 With respect to Centralines' request to increase the height limit in Standard GIZ-S1, from 12m to 15m, the reporting planner was uncertain what the environmental effects of that would be in relation to the zone in Waipukurau (including its proximity to the Waipukurau Aerodrome) and Waipawa. While the submitter considered that the height limit should be consistent with limits in other district plans around the country, they had not specified which plans and limits they wished the PDP to adopt, or why those limits would be appropriate and acceptable in the CHBD context. As such, the reporting planner considered that GIZ-S1 should be retained as notified.

Heritage New Zealand

- 12.3.14 HNZPT sought to retain the Introduction, Policy COMZ-P3 and Anticipated Environmental Result COMZ-AER10 in the COMZ – Commercial Zone chapter as notified but submitted that more heritage places and buildings should be added to HH-SCHED2. Their specific submission points relating to HH-SCHED2 were addressed as part of the Panel's report on Historic Heritage.

12.4 Evidence to the hearing

- 12.4.1 No submitter evidence was presented at the hearing on this issue.

12.5 Post hearing information

- 12.5.1 The seventh memorandum and direction of the Panel following Hearing 2 was issued on 12 April 2022. No directions regarding this issue were given.
- 12.5.2 No additional comments regarding this issue were noted in the reporting planner's written right-of-reply dated 6 May 2022.

12.6 Evaluation and findings

GRZ – General Residential Zone

- 12.6.1 The Panel agrees with the planner's recommendation that retirement villages should remain a Discretionary Activity, given such developments can vary significantly in scale, form, character and effects. The Panel also does not support Surveying the Bay's request to provide guidance in the PDP around the design and consenting requirements for retirement villages. Retirement village developers are typically well-resourced and will understand the planning system and PDP interpretation. Therefore, separate guidance specific to this sector is not required.
- 12.6.2 The Panel agrees with the planner's recommendation that the General Residential Zone standards be retained as notified including the specific recommendation by Ministry of Education (S73.015 and S72.016) requesting the retention of Objective GRZ-O2 and Policy GRZ-P3 as notified. The Panel agrees that while it is considered that the standards should be retained, the reporting planner has recommended elsewhere in this report that some of the standards be amended in response to other submissions.

SETZ – Settlement Zone

- 12.6.3 The Panel agrees with the reporting planner's recommendation to support FENZ's request (S57.196) to retain Objective SETZ-O3 as notified, which is consistent with the recommendations

earlier and, in response to the request from the Ministry of Education (S73.026) to amend the objective.

COMZ – Commercial Zone

- 12.6.4 Kāinga Ora considered that the size, role, and planned outcomes of those parts of the District within the Commercial Zone warrant these areas being zoned Town Centre Zone in accordance with the National Planning Standards. This relief was recommended to be rejected by the reporting planner, who considered the description of the Commercial Zone under the National Planning Standards better reflects the intended purpose of the zone.
- 12.6.5 The Panel carefully considered this matter, as, prima facie, the areas zoned as Commercial Zone do function as town centres for the District's two principal towns.
- 12.6.6 Within the CHBD, the Commercial Zone is confined to Waipukurau and Waipawa, as shown in the two maps below:

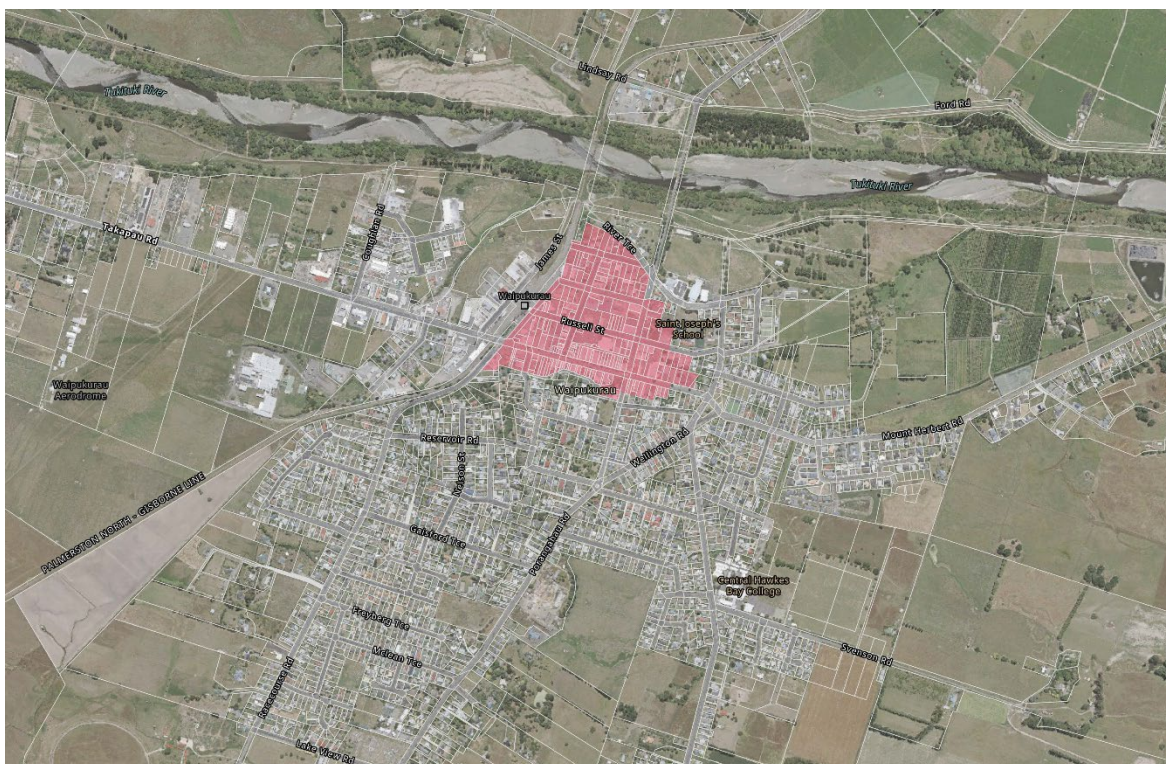


Figure 1 - Commercial Zone, Waipukurau (from PDP Maps)



Figure 2 - Commercial Zone, Waipawa (from PDP Maps)

12.6.7 In our evaluation of this matter, the Panel first considered how the two zones are intended to be applied under the National Planning Standards, which gives the following descriptions as guides to Councils:

Commercial zone: Areas used predominantly for a range of commercial and community activities.

Town centre zone: Areas used predominantly for:

- in smaller urban areas, a range of commercial, community, recreational and residential activities.
- in larger urban areas, a range of commercial, community, recreational and residential activities that service the needs of the immediate and neighbouring suburbs.

12.6.8 There appears to be an implicit indication in these descriptions that the town centres of smaller urban areas would service the needs of much wider areas than immediate and neighbouring suburbs: that is, larger urban areas could have multiple town centres.

12.6.9 As smaller urban areas, it would be the first bullet point description of Town Centre Zone that would be most appropriately applied to Waipukurau and Waipawa.

12.6.10 The principal difference between the two types of zones – Commercial and Town Centre – are that town centre zones would contain a greater range of land uses, including recreational and residential, as well as commercial and community activities: Commercial zones are expected to be confined largely to commercial and community activities. In other words, town centres are expected to contain and provide for a wider mix of activities.

12.6.11 The Panel observed that the two Commercial Zones (for Waipawa and Waipukurau) do contain a wide variety of activities consistent with the nature of town centres and as described in the introduction to the Commercial Zone as notified:

Waipukurau and Waipawa are the largest commercial business and rural service centres in the District, providing a wide range of activities, including retail shops, professional and administrative offices, community facilities, personal and household services, entertainment, restaurants and industry.

The buildings in the central retail areas are one or two storeys high, characterised by verandahs and display windows adjacent to the street frontage. The Council provides off-street parking, street furniture and public toilets in these areas.

- 12.6.12 In the Panel's opinion, these descriptions are more in the nature of 'town centres' than 'commercial zones'. While these areas have a strong commercial character, they nevertheless contain a range of activities that one would normally expect on town centres, including town halls, libraries and other community facilities and libraries, recreational activities (including indoor ones), Council and other administrative offices, professional services, and 'Main Street' shopping centres. Town centres are also usually the original historical hearts of towns, as they are in Waipukurau and Waipawa.
- 12.6.13 The Panel notes that there is a small group of commercial activities separated from the core part of the Waipawa town centre, clustered around the High and Collins Street intersection, but consider this severance does not invalidate its inclusion as part of the Waipawa Town Centre.
- 12.6.14 Importantly, the Central Hawke's Bay Integrated Spatial Plan, developed with community consultation and stakeholder engagement, clearly identifies these areas as town centres, with specific town centre action plans proposed for each town.
- 12.6.15 In general principle, therefore, the Panel concluded that these parts of the two towns would be better to be managed as Town Centre Zones.
- 12.6.16 However, the Panel was cognisant that it is important that a change in zoning name would not have any significant unintended consequences in the relevant provisions of the PDP applying to the Commercial Zone. In reviewing those provisions, the Panel was satisfied that, while some of the references to 'commercial areas' would require changing to 'town centres', such alterations would not have any substantive effect. The Panel was satisfied that the proposed provisions for the Commercial Zone are all compatible with managing land use and development in the two town centres, and that a change in zoning nomenclature would not necessitate any substantive consequential amendments.
- 12.6.17 The Panel notes, too, that giving effect to the Spatial Plan for the District's three towns (which include Ōtane) is likely to require a future plan change, which may warrant more substantive changes to the PDP provisions relating to the District's main town centres.
- 12.6.18 The Panel therefore recommends accepting the request from Kāinga Ora (S129.241) to rename the COMZ – Commercial Zone to 'TCZ – Town Centre Zone'.

GIZ – General Industrial Zone

- 12.6.19 The Panel agrees with the reporting planner that Objective GIZ-O2 incorrectly refers to 'non-commercial' instead of 'non-industrial', and should be amended.
- 12.6.20 Under proposed Rule GIZ-R16, only new noise sensitive activities within the ANB and OCB in the General Industrial Zone are prohibited. Therefore, any land owned by Centralines within the proposed OCB/ANB could still be developed for a range of other activities, subject to compliance with the relevant rules and standards. No other submissions have been received on Rule GIZ-R16 and the option of removing the proposed OCB and ANB would not be consistent with NZS 6805. The Panel therefore supports the reporting planner's recommendation that Rule GIZ-R16 should be retained as notified.
- 12.6.21 With respect to Centralines' request to increase the height limit in Standard GIZ-S1, from 12m to 15m, the Panel agrees with the reporting planner that GIZ-S1 should be retained as notified.

Heritage New Zealand

- 12.6.22 HNZPT sought to retain the Introduction, Policy COMZ-P3 and Anticipated Environmental Result COMZ-AER10 in the COMZ – Commercial Zone chapter as notified but submitted that more heritage places and buildings should be added to HH-SCHED2. The Panel agrees with the reporting planner’s recommendation and their specific submission points relating to HH-SCHED2 is more appropriately addressed as part of the hearing on Historic Heritage.

13 Key Issue 9 – Definitions

13.1 Proposed Plan Provisions

- 13.1.1 This issue addresses the submissions in relation to a number of definitions.

13.2 Submissions

- 13.2.1 Woolworths (S66.002) requested that the definition of ‘Commercial Activity’ be amended.
- 13.2.2 FENZ (S57) requested that the definition of ‘Community Facility’ be amended.
- 13.2.3 The remaining submissions were in support of retaining definitions as notified.

13.3 Reporting planner’s recommendations

- 13.3.1 The reporting planner did not support the request from Woolworths to amend the definition of ‘Commercial Activity’ so that the words ‘including retail sales/retail/retailing’ were added. The definition of ‘commercial activity’ in the PDP was taken from the National Planning Standards, therefore, it was not appropriate or lawful to amend the definition as requested by the submitter.
- 13.3.2 The reporting planner did not support the request from FENZ to amend the definition of ‘Community Facility’, which was taken from the National Planning Standards. The reporting planner considered that it was clear within the provisions of the urban environment chapters of the PDP that there were policies, rules, standards and assessment matters that referred specifically to emergency service activities.

13.4 Evidence to the hearing

- 13.4.1 FENZ tabled a written statement at the hearing which provided further clarification on the amendments to the definition.
- 13.4.2 The Department of Corrections provided a written statement which gave further clarification on the amendments it sought to the definitions.

13.5 Post hearing information

- 13.5.1 The seventh memorandum and direction of the Panel following Hearing 2 was issued on 12 April 2022. No directions regarding this issue were given.
- 13.5.2 No additional comments regarding this issue were noted in the reporting planner’s written right-of-reply dated 6 May 2022.

13.6 Evaluation and findings

- 13.6.1 The Panel agrees with the reporting planner’s recommendations that the definitions of ‘Commercial Activity’ and ‘Community Facility’ should be retained as they were taken from the National Planning Standards, therefore, it is not appropriate or lawful to amend the definition as requested by the submitter.

PART C – SUMMARY OF RECOMMENDATIONS

14 Summary of recommendations

- 14.1.1 A summary table of recommended decisions against each submission point is included as Appendix B.
- 14.1.2 A tracked changes version of recommended amendments is included as Appendix A.

15 Consequential amendments and minor errors

- 15.1.1 Schedule 1, cl16(2), allows minor and inconsequential amendments to be made to the Plan. No cl16 amendments have been identified in relation to this topic
- 15.1.2 One minor error was identified in relation to the GRZ – General Residential Zone Introduction in reference to the source of the name of Waipukurau (refer to paragraphs 4.6.1 and 4.6.2). The Panel has recommended deleting the incorrect reference.

Appendix A – Chapters as amended

UFD – Urban Form and Development

Introduction

The National Policy Statement on Urban Development Capacity (NPS-UD) came into force in August 2020. It applies to all local authorities that have all or part of an urban environment within their district or region and to all planning decisions by a local authority that affect an urban environment.

A 'urban environment' is defined in the NPS-UD as:

"means any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that:

- (a) is, or is intended to be, predominantly urban in character' and*
- (b) is, or is intended to be, part of a housing and labour market of at least 10,000 people."*

The current populations of the three urban areas of Central Hawke's Bay District are well below 10,000 people and therefore do not fall within the definition of 'urban environment'. As such, the NPS-UD does not apply to the District. However, if the population of any of the urban areas was to increase to at least 10,000 people in the future, the Council would become a 'Tier 3' local authority and the NPS-UD would apply.

Regardless of there being no requirement for the Council to apply the NPS-UD, the NPS-UD includes some objectives and policies that the Council can have regard to, particularly with regard to taking a long-term approach to planning for urban development in the District.

The Hawke's Bay Regional Council's 'Regional Policy Statement' incorporates objectives and policies in relation to urban development and the strategic integration of infrastructure within the Hawke's Bay Region. The Central Hawke's Bay District Plan must give effect to the Regional Policy Statement. The Regional Policy Statement places emphasis on:

1. Establishing compact, and strongly connected urban form throughout the Region, that achieves quality built environments that:
 - a. provide for a range of housing choices and affordability;
 - b. have a sense of character and identity;
 - c. retain heritage values and values important to tangata whenua;
 - d. are healthy, environmentally sustainable, functionally efficient, and economically and socially resilient; and
 - e. demonstrate consideration of the principles of urban design .
2. Ensuring 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.
3. Ensuring that the planning and provision of transport infrastructure is integrated with development and settlement patterns.

The Regional Policy Statement also requires any rezoning for the development of urban activities to be accompanied by a structure plan for inclusion in the District Plan. Structure plans will therefore be required to realise any development of the indicative future urban growth areas (Note: this requirement does not apply to indicative future Rural Living growth areas).

Structure plans provide a mechanism for integrating new greenfield development with existing urban areas, ensuring urban growth is accommodated in a sustainable way, and that all constraints are investigated and addressed or protected at the time of initial zoning for urban purposes. They are used to ensure the best use of existing infrastructure, and the identification and provision for any additional infrastructure required to meet the needs of new residents.

Future Greenfield Direction of Growth

Council's Central Hawke's Bay Integrated Spatial Plan 2020-2050 (ISP) is a non-statutory document that sets out a 30-year blueprint of growth and development opportunities for the District's three towns of Ōtane, Waipawa and Waipukurau.

Over the next 11 years (to 2031), the number of households in Waipukurau, Waipawa and Ōtane are projected to increase (under the high population projections scenario), as follows:

- Ōtane - 154 additional households
- Waipawa - 107 additional households
- Waipukurau – 455 additional households

This equates to a total increase of 716 households, representing 54% of the total number of additional households expected in the District (1,322 households) in the same period.

A high-level residential development capacity analysis undertaken to inform the ISP found that the towns of Waipukurau and Waipawa, and the settlement of Ōtane, currently have combined capacity within the existing General Residential /Settlement Zones to accommodate all the projected household growth for the next 30 years¹.

An existing General Residential Zone area in Waipukurau, near Tavistock Road, is identified in the ISP as a priority area for new residential infill growth (Figure 3).

The ISP also identifies the potential direction of future greenfield residential growth for Ōtane (Figure 1), Waipawa (Figure 2) and Waipukurau (Figure 3) – to provide for new residential development not anticipated as being required during the period of this District Plan, but which may be required in the medium term. Council will regularly review the uptake of land for infill development within the towns and settlement, which will identify if and when any future greenfield residential growth may need to be progressed outside the existing urban and settlement boundaries.

¹ 'Central Hawke's Bay Residential Development Capacity, High-Level Analysis to Inform Integrated Spatial Plan', Veros Limited, September 2020.

Figure 1 – Ōtane Growth Direction



Greenfield Growth Direction/Areas:

1. *Ōtane residential greenfield growth direction (north of settlement boundary).*

Figure 2 – Waipawa Growth Direction



Greenfield Growth Direction/Areas:

1. *Waipawa residential greenfield growth direction (north and west of Waipawa urban boundary).*

Figure 3 – Waipukurau Growth Direction



Greenfield / Infill Growth Direction / Areas:

1. *Waipukurau residential greenfield growth direction* (east of Waipukurau urban boundary).
2. *Waipukurau priority residential infill area* (within the existing General Residential Zone of Waipukurau, near Tavistock Road).
3. *Potential future greenfield industrial growth area* (west of Waipukurau urban boundary, between Takapau Road/State Highway 2 and the Tukituki River).

Issues

UFD-11 Sufficient Development Capacity for Urban Growth

When supply of housing is not able to keep up with demand, this can lead to rapidly increasing property prices, as well as housing affordability challenges.

A lack of supply of land for new urban development constrains potential for economic growth.

Explanation

The District requires sufficient development capacity for future urban growth.

Demographic projections for Central Hawke's Bay District (informing the ISP), predict an increase in population and declining household size leading to a need to provide for modest housing demand during the short term (2018-2031) of approximately 1,322 new households across the District (adopting the high projection data from Stats NZ). Much of this demand (approximately 55%) is projected to continue to concentrate in and around the urban areas of Waipukurau and Waipawa, and the settlement of Ōtane.

Forecast demand for additional industrial floorspace over the 2018 – 2028 period suggests a potential requirement for 1 – 2 hectares of land to accommodate new building construction. However, indications are that there is currently sufficient industrial land within the urban boundaries to satisfy demand in the short-term. A potential future greenfield industrial growth area comprising 16.4 hectares is identified for Waipukurau in Figure 3 above (west of the Waipukurau urban boundary, between Takapau Road/State Highway 2 and the Tukituki River), to meet medium (and long-term) demand.

Objectives

- UFD-O1** Provide for a sustainable supply of land to meet current and future urban development demands.
- UFD-O2** Retain and protect **valuable** highly productive land in the District from urban development, **particularly in the Rural Production Zone**.
- UFD-O3** Ensure that new urban development is planned for and undertaken in a manner that is consistent with the matters outlined in the Hawke's Bay Regional Policy Statement.

Commented [A1]: S116.017 Silver Fern Farms - Urban Environment 2A, Key Issue 3

Policies

- UFD-P1** To provide a range of urban development opportunities within the District.
- UFD-P2** To avoid urban development onto valuable highly productive land in the District, **particularly in the Rural Production Zone**, by directing it to identified General Residential, **Settlement, Commercial Town Centre, and General Industrial Zones and Settlement Zones**.
- UFD-P3** To prioritise the efficient utilisation and operation of existing infrastructure.
- UFD-P4** To prepare comprehensive structure plans, prior to any plan change application to amend the zoning of identified urban growth areas to facilitate urban development.

Commented [A2]: Kāinga Ora (S129.241) - Urban Environment 2A - key issue 8

Commented [A3]: S116.018 Silver Fern Farms - Urban Environment 2A, Key Issue 3

Methods

Methods for implementing the policies:

UFD-M1 Area-Specific Provisions

The use of zoning to avoid ad-hoc urban development: General Residential, Commercial Town Centre, General Industrial and Settlement Zones.

UFD-M2 Infrastructure Upgrades

Directing resources toward upgrading the infrastructure of urban areas to accommodate increased urban development through the long-term and annual planning processes.

UFD-M3 Structure Plans

Preparation of a comprehensive structure plan to guide development in any future urban growth areas in accordance with Policies UD10.1-UD10.4 and Policy UD12 of the Regional Policy Statement, followed by a plan change application to amend the zoning to facilitate development.

Requirement for subsequent development of any future urban growth area to implement the objectives of any relevant Structure Plan.

UFD-M4 Monitoring and Review

Regular monitoring and review of the uptake of residential and business land in the District.

Principal Reasons

The principal reasons for adopting the policies and methods:

Council should provide for a range of development opportunities to ensure an effective and sustainable supply of land for urban development over the period of this District Plan and beyond.

Providing for a range of development choices does not mean that there will be an unrestrained supply. The intention is that the emphasis for future development will be for the majority to take place within the existing towns/settlement boundaries, rather than expanding onto valuable highly productive land in the District.

Sufficient land has been zoned for urban development in the District Plan to cater for projected urban growth over the period of this District Plan, with indicative areas for future growth in the medium term identified in Figures 1, 2 and 3 above.

Council is required to give effect to the Regional Policy Statement, including clear requirements for structure planning and infrastructure provision.

Anticipated Environmental Results

The environmental results anticipated from the policies and methods:

- | | |
|----------|---|
| UFD-AER1 | A well-functioning residential market that is able to cater for and respond to demand for a range of residential housing types. |
| UFD-AER2 | Sufficient land to be responsive to urban development demands and encourage economic growth. |
| UFD-AER3 | Urban development that avoids, remedies or mitigates adverse environmental effects, and minimises avoids the loss of valuable highly productive land, particularly in the Rural Production Zone. |
| UFD-AER4 | The strategic integration of infrastructure with land use. |

Commented [A4]: S81.050 HortNZ - Urban Environment 2A, Key Issue 3

GRZ – General Residential Zone

Introduction

The General Residential Zone covers the residential areas of Waipukurau and Waipawa, representing the most significant concentration of residential settlement in Central Hawke's Bay, with approximately 50% of the District's population living within them. The zone provides principally for low/medium density development and low height permanent living accommodation that is one to two storeys high in a variety of forms and sizes, as the predominant residential character.

Commented [A1]: S129.145 Kāinga Ora – Urban Topic 2A, Key Issue 1

Waipukurau (named after a nearby Māori pā) is the largest of the two towns. The area was first settled by Māori who prized the eeling at Lake Whatuma. In the 1850's, a large block of land (known as the Waipukurau Block) was purchased from local Māori for European settlement, which included the land the town is situated on. The town's development was initially restricted by the presence of large surrounding pastoral stations (including Mt Herbert Station) but grew as a thriving rural service centre.

Waipawa (originally named Abbotsford) is the oldest of the two towns, being one of the first inland towns to be established in New Zealand and taking a leading part in the history of the province of Central Hawke's Bay. It's central role continues in it being the location of the Council offices for Central Hawke's Bay District.

Housing is a fundamental human need. Access to quality housing and a healthy living environment contributes strongly to people's well-being. Housing in the District is typical of that found in rural districts nationally, including the average number of persons per household unit, which is becoming smaller over time.

Issues

GRZ-11 Diversity of Living Environments

Satisfying demand for diversity in living environments.

Explanation

The residential areas of Waipukurau and Waipawa are generally characterised by generous yards, contributing to an open low-density environment, with some consolidation and infill having taken place over time. A greater mixture of building ages and styles has developed.

People's needs and lifestyle preferences for housing differ in terms of cost, location, design, size, and style. Housing may include detached land/or attached dwellings, rental accommodation, and senior citizens' housing. The District Plan recognises and provides for diversity in living environment sought by residents, while still maintaining an environmental quality appropriate to residential areas.

Commented [A2]: S129.145 Kainga Ora – Urban Environment Report 2A – Key Issue 1

GRZ-I2 Residential Amenity

Without appropriate management, the location, nature and design of buildings and activities within residential areas can may result in adverse effects on the amenity values of those areas.

Explanation

Well-being is enhanced by a pleasant living environment. This often depends on the character of existing residential areas. This character includes the location and scale of open space, density and predominant style of residential development, and heights of buildings.

Residential areas have always contained a range of complementary non-residential activities catering for the educational, spiritual, social, recreational, and day-to-day economic needs of the residents. Many of these activities require a residential location, as they provide a local service for residents, such as doctors' surgeries and pre-schools. These activities often generate traffic and can result in on-street parking, or cause noise and glare, particularly from outdoor activities, which can cause a nuisance for neighbours.

Compatibility between residential and non-residential activities is desirable if the standard of amenity in these areas is to be maintained at an acceptable level. Home-based business activities (known as 'home businesses') may employ local residents and bring many social and economic benefits but can also cause problems in residential areas. The range of home businesses and their character and scale vary considerably. Like other non-residential activities, the potential of these activities to generate traffic and noise can become a problem. The likely rate at which traffic is drawn to a site often relates to the scale of service provided and the extent of retailing that may be involved. Measures, such as placing limitations on the scale of activities, including floor areas and the number of persons employed in the activity who are not living on the site, are commonly adopted to mitigate these potential adverse effects.

Objectives

GRZ-O1 To enable existing and future residential needs to be metEnable a variety of housing types and sizes to meet residential needs now and in the future.

GRZ-O2 To provide for the location of appropriate and complementary non-residential activities within residential areas which benefit local communities, but do not detract from the amenity of the area.

GRZ-O3 Enabling individual and community expression in building design and architecture, while managing some elements of development in order to maintain and enhance the character and amenity values of the residential environment.

Commented [A3]: S129.146 Kāinga Ora – Urban Topic 2A, Key Issue 1

Commented [A4]: S129.147 Kāinga Ora – Report 2A Urban Environment, Key Issue 1

Commented [A5]: S129.148 Kāinga Ora – Urban Topic 2A, Key Issue 1

Policies

GRZ-P1 To enable a mixture of housing and lifestyles in the General Residential Zone by avoiding the distinction between, and restrictions on, various residential housing types.

GRZ-P2 To enable higher density development associated with senior citizens' housing, as an alternative to medium-density living environments.

Commented [A6]: S129.151 Kainga Ora – Urban Environment Report 2A – Key Issue 1

GRZ-P3 To enable the establishment of certain compatible and complementary non-residential uses activities, such as home businesses, educational facilities and emergency service activities and primary production activities, as an integral component of the General Residential Zone, to enable people to provide for their social, economic and cultural wellbeing, and for their health and safety, while maintaining and enhancing the character and amenity values of the zone, ensuring that their scale does not detract from the primary function of the zone and adverse effects on surrounding residential activities can be appropriately avoided, remedied or mitigated.

Commented [A7]: S57.118 FENZ - Urban Environment 2A, Key Issue 2

GRZ-P4 To promote medium density development in a variety of forms and sizes as the predominant residential character.

Commented [A8]: S129.152 Kāinga Ora – Urban Topic 2A, Key Issue 1

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.

GRZ-P6 To allow limited primary production activities in the General Residential Zone which maintain the character and amenity values of the residential environment.

Commented [A10]: S129.155 Kāinga Ora – Urban Topic 2A, Key Issue 1

GRZ-P7 To ensure manage the design and siting of development, such as through the use of standards relating to building height, building coverage, height in relation to boundaries and setbacks, provision of and outdoor living and service areas, is such to ensure that:

1. development will not unreasonably deny neighbouring properties of outlook, sunlight or daylight;
2. ample on-site outdoor living and service spaces is are provided, including for residential units above ground level;
3. the development supports and contributes to an attractive streetscape is maintained; and

4. the character and scale of buildings and open space are compatible-consistent with the anticipated residential environment.

Commented [A11]: S129.156 Kāinga Ora – Urban Topic 2A, Key Issue 1

GRZ-P8 To ensure appropriate on-site parking and manoeuvring areas for vehicles are provided, and on-site heavy vehicle storage is restricted for the convenience and safety of residents and visitors, and to maintain the amenity of residential streets.

Commented [A12]: S129.157 Kāinga Ora – Urban Topic 2A, Key Issue 1

GRZ-P9 To encourage the incorporation of open space and plantings landscaping within residential developments for amenity purposes that contribute positively to the amenity values of the site and surrounding area.

Commented [A13]: S129.158 Kāinga Ora – Urban Topic 2A, Key Issue 1

GRZ-P10 Ensure all land use activities and developments are connected to the public reticulated wastewater, stormwater and water supply network unless an appropriate, alternative system is available.

Commented [A14]: S57.119 FENZ - Urban Environment 2A, Key Issue 2

Rule Overview Table

Use/activity	Rule Number
Residential activities and showhomes	GRZ-R1
Home businesses	GRZ-R2
Visitor accommodation	GRZ-R3
<u>Day care facilities</u>	<u>GRZ-R4</u>
Educational facilities	GRZ-R5
Community facilities	GRZ-R6
Emergency service activities and emergency aviation movements	GRZ-R7
Community corrections activities	GRZ-R8
Relocated buildings	GRZ-R9
Commercial activities not otherwise provided for	GRZ-R10
Retirement villages and rest homes	GRZ-R11
Relocatable building depots	GRZ-R12

Commented [A15]: S81.012 Horticulture New Zealand, Miscellaneous Topic 6C, Key Issue 3

Any other activity not otherwise provided for	GRZ-R13
Intensive primary production activities	GRZ-R14
Industrial activities	GRZ-R15
Service activities	GRZ-R16

Rules

It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide Matters chapters also contain provisions that may be relevant for activities undertaken in the General Residential Zone.

Also, check to see if consents are required from Hawke's Bay Regional Council, for instance in relation to:

- discharges of contaminants to land or water (e.g. waste disposal, on-site disposal of effluent).

GRZ-R1 Residential activities and showhomes

1. Activity Status: PER

Where the following conditions are met:

a. Compliance with:

- i. GRZ-S1;
- ii. GRZ-S2;
- iii. GRZ-S3;
- iv. GRZ-S4;
- v. GRZ-S5;
- vi. GRZ-S6;
- vii. GRZ-S7;
- viii. GRZ-S8;
- ix. GRZ-S9;
- x. GRZ-S10;
- xi. GRZ-S11;
- xii. GRZ-S12;
- xiii. GRZ-S13; and
- xiv. GRZ-S14.

b. Compliance with:

- i. GRZ-S16.

2. Activity status where compliance with condition GRZ-R1(1)(a) and/or GRZ-R1(1)(b) is not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringing standard(s)):

a. Assessment matters:

- i. GRZ-AM1.
- ii. GRZ-AM2.
- iii. GRZ-AM3.
- iv. GRZ-AM4.
- v. GRZ-AM5.
- vi. GRZ-AM11.

b. Assessment matters in the following chapters:

- i. TRAN – Transport.
- ii. LIGHT – Light.
- iii. NOISE – Noise.

Notification Exclusion:

Where a development does not comply with Residential Density Standard GRZ-S1(1) but it

Commented [A17]: S114.009 CHBDC - Report 6A Mapping & Rezoning, Rezoning Request 23

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complies with the minimum net site area for each residential unit under Standard GRZ-S1(2)(a) and complies with all other applicable standards under GRZ-R1(1)(a), the application will be considered without public notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95(A) of the Act.

Note: This rule does not include retirement villages and rest homes.

Commented [A19]: S129.239 Kainga Ora – Urban Environment Report, 2A Key Issue 1

Commented [A20]: S129.159 Kāinga Ora – Urban Topic 2A, Key Issue 1

GRZ-R2 Home businesses

1. Activity Status: PER

Where the following conditions are met:

- a. Limited to:
 - i. Home businesses must occupy no more than 50m² of the gross floor area of the buildings on the site.
 - ii. Goods, materials or equipment associated with the home business must be stored within a building.
 - iii. Manufacturing, altering, repairing, dismantling, or processing of any goods or articles associated with the home business must be carried out within a building.
 - iv. Home businesses must be undertaken by a person(s) residing on the site and employ no more than one full-time equivalent person who does not reside on the site.
- b. Compliance with:
 - i. GRZ-S1;
 - ii. GRZ-S2;
 - iii. GRZ-S3;
 - iv. GRZ-S4;
 - v. GRZ-S5;
 - vi. GRZ-S6;
 - vii. GRZ-S7;
 - viii. GRZ-S8;
 - ix. GRZ-S9;

2. Activity status where compliance with condition GRZ-R2(1)(b) and/or GRZ-R2(1)(c) is not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

a. Assessment matters:

- i. GRZ-AM1.
- ii. GRZ-AM2.
- iii. GRZ-AM3.
- iv. GRZ-AM4.
- v. GRZ-AM5.
- vi. GRZ-AM6.
- vii. GRZ-AM7.
- viii. GRZ-AM11.

b. Assessment matters in the following chapters:

- i. TRAN – Transport.
- ii. LIGHT – Light.
- iii. NOISE – Noise.

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Commented [A23]: S129.160 Kāinga Ora – Urban Topic 2A, Key Issue 1

Commented [A24]: S114.023 CHBDC - Report 6A Mapping & Rezoning, Rezoning Request 23

3. Activity status where compliance with condition GRZ-R2(1)(a) is not achieved: DIS

- x. GRZ-S10;
- xi. GRZ-S11;
- xii. GRZ-S12;
- xiii. GRZ-S13; and
- xiv. GRZ-S14.

c. Compliance with:

- i. GRZ-S16.

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GRZ-R3 Visitor accommodation

1. Activity Status: PER

Where the following conditions are met:

- a. Limited to:
 - i. Accommodating no more than 5 guests at any one time.
 - ii. Length of stay for any one homestay guest must be no greater than 3 months in any 12-month period.

Note: activities involving longer term tenancy within a residential unit are assessed as a 'Residential Activity'.

b. Compliance with:

- i. GRZ-S1;
- ii. GRZ-S2;
- iii. GRZ-S3;
- iv. GRZ-S4;
- v. GRZ-S5;
- vi. GRZ-S6;
- vii. GRZ-S7;
- viii. GRZ-S8;
- ix. GRZ-S9;
- x. GRZ-S10;
- xi. GRZ-S11;
- xii. GRZ-S12;
- xiii. GRZ-S13; and
- xiv. GRZ-S14.

c. Compliance with:

- i. GRZ-S16.

2. Activity status where compliance with condition GRZ-R3(1)(b) and/or GRZ-R3(1)(c) is not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

a. Assessment matters:

- i. GRZ-AM1.
- ii. GRZ-AM2.
- iii. GRZ-AM3.
- iv. GRZ-AM4.
- v. GRZ-AM5.
- vi. GRZ-AM8.
- vii. GRZ-AM11.

b. Assessment matters in the following chapters:

- i. TRAN – Transport.
- ii. LIGHT – Light.
- iii. NOISE – Noise.

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3. Activity status where compliance with condition GRZ-R3(1)(a) is not achieved: DIS

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GRZ-R4 Day care facilities

1. Activity Status: PER

Where the following conditions are met:

2. Activity status where compliance with condition GRZ-R4(1)(b) and/or GRZ-R4(1)(c) is not achieved: RDIS

Commented [A29]: S81.012 Horticulture New Zealand, Miscellaneous Topic 6C, Key Issue 3

a. The maximum number of persons catered for at the facility at any one time must not exceed 10 persons.

b. Compliance with:

- i. GRZ-S2;
- ii. GRZ-S3;
- iii. GRZ-S4;
- iv. GRZ-S5;
- v. GRZ-S6;
- vi. GRZ-S7;
- vii. GRZ-S8;
- viii. GRZ-S9;
- ix. GRZ-S10;
- x. GRZ-S11;
- xi. GRZ-S12;
- xii. GRZ-S13; and
- xiii. GRZ-S14.

Compliance with:

- i. GRZ-S16.

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

a. Assessment matters:

- i. GRZ-AM1.
- ii. GRZ-AM2.
- iii. GRZ-AM3.
- iv. GRZ-AM4.
- v. GRZ-AM5.
- vi. GRZ-AM9.
- vii. GRZ-AM11.

b. a. Assessment matters in the following chapters:

- i. TRAN – Transport.
- ii. LIGHT – Light.
- iii. i. NOISE – Noise.

3. Activity status where compliance with condition GRZ-R4(1)(a) is not achieved: DIS

GRZ-R5 Educational facilities

1. Activity Status: PER

Where the following conditions are met:

a. Limited to 100200m² gross floor area.

b. Compliance with:

- i. GRZ-S2;
- ii. GRZ-S3;
- iii. GRZ-S4;
- iv. GRZ-S5;
- v. GRZ-S6;
- vi. GRZ-S7;
- vii. GRZ-S8;
- viii. GRZ-S9;
- ix. GRZ-S10;
- x. GRZ-S11;
- xi. GRZ-S12;
- xii. GRZ-S13; and
- xiii. GRZ-S14.

c. Compliance with:

- i. GRZ-S16.

2. Activity status where gross floor area is 200m² – 400m² and/or compliance with conditions GRZ-R5(1)(b) and/or GRZ-R5(1)(c) is not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

a. Assessment matters:

- i. GRZ-AM1.
- ii. GRZ-AM2.
- iii. GRZ-AM3.
- iv. GRZ-AM4.
- v. GRZ-AM5.
- vi. GRZ-AM11.

b. Assessment matters in the following chapters:

- i. TRAN – Transport.
- ii. LIGHT – Light.
- iii. NOISE – Noise.

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Commented [A33]: S73.017 Ministry of Education – Urban Environment 2A, Key Issue 7

3. Activity status where gross floor area is over 400m² compliance with condition GRZ-R_5(1)(a) is not achieved: DIS

GRZ-R6 Community facilities (excluding day care facilities)

1. Activity Status: PER

Where the following conditions are met:

- a. Limited to 100m² gross floor area.
- b. Compliance with:
 - i. GRZ-S2;
 - ii. GRZ-S3;
 - iii. GRZ-S4;
 - iv. GRZ-S5;
 - v. GRZ-S6;
 - vi. GRZ-S7;
 - vii. GRZ-S8;
 - viii. GRZ-S9;
 - ix. GRZ-S10;
 - x. GRZ-S11;
 - xi. GRZ-S12;
 - xii. GRZ-S13; and
 - xiii. GRZ-S14.
- c. Compliance with:
 - i. GRZ-S16.

2. Activity status where compliance with condition GRZ-R6(1)(b) and/or GRZ-R6(1)(c) is not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
 - i. GRZ-AM1.
 - ii. GRZ-AM2.
 - iii. GRZ-AM3.
 - iv. GRZ-AM4.
 - v. GRZ-AM5.
 - vi. GRZ-AM11.
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

3. Activity status where compliance with condition GRZ-R6(1)(a) is not achieved: DIS

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Commented [A37]: S114.023 CHBDC - Report 6A Mapping & Rezoning, Rezoning Request 23

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GRZ-R7 Emergency service activities and emergency aviation movements

1. Activity Status: PER

Where the following conditions are met:

- a. Limited to 100m² gross floor area.
- b. Compliance with:
 - i. GRZ-S2;
 - ii. GRZ-S3;
 - iii. GRZ-S4;
 - iv. GRZ-S5;
 - v. GRZ-S6;
 - vi. GRZ-S7;
 - vii. GRZ-S8;
 - viii. GRZ-S9;

2. Activity status where compliance with condition GRZ-R7(1)(b) and/or GRZ-R7(1)(c) is not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
 - i. GRZ-AM1.
 - ii. GRZ-AM2.
 - iii. GRZ-AM3.
 - iv. GRZ-AM4.

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<ul style="list-style-type: none"> ix. GRZ-S10; x. GRZ-S11; xi. GRZ-S12; xii. GRZ-S13; and xiii. GRZ-S14. 	<ul style="list-style-type: none"> v. GRZ-AM5. vi. <u>GRZ-AM11.</u>
<ul style="list-style-type: none"> c. <u>Compliance with:</u> i. <u>GRZ-S16.</u> 	<ul style="list-style-type: none"> b. Assessment matters in the following chapters: <ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise.
3. Activity status where compliance with condition GRZ-R7(1)(a) is not achieved: DIS	

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GRZ-R8 Community corrections activities

1. Activity Status: PER

Where the following conditions are met:

- a. Limited to 100m² gross floor area.
- b. Compliance with:
 - i. ~~GRZ-S2;~~
 - ii. ~~GRZ-S3;~~
 - iii. ~~GRZ-S4;~~
 - iv. ~~GRZ-S5;~~
 - v. ~~GRZ-S6;~~
 - vi. ~~GRZ-S7;~~
 - vii. ~~GRZ-S8;~~
 - viii. ~~GRZ-S9;~~
 - ix. ~~GRZ-S10;~~
 - x. ~~GRZ-S11;~~
 - xi. ~~GRZ-S12;~~
 - xii. ~~GRZ-S13; and~~
 - xiii. i. GRZ-S14.

2. Activity status where compliance with condition GRZ-8(1)(b) is not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
 - i. ~~GRZ-AM1.~~
 - ii. ~~GRZ-AM2.~~
 - iii. ~~GRZ-AM3.~~
 - iv. ~~GRZ-AM4.~~
 - v. ~~GRZ-AM5.~~
- b. Assessment matters in the following chapters:
 - i. ~~TRAN – Transport.~~
 - ii. ~~LIGHT – Light.~~
 - iii. i. NOISE – Noise.

3. Activity status where compliance with condition GRZ-R8(1)(a) is not achieved: DIS

Commented [A42]: S97.011 Dept of Corrections - Urban Environment 2A, Key Issue 6

GRZ-R9 Relocated buildings

1. Activity Status: PER

Where the following conditions are met:

- a. The building must be for the purpose of accommodating a permitted or consented activity on the site.
- b. Compliance with GRZ-S15.

2. Activity status where compliance not achieved: RDIS

Matters over which discretion is restricted:

- a. Whether the building is structurally sound, the condition of the building and the works needed to bring the

exterior of the building up to an external visual appearance that is tidy, of appropriate standard, and compatible with other buildings in the vicinity.

- b. The bulk and location of the building in relation to the requirements of the zone.
- c. The need for structural repairs and reinstatement of the building and the length of time for completion of that work.
- d. The imposition of a performance bond to ensure compliance with the consent conditions.

Note: this rule applies to the building only. Any activities occurring within the building are subject to the District Plan rules relating to the activity itself.

GRZ-R10 Commercial activities

1. Activity Status: CON

Where the following conditions are met:

- a. Limited to:
 - i. The retail sale of goods in a building of no more than 75m² gross floor area (including storage).
- b. Compliance with:
 - i. GRZ-S2;
 - ii. GRZ-S3;
 - iii. GRZ-S4;
 - iv. GRZ-S5;
 - v. GRZ-S6;
 - vi. GRZ-S7;
 - vii. GRZ-S8;
 - viii. GRZ-S9;
 - ix. GRZ-S10;
 - x. GRZ-S11;
 - xi. GRZ-S12;
 - xii. GRZ-S13; and

2. Activity status where compliance with condition GRZ-R10(1)(b) and/or GRZ-R10(1)(c) is not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
 - i. GRZ-AM1.
 - ii. GRZ-AM2.
 - iii. GRZ-AM3.
 - iv. GRZ-AM4.
 - v. GRZ-AM5.
 - vi. GRZ-AM11.
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

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<p>xiii. GRZ-S14.</p> <p>c. <u>Compliance with:</u></p> <p>i. <u>GRZ-S16.</u></p> <p>Matters over which control is reserved:</p> <p><u>e.d.</u> Building setback from boundaries, landscaping, and screening to ensure that:</p> <ul style="list-style-type: none"> i. the activity is compatible with the character and amenity values of the surrounding area. ii. the privacy of neighbours is maintained. iii. the openness and attractiveness of the street scene is maintained. iv. access to daylight and sunlight on adjoining sites is maintained. <p><u>d.e.</u> On-site carparking, vehicle access, manoeuvring and loading design to mitigate adverse effects on the safety and efficiency of the roading network from traffic associated with the activity.</p>	<p>3. Activity status where compliance with condition GRZ-R10(1)(a) is not achieved: NC</p>
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GRZ-R11 Retirement villages and rest homes

1. Activity Status: DIS

Where the following conditions are met: N/A

2. Activity status where

compliance not achieved: N/A

GRZ-R12 Relocatable building depots

1. Activity Status: DIS

Where the following conditions are met: N/A

2. Activity status where

compliance not achieved: N/A

GRZ-R13 Any other activity not otherwise provided for

1. Activity Status: DIS

Where the following conditions are met: N/A

2. Activity status where

compliance not achieved: N/A

GRZ-R14 Intensive primary production activities

1. Activity Status: NC

Where the following conditions are met: N/A

2. Activity status where

compliance not achieved: N/A

GRZ-R15 Industrial activities

1. Activity Status: NC

Where the following conditions are met: N/A

2. Activity status where

compliance not achieved: N/A

GRZ-R16 Service activities

1. Activity Status: NC

Where the following conditions are met: N/A

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

Standards

GRZ-S1 Residential Density

All

1. There must be no more than two residential units (including minor residential units) on any site.
2. Minimum net site area for any site (except within the Waipukurau South Precinct) connected to a reticulated sewerage system is:
 - a. 350m² for each residential unit contained within the site, except that:
 - b. for each residential unit with a gross floor area less than 60m², the minimum net site area for any site is 150m².
3. Minimum net site area for any site within the Waipukurau South Precinct connected to a reticulated sewerage system is:
 - a. 500m² for each residential unit contained within the site.
- 3.4. Minimum net site area for any site is 1000m² for each residential unit where it is not connected to a reticulated sewerage system.

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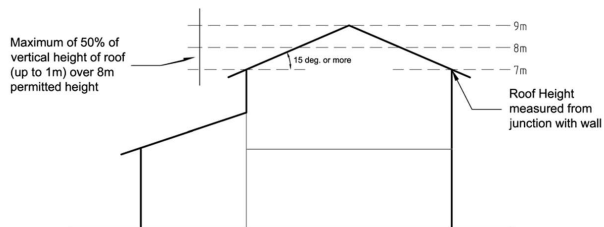
GRZ-S2 Height of Buildings

All

1. Maximum height of any building(s) is 8m except that 50 percent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as follows: -

Figure 9 – Partial Height Exemption

Commented [A48]: S129.173 Kainga Ora - Urban Environment 2A



Note: in all instances, height is measured from the natural ground level.

GRZ-S3 Height in Relation to Boundary

All

1. No part of a building must exceed a height of 23 metres plus the shortest horizontal distance between that part of the building and the nearest side and rear site boundary, except for the following:
 - a. chimneys, ventilation shafts, lift and stair shafts and spires, poles and masts that meet the maximum height standard for the relevant zone, provided the maximum dimension of these structures measured parallel to the boundary under consideration must not exceed 3m;
 - b. domestic water storage tanks, provided the maximum dimension of these structures measured parallel to the boundary under consideration must not exceed 3m;
 - c. solar panels or solar hot water systems (and associated hardware), provided that the panels do not protrude more than 500mm from the surface of the roof.
2. 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 height in relation to boundary is measured from the far side of the access.

Commented [A49]: 129.173 Kainga Ora - Urban Environment 2A

GRZ-S4 Setback from Roads and Rail Network

From road boundaries

1. Minimum setback of any building(s) is 3m.
2. Where the vehicle access to garage faces a road boundary, the garage building must be setback at least 5m from the road boundary.

From the Rail Network Boundary	3. Minimum setback of any building(s) is 1.5m.
GRZ-S5 Setback from Neighbours	
All	1. Minimum setback of buildings for an activity from internal boundaries is 1m. Domestic water storage tanks up to 2m in height are exempt from this standard.
GRZ-S6 Outdoor Living Space	
Residential Activities	<p>1. For each residential unit <u>at ground level</u>, there must be a minimum continuous area for outdoor living space, contained in one area within the net site area of the site, of 80m² with a minimum dimension of 5m, except that:</p> <ol style="list-style-type: none"> For any residential unit with a gross floor area less than 65m², the minimum area may be reduced to 30m² with a minimum dimension of 3.5m. <p>2. <u>For utilities residential units located entirely above ground level, the outdoor living space requirement may be satisfied in the form of a balcony or a deck that:</u></p> <ol style="list-style-type: none"> <u>Has a minimum area of 6m² for studio and one-bedroom residential units and a minimum dimension of 1.85m in any direction; or</u> <u>Has a minimum area of 10m² for two or more bedroom units and a minimum dimension of 1.85m in any direction.</u> <p><u>2.3.</u> The required minimum area of outdoor living space must be readily accessible from a living area of the residential unit, and may take the form of a deck, terrace, or verandah, but must be kept free of buildings (other than cantilevered decks), access areas (including driveways and manoeuvring areas), parking spaces and dedicated outdoor service space.</p>
GRZ-S7 Outdoor Service Space	
Residential Activities	1. In addition to provision of outdoor living space, for each residential unit, there must be a minimum continuous area for outdoor service space, contained in one area within the net site area of the site, of 15m ² with a minimum dimension of 3m.
GRZ-S8 Hours of Operation	
All (except for Residential Activities, <u>Emergency Service</u>)	<p>1. Limited to the following hours of operation:</p> <ol style="list-style-type: none"> 0700 – 2200 hours, seven days a week; except where: <ol style="list-style-type: none"> the entire activity is located within a building; and

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<u>Activities, or Visitor Accommodation</u>	<ul style="list-style-type: none"> ii. each person engaged in the activity outside the above hours resides permanently on the site; and iii. there are no visitors, customers, or deliveries to the activity outside the above hours.
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Commented [A51]: S57.133 FENZ - Urban Environment 2A, Key Issue 2

GRZ-S9 Heavy Vehicle Storage

All	1. There must be no more than one heavy vehicle stored on a site.
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GRZ-S10 Screening of Outdoor Storage and Service Areas

Non-Residential Activities	<ul style="list-style-type: none"> 1. Any outdoor storage (including waste) or service area associated with non-residential activities must be fully screened from adjoining sites and from the street by fencing to a maximum height of 2 metres, and/or by landscaping. 2. If using landscaping to achieve the above rule, trees must have a minimum height of 2 metres at the time of planting (PB95) and shrubs must have a minimum height of 1 metre at the time of planting and be able to grow to 2 metres in height. 3. <u>Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u>
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Commented [A52]: S57.134 FENZ - Urban Environment 2A, Key Issue 2

GRZ-S11 Electricity Safety Distances

All	1. <u>Any activity, including the establishment of buildings and structures within the vicinity of overhead electric lines must comply with the New Zealand Electrical Code of Practice for Electrical Safety Distances (NZCEP 34:2001).</u>
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Commented [A53]: S129.181 Kāinga Ora – Urban Environment 2A, Key Issue 5

GRZ-S12 Transport (Access, Parking, Loading)

All	1. Activities must comply with the provisions of the TRAN – Transport chapter.
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GRZ-S13 Light

All	1. Activities must comply with the provisions of the LIGHT – Light chapter.
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GRZ-S14 Noise

All	1. Activities must comply with the provisions of the NOISE – Noise chapter.
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GRZ-S15 Relocated Buildings

All

1. Any relocated building intended for use as a dwelling or for visitor accommodation must have previously been designed, built and used as a dwelling or for visitor accommodation.
2. The relocated building must comply with all other relevant performance standards for the zone.
3. A Building Pre-Inspection Report must be submitted to the Council with each application to relocate a building. The report must:
 - a. state whether the building is structurally sound;
 - b. describe the condition of the building and identify all reinstatement works needed to bring the exterior of the building up to an external visual appearance that is tidy, workmanlike and compatible with other buildings in the vicinity;
 - c. state the proposed timetable to complete the external reinstatement works (including connections to all infrastructure services and closing in and ventilation to the foundations) within 12 months from the date the building is moved to the site;
 - d. provide clear photographs of the building in its current state; and
 - e. provide such plans and elevations of the building as are necessary to illustrate the new site location and likely external design and appearance of the building as a result of the reinstatement work.
4. The Building Pre-Inspection Report must be prepared by:
 - a. A Member of Engineering New Zealand (the Institute of Engineering Professionals) (Structural and Civil); or
 - b. A member of the New Zealand Institute of Building Surveyors; or
 - c. An independent person, persons or company as approved by Central Hawke's Bay District Council Building Control Authority; or
 - d. A Building Control Officer (or equivalent) from the Territorial Local Authority where the building is being relocated from outside of the District; or
 - e. A Licensed Building Practitioner.
5. The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken until the site is visited by Council officers to inspect the standard of the site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date.
6. The building must be placed on permanent foundations no later than two four weeks from the date the building is moved to the site.

Commented [A54]: S106.008 Heavy Haulage Assoc - Miscellaneous Topic 6C, Key Issue 4

Commented [A55]: Heavy Haulage Assoc (S106.010), Miscellaneous Topic 6C, Key Issue 4

	<p>7. All external reinstatement works identified in the Building Pre-Inspection Report, including connections to all infrastructure services and closing in and ventilation to the foundations, must be completed within 12 months from the date the building is moved to the site.</p> <p>8. The owner of the site on which the relocated building is placed must certify to the Council that the reinstatement work identified in the Building Pre-Inspection Report will be completed within the 12-month period. The site owner will be responsible for ensuring this work is completed.</p> <p><i>Note: All necessary building consents under the Building Act 2004 (including consent to place the building on permanent foundations) must be obtained prior to the relocated building being placed on the destination site, unless otherwise agreed in writing by the Council.</i></p>
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GRZ-S16 Impervious Surfaces

All

1. Within the Waipukurau South Precinct, there must be no more than 65% of the site occupied by impervious surfaces, such as (but not restricted to) buildings and/or driveways.

Commented [A56]: S114.022 CHBDC – Report 6A Mapping & Rezoning, Rezoning Request 23

Assessment Matters

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

GRZ-AM1 Residential Density, Height of Buildings, Height in Relation to Boundary, Setback from Roads and Rail Network, Setback from Neighbours

1. The degree to which the proposed buildings may:
 - a. will be compatible with the character and amenity of the areazone, including the nature and scale of other buildings in the surrounding area;
 - b. will may overshadow adjoining sites and result in reduced sunlight and daylight;
 - c. will may cause a loss of privacy through being over-looked from neighbouring buildings;
 - d. will block views from properties in the vicinity, or from roads or public open space in the surrounding area;
 - e. will diminish or contribute to the openness and attractiveness of the streetscape scene;
 - f. will detract from the amenity of adjoining sites, in terms of such matters as noise, odour, dust, glare or vibration occurring as a result of the building; and

Commented [A57]: minor amendment pursuant to clause 16(2) of Schedule 1 RMA

- g. ~~will~~ adversely affect the safe and efficient operation of the land transport network.
2. The ability of the applicant to:
 - a. provide adequate opportunity for garden and tree planting around buildings;
 - b. provide adequate vehicle parking and manoeuvring space on the site;
 - c. provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site; and
 - d. mitigate any adverse effects of increased height or exceedance of the height in relation to boundary, such as through increased separation distances between the building and adjoining sites or the provision of screening; and
 - e. ~~mitigate any adverse effects on people affected by the proposal.~~
3. Where sewerage reticulation is not available to the site, the ability of the applicant to adequately dispose of effluent, which avoids:
 - a. any potential contamination of groundwater;
 - b. any potential slope instability problems;
 - c. any potential odour, noise and vibration nuisance to neighbours; and
 - d. any potential seepage of effluent at ground surface.
4. The degree to which the non-compliance with the standard allows more efficient, practical and/or pleasant use of the remainder of the site.
5. The degree to which alternative practical locations are available for the building.

Commented [A58]: S129.186 Kāinga Ora – Urban
Topic 2A, Key Issue 1

Commented [A59]: S129.186 Kāinga Ora – Urban
Topic 2A, Key Issue 1

GRZ-AM2 Outdoor Living and Service Space

1. The degree to which the reduction in outdoor living or service space and/or its location will adversely affect the ability of the site to provide for the outdoor living or service needs of likely future residents of the site.
2. Any alternative provision on, or in close proximity to, the site for outdoor living or service space to meet the needs of likely future residents of the site.
3. The degree to which access to alternative outdoor living or service space (e.g. balconies or communal open space) is provided.

GRZ-AM3 Hours of Operation

1. The degree to which additional visitors, employees, customers, or suppliers to the site will result in traffic generation and pedestrian activity that is incompatible with the character of the surrounding area.
2. Any adverse effects of the extended hours in terms of noise, vibration, glare, loss of privacy, traffic and/or parking congestion.

GRZ-AM4 Heavy Vehicle Storage

1. The degree to which the vehicles being stored can be viewed from adjoining sections, the road and public places and the degree to which screening (either by fences, buildings, or landscaping) may mitigate any adverse visual impact.
2. The degree of noise that may be generated from the starting, manoeuvring and mechanical repair of vehicles on site and the degree to which this will contrast with the existing noise environment.

3. Where a heavy vehicle to be stored has been used for the cartage of animals the procedures to be adopted for the washing down of the vehicles and the disposal of the waste and wash water.

GRZ-AM5 Screening of Outdoor Service Areas

1. The degree to which the visual characteristics of the activity to be established are compatible with the character and amenity of the surrounding area and the degree to which screening or landscaping can mitigate any adverse impact.

GRZ-AM6 Home Businesses

1. The degree to which the character of the site will retain open space or tree and garden plantings rather than become dominated by buildings and areas of hard surfacing.
2. The degree to which the activities on the site remain dominated by residential activities, rather than by activities which are not associated with or incidental to residential activities on the site.
3. The degree to which additional employment is an integral and necessary part of other activities being undertaken on the site and contributes towards alternative home-based employment and income-generating opportunities for residents or occupiers of the site.
4. The degree to which the activity fulfils a function at a local level by meeting the needs of residents principally within the surrounding environment.
5. Any adverse effects of the home business in terms of noise, vibration, glare, odour, dust, loss of privacy, traffic and/or parking congestion.

GRZ-AM7 Outdoor Storage

1. The degree to which materials or equipment associated with the activity need to be stored outside the building, taking account of:
 - a. the nature, coverage area and height of materials or equipment; and
 - b. the time period over which materials or equipment are intended to be outside a building.
2. The degree to which provisions would be needed for:
 - a. security;
 - b. control of litter and vermin; and
 - c. prevention or containment of fire hazard.
3. Where goods are not stored to the rear of a building or not screened from public view, the degree to which the outdoor storage will be compatible with the appearance, layout and functioning of other sites in the adjoining area, and the degree to which it will detract from the attractiveness of the site, as viewed from adjoining roads and sites.

GRZ-AM8 Visitor Accommodation

1. Any adverse effects of the likely traffic and pedestrian generation from the proposed visitor accommodation in terms of:

- a. Noise, vibration and glare from vehicles entering and leaving the site or adjoining road, which is incompatible with the levels acceptable in a medium-density residential environment;
 - b. Loss of privacy;
 - c. Levels of traffic congestion, reduction in levels of traffic safety, or reduction in availability of on-street parking, which are inconsistent with the classification of the adjoining road; and
 - d. Any cumulative effect of traffic generation from the activity in conjunction with traffic generation from other activities in the vicinity.
2. The ability to mitigate any adverse effects of the additional traffic generation such as through the location and design of vehicle crossings, parking and loading areas or through the provision of screening. (Other factors may reduce the effect of the additional traffic generation, such as infrequency of the activity, or limited total time over which the traffic movements occur).

GRZ-AM9 Community Facilities, ~~Day Care Facilities~~ and Educational Facilities

Commented [A60]: S81.012 Horticulture New Zealand, Miscellaneous Topic 6C, Key Issue 3

1. The degree to which the proposed buildings will be compatible and integrate with the character of the surrounding area, including the layout, height, bulk, location and scale of buildings.
2. Any adverse effects from the proposed activity in terms of:
 - a. loss of privacy to neighbours, including being over-looked by buildings;
 - b. loss of openness and attractiveness of the street scene;
 - c. noise, vibration, and glare; and
 - d. admission of sunlight and daylight to adjoining sites.
3. The volume and type of traffic which may be generated by the activity and the ability to avoid or mitigate any adverse effects on the function of the road network and/or the safety of pedestrians, cyclists and vehicles using the road network (including cumulative effects) through the provision of appropriate on-site parking, vehicle queuing, loading, manoeuvring and access design.
4. Whether the amenity of the residential environment will be adversely affected by the scale and/or intensity of the activity. The following matters will be considered:
 - a. the number of patrons and/or staff on the site at any one time;
 - b. the hours of operation to maintain the residential amenity of the area;
 - c. the proximity of the activity to adjacent residential activities;
 - d. the anticipated number of transportation movements (including pedestrians and vehicular traffic); and
 - e. whether the proposed activity is located in an area where there are already one or more non-residential activities in close proximity and the resultant cumulative effect on residential amenity.
5. Whether landscaping and/or screening is proposed to mitigate potential adverse visual effects of the activity.

GRZ-AM10 Commercial Activities

1. The degree to which the proposed buildings will be compatible and integrate with the character of the surrounding area, including the layout, height, bulk, location, and scale of buildings.

2. Any adverse effects from the proposed activity in terms of:
 - a. loss of privacy to neighbours, including being over-looked by buildings;
 - b. loss of openness and attractiveness of the street scene;
 - c. noise, vibration, and glare; and
 - d. admission of sunlight and daylight to adjoining sites.
3. The volume and type of traffic which may be generated by the activity and the ability to avoid or mitigate any adverse effects on the function of the road network and/or the safety of pedestrians, cyclists and vehicles using the road network (including cumulative effects) through the provision of appropriate on-site parking, vehicle queuing, loading, manoeuvring and access design, as well as any necessary landscaping.

GRZ-AM11 Development within the Waipukurau South Precinct

1. The degree to which the activity or development will achieve the relevant Precinct Plan Outcomes in Appendix GRZ-APP1 - Waipukurau South Precinct (WSP) Plan.

Commented [A61]: S114.023 CHBDC – Report 6A Mapping & Rezoning, Rezoning Request 23

Methods

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

GRZ-M1 Other Provisions in the District Plan

Other sections of the District Plan contain additional rules and standards applying to activities in the General Residential Zone:

1. NU – Network Utilities – includes rules and standards relating to network utility operations.
2. TRAN – Transport – includes rules and standards relating to access, parking, and loading.
3. HAZS – Hazardous Substances – includes rules relating to the storage, handling and use of hazardous substances, and rules applying to major hazardous facilities.
4. NH – Natural Hazards – includes rules applying in areas specifically identified as subject to natural hazards.
5. HH – Historic Heritage – includes rules applying specifically to identified heritage buildings.
6. TREE – Notable Trees – includes rules applying specifically to identified notable trees.
7. SASM – Sites and Areas of Significance to Māori – includes rules applying specifically to identified sites of significance.
8. SUB – Subdivision – includes rules and standards applying to subdivision.
9. EW – Earthworks – includes rules and standards relating to earthworks and land disturbance, mining, quarrying and mineral prospecting and exploration.
10. NOISE – Noise – includes rules and standards relating to the emission of noise.
11. LIGHT – Light – includes rules and standards relating to light and glare.
12. PKH – Papakāinga and Kaumātua Housing, and associated Marae-based Development – includes rules and standards relating to papakāinga and kaumātua housing and marae-based developments on Māori land.

13. SIGN – Signs – includes rules and standards relating to the design and installation of signs.
14. TEMP – Temporary Activities – includes rules and standards relating to temporary activities, temporary buildings, and temporary events.

Principal Reasons

The principal reasons for adopting the policies and methods:

Housing needs and lifestyle preferences of people in the District differ according to age and income. Family homes constitute the predominant form of residential dwellings in Waipukurau and Waipawa but are not necessarily representative of the needs of the community, particularly the elderly, retired, disabled, or single. The Plan recognises and provides for diversity in living environments.

These objectives and policies are designed to allow activities appropriate to a residential environment. Residential activities are the predominant land use permitted as of right, and certain non-residential activities, such as home businesses and primary production activities, are also provided for, recognising their contribution to the social, economic, and cultural well-being of the District. The Council does not want to unnecessarily constrain individual building design and architecture but will enforce some development standards in order to maintain and enhance the character and amenity values of residential areas.

The Residential Zone performance standards cover such matters as building setback, height and coverage, residential density, outdoor living and service spaces, parking, and access, and noxious or nuisance elements, including noise, glare, traffic generation. They have been set at a level that reflects the existing residential amenity. Persons undertaking activities that do not meet these standards will need to obtain a resource consent from the Council, at which time the merits and consequences of such use in a residential neighbourhood will be assessed.

Within the Waipukurau South Precinct, there are existing constraints on the ability to service development in the area, particularly with regard to stormwater. The performance standards impose limitations on the density of development and the extent of impervious surfaces that can be developed on each site, to optimise the development potential of the residentially zoned land and ensure there is access to infrastructure to service all sites within the Precinct.

Commented [A62]: S114.024 CHBDC – Report 6A Mapping & Rezoning, Rezoning Request 23

Anticipated Environmental Results

The environmental results anticipated from the policies and methods:

- | | |
|-----------------|--|
| GRZ-AER1 | A variety of housing options to meet the diversity of needs of Waipukurau and Waipawa residents. |
| GRZ-AER2 | Retention of the predominant character and scale of development within the District's residential settlements of Waipukurau and |

Waipawa, that is one to two storeys high in a variety of form and sizes.

GRZ-AER3

Compact and coherent residential areas which achieve:

1. residential accommodation close to employment and social services; and
2. diversity in housing and lifestyle types, to meet a range of community needs.

GRZ-AER4

A high degree of residential amenity expressed by way of:

1. dominance of open space and plantings over buildings; The use of open space and planting to contribute to amenity values;
2. dominance of medium density housing;
3. limited high density housing; and
4. compatibility between activities, with residential use the predominant activity.

Commented [A63]: S129.194 Kāinga Ora – Urban Environment 2A

Commented [A64]: S129.192 Kāinga Ora – Urban Environment Report 2A – Key Issue 1

GRZ-AER5

Diversity in building architecture, providing for individual and community expression.

GRZ-AER6

Appropriately serviced, well-integrated and efficient development within the Waipukurau South Precinct.

Commented [A65]: S114.025, S114.027 CHBDC – Report 6A Mapping & Rezoning, Rezoning Request 23

SETZ – Settlement Zone

Introduction

The rural-based settlements covered by the Settlement Zone are:

- Elsthorpe
- Ongaonga
- Ōtane
- Porangahau
- Takapau
- Tikokino

Each settlement has its own special character that reflects its history and development over the years.

The future of these settlements is dependant on surrounding land uses, constraints due to natural hazards, provision for some increase in development and flexibility of development, including their ability to provide water supply and sewage disposal infrastructure (Ōtane, Takapau and Porangahau have reticulated water and wastewater systems, while Tikokino, Ongaonga and Elsthorpe have no reticulated systems).

Despite their small scale and low density, the rural settlements are important places providing residents with pleasant and affordable places to live. They enable those 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. The settlements also act as 'satellite towns' for commuters to other urban centres within and outside the District, particularly the settlements in the northern part of the District which are closer to Hastings and Napier.

The settlements also contain convenient social, recreational and retail services for their residents and for the population of the wider rural area.

Elsthorpe

Elsthorpe is an inland farming district whose history is linked to the establishment of various large sheep stations in the mid-late 1800s – one of these was named after Elsthorpe in Lincolnshire, England. The small area zoned as 'Settlement' centres around the intersection of Elsthorpe and Kenderdine Roads, largely encompassing a church (St Stephens – built in 1909), a community hall (built in 1907), the local rural fire station and a scattering of houses. The local school (Elsthorpe School – opened in 1898) is nearby on Kenderdine Road

Ongaonga

Ongaonga is a small settlement, 20 kilometres west of Waipawa, near State Highway 50, dating back to 1872 when sections were subdivided from the original Fairfield Run. The first house was built in 1874, the first store in 1899, followed by a flour mill, school and church, and further businesses. Since then, the town has developed in a linear fashion centring on the main street (Bridge Street), which has a collection of historic buildings all built at a similar time

(some of which were relocated there from the surrounding district), creating a picturesque historic village.

Ōtane

Originally known as Kaikora, Ōtane was officially founded in 1874 on part of a large pastoral estate known as 'Homewood', which had been subdivided into smaller farms. The settlement started with a few cottages providing homes for artisans and labourers who came to the district to provide the first labour force for the farming industry, and grew further with the arrival of the railway in 1876. Ōtane had a hotel, a general store, a boiling down works and a blacksmith, and residents could graze livestock on the roadside for a small weekly fee. The town reflects its heritage having retained a number of its older historic buildings and trees. Ōtane has had a resurgence in recent years, offering a desirable lifestyle with its village atmosphere and convenient location just off State Highway 2 between Waipawa and neighbouring Hastings. It has attracted some small cottage artisan operations, and offers a Sunday market, café and community facilities.

Porangahau

Porangahau township is a small rural settlement close to the mouth of the Porangahau River, near the coast, 45 kilometres south of Waipukurau. The area was an important site of Māori settlements, and still has a strong Māori presence with marae and coastal lands in the area. The settlement was founded in 1860, and grew to incorporate a general store, church, school and tavern, supporting surrounding farming and coastal activities. Along with nearby coastal settlements, it has become a summer holiday destination for bach owners and holiday-makers.

Takapau

Takapau is a small rural community located off State Highway 2, 20 kilometres west of Waipukurau. It has a long history of Māori settlement dating back to the 1500s. In the early 1870's there was still a large Māori community at Takapau, and an active marae remains there today. The settlement was surveyed in 1876 on part of Oruawharo Station, providing both quarter acre town sections and large suburban sections for small farms. It then developed to include a hotel and general store and continues as a traditional rural service town centred around a small but distinct commercial core.

Tikokino

Tikokino (originally named 'Hampden Town') on State Highway 50 north of Ongaonga, was founded by the government in 1860, and began as a little settlement of 86 sections. It became a sawmilling centre based on milling of tōtara and kahikatea (white pine) – about 20 sawmills were operating at one stage – and has since served the surrounding farms. It has a tavern, a community hall and school, and in the early days had a public library, post office and various stores and small businesses. Tikokino has a scattering of historic buildings and reflects a low density of development. The streets are wide and open, with plantings, and very little fencing.

Issues

SETZ-I1 Rural Township Amenity

The location, nature, and design of buildings, activities and their services vary considerably in the rural settlements reflecting the historical mix of activities that give these small townships their distinct character. However, this can, without suitable environmental management, lead to adverse effects on the amenity of those townships and their surrounding landscapes.

Explanation

The District's rural townships have developed over a long period of time. Ongaonga and Ōtane, particularly, have a strong heritage character which is valued by their communities. While predominantly residential, a range of local and community service activities are found in these settlements, and rural township residents generally accept an informal pattern of activities. Such non-residential activities are usually of a small scale, for example, primary schools, halls, and service stations. If such non-residential activities provide useful services or employment, many residents are willing to live beside them. Similarly, the effects of primary production activities (excluding mining and quarrying) near or within townships are more acceptable to rural township residents than those living in the larger urban areas. This reflects the close economic, social, and physical links between the townships and their surrounding rural land. Nevertheless, residential activities in the rural townships require a degree of amenity protection, for example, from potential adverse visual effects, traffic generation, noise, and odour of nearby non-residential activities.

Objectives

- | | |
|----------------|--|
| SETZ-O1 | To maintain and enhance the attractive open space character of the rural settlements by ensuring that development is compatible in scale to surrounding activities and structures, and provides for generous on-site landscaping, screening and street frontage planting. This will be achieved through well-managed design, layout and intensity of land use activities. |
| SETZ-O2 | To maintain and enhance the historic character of the rural settlements of Ongaonga and Ōtane by encouraging development that is cognisant of and compatible with the historic buildings and landscape of these towns. |
| SETZ-O3 | To provide for non-residential activities, within limits, to locate in the settlements such that their amenity is maintained and enhanced, and to provide for the social, economic and cultural well-being of the people in these rural communities, and for their health and safety. |

Policies

- | | |
|----------------|--|
| SETZ-P1 | Recognise and provide for existing rural settlements that serve an important local role and have a distinct character related to their rural location, through a Settlement Zone. |
|----------------|--|

- SETZ-P2** Provide for a mix of land-use activities and development which are complementary and compatible with the surrounding area, while ensuring an acceptable level of amenity for residents through the application of rules and standards.
- SETZ-P3** Provide controls for the rural settlements which promote an overall low built form and density of development.
- SETZ-P4** Minimise the adverse effects of developments created by inappropriate building scale, overshadowing, building bulk, high site coverage and/or loss of neighbourhood privacy.
- SETZ-P5** Provide for non-residential activities which are compatible with the existing scale, intensity and character of development within the Settlement Zone, including the historic character of Ōtane and Ongaonga.
- SETZ-P6** Provide for existing and new commercial, industrial, community, emergency service activities and educational facilities, while ensuring any changes or expansion of these activities do not adversely affect the qualities of the settlement.
- SETZ-P7** Ensure all land use activities, 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.

Note: refer also to the SUB – Subdivision chapter, and Hawke's Bay Regional Coastal Environment Plan.

Commented [A1]: S73.027 Ministry of Education - Urban Environment 2A, Key Issue 7

Commented [A2]: S57.198 FENZ - Urban Topic 2A, Key Issue 2

Rule Overview Table

Use/activity	Rule Number
Residential activities and showhomes	SETZ-R1
Home businesses	SETZ-R2
Visitor accommodation	SETZ-R3
Day care facilities	SETZ-R4
Service activities	SETZ-R5
Commercial activities not otherwise provided for	SETZ-R6
Community facilities	SETZ-R7

Commented [A3]: S81.012 Horticulture New Zealand, Miscellaneous Topic 6C, Key Issue 3

Educational facilities	SETZ-R8
Emergency service activities <u>and emergency aviation movements</u>	SETZ-R9
Community corrections activities	SETZ-R10
Primary production activities	SETZ-R11
Extension of existing industrial activities	SETZ-R12
New industrial activities and post-harvest facilities	SETZ-R13
Relocated buildings	SETZ-R14
Retirement villages	SETZ-R15
Camping grounds	SETZ-R16
Relocatable building depots	SETZ-R17
Any other activity not otherwise provided for	SETZ-R18
Intensive primary production activities	SETZ-R19
Industrial activities involving offensive processes	SETZ-R20

Commented [A4]: S57.208 FENZ - Urban Environment 2A, Key Issue 2

Rules

It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide Matters chapters also contain provisions that may be relevant for activities undertaken in the Settlement Zone.

Also, check to see if consents are required from Hawke's Bay Regional Council, for instance in relation to:

- discharges of contaminants to land or water (e.g. on-site disposal of effluent, stormwater from industrial or trade premises).
- taking of water (e.g. from water courses or underground wells).
- discharge of contaminants to air (e.g. spray drift, odour).

SETZ-R1 Residential activities and showhomes

1. Activity Status: PER

Where the following conditions are met:

- a. Compliance with:
 - i. SETZ-S1;

2. Activity status where compliance not achieved: RDIS

- ii. SETZ-S2;
- iii. SETZ-S3;
- iv. SETZ-S4;
- v. SETZ-S5;
- vi. SETZ-S6;
- vii. SETZ-S7;
- viii. SETZ-S8;
- ix. SETZ-S9;
- x. SETZ-S10;
- xi. SETZ-S11;
- xii. SETZ-S12;
- xiii. SETZ-S13; and
- ~~xiv.~~ SETZ-S14¹

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
 - i. SETZ-AM1.
 - ii. SETZ-AM2.
 - iii. SETZ-AM3.
 - iv. SETZ-AM4.
 - v. [SETZ-AM10](#).
 - vi. [SETZ-AM11](#).
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

Commented [A5]: S90.046 Centralines - Urban Topic 2A, Key Issue 5

Commented [A6]: S57.200 FENZ Rural 3D, Key Issue 20

SETZ-R2 Home businesses

1. Activity Status: PER

Where the following conditions are met:

- a. Limited to:
 - i. Home businesses must occupy no more than 50m² of the gross floor area of the buildings on the site.
 - ii. Goods, materials, or equipment associated with the home business must be stored within a building.
 - iii. Manufacturing, altering, repairing, dismantling, or processing of any goods or articles associated with the home business must be carried out within a building.
 - iv. Home businesses must be undertaken by a person(s) residing on the site and employ no more than one full-time equivalent person who does not reside on the site

- b. Compliance with:

- i. SETZ-S1;
- ii. SETZ-S2;
- iii. SETZ-S3;
- iv. SETZ-S4;
- v. SETZ-S5;
- vi. SETZ-S6;
- vii. SETZ-S7;
- viii. SETZ-S8;
- ix. SETZ-S9;
- x. SETZ-S10;

2. Activity status where compliance with condition SETZ-R2(1)(b) is not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
 - i. SETZ-AM1.
 - ii. SETZ-AM2.
 - iii. SETZ-AM3.
 - iv. SETZ-AM4.
 - v. [SETZ-AM10](#).
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

Commented [A7]: S90.046 Centralines - Urban Topic 2A, Key Issue 5

3. Activity status where compliance with condition SETZ-R2(1)(a) is not achieved: DIS

- xi. SETZ-S11;
- xii. SETZ-S12;
- xiii. SETZ-S13; and
- xiv. SETZ-S14.

SETZ-R3 Visitor accommodation

1. Activity Status: PER

Where the following conditions are met:

- a. Limited to:
 - i. Accommodating no more than 5 guests at any one time.
 - ii. Length of stay for any one guest must be no greater than 3 months in any 12-month period.
Note: activities involving longer term tenancy within a residential unit are assessed as a 'Residential Activity'.
- b. Compliance with:
 - i. SETZ-S1;
 - ii. SETZ-S2;
 - iii. SETZ-S3;
 - iv. SETZ-S4;
 - v. SETZ-S5;
 - vi. SETZ-S6;
 - vii. SETZ-S7;
 - viii. SETZ-S8;
 - ix. SETZ-S9;
 - x. SETZ-S10;
 - xi. SETZ-S11;
 - xii. SETZ-S12;
 - xiii. SETZ-S13; and
 - xiv. SETZ-S14

2. Activity status where compliance with condition SETZ-R3(1)(b) is not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
 - i. SETZ-AM1.
 - ii. SETZ-AM2.
 - iii. SETZ-AM3.
 - iv. SETZ-AM4.
 - v. [SETZ-AM10](#).
 - vi. [SETZ-AM11](#).
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

Commented [A8]: S90.046 Centralines - Urban Topic 2A, Key Issue 5

Commented [A9]: S57.201 FENZ Rural 3D, Key Issue 20

3. Activity status where compliance with condition SETZ-R3(1)(a) is not achieved: DIS

SETZ-R4 Day care facilities

1. Activity Status: PER

Where the following conditions are met:

- a. ~~Compliance with:~~
 - i. ~~SETZ-S2;~~
 - ii. ~~SETZ-S3;~~
 - iii. ~~SETZ-S4;~~
 - iv. ~~SETZ-S5;~~
 - v. ~~SETZ-S6;~~
 - vi. ~~SETZ-S7;~~

2. Activity status where compliance not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. ~~Assessment matters:~~
 - i. ~~SETZ-AM1.~~
 - ii. ~~SETZ-AM2.~~
 - iii. ~~SETZ-AM3.~~

Commented [A10]: S81.012 Horticulture New Zealand, Miscellaneous Topic 6C, Key Issue 3

~~vii. SETZ-S8;~~
~~viii. SETZ-S9;~~
~~ix. SETZ-S10;~~
~~x. SETZ-S11;~~
~~xi. SETZ-S12;~~
~~xii. SETZ-S13; and~~
~~xiii. SETZ-S14; and~~
~~xiv. SETZ-S16.~~

~~iv. SETZ-AM4.~~
~~v. —~~
~~vi. SETZ-AM11.~~
~~b. Assessment matters in the following chapters:~~
~~i. TRAN – Transport.~~
~~ii. LIGHT – Light.~~
~~i. NOISE – Noise.~~

SETZ-R5 Service activities

1. Activity Status: PER

Where the following conditions are met:

- a. Compliance with:
- SETZ-S2;
 - SETZ-S3;
 - SETZ-S4;
 - SETZ-S5;
 - SETZ-S6;
 - SETZ-S7;
 - SETZ-S8;
 - SETZ-S9;
 - SETZ-S10;
 - SETZ-S11;
 - SETZ-S12;
 - SETZ-S13; and
 - SETZ-S14

2. Activity status where compliance not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
- SETZ-AM1.
 - SETZ-AM2.
 - SETZ-AM3.
 - SETZ-AM4.
 - [SETZ-AM10.](#)
 - [SETZ-AM11.](#)
- b. Assessment matters in the following chapters:
- TRAN – Transport.
 - LIGHT – Light.
 - NOISE – Noise.

Commented [A11]: S90.046 Centralines - Urban Topic 2A, Key Issue 5

Commented [A12]: S57.203 FENZ - Rural 3D, Key Issue 20

SETZ-R6 Commercial activities not otherwise provided for

1. Activity Status: PER

Where the following conditions are met:

- a. Limited to:
- Commercial activities must occupy no more than 250m² gross floor area on the site.
- b. Compliance with:
- SETZ-S2;
 - SETZ-S3;
 - SETZ-S4;
 - SETZ-S5;
 - SETZ-S6;
 - SETZ-S7;

2. Activity status where compliance with condition SETZ-R6(1)(b) is not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
- SETZ-AM1.
 - SETZ-AM2.
 - SETZ-AM3.
 - SETZ-AM4.

- vii. SETZ-S8;
- viii. SETZ-S9;
- ix. SETZ-S10;
- x. SETZ-S11;
- xi. SETZ-S12;
- xii. SETZ-S13; and
- xiii. SETZ-S14

- v. [SETZ-AM10](#).
- vi. [SETZ-AM11](#).

- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

3. Activity status where compliance with condition SETZ-R6(1)(a) is not achieved: DIS

Commented [A13]: S90.046 Centralines - Urban Topic 2A, Key Issue 5

Commented [A14]: S57.204 FENZ - Rural 3D, Key Issue 20

SETZ-R7 Community facilities (excluding day care facilities)

1. Activity Status: PER

Where the following conditions are met:

- a. Compliance with:
 - i. SETZ-S2;
 - ii. SETZ-S3;
 - iii. SETZ-S4;
 - iv. SETZ-S5;
 - v. SETZ-S6;
 - vi. SETZ-S7;
 - vii. SETZ-S8;
 - viii. SETZ-S9;
 - ix. SETZ-S10;
 - x. SETZ-S11;
 - xi. SETZ-S12;
 - xii. SETZ-S13; and
 - xiii. SETZ-S14

2. Activity status where compliance not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
 - i. SETZ-AM1.
 - ii. SETZ-AM2.
 - iii. SETZ-AM3.
 - iv. SETZ-AM4.
 - v. [SETZ-AM10](#).
 - vi. [SETZ-AM11](#).
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

Commented [A15]: Hort NZ (S81.012), Miscellaneous Topic 6C, Key Issue 3

Commented [A16]: S90.046 Centralines - Urban Topic 2A, Key Issue 5

Commented [A17]: S57.205 FENZ, Rural 3D, Key issue 20

SETZ-R8 Educational facilities

1. Activity Status: PER

Where the following conditions are met:

- a. [Limited to 200m² gross floor area.](#)
- b. Compliance with:
 - i. SETZ-S2;
 - ii. SETZ-S3;
 - iii. SETZ-S4;
 - iv. SETZ-S5;
 - v. SETZ-S6;
 - vi. SETZ-S7;

2. Activity status where compliance with SETZ-R8(1)(b) is not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
 - i. SETZ-AM1.
 - ii. SETZ-AM2.
 - iii. SETZ-AM3.

Commented [A18]: S73.028 Ministry of Education - Urban Environment 2A, Key Issue 7

- vii. SETZ-S8;
- viii. SETZ-S9;
- ix. SETZ-S10;
- x. SETZ-S11;
- xi. SETZ-S12;
- xii. SETZ-S13; and
- xiii. SETZ-S14
- xiv. .

- iv. SETZ-AM4.
- v. [SETZ-AM10.](#)
- vi. [SETZ-AM11.](#)

- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

3. Activity status where compliance with condition SETZ-R8(1)(a) is not achieved: DIS

SETZ-R9 Emergency service activities and emergency aviation movements

1. Activity Status: PER

Where the following conditions are met:

- a. Compliance with:
 - i. SETZ-S2;
 - ii. SETZ-S3;
 - iii. SETZ-S4;
 - iv. SETZ-S5;
 - v. SETZ-S6;
 - vi. SETZ-S7;
 - vii. SETZ-S8;
 - viii. SETZ-S9;
 - ix. SETZ-S10;
 - x. SETZ-S11;
 - xi. SETZ-S12;
 - xii. SETZ-S13; and
 - xiii. SETZ-S14

2. Activity status where compliance not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
 - i. SETZ-AM1.
 - ii. SETZ-AM2.
 - iii. SETZ-AM3.
 - iv. SETZ-AM4.
 - v. [SETZ-AM10.](#)
 - vi. [SETZ-AM11.](#)
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

Commented [A19]: S90.046 Centralines - Urban Topic 2A, Key Issue 5

Commented [A20]: S57.206 FENZ, Rural 3D Key issue 20

Commented [A21]: S57.208 FENZ - Urban Topic 2A, Key Issue 2

Commented [A22]: S90.046 Centralines - Urban Topic 2A, Key Issue 5

Commented [A23]: S57.207 FENZ Rural 3D, Key issue 20

SETZ-R10 Community corrections activities

1. Activity Status: PER

Where the following conditions are met:

- a. Compliance with:
 - i. SETZ-S2;
 - ii. SETZ-S3;
 - iii. SETZ-S4;
 - iv. SETZ-S5;
 - v. SETZ-S6;
 - vi. SETZ-S7;

2. Activity status where compliance not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
 - i. SETZ-AM1.
 - ii. SETZ-AM2.
 - iii. SETZ-AM3.

- vii. SETZ-S8;
- viii. SETZ-S9;
- ix. SETZ-S10;
- x. SETZ-S11;
- xi. SETZ-S12;
- xii. SETZ-S13; and
- xiii. SETZ-S14

- iv. SETZ-AM4.
- v. [SETZ-AM10](#).
- vi. [SETZ-AM11](#).

- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

Commented [A24]: S90.046 Centralines - Urban Topic 2A, Key Issue 5

Commented [A25]: S57.209 FENZ, Rural 3D Key Issue 20

SETZ-R11 Primary production activities (including ancillary accessory buildings and structures ([primary production](#)), but excluding post-harvest facilities, mining and quarrying)

1. Activity Status: PER

Where the following conditions are met:

- a. Compliance with:
 - i. SETZ-S2;
 - ii. SETZ-S3;
 - iii. SETZ-S4;
 - iv. SETZ-S5;
 - v. SETZ-S6;
 - vi. SETZ-S7;
 - vii. SETZ-S8;
 - viii. SETZ-S9;
 - ix. SETZ-S10;
 - x. SETZ-S11;
 - xi. SETZ-S12;
 - xii. SETZ-S13; and
 - xiii. SETZ-S14

2. Activity status where compliance not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
 - i. SETZ-AM1.
 - ii. SETZ-AM2.
 - iii. SETZ-AM3.
 - iv. SETZ-AM4.
 - v. [SETZ-AM10](#).
 - vi. [SETZ-AM11](#).
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

Commented [A27]: S90.046 Centralines - Urban Topic 2A, Key Issue 5

Commented [A28]: SETZ-AM11 Rural 3D - Key issue 20

SETZ-R12 Extension of existing industrial activities (existing as at the date of notification of the District Plan)

1. Activity Status: PER

Where the following conditions are met:

- a. Limited to:
 - i. Existing industrial activities must occupy no more than 250m² net site area (land and buildings).
- b. The activity must not involve an offensive process.
- c. Compliance with:
 - i. SETZ-S2;
 - ii. SETZ-S3;

2. Activity status where compliance with condition SETZ-R12(1)(c) is not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
 - i. SETZ-AM1.
 - ii. SETZ-AM2.
 - iii. SETZ-AM3.

- iii. SETZ-S4;
- iv. SETZ-S5;
- v. SETZ-S6;
- vi. SETZ-S7;
- vii. SETZ-S8;
- viii. SETZ-S9;
- ix. SETZ-S10;
- x. SETZ-S11;
- xi. SETZ-S12;
- xii. SETZ-S13; and
- xiii. SETZ-S14

- iv. SETZ-AM4.
- v. [SETZ-AM10](#).
- vi. [SETZ-AM11](#).

- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

3. Activity status where compliance with condition SETZ-R12(1)(a) is not achieved: RDIS

Matters over which discretion is restricted:

- a. Effects on residential amenity.
- b. Effects on the overall character of the surrounding area.
- c. Shading impacts on the street or adjoining sites.
- d. Building bulk, access to sunlight, and impacts on amenity.
- e. Noise and vehicle movements.
- f. Location of additional storage and parking, if required.

4. Activity status where compliance with condition SETZ-R12(1)(b) is not achieved: NC

Commented [A29]: S90.046 Centralines - Urban Topic 2A, Key Issue 5

Commented [A30]: S57.211 FENZ Rural 3D, Key issue 20

SETZ-R13 New industrial activities and post-harvest facilities

1. Activity Status: PER

Where the following conditions are met:

- a. Limited to:
 - i. New industrial activities and post-harvest facilities must occupy no more than 250m² net site area (land and buildings).
- b. The activity must not involve an offensive process.
- c. Compliance with:
 - i. SETZ-S2;

2. Activity status where compliance with condition SETZ-R13(1)(c) is not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
 - i. SETZ-AM1.
 - ii. SETZ-AM2.

- ii. SETZ-S3;
- iii. SETZ-S4;
- iv. SETZ-S5;
- v. SETZ-S6;
- vi. SETZ-S7;
- vii. SETZ-S8;
- viii. SETZ-S9;
- ix. SETZ-S10;
- x. SETZ-S11;
- xi. SETZ-S12;
- xii. SETZ-S13; and
- xiii. SETZ-S14

- iii. SETZ-AM3.
- iv. SETZ-AM4.
- v. [SETZ-AM10](#).
- vi. [SETZ-AM11](#).

- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

3. Activity status where compliance with condition SETZ-R13(1)(a) is not achieved: DIS

4. Activity status where compliance with condition SETZ-R13(1)(b) is not achieved: NC

Commented [A31]: S90.046 Centralines - Urban Topic 2A, Key Issue 5

Commented [A32]: S57.212 FENZ Rural 3D, Key issue 20

SETZ-R14 Relocated buildings

1. Activity Status: PER

Where the following conditions are met:

- a. The building must be for the purpose of accommodating a permitted or consented activity on the site.
- b. Compliance with SETZ-S15.

2. Activity status where compliance not achieved: RDIS

Matters over which discretion is restricted:

- a. Whether the building is structurally sound, the condition of the building and the works needed to bring the exterior of the building up to an external visual appearance that is tidy, of appropriate standard, and compatible with other buildings in the vicinity.
- b. The bulk and location of the building in relation to the requirements of the zone.
- c. The need for structural repairs and reinstatement of the building and the length of time for completion of that work.
- d. The imposition of a performance bond to ensure

	<p>compliance with the consent conditions.</p> <p><i>Note: this rule applies to the building only. Any activities occurring within the building are subject to the District Plan rules relating to the activity itself.</i></p>
SETZ-R16 Camping grounds	
<p><u>1. Activity Status: RDIS</u></p> <p><u>Where the following conditions are met:</u></p> <p>a. <u>Compliance with:</u></p> <ul style="list-style-type: none"> i. <u>SETZ-S2;</u> ii. <u>SETZ-S3;</u> iii. <u>SETZ-S4;</u> iv. <u>SETZ-S5;</u> v. <u>SETZ-S8;</u> vi. <u>SETZ-S9;</u> vii. <u>SETZ-S10;</u> viii. <u>SETZ-S11;</u> ix. <u>SETZ-S12;</u> x. <u>SETZ-S13;</u> xi. <u>SETZ-S14; and</u> xii. <u>SETZ-S16.</u> <p><u>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</u></p> <p>b. <u>Assessment matters:</u></p> <ul style="list-style-type: none"> i. <u>SETZ-AM1.</u> ii. <u>SETZ-AM2.</u> iii. <u>SETZ-AM3.</u> iv. <u>SETZ-AM4.</u> v. <u>SETZ-AM9.</u> <p>c. <u>Assessment matters in the following chapters:</u></p> <ul style="list-style-type: none"> i. <u>TRAN – Transport.</u> ii. <u>LIGHT – Light.</u> iii. <u>NOISE – Noise.</u> 	<p><u>2. Activity status where compliance not achieved: DIS</u></p>
<p><u>1. Activity Status: DIS</u></p> <p><u>Where the following conditions are met: N/A</u></p>	<p><u>2. Activity status where compliance not achieved: N/A</u></p>
SETZ-R15 Retirement villages	

Commented [A33]: S101.004 Motor Caravan Assoc – Miscellaneous Topic 6C, Key Issue 1

1. Activity Status: DIS	2. Activity status where compliance not achieved: N/A
Where the following conditions are met: N/A	

SETZ-R16 Camping grounds

1. Activity Status: <u>RDIS</u>	2. Activity status where compliance not achieved: <u>DIS</u>
<u>Where the following conditions are met:</u>	
<u>Compliance with:</u>	
<u>SETZ-S2;</u>	
<u>SETZ-S3;</u>	
<u>SETZ-S4;</u>	
<u>SETZ-S5;</u>	
<u>SETZ-S8;</u>	
<u>SETZ-S9;</u>	
<u>SETZ-S10;</u>	
<u>SETZ-S11;</u>	
<u>SETZ-S12;</u>	
<u>SETZ-S13;</u>	
<u>SETZ-S14; and</u>	
<u>SETZ-S16;</u>	
<u>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</u>	
<u>Assessment matters:</u>	
<u>SETZ-AM1;</u>	
<u>SETZ-AM2;</u>	
<u>SETZ-AM3;</u>	
<u>SETZ-AM4;</u>	
<u>SETZ-AM9;</u>	
<u>Assessment matters in the following chapters:</u>	
<u>TRAN—Transport;</u>	
<u>LIGHT—Light;</u>	
iv. <u>NOISE—Noise;</u>	

1. Activity Status: <u>DIS</u>	2. Activity status where compliance not achieved: <u>N/A</u>
<u>Where the following conditions are met: N/A</u>	

SETZ-R17 Relocatable building depots

1. Activity Status: DIS	2. Activity status where compliance not achieved: N/A
Where the following conditions are met: N/A	

SETZ-R18 Any other activity not otherwise provided for

Commented [A34]: S101.004 Motor Caravan Assoc – Miscellaneous Topic 6C, Key Issue 1

1. Activity Status: DIS Where the following conditions are met: N/A	2. Activity status where compliance not achieved: N/A
SETZ-R19 Intensive primary production activities	
1. Activity Status: NC Where the following conditions are met: N/A	2. Activity status where compliance not achieved: N/A
SETZ-R20 Industrial activities involving offensive processes	
1. Activity Status: NC Where the following conditions are met: N/A	2. Activity status where compliance not achieved: N/A

Standards

SETZ-S1 Residential Density	
All	<ol style="list-style-type: none"> There must be no more than two residential units (including minor residential units) on any site. Minimum net site area for any site is 600m² for each residential unit contained within the site, where the site is connected to a reticulated wastewater disposal system, except that: <ol style="list-style-type: none"> for sites of 350m² – 600m² existing at the date of notification of this District Plan, the minimum net site area for any site is 350m² for each residential unit contained within the site where it is connected to a reticulated sewerage system. Minimum net site area for any site is 1000m² for each residential unit where it is not connected to a reticulated wastewater disposal system. <p><i>Note: The settlements of Tikokino, Ongaonga and Elsthorpe are not serviced by reticulated sewage disposal. Resource consent may be required from the Hawke's Bay Regional Council for new or existing on-site wastewater disposal and treatment systems. Any proposed on-site drainage fields and reserve areas will need to be identified on a site plan prior to any building consent being issued and must remain free of permanent structures.</i></p>
SETZ-S2 Building Coverage	

All (except Residential Activities)	1. Maximum building(s) coverage is 75%.
SETZ-S3 Height of Buildings	
All	<p>1. Maximum height of any building(s) is 8m.</p> <p><i>Note: in all instances, height is measured from the natural ground level.</i></p>
SETZ-S4 Height in Relation to Boundary	
All	<p>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:</p> <ul style="list-style-type: none"> a. chimneys, ventilation shafts, lift and stair shafts and spires, poles and masts that meet the maximum height standard for the relevant zone, provided the maximum dimension of these structures measured parallel to the boundary under consideration must not exceed 3m; b. domestic water storage tanks, provided the maximum dimension of these structures measured parallel to the boundary under consideration must not exceed 3m; c. solar panels or solar hot water systems (and associated hardware), provided that the panels do not protrude more than 500mm from the surface of the roof. <p>2. 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 height in relation to boundary is measured from the far side of the access.</p>
SETZ-S5 Setback from Roads and Rail Network	
From road boundaries	<p>1. Minimum setback of any building(s) is 3m.</p> <p>2. Where the vehicle access to garage faces a road boundary, the garage building must be setback at least 5m from the road boundary.</p>
From the Rail Network Boundary	3. Minimum setback of any building(s) is 1.5m.
SETZ-S6 Setback from Neighbours	

Residential Activities	1. Minimum setback of buildings for an activity from internal boundaries is 1m. Domestic water storage tanks up to 2m in height are exempt from this standard.
All Other Activities	2. Minimum setback of buildings for an activity from internal boundaries is 3m. Domestic water storage tanks up to 2m in height are exempt from this standard. 3. Buildings designed and/or used for the housing of livestock must be setback a minimum of 8.5m from any internal boundary.

SETZ-S7 Outdoor Living Space

Residential Activities	1. For each residential unit, there must be a minimum continuous area for outdoor living space, contained in one area within the net site area of the site, of 80m ² with a minimum dimension of 5m, except that: <ol style="list-style-type: none"> For any residential unit with a gross floor area less than 65m², the minimum area may be reduced to 30m² with a minimum dimension of 3.5m. 2. The required minimum area of outdoor living space must be readily accessible from a living area of the residential unit, and may take the form of a deck, terrace, or verandah, but must be kept free of buildings (other than cantilevered decks), access areas (including driveways and manoeuvring areas), parking spaces and dedicated utility spaces.
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SETZ-S8 Outdoor Service Space

Residential Activities	1. In addition to provision of outdoor living space, for each residential unit, there must be a minimum continuous area for outdoor service space, contained in one area within the net site area of the site, of 15m ² with a minimum dimension of 3m.
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SETZ-S9 Hours of Operation

All (except for Residential Activities, Emergency Service Activities, or Visitor Accommodation)	1. Limited to the following hours of operation: <ol style="list-style-type: none"> 0700 – 2200 hours, seven days a week; except where: <ol style="list-style-type: none"> the entire activity is located within a building; and each person engaged in the activity outside the above hours resides permanently on the site; and there are no visitors, customers, or deliveries to the activity outside the above hours.
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Commented [A35]: S57.216 FENZ - Urban Topic 2A, Key Issue 2

SETZ-S10 Screening of Outdoor Storage and Service Areas

Non-Residential Activities	<ol style="list-style-type: none">1. Any outdoor storage (including waste) or service area associated with non-residential activities must be fully screened from adjoining sites and from the street by fencing to a maximum height of 2 metres, and/or by landscaping.2. If using landscaping to achieve the above rule, trees must have a minimum height of 2 metres at the time of planting (PB95) and shrubs must have a minimum height of 1 metre at the time of planting and be able to grow to 2 metres in height.3. Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.
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Commented [A36]: S57.227 FENZ - Urban Topic 2A, Key Issue 2

SETZ-S11 Electricity Safety Distances

All	<ol style="list-style-type: none">1. Any activity, including the establishment of buildings and structures within the vicinity of overhead electric lines must comply with the New Zealand Electrical Code of Practice for Electrical Safety Distances (NZECEP 34:2001).
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Commented [A37]: minor change to correct error pursuant to clause 16(2) of Schedule 1 RMA

SETZ-S12 Transport (Access, Parking, Loading)

All	<ol style="list-style-type: none">1. Activities must comply with the provisions of the TRAN – Transport chapter.
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SETZ-S13 Light

All	<ol style="list-style-type: none">1. Activities must comply with the provisions of the LIGHT – Light chapter.
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SETZ-S14 Noise

All	<ol style="list-style-type: none">1. Activities must comply with the provisions of the NOISE – Noise chapter.
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SETZ-S15 Relocated Buildings

All	<ol style="list-style-type: none">1. Any relocated building intended for use as a dwelling or for visitor accommodation must have previously been designed, built, and used as a dwelling or for visitor accommodation.2. The relocated building must comply with all other relevant performance standards for the zone.3. A Building Pre-Inspection Report must be submitted to the Council with each application to relocate a building. The report must:<ol style="list-style-type: none">a. state whether the building is structurally sound;
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- b. describe the condition of the building and identify all reinstatement works needed to bring the exterior of the building up to an external visual appearance that is tidy, workmanlike and compatible with other buildings in the vicinity;
 - c. state the proposed timetable to complete the external reinstatement works (including connections to all infrastructure services and closing in and ventilation to the foundations) within 12 months from the date the building is moved to the site;
 - d. provide clear photographs of the building in its current state; and
 - e. provide such plans and elevations of the building as are necessary to illustrate the new site location and likely external design and appearance of the building as a result of the reinstatement work.
4. The Building Pre-Inspection Report must be prepared by:
- a. A Member of Engineering New Zealand (the Institute of Engineering Professionals) (Structural and Civil); or
 - b. A member of the New Zealand Institute of Building Surveyors; or
 - c. An independent person, persons, or company as approved by Central Hawke's Bay District Council Building Control Authority; or
 - d. A Building Control Officer (or equivalent) from the Territorial Local Authority where the building is being relocated from outside of the District; or
 - e. A Licensed Building Practitioner.
5. The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken until the site is visited by Council officers to inspect the standard of the site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date.
6. The building must be placed on permanent foundations no later than two-four weeks from the date the building is moved to the site.
7. All external reinstatement works identified in the Building Pre-Inspection Report, including connections to all infrastructure services and closing in and ventilation to the foundations, must be completed within 12 months from the date the building is moved to the site.
8. The owner of the site on which the relocated building is placed must certify to the Council that the reinstatement work identified in the Building Pre-Inspection Report will be

Commented [A38]: S106.028 Heavy Haulage Assoc - Miscellaneous Topic 6C, Key Issue 4

Commented [A39]: Heavy Haulage Assoc (S106.030), Miscellaneous Topic, Key Issue 4

	<p>completed within the 12-month period. The site owner will be responsible for ensuring this work is completed.</p> <p><i>Note: All necessary building consents under the Building Act 2004 (including consent to place the building on permanent foundations) must be obtained prior to the relocated building being placed on the destination site, unless otherwise agreed in writing by the Council.</i></p>
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Assessment Matters

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

SETZ-AM1 Building Density, Building Coverage, Height of Buildings, Height in Relation to Boundary, Setback from Roads and Rail Network, Setback from Neighbours

1. The degree to which the proposed buildings:
 - a. will be compatible with the character and amenity of the area, including the nature and scale of other buildings in the surrounding area;
 - b. will overshadow adjoining sites and result in reduced sunlight and daylight;
 - c. will cause a loss of privacy through being over-looked from neighbouring buildings;
 - d. will block views from properties in the vicinity, or from roads or public open space in the surrounding area;
 - e. will diminish the openness and attractiveness of the street scene;
 - f. will detract from the amenity of adjoining sites, in terms of such matters as noise, odour, dust, glare or vibration occurring as a result of the building; and
 - g. will adversely affect the safe and efficient operation of the land transport network.
2. The ability of the applicant to:
 - a. provide adequate opportunity for garden and tree planting around buildings;
 - b. provide adequate vehicle parking and manoeuvring space on site;
 - c. provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site;
 - d. mitigate any adverse effects of increased height or exceedance of the height in relation to boundary, such as through increased separation distances between the building and adjoining sites or the provision of screening; and
 - e. mitigate any adverse effects on people affected by the proposal.

3. Where sewerage reticulation is not available to the site, the ability of the applicant to adequately dispose of effluent, which avoids:
 - a. any potential contamination of groundwater;
 - b. any potential slope instability problems;
 - c. any potential odour, noise and vibration nuisance to neighbours; and
 - d. any potential seepage of effluent at ground surface.
4. The degree to which the non-compliance with the standard allows more efficient, practical and/or pleasant use of the remainder of the site.
5. The degree to which alternative practical locations are available for the building.

SETZ-AM2 Outdoor Living and Service Space

1. The degree to which the reduction in outdoor living or service space and/or its location will adversely affect the ability of the site to provide for the outdoor living or service needs of likely future residents of the site.
2. Any alternative provision on, or in close proximity to, the site for outdoor living or service space to meet the needs of likely future residents of the site.
3. The degree to which access to alternative outdoor living or service space (e.g. balconies or communal open space) is provided.

SETZ-AM3 Hours of Operation

1. The degree to which additional visitors, employees, customers, or suppliers to the site will result in traffic generation and pedestrian activity that is incompatible with the character of the surrounding area.
2. Any adverse effects of the extended hours in terms of noise, vibration, glare, loss of privacy, traffic and/or parking congestion.

SETZ-AM4 Screening of Outdoor Storage and Service Areas

1. The degree to which the visual characteristics of the activity to be established are compatible with the character and amenity of the surrounding area and the degree to which screening or landscaping can mitigate any adverse impact.

SETZ-AM5 Home Businesses

1. The degree to which the character of the site will retain open space or tree and garden plantings rather than become dominated by buildings and areas of hard surfacing.
2. The degree to which the activities on the site remain dominated by residential activities, rather than by activities which are not associated with or incidental to residential activities on the site.
3. The degree to which additional employment is an integral and necessary part of other activities being undertaken on the site and contributes towards alternative home-based employment and income-generating opportunities for residents or occupiers of the site.
4. The degree to which the activity fulfils a function at a local level by meeting the needs of residents principally within the surrounding environment.

5. Any adverse effects of the home business in terms of noise, vibration, glare, odour, dust, loss of privacy, traffic and/or parking congestion.

SETZ-AM6 Outdoor Storage

1. The degree to which materials or equipment associated with the activity need to be stored outside the building, taking account of:
 - a. the nature, coverage area and height of materials or equipment; and
 - b. the time period over which materials or equipment are intended to be outside a building.
2. The degree to which provisions would be needed for:
 - a. security;
 - b. control of litter and vermin; and
 - c. prevention or containment of fire hazard.
3. Where goods are not stored to the rear of a building or not screened from public view, the degree to which the outdoor storage will be compatible with the appearance, layout and functioning of other sites in the adjoining area, and the degree to which it will detract from the attractiveness of the site, as viewed from adjoining roads and sites.

SETZ-AM7 Visitor Accommodation

1. Any adverse effects of the likely traffic and pedestrian generation from the proposed visitor accommodation in terms of:
 - a. Noise, vibration and glare from vehicles entering and leaving the site or adjoining road, which is incompatible with the levels acceptable in a low-density, mixed-use environment;
 - b. Loss of privacy;
 - c. Levels of traffic congestion, reduction in levels of traffic safety, or reduction in availability of on-street parking, which are inconsistent with the classification of the adjoining road; and
 - d. Any cumulative effect of traffic generation from the activity in conjunction with traffic generation from other activities in the vicinity.
2. The ability to mitigate any adverse effects of the additional traffic generation such as through the location and design of vehicle crossings, parking and loading areas or through the provision of screening. (Other factors may reduce the effect of the additional traffic generation, such as infrequency of the activity, or limited total time over which the traffic movements occur).

SETZ-AM8 Community Facilities, ~~Day Care Facilities,~~ Educational Facilities

1. The degree to which the proposed buildings will be compatible and integrate with the character of the surrounding area, including the layout, height, bulk, and scale of buildings.
2. Any adverse effects from the proposed activity in terms of:
 - a. loss of privacy to neighbours through being over-looked, including by buildings;
 - b. loss of openness and attractiveness of the street scene;

Commented [A40]: S81.012 Horticulture New Zealand, Miscellaneous Topic 6C, Key Issue 3

- c. noise, vibration, and glare; and
 - d. admission of sunlight and daylight to adjoining sites.
3. The volume and type of traffic which may be generated by the activity and the ability to avoid or mitigate any adverse effects on the function of the road network and/or the safety of pedestrians, cyclists and vehicles using the road network (including cumulative effects) through the provision of appropriate on-site parking, vehicle queuing, loading, manoeuvring and access design.
 4. Whether the amenity of the residential environment will be adversely affected by the scale and/or intensity of the activity. The following matters will be considered:
 - a. the number of patrons and/or staff on the site at any one time;
 - b. the hours of operation to maintain the residential amenity of the area
 - c. the proximity of the activity to adjacent residential activities;
 - d. the anticipated number of transportation movements (including pedestrians and vehicular traffic); and
 - e. whether the proposed activity is located in an area where there are already one or more non-residential activities in close proximity and the resultant cumulative effect on residential amenity.
 5. Whether landscaping and/or screening is proposed to mitigate potential adverse visual effects of the activity.

SETZ-AM9 Camping Grounds

1. The size of the camping ground, number of camp sites/accommodation units, carparks, and scale of buildings to ensure that they are consistent with the surrounding character and amenity.
2. Whether the design and appearance of the development of the site harmonises with the surrounding natural features and landscape.
3. Whether the location of the camping ground will give rise to reverse sensitivity effects, particularly in terms of primary production and associated activities.
4. Whether the proposed land use will have an adverse effect on any cultural values or heritage values of the area.
5. The design of infrastructure to ensure it is of a standard capable of servicing the camping ground, assuming 100% capacity.
6. Whether the activity is, or will be, located in an identified natural hazard area, considering the health and safety of camp users and the long- term viability of safe access and egress to the site.
7. Whether the activity will make a positive contribution to the social and economic well-being of the local community.
8. The proximity to any wāhi tapu, wāhi taonga and sites of significance identified in SASM-SCHED3 and on the Planning Maps.

SETZ-AM10 Electrical Safety Distances

1. Impacts on the operation, maintenance, upgrading and development of the electricity network.
2. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.

3. [The risk to the structural integrity of any support structures associated with the electricity network.](#)
4. [Technical advice provided by the National Grid owner \(Transpower\) or electricity distribution network operator \(Centralines Limited\).](#)

Commented [A41]: S90.046 Centralines - Urban Environment 2A, Key Issue 5

SETZ-AM11 Water Supply for firefighting

1. [The extent of compliance SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice and health and safety of the community, including neighbouring properties.](#)
2. [Technical advice provided by Fire and Emergency New Zealand.](#)

Commented [A42]: S57.228 FENZ - Rural 3D, Key issue 20

Methods

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

SETZ-M1 Other Provisions in the District Plan

Other sections of the District Plan contain additional rules and standards applying to activities in the Settlement Zone:

1. NU – Network Utilities – includes rules and standards relating to network utility operations.
2. TRAN – Transport – includes rules and standards relating to access, parking, and loading.
3. HAZS – Hazardous Substances – includes rules relating to the storage, handling and use of hazardous substances, and rules applying to major hazardous facilities.
4. NH – Natural Hazards – includes rules applying in areas specifically identified as subject to natural hazards.
5. HH – Historic Heritage – includes rules applying specifically to identified heritage buildings.
6. TREE – Notable Trees – includes rules applying specifically to identified notable trees.
7. SASM – Sites and Areas of Significance to Māori – includes rules applying specifically to identified sites of significance.
8. SUB – Subdivision – includes rules and standards applying to subdivision.
9. EW – Earthworks – includes rules and standards relating to earthworks and land disturbance, mining, quarrying and mineral prospecting and exploration.
10. NOISE – Noise – includes rules and standards relating to the emission of noise.
11. LIGHT – Light – includes rules and standards relating to light and glare.
12. PKH – Papakāinga and Kaumātua Housing, and associated Marae-based Development – includes rules and standards relating to papakāinga and kaumātua housing and marae-based developments on Māori land.
13. SIGN – Signs – includes rules and standards relating to the design and installation of signs.

14. TEMP – Temporary Activities – includes rules and standards relating to temporary activities, temporary buildings, and temporary events.

Principal Reasons

The principal reasons for adopting the policies and methods:

The RMA requires that natural and physical resources in the District's rural settlements are protected and used 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 an area's amenity values. For these reasons, the Council has policies to maintain the special character of all the District's rural townships, including the special historic character of Ōtane and Ongaonga, by providing for spacious development and a mixture of activities.

The informal relationship of different activities is maintained using a single Settlement Zone, and provision for a wider range of different land use activities than in the more concentrated urban residential areas of Waipukurau and Waipawa. The policies recognise the interrelationship of these rural settlements with the surrounding rural area. Performance standards are introduced to maintain and enhance the amenity of the rural settlements, and include standards on noise, building density and site coverage, setbacks from boundaries, outdoor living and service space and hours of operation which differ from those that apply in the main urban residential areas.

Anticipated Environmental Results

The environmental results anticipated from the policies and methods:

SETZ-AER1	Small rural settlements comprising a mixture of residential, business, rural and community activities and with a 'village' amenity.
SETZ-AER2	The unique character and amenity of the rural settlements is retained and protected.
SETZ-AER3	Development that does not create adverse impacts in terms of overshadowing, inappropriate building scale, or loss of privacy.
SETZ-AER4	New development that relates positively to surrounding buildings and contributes positively to the quality of the collective streetscape.
SETZ-AER5	An environment free from excessive noise, odour, dust, glare and vibration nuisance.
SETZ-AER6	Development is appropriately serviced including through the integrated management of stormwater, water, sewer and roading infrastructure. Low impact urban design solutions are used where practicable.

TCZ – Commercial Town Centre Zone

Commented [A1]: Kāinga Ora (S129.241) - Urban Environment 2A - key issue 8

Introduction

Waipukurau and Waipawa are the largest commercial business and rural service centres in the District, providing a wide range of activities, including retail shops, professional and administrative offices, community facilities, personal and household services, entertainment, restaurants and industry.

The existing buildings in the central retail areas are generally one or two storeys high, and are often characterised by verandahs and display windows adjacent to the street frontage. The Council provides off-street parking, street furniture and public toilets in these areas.

Commented [A2]: S129.196 Kāinga Ora - Urban Environment 2A

Waipawa and Waipukurau have a number of historic buildings. In Waipawa they are wooden, built around the turn of last century; while, in Waipukurau they are typically in 'art deco' style, built after the 1931 Napier earthquake.

Performance standards aim to maintain and enhance the existing character the quality and amenity of the zone and while providing flexibility in built form and site development. Performance Standards also apply to activities within the Commercial Town Centre Zone that are on sites adjoining the General Residential Zone, to ensure that the amenity values and quality of the residential environment are not adversely affected effects resulting from commercial activities at the interface are appropriately managed so as not to adversely affect residential amenity.

Commented [A3]: S129.196 Kāinga Ora - Urban Environment 2A

Issues

TCZ-11 Amenity

There is a need to provide for and enable a diverse range of commercial business activities to establish within the urban areas of Waipawa and Waipukurau, as they contribute to the economic and social wellbeing of the District. However, the establishment and operation of businesses without adequate environmental controls can cause noise, odour, dust, loss of visual amenity, and traffic congestion, leading to reduced quality of the environment and incompatibility with other land uses.

Explanation

The inner commercial areas of Waipawa and Waipukurau contain retail and service activities and their characteristics are quite distinct.

Visually, the Commercial Town Centre Zone is characterised by one and two storey buildings built up to all boundaries, often with large display windows, verandahs and advertising signs. Important issues with regard to visual amenity are:

- retaining the existing scale and spatial distribution of buildings
- preventing the proliferation of advertising from detracting from amenity
- preventing the erection of large blank walls along road frontages

- a safe and pleasant pedestrian environment

To maintain an attractive environment, new buildings should not significantly exceed existing heights or create large blank walls which have no interest or appeal. Large, sealed areas, such as car parks, also have little visual interest and fragment the continuity of buildings. The potential effects of a proliferation of advertising is discussed in the SIGNS – Signs chapter.

Certain buildings in the District's business areas (such as the Waipawa Town Hall and Library) contain significant historical, architectural, or cultural values. Poorly considered development can compromise the character of buildings. It is therefore important to ensure that the development and refurbishment of these buildings is sympathetic to, and maintains, their important values.

TCZ-I2 Reverse Sensitivity

New sensitive activities locating within the Commercial Town Centre Zone can create actual or potential reverse sensitivity effects.

Explanation

The establishment of more sensitive activities within the zone, such as residential activities, can potentially restrict the operation of lawfully established commercial activities because they have different expectations in relation to environmental standards, including noise levels, traffic, light and glare.

Objectives

TCZ-O1 ~~Maintain and enhance the character and amenity values of the commercial areas in a manner that enables~~ Provide for C~~Provide for commercial activities to that support the local economy and provide a pleasant work environment, while maintaining and enhancing the character and amenity values of the commercial area. while avoiding, remedying or mitigating adverse effects within and adjoining the Commercial Zones on the environment.~~

Commented [A4]: S129.197 Kāinga Ora - Urban Environment 2A - Key Issue 1

TCZ-O2 ~~Provide for C~~ complementary and compatible non-commercial activities within the Commercial Town Centre Zone that recognise the sensitivities and amenity levels within the Commercial Town Centre Zones are provided for.

Commented [A5]: S73.029 Ministry of Education - Urban Environment 2A Key Issue 1

TCZ-O3 ~~Business-Commercial~~ activities which do not detract from the standard of amenity in the adjoining General rResidential Zone areas.

Commented [A6]: S129.199 Kāinga Ora - Urban Environment 2A Key Issue 1

Policies

TCZ-P1 ~~To maintain and enhance the commercial environment by avoiding, remedying or mitigating adverse~~ dust and noise ~~effects created by~~

activities such as noise, glare, dust, odour, noise and car-parking or visual impacts including; by:

Commented [A7]: S129.200 Kāinga Ora - Urban Environment 2A, Key Issue 1

1. requiring all parking and vehicle manoeuvring areas to be formed and sealed to minimise the creation of dust nuisance; and
2. ensuring noise standards within commercial areas do not compromise the functioning of anticipated activities, while recognising that the areas need to remain pleasant to visit and work in.

TCZ-P2

To maintain and enhance the existing form and character of central commercial areas in terms of building height, setback from streets, building coverage, verandahs and display windows.

TCZ-P3

To maintain and enhance the character and integrity of buildings which have significant cultural, historic or architectural values.

Commented [A8]: S129.202 Kāinga Ora - Urban Environment 2A

TCZ-P4

To differentiate between commercial activities, based on the general nature of their effects, so that incompatible activities are not located together; by ensuring the retention of a central commercial area (Town Centre Zone) in Waipukurau and Waipawa, with particular focus on the retail and commercial frontage areas, so they remain convenient, accessible, identifiable and pleasant areas to undertake commercial and retail activities.

Commented [A9]: Correction under Schedule 1, cl16(2) of the RMA

To differentiate between commercial activities, based on the general nature of their effects, so that incompatible activities are not located together; by:

1. ensuring the retention of a central commercial area (Commercial Zone) in Waipukurau and Waipawa, with particular focus on the retail and commercial frontage areas, so they remain convenient, accessible, identifiable and pleasant areas to undertake commercial and retail activities.

TCZ-P5

To maintain and enhance public open spaces within commercial areas, and to provide public facilities and street furniture (such as bench seats) for the enjoyment and convenience of visitors, workers and residents.

TCZ-P6

To provide for a mix of activities within the Commercial Town Centre Zone which meet the needs of the local community with convenient access to goods and services, while ensuring adverse effects on the environment, human health and safety are avoided, remedied or mitigated.

TCZ-P7

To recognise and encourage a clear distinction between development and activities in the Commercial Town Centre Zone and the General Residential Zone.

Commented [A10]: Correction under Schedule 1, cl16(2) of the RMA

- TCZ-P8** At the interface between the **Commercial Town Centre** zone and General Residential Zone, to protect **living environments residential activities within the General Residential Zone** from unacceptable noise, odour, shading, traffic, or reduction in visual amenity by:
1. applying the residential standards for height **in relation to boundary** and admission of sunlight to buildings on commercial sites adjoining residential areas **in the General Residential Zone**;
 2. applying the residential standard for noise on activities on commercial sites adjoining residential areas; and
 3. requiring landscape planting along the boundaries of commercial sites adjacent to residential sites and screening of outdoor storage areas to protect the visual amenity of the residential areas.

Commented [A11]: S129.207 Kāinga Ora - Urban Environment 2A, Key Issue 1

Rule Overview Table

Use/activity	Rule Number
Commercial activities	TCZ-R1
Service activities	TCZ-R2
Community facilities	TCZ-R3
Educational facilities	TCZ-R4
Emergency service activities and emergency aviation movements	TCZ-R5
Community corrections activities	TCZ-R6
Relocated buildings	TCZ-R7
Residential activities, rest homes and visitor accommodation	TCZ-R8
Commercial boarding and/or breeding of cats, dogs and other domestic pets	TCZ-R9
Relocatable building depots	TCZ-R10
Any other activity not otherwise provided for	TCZ-R11
Intensive primary production activities	TCZ-R12
Industrial activities	TCZ-R13

Warehouses and depots

[TCZ-R14](#)

Rules

It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide Matters chapters also contain provisions that may be relevant for activities undertaken in the [Commercial Town Centre](#) Zone.

Also, check to see if consents are required from Hawke's Bay Regional Council, for instance in relation to:

- discharges of contaminants to land or water (e.g. waste disposal, stormwater from an industrial or trade premises).
- discharges of contaminants or odour to air.

[TCZ-R1](#) Commercial activities

1. Activity Status: PER

Where the following conditions are met:

- a. Compliance with:
 - i. [TCZ-S1](#);
 - ii. [TCZ-S2](#);
 - iii. [TCZ-S3](#);
 - iv. [TCZ-S4](#);
 - v. [TCZ-S5](#);
 - vi. [TCZ-S6](#);
 - vii. [TCZ-S7](#);
 - viii. [TCZ-S8](#);
 - ix. [TCZ-S9](#); and
 - x. [TCZ-S10](#).

2. Activity status where compliance not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
 - i. [TCZ-AM1](#).
 - ii. [TCZ-AM2](#).
 - iii. [TCZ-AM3](#).
 - iv. [TCZ-AM4](#).
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

[TCZ-R2](#) Service activities (excluding warehouses and transport depots)

1. Activity Status: PER

Where the following conditions are met:

- a. Compliance with:
 - i. [TCZ-S1](#);
 - ii. [TCZ-S2](#);
 - iii. [TCZ-S3](#);
 - iv. [TCZ-S4](#);
 - v. [TCZ-S5](#);
 - vi. [TCZ-S6](#);
 - vii. [TCZ-S7](#);

2. Activity status where compliance not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
 - i. [TCZ-AM1](#).
 - ii. [TCZ-AM2](#).
 - iii. [TCZ-AM3](#).
 - iv. [TCZ-AM4](#).

- viii. [TCZ-S8](#);
- ix. [TCZ-S9](#); and
- x. [TCZ-S10](#).

- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

[TCZ-R3 Community facilities](#)

1. Activity Status: PER

Where the following conditions are met:

- a. Compliance with:
 - i. [TCZ-S1](#);
 - ii. [TCZ-S2](#);
 - iii. [TCZ-S3](#);
 - iv. [TCZ-S4](#);
 - v. [TCZ-S5](#);
 - vi. [TCZ-S6](#);
 - vii. [TCZ-S7](#);
 - viii. [TCZ-S8](#);
 - ix. [TCZ-S9](#); and
 - x. [TCZ-S10](#).

2. Activity status where compliance not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
 - i. [TCZ-AM1](#).
 - ii. [TCZ-AM2](#).
 - iii. [TCZ-AM3](#).
 - iv. [TCZ-AM4](#).
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

[TCZ-R4 Educational facilities](#)

1. Activity Status: PER

Where the following conditions are met:

- a. Compliance with:
 - i. [TCZ-S1](#);
 - ii. [TCZ-S2](#);
 - iii. [TCZ-S3](#);
 - iv. [TCZ-S4](#);
 - v. [TCZ-S5](#);
 - vi. [TCZ-S6](#);
 - vii. [TCZ-S7](#);
 - viii. [TCZ-S8](#);
 - ix. [TCZ-S9](#); and
 - x. [TCZ-S10](#).

2. Activity status where compliance not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
 - i. [TCZ-AM1](#).
 - ii. [TCZ-AM2](#).
 - iii. [TCZ-AM3](#).
 - iv. [TCZ-AM4](#).
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

[TCZ-R5 Emergency service activities and emergency aviation movements](#)

Commented [A12]: S57.236 FENZ - Urban Topic 2A, Key Issue 2

1. Activity Status: PER

Where the following conditions are met:

- a. Compliance with:
 - i. [TCZ-S1](#);
 - ii. [TCZ-S2](#);
 - iii. [TCZ-S3](#);
 - iv. [TCZ-S4](#);
 - v. [TCZ-S5](#);
 - vi. [TCZ-S6](#);
 - vii. [TCZ-S7](#);
 - viii. [TCZ-S8](#);
 - ix. [TCZ-S9](#); and
 - x. [TCZ-S10](#).

2. Activity status where compliance not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
 - i. [TCZ-AM1](#).
 - ii. [TCZ-AM2](#).
 - iii. [TCZ-AM3](#).
 - iv. [TCZ-AM4](#).
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

[TCZ-R6](#) Community corrections activities

1. Activity Status: PER

Where the following conditions are met:

- a. Compliance with:
 - i. [TCZ-S1](#);
 - ii. [TCZ-S2](#);
 - iii. [TCZ-S3](#);
 - iv. [TCZ-S4](#);
 - v. [TCZ-S5](#);
 - vi. [TCZ-S6](#);
 - vii. [TCZ-S7](#);
 - viii. [TCZ-S8](#);
 - ix. [TCZ-S9](#); and
 - x. [TCZ-S10](#).

2. Activity status where compliance not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
 - i. [TCZ-AM1](#).
 - ii. [TCZ-AM2](#).
 - iii. [TCZ-AM3](#).
 - iv. [TCZ-AM4](#).
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

[TCZ-R7](#) Relocated buildings

1. Activity Status: PER

Where the following conditions are met:

- a. The building must be for the purpose of accommodating a permitted or consented activity on the site.
- b. Compliance with [TCZ-S11](#).

2. Activity status where compliance not achieved: RDIS

Matters over which discretion is restricted:

- a. Whether the building is structurally sound, the condition of the building and the works needed to bring the exterior of the building up to an external visual appearance that is tidy, of appropriate

	<p>standard, and compatible with other buildings in the vicinity.</p> <p>b. The bulk and location of the building in relation to the requirements of the zone.</p> <p>c. The need for structural repairs and reinstatement of the building and the length of time for completion of that work.</p> <p>d. The imposition of a performance bond to ensure compliance with the consent conditions.</p> <p><i>Note: this rule applies to the building only. Any activities occurring within the building are subject to the District Plan rules relating to the activity itself.</i></p>
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TCZ-R15X Residential activities

1. Activity Status: PER

Where the following conditions are met:

a. Compliance with:

- i. TCZ-S1;
- ii. TCZ-S2;
- iii. TCZ-S3;
- iv. TCZ-S4;
- v. TCZ-S5;
- vi. TCZ-S6;
- vii. TCZ-S7;
- viii. TCZ-S8;
- ix. TCZ-S9;
- x. TCZ-S10; and
- xi. TCZ-S12X.

2. Activity status where compliance not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

a. Assessment matters:

- i. TCZ-AM1.
- ii. TCZ-AM2.
- iii. TCZ-AM3.
- iv. TCZ-AM4.
- v. TCZ-AM5.

b. Assessment matters in the following chapters:

- i. TRAN – Transport.
- ii. LIGHT – Light.
- iii. NOISE – Noise.

Commented [A13]: S129.212 Kāinga Ora - Urban Environment 2A, Key Issue 1

TCZ-R8 Residential Activities, rRest homes and visitor accommodation

1. Activity Status: CON

Where the following conditions are met:

a. Compliance with:

- i. TCZ-S1;
- ii. TCZ-S2;
- iii. TCZ-S3;
- iv. TCZ-S4;

2. Activity status where compliance not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

a. Assessment matters:

- i. TCZ-AM1.

- v. [TCZ-S5](#);
- vi. [TCZ-S6](#);
- vii. [TCZ-S7](#);
- viii. [TCZ-S8](#);
- ix. [TCZ-S9](#); and
- x. [TCZ-S10](#).

Matters over which control is reserved:

- b. The implementation of noise attenuation measures to avoid compromising the ability of nearby businesses to continue to operate.

- ii. [TCZ-AM2](#).
- iii. [TCZ-AM3](#).
- iv. [TCZ-AM4](#).
- v. [TCZ-AM5](#).
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

[TCZ-R9](#) Commercial boarding and/or breeding of cats, dogs, and other domestic pets

1. Activity Status: DIS

Where the following conditions are met:
N/A

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

[TCZ-R10](#) Relocatable building depots

1. Activity Status: DIS

Where the following conditions are met:
N/A

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

[TCZ-R11](#) Any other activity not otherwise provided for

1. Activity Status: DIS

Where the following conditions are met:
N/A

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

[TCZ-R12](#) Intensive primary production activities (other than commercial boarding and/or breeding of cats, dogs, and other domestic pets)

1. Activity Status: NC

Where the following conditions are met:
N/A

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

[TCZ-R13](#) Industrial activities

1. Activity Status: NC

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

Where the following conditions are met: N/A	
TCZ-R14 Warehouses and depots	
1. Activity Status: NC Where the following conditions are met: N/A	2. Activity status where compliance not achieved: N/A

Standards

TCZ-S1 Height of Buildings	
All	<p>1. Maximum height of any building(s) is 12m.</p> <p><i>Note: in all instances, height is measured from the natural ground level.</i></p>
TCZ-S2 Setback from Roads and Rail Network	
Within the Commercial Frontage Area	<p>1. Minimum Maximum setback for any building(s) from road boundaries is 5m.</p> <p>2. Car parks must not be constructed within the 5m setback from road boundaries.</p> <p>3. Minimum setback for any building(s) from the Rail Network Boundary is 1.5m.</p>
Outside of the Commercial Frontage Area	<p>4. No minimum setback for buildings from road boundaries.</p> <p>5. Minimum setback for any building(s) from the Rail Network Boundary is 1.5m.</p>
TCZ-S3 Verandahs	
Within the Commercial Frontage Area Only	<p>1. Every building(s) for an activity in the Commercial Frontage Area must, on its erection or on being reconstructed or altered in any way that substantially changes the exterior appearance, be provided with a verandah.</p>
TCZ-S4 Windows	
Within the Commercial Frontage Area Only	<p>1. Every building(s) for an activity in the Commercial Frontage Area must contain window(s) covering a minimum of 50% of the area of the ground floor wall(s) facing the road frontage(s).</p>

Commented [A14]: S50.003 The Surveying Company (HB) Ltd – Urban Environment Report 2A – Key Issue 1

TCZ-S5 Outdoor Storage

- | | |
|-----|---|
| All | <ol style="list-style-type: none">1. All outdoor storage associated with activities must be screened from adjoining roads and sites by landscaping, walls, fences, or a combination of these, at a minimum height of 1.8m.2. <u>Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u> |
|-----|---|

Commented [A15]: S57.240 FENZ - Urban Environment 2A, Key Issue 2

TCZ-S6 Amenity of Adjoining General Residential Zone

- | | |
|--|---|
| Where adjoining a site zoned General Residential | <ol style="list-style-type: none">1. <u>Setback from General Residential Zone boundary:</u><ol style="list-style-type: none">a. <u>a. the minimum setback of residential buildings is 1m.</u>b. <u>b. the minimum setback of buildings for any other activity is 5m.</u>2. Height in relation to boundary:<ol style="list-style-type: none">a. No part of a building may exceed a height of 2m plus the shortest horizontal distance between that part of the building and the General Residential Zone boundary, except for the following:<ol style="list-style-type: none">i. chimneys, ventilation shafts, lift and stair shafts and spires, poles and masts that meet the maximum height standard for the relevant zone, provided the maximum dimension of these structures measured parallel to the boundary under consideration must not exceed 3m;ii. domestic water storage tanks, provided the maximum dimension of these structures measured parallel to the boundary under consideration must not exceed 3m;iii. solar panels or solar hot water systems (and associated hardware), provided that the panels do not protrude more than 500mm from the surface of the roof.b. 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 height in relation to boundary must be measured from the far side of the access.3. Screening:<ol style="list-style-type: none">a. <u>A landscaped area with a minimum width of 2m must be established and maintained along internal-boundaries adjoining the General Residential Zone and must be planted with species, which at maturity, will screen the buildings from the adjoining sites in the General Residential Zone.</u> |
|--|---|

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	b. In addition, a solid wall or close boarded fence must be constructed at a minimum height of 1.8m, sufficient to screen any outdoor storage areas.
TCZ-S7 Electricity Safety Distances	
All	1. Any activity, including the establishment of buildings and structures within the vicinity of overhead electric lines must comply with the New Zealand Electrical Code of Practice for Electrical Safety Distances (NZCEP 34:2001).
TCZ-S8 Transport (Access, Parking, Loading)	
All	1. Activities must comply with the provisions of the TRAN – Transport chapter.
TCZ-S9 Light	
All	1. Activities must comply with the provisions of the LIGHT – Light chapter.
TCZ-S10 Noise	
All	1. Activities must comply with the provisions of the NOISE – Noise chapter.
TCZ-S11 Relocated Buildings	
All	<ol style="list-style-type: none"> Any relocated building intended for use as a dwelling or for visitor accommodation must have previously been designed, built, and used as a dwelling or for visitor accommodation. The relocated building must comply with all other relevant performance standards for the zone. A Building Pre-Inspection Report must be submitted to the Council with each application to relocate a building. The report must: <ol style="list-style-type: none"> state whether the building is structurally sound; describe the condition of the building and identify all reinstatement works needed to bring the exterior of the building up to an external visual appearance that is tidy, workmanlike and compatible with other buildings in the vicinity; state the proposed timetable to complete the external reinstatement works (including connections to all infrastructure services and closing in and ventilation to the foundations) within 12 months from the date the building is moved to the site; provide clear photographs of the building in its current state; and provide such plans and elevations of the building as are necessary to illustrate the new site location and likely external

Commented [A18]: S129.225 Kāinga Ora - Urban Environment 2A, Key Issue 5

	<p>design and appearance of the building as a result of the reinstatement work.</p> <p>4. The Building Pre-Inspection Report must be prepared by:</p> <ol style="list-style-type: none"> A Member of Engineering New Zealand (the Institute of Engineering Professionals) (Structural and Civil); or A member of the New Zealand Institute of Building Surveyors; or An independent person, persons, or company as approved by Central Hawke's Bay District Council Building Control Authority; or A Building Control Officer (or equivalent) from the Territorial Local Authority where the building is being relocated from outside of the District; or <u>A Licensed Building Practitioner.</u> <p>5. The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken until the site is visited by Council officers to inspect the standard of the site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date.</p> <p>6. The building must be placed on permanent foundations no later than <u>two-four</u> weeks from the date the building is moved to the site.</p> <p>7. All external reinstatement works identified in the Building Pre-Inspection Report, including connections to all infrastructure services and closing in and ventilation to the foundations, must be completed within 12 months from the date the building is moved to the site.</p> <p>8. The owner of the site on which the relocated building is placed must certify to the Council that the reinstatement work identified in the Building Pre-Inspection Report will be completed within the 12-month period. The site owner will be responsible for ensuring this work is completed.</p> <p><i>Note: All necessary building consents under the Building Act 2004 (including consent to place the building on permanent foundations) must be obtained prior to the relocated building being placed on the destination site, unless otherwise agreed in writing by the Council.</i></p>
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Commented [A19]: S106.033 Heavy Haulage Assoc - Miscellaneous Topic 6C, Key Issue 4

Commented [A20]: Heavy Haulage Assoc (S106.035), Miscellaneous Topic 6C, Key Issue 4

<u>TCZ-S12X Residential Activities within the CommercialTown Centre Zone</u>	
<u>Within the Commercial Frontage Area Only</u>	<u>1. Every residential unit must be provided for above ground floor level.</u>
<u>All</u>	<u>2. Each residential unit must be provided with a continuous area for outdoor living space which is contained in one area within the net site area of the site, and:</u>

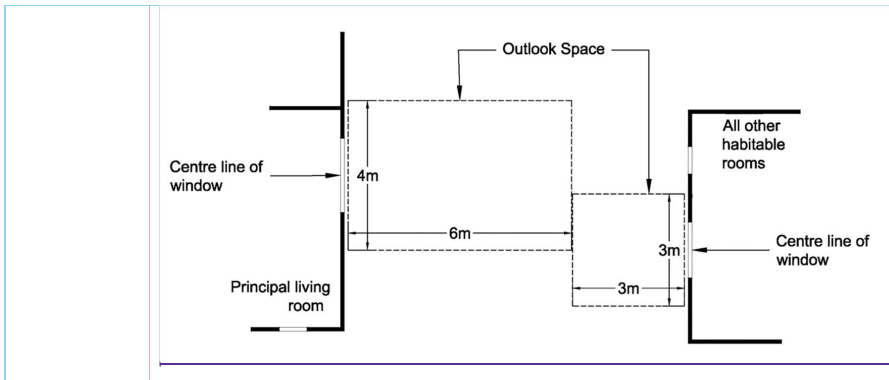
- a. For residential units at ground level, must comprise at least 20m² with a minimum dimension of 4m in any direction;
- b. For residential units above ground floor level, must comprise at least 6m² with a minimum dimension of 1-51.8m in any direction; and
- c. Must be readily accessible from a living area of the residential units, and may take the form of a deck, terrace, or verandah, but must be kept free of buildings (other than cantilevered decks), access areas (including driveways and manoeuvring areas), parking spaces and dedicated outdoor service space.

3. An outlook space must be provided from the face of a building containing windows to a habitable room. Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing.

- a. The minimum dimensions for a required outlook space are as follows:
 - i. a principal living room of a dwelling or main living and dining area within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 6m in depth and 4m in width; and
 - ii. all other habitable rooms of a dwelling or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width.
- b. The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.
- c. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
- d. The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.
- e. Outlook spaces may be within the site, over a public street, or other public open space.
- f. Outlook spaces required from different rooms within the same building may overlap.
- g. Outlook spaces may overlap where they are on the same wall plane.
- h. Outlook spaces must:
 - i. be clear and unobstructed by buildings;
 - ii. not extend over adjacent sites, except where the outlook space is over a public street or public open space; and
 - iii. not extend over an outlook space or outdoor living space required by another dwelling.

Figure 13 – Outlook Space Dimensions

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Assessment Matters

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

TCZ-AM1 Height of Buildings, Setback from Roads and Rail Network

1. The degree to which the proposed buildings:
 - a. will be compatible with the character and amenity of the area, including the nature and scale of other buildings in the surrounding area;
 - b. will-may overshadow adjoining sites and result in reduced sunlight and daylight;
 - c. will-cause a loss of privacy through being over-looked from neighbouring buildings-may result in overlooking and associated loss of privacy of neighbouring properties;
 - d. will block views from properties in the vicinity, or from roads or public open space in the surrounding area;
 - e-d. will-may diminish or contribute to the openness and attractiveness of the streetscape-scene;
 - e. may result in visual dominance effects;
 - f. will-may detract from the amenity of adjoining sites, in terms of such matters as noise, odour, dust, glare or vibration occurring as a result of the height and/or location of the building; and
 - g. will-may adversely affect the safe and efficient operation of the land transport network.
2. The ability of the applicant to:
 - a. provide adequate vehicle parking and manoeuvring space on site;
 - b. mitigate any adverse effects of increased height or exceedance of the height in relation to boundary, such as through increased separation distances between the building and adjoining sites or the provision of screening; and
 - c. mitigate any adverse effects on people affected by the proposal.

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Topic 2A, Key Issue 1

3. The degree to which the non-compliance with the standard allows more efficient, practical and/or pleasant use of the remainder of the site.
4. The degree to which alternative practical locations are available for the building.

TCZ-AM2 Windows, Verandahs and Setback in the Commercial Frontage Area

1. Where windows or verandahs are not to be provided, the degree of the effect this will have on the visual continuity of building frontage as viewed from the street, and on the form and character of buildings in areas of intensive business activity.
2. The volume of pedestrians using the street and the potential impact that a blank wall or lack of verandah may have on the amenity, interest, and attractiveness of the street.
3. The volume of pedestrians using the street and the degree to which they will be exposed to adverse climatic conditions.
4. Whether a new verandah or window would detract from the heritage values of a building.
5. ~~The design and appearance of the building and its compatibility with other adjoining buildings in terms of design, height, setback, and scale.~~
- 6.5. The degree to which setback from the road boundary will affect the visual continuity of the building frontage along the street and the character of the area.
- 7.6. The means to mitigate the loss of continuity and character through landscaping.

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Topic 2A, Key Issue 1

TCZ-AM3 Amenity of General Residential Zone

1. Setback and Height in Relation to Boundary.
 - a. matters in [TCZ-AM1](#).
2. Screening
 - a. The degree of the visual impact of buildings and outdoor storage areas on sites with a reduced area of planting.
3. The degree to which the site is visible from adjoining residential sites and areas.
4. The degree to which other factors may compensate for a reduced landscaped area, such as:
 - a. a higher quality of planting over a smaller area;
 - b. a high standard of architectural design that is not visually obtrusive;
 - c. the type of building materials used; and
 - d. the location of different activities on-site and their relationship to the boundaries of the site and their visibility from the general area.

TCZ-AM4 Outdoor Storage

1. The degree to which materials or equipment associated with the activity need to be stored outside the building, taking account of:
 - a. the nature, coverage area and height of materials or equipment; and
 - b. the time period over which materials or equipment are intended to be outside a building.
2. The degree to which provisions would be needed for:
 - a. security;
 - b. control of litter and vermin; and

- c. prevention or containment of fire hazard.
3. Where goods are not stored to the rear of a building or not screened from public view, the degree to which the outdoor storage will be compatible with the appearance, layout and functioning of other sites in the adjoining area, and the degree to which it will detract from the attractiveness of the site, as viewed from adjoining roads and sites.

TCZ-AM5 Residential Activities within the Commercial Town Centre Zone

1. In relation to any non-compliances with TCZ-S12X(1):
 - a. The extent to which the proposal will contribute to, or detract from, an active street frontage;
 - b. The extent to which the proposed non-compliance would result in a reduction in on-site residential amenity; and
 - c. The extent to which establishment of residential activities may compromise the ability to provide for commercial demand within the district.
2. In relation to any non-compliances with TCZ-SX12(2):
 - a. Whether the outdoor living space would provide for an appropriate level of on-site residential amenity;
 - b. Whether the proposal is located proximate to, and has reasonable access to, public open space; and
 - c. The size of residential units proposed.
3. In relation to any non-compliances with TCZ-S12X(3):
 - a. Any adverse effects of reduced outlook on the amenity of adjoining sites and sense of privacy within the site;
 - b. The ability to mitigate any adverse effects of reduced outlook through the use of alternative methods; and
 - c. The design, layout and use of the site which may compensate for reduced outlook.

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Methods

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

TCZ-M1 Other Provisions in the District Plan

Other sections of the District Plan contain additional rules and standards applying to activities in the Commercial Town Centre Zone:

1. NU – Network Utilities – includes rules and standards relating to network utility operations.
2. TRAN – Transport – includes rules and standards relating to access, parking, and loading.
3. HAZS – Hazardous Substances – includes rules relating to the storage, handling and use of hazardous substances, and rules applying to major hazardous facilities.
4. NH – Natural Hazards – includes rules applying in areas specifically identified as subject to natural hazards.

5. HH – Historic Heritage – includes rules applying specifically to identified heritage buildings.
6. TREE – Notable Trees – includes rules applying specifically to identified notable trees.
7. SASM – Sites and Areas of Significance to Māori – includes rules applying specifically to identified sites of significance.
8. SUB – Subdivision – includes rules and standards applying to subdivision.
9. EW – Earthworks – includes rules and standards relating to earthworks and land disturbance, mining, quarrying and mineral prospecting and exploration.
10. NOISE – Noise – includes rules and standards relating to the emission of noise.
11. LIGHT – Light – includes rules and standards relating to light and glare.
12. SIGN – Signs – includes rules and standards relating to the design and installation of signs.
13. TEMP – Temporary Activities – includes rules and standards relating to temporary activities, temporary buildings, and temporary events.

TCZ-M2 Council-Funded Projects

Provide finance and initiate projects for street and open space enhancement and the provision of public facilities.

Principal Reasons

The principal reasons for adopting the policies and methods:

Commercial viability depends on the ability to attract customers. Therefore, a high standard of amenity is encouraged so that people want to visit, and to provide for the well-being of people working in businesses or living in commercial areas. Amenity is improved when works are undertaken to enhance the environment, adverse effects are minimised, or incompatible activities are separated from each other. The policies provide direction on how Council will maintain and improve the amenity and quality of commercial environments.

These policies seek to avoid, remedy, or mitigate adverse effects on the surrounding environment created by commercial activities. Of particular concern, is the effect that such activities may have on the quality of living environments both adjacent to and within the zone itself. The policies address the business/residential interface and control residential occupation and visitor accommodation within the commercial areas.

Commercial areas are dependent on vehicles for the transporting of goods and customers. Policies provide for transport needs but also ensure that the safety and efficiency of roads is not compromised.

Anticipated Environmental Results

The environmental results anticipated from the policies and methods:

<u>TCZ</u>-AER1	Enhancement or retention of the vitality, convenience, accessibility and pleasantness of the towns' commercial and retail areas.
<u>TCZ</u>-AER2	Retention of the existing scale of commercial buildings.
<u>TCZ</u>-AER3	Adequate car-parking for business activities with surfaces that minimise dust nuisance.
<u>TCZ</u>-AER4	Minimal noise disturbance within the business environment.
<u>TCZ</u>-AER5	Adequate public facilities, such as street furniture, public toilets, rubbish bins and information signage.
<u>TCZ</u>-AER6	Preservation of the living environment adjacent to business areas through the management of light admission, noise and odour.
<u>TCZ</u>-AER7	Maintenance of visual amenity on residential sites adjacent to business sites.
<u>TCZ</u>-AER8	A wide range of business activities within defined locations.
<u>TCZ</u>-AER9	Efficient loading and unloading of goods and convenient access to business.
<u>TCZ</u>-AER10	Maintaining and enhancing the historic, heritage and cultural values of buildings where such values exist.

GIZ – General Industrial Zone

Introduction

The General Industrial Zone in Waipukurau and Waipawa is characterised by a range of light industrial and ancillary activities, and large-scale retailing activities that require larger sites for car parking. Many businesses in the zone are involved in handling and processing agricultural and horticultural produce.

In Waipukurau, the General Industrial Zone is located to the west of the central business district, on both sides of State Highway 2, and near the Waipukurau Aerodrome. In Waipawa there are areas of General Industrial Zone located to the north, east and west of the central business district.

Performance standards aim to maintain the quality and amenity of the zone and provide flexibility in site development. Performance Standards also apply to activities within the General Industrial Zone that are on sites adjoining the General Residential Zone, to ensure that the amenity values and quality of the residential environment are not adversely affected.

Issues

GIZ-I1 Effects on Amenity of Surrounding Areas

There is a need to provide for and enable a diverse range of industrial and commercial business activities to establish within the urban areas of Waipawa and Waipukurau, as they contribute to the economic and social wellbeing of the District. However, the establishment and operation of businesses without adequate environmental controls can cause noise, odour, dust, loss of visual amenity, and traffic congestion resulting in reduced quality of the environment and incompatibility with other land uses.

Explanation

The General Industrial Zone encompasses those industrial activities that process, manufacture or service various items or products. Some industrial activities in the zone provide service and retailing activities – complementary to their manufacturing, processing, and storage activities. The zone also provides for large-scale retail outlets that usually sell 'bulky' goods and therefore need larger sites for vehicle manoeuvring and provision of on-site car parking.

The nature of some operations makes it difficult for them to conform to high standards of amenity. Compliance with a higher environmental standard could inhibit their ability to operate. Such industries require specific sites or separation from areas of higher amenity, particularly the General Residential Zone.

GIZ-I2 Reverse Sensitivity

New sensitive activities locating close to existing industrial activities can create actual or potential reverse sensitivity effects.

Explanation

The establishment of more sensitive activities within the zone, such as residential activities, can potentially restrict the operation of lawfully established industrial and large-scale retail activities because they have different expectations in relation to environmental standards, including noise levels, traffic, light and glare.

Objectives

- | | |
|--------|--|
| GIZ-O1 | Maintain and enhance the character and amenity values of the General Industrial Zone in a manner that enables a range of activities to support the local economy and provide a pleasant work environment, while avoiding, remedying or mitigating adverse effects within and adjoining the zone. |
| GIZ-O2 | Provide for complementary and compatible non-commercial-industrial activities within the General Industrial Zone that recognise the sensitivities and amenity levels within the zone. |
| GIZ-O3 | Mixed-use activities which do not detract from the standard of amenity in adjoining residential areas. |

Commented [A1]: S57.245 FENZ - Urban Environment 2A, Key Issue 8

Policies

- | | |
|--------|--|
| GIZ-P1 | To provide for a mix of activities within the General Industrial Zone which meet the needs of the local community through the provision of convenient access to goods and services, while ensuring adverse effects on the environment, human health and safety are avoided, remedied or mitigated. |
| GIZ-P2 | <p>To maintain and enhance the General Industrial Zone environment by avoiding, remedying or mitigating adverse effects created by activities such as noise, glare, dust, odour or visual impacts, by:</p> <ol style="list-style-type: none">1. requiring all parking and vehicle manoeuvring areas to be formed and sealed to minimise the creation of dust nuisance;2. ensuring noise standards within the zone do not compromise the functioning of anticipated activities, while recognising the areas need to remain pleasant to visit and work in; and3. accommodating industrial activities in an appropriate zone in recognition that they may not be able to operate under high standards of amenity. |
| GIZ-P3 | To differentiate between activities, based on the general nature of their effects, to ensure incompatible activities are not located |

together, and by enabling the establishment of industries, warehouses and transport depots in locations which are separated from the **Commercial Town Centre Zone** and General Residential Zone areas.

Commented [A2]: Kāinga Ora (S129.241) - Urban Environment 2A - key issue 8

- GIZ-P4** To manage the location of industrial activities that use offensive processes in the General Industrial Zone that have the potential for significant adverse effects on the amenity and character of the surrounding environment and residential areas, such as noise or dust generation, heavy traffic movements, glare or odour.
- GIZ-P5** To recognise and encourage a clear distinction between the General Industrial Zone and the Rural Production, **Commercial Town Centre**, and General Residential Zones.
- GIZ-P6** At the interface between the General Industrial Zone and General Residential Zone, to protect living environments from unacceptable noise, odour, shading, traffic, or reduction in visual amenity; by:
1. applying the residential height and height in relation to boundary standards to buildings on sites adjoining residential areas;
 2. applying the residential standard for noise on activities adjoining residential areas; and
 3. requiring landscape planting along boundaries adjacent to residential sites and screening of outdoor storage areas to protect the visual amenity of the residential areas.

Rule Overview Table

Use/activity	Rule Number
Industrial activities and post-harvest facilities	GIZ-R1
Service activities	GIZ-R2
Service stations	GIZ-R3
Retailing	GIZ-R4
Tyre storage	GIZ-R5
Emergency service activities and emergency aviation movements	GIZ-R6
Community corrections activities	GIZ-R7

All other community facilities not otherwise provided for	GIZ-R8
Relocated buildings	GIZ-R9
Hospitals and educational facilities	GIZ-R10
Expansion or intensification of existing noise sensitive activities located within the Outer Control Boundary for the Waipukurau Aerodrome	GIZ-R11
Commercial boarding and/or breeding of cats, dogs and other domestic pets	GIZ-R12
Relocatable building depots	GIZ-R13
Any other activity not otherwise provided for	GIZ-R14
Intensive primary production activities	GIZ-R15
New noise sensitive activities located within the Air Noise Boundary or Outer Control Boundary for the Waipukurau Aerodrome not otherwise provided for	GIZ-R16

Rules

It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide Matters chapters also contain provisions that may be relevant for activities undertaken in the General Industrial Zone.

Also, check to see if consents are required from Hawke's Bay Regional Council, for instance in relation to:

- discharges of contaminants to land or water (e.g. trade waste disposal, stormwater from industrial or trade premises).
- taking of water (e.g. from water courses or underground wells).
- discharges of contaminants or odour to air.

GIZ-R1 Industrial activities and post-harvest facilities

1. Activity Status: PER

Where the following conditions are met:

- a. The activity must not involve an offensive process.
- b. Compliance with:
 - i. GIZ-S1;
 - ii. GIZ-S2;

2. Activity status where compliance with condition GIZ-R1(1)(b) is not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:

- iii. GIZ-S3;
- iv. GIZ-S4;
- v. GIZ-S6;
- vi. GIZ-S7;
- vii. GIZ-S8; and
- viii. GIZ-S9.
- c. Compliance with GIZ-S5 (buildings and structures by Waipukurau Aerodrome).

- i. GIZ-AM1.
- ii. GIZ-AM2.
- iii. GIZ-AM3.
- iv. **GIZ-AM6.**
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

Commented [A3]: S90.048 Centralines - Urban Topic 2A, Key Issue 5

3. Activity status where compliance with condition GIZ-R1(1)(a) is not achieved: DIS

4. Activity status where compliance with condition GIZ-R1(1)(c) is not achieved: PR

GIZ-R2 Service activities

1. Activity Status: PER

Where the following conditions are met:

- a. Compliance with:
 - i. GIZ-S1;
 - ii. GIZ-S2;
 - iii. GIZ-S3;
 - iv. GIZ-S4;
 - v. GIZ-S6;
 - vi. GIZ-S7;
 - vii. GIZ-S8; and
 - viii. GIZ-S9.
- b. Compliance with GIZ-S5 (buildings and structures by Waipukurau Aerodrome).

2. Activity status where compliance with condition GIZ-R2(1)(a) is not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
 - i. GIZ-AM1.
 - ii. GIZ-AM2.
 - iii. GIZ-AM3.
 - iv. **GIZ-AM6.**
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

Commented [A4]: S90.048 Centralines - Urban Topic 2A, Key Issue 5

3. Activity status where compliance with condition GIZ-R2(1)(b) is not achieved: PR

GIZ-R3 Service stations

1. Activity Status: PER

Where the following conditions are met:

- a. Compliance with:

2. Activity status where compliance with condition GIZ-R3(1)(a) is not achieved: RDIS

<ul style="list-style-type: none"> i. GIZ-S1; ii. GIZ-S2; iii. GIZ-S3; iv. GIZ-S4; v. GIZ-S6; vi. GIZ-S7; vii. GIZ-S8; and viii. GIZ-S9. <p>b. Compliance with GIZ-S5 (buildings and structures by Waipukurau Aerodrome).</p>	<p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <ul style="list-style-type: none"> a. Assessment matters: <ul style="list-style-type: none"> i. GIZ-AM1. ii. GIZ-AM2. iii. GIZ-AM3. iv. GIZ-AM6. b. Assessment matters in the following chapters: <ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise.
	<p>3. Activity status where compliance with condition GIZ-R3(1)(b) is not achieved: PR</p>
GIZ-R4 Retailing	
<p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> a. Limited to: <ul style="list-style-type: none"> i. the sale of goods manufactured, fabricated, or processed on site. ii. the sale of all other goods (not manufactured, fabricated, or processed on site) in one retail premises per site with a retail floor area <u>greater than</u> 400m². b. Compliance with: <ul style="list-style-type: none"> i. GIZ-S1; ii. GIZ-S2; iii. GIZ-S3; iv. GIZ-S4; v. GIZ-S6; vi. GIZ-S7; vii. GIZ-S8; and viii. GIZ-S9. c. Compliance with GIZ-S5 (buildings and structures by Waipukurau Aerodrome). 	<p>2. Activity status where compliance with condition GIZ-R4(1)(b) is not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <ul style="list-style-type: none"> a. Assessment matters: <ul style="list-style-type: none"> i. GIZ-AM1. ii. GIZ-AM2. iii. GIZ-AM3. iv. GIZ-AM6. b. Assessment matters in the following chapters: <ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise. <p>3. Activity status where compliance with conditions GIZ-R4(1)(a) is not achieved: DIS</p> <p>4. Activity status where compliance with condition GIZ-R4(1)(c) is not achieved: PR</p>
GIZ-R5 Tyre storage	

Commented [A5]: S90.048 Centralines - Urban Topic 2A, Key Issue 5

Commented [A6]: S90.048 Centralines - Urban Topic, Key Issue 5

1. Activity Status: PER

Where the following conditions are met:

- a. The activity must be ancillary to another activity on the site.
- b. All tyres must be stored in a single storage area. The storage area must:
 - i. be either inside a building or at least 10m from the front boundary of the site;
 - ii. not exceed 10m²;
 - iii. have a maximum dimension of 4m;
 - iv. be screened from all public places and adjoining sites;
 - v. be locked at all times when the premise is not in use; and
 - vi. be roofed.
- c. Tyres must not be stored above a height of 1.5m.

2. Activity status where compliance not achieved: RDIS

Matters over which discretion is restricted:

- a. The extent to which the tyres will be screened from residential-zoned land, public open space, and roads.
- b. The layout of the proposed facility including the size and height of storage piles, the distances between piles and fire breaks proposed.
- c. The extent to which the location of the site and the proposed layout, screening, and security measures minimise the potential for arson.
- d. The mechanisms proposed, by way of a fire management plan, to minimise the risks of fires starting and maximise the chances of fires being extinguished as quickly as possible.
- e. The mechanisms proposed for the control of stormwater, such as on-site treatment devices, covering storage areas, and the use of impervious surfaces, and the extent to which these will avoid adverse effects on the Council's reticulated network and on the receiving environment.
- f. The mechanisms proposed for the control of insects and vermin.
- g. The extent to which the site is of adequate size to accommodate the proposed tyre storage together with the proposed stormwater management regime, firefighting facilities, car parking and landscape treatments.
- h. The extent to which alternative sites or locations have been considered.
- i. The duration for which it is proposed the tyres will be stored on

- the site, and the duration for which the activity is to be undertaken.
- j. The mechanisms proposed to ensure that all tyres will be removed from the site when the activity ceases - for example, the provision of a bond to Council.

GIZ-R6 Emergency service activities and emergency aviation movements

Commented [A7]: S57.253 FENZ - Urban Topic 2A, Key Issue 2

1. Activity Status: PER

Where the following conditions are met:

- a. Compliance with:
 - i. GIZ-S1;
 - ii. GIZ-S2;
 - iii. GIZ-S3;
 - iv. GIZ-S4;
 - v. GIZ-S6;
 - vi. GIZ-S7;
 - vii. GIZ-S8; and
 - viii. GIZ-S9.
- b. Compliance with GIZ-S5 (buildings and structures by Waipukurau Aerodrome).

2. Activity status where compliance with condition GIZ-R6(1)(a) is not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
 - i. GIZ-AM1.
 - ii. GIZ-AM2.
 - iii. GIZ-AM3.
 - iv. **GIZ-AM6.**
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

Commented [A8]: S90.048 Centralines - Urban Topic 2A, Key Issue 5

3. Activity status where compliance with condition GIZ-R6(1)(b) is not achieved: PR

GIZ-R7 Community corrections activities

1. Activity Status: PER

Where the following conditions are met:

- a. Compliance with:
 - i. GIZ-S1;
 - ii. GIZ-S2;
 - iii. GIZ-S3;
 - iv. GIZ-S4;
 - v. GIZ-S6;
 - vi. GIZ-S7;
 - vii. GIZ-S8; and
 - viii. GIZ-S9.

2. Activity status where compliance with condition GIZ-R7(1)(a) is not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
 - i. GIZ-AM1.
 - ii. GIZ-AM2.
 - iii. GIZ-AM3.
 - iv. **GIZ-AM6.**
- b. Assessment matters in the following chapters:

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b. Compliance with GIZ-S5 (buildings and structures by Waipukurau Aerodrome).	<ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise.
	Activity status where compliance with condition GIZ-R7(1)(b) is not achieved: PR
GIZ-R8 All other community facilities not otherwise provided for	
<p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> a. The activity is not a noise sensitive activity located within the Air Noise Boundary or Outer Control Boundary for the Waipukurau Aerodrome. b. Compliance with: <ul style="list-style-type: none"> i. GIZ-S1; ii. GIZ-S2; iii. GIZ-S3; iv. GIZ-S4; v. GIZ-S6; vi. GIZ-S7; vii. GIZ-S8; and viii. GIZ-S9. c. Compliance with GIZ-S5 (buildings and structures by Waipukurau Aerodrome). 	<p>2. Activity status where compliance with condition GIZ-R8(1)(b) is not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <ul style="list-style-type: none"> a. Assessment matters: <ul style="list-style-type: none"> i. GIZ-AM1. ii. GIZ-AM2. iii. GIZ-AM3. iv. GIZ-AM4. v. GIZ-AM6. b. Assessment matters in the following chapters: <ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise. <p>3. Activity status where compliance with condition GIZ-R8(1)(a) is not achieved: NC</p> <p>4. Activity status where compliance with condition GIZ-R8(1)(c) is not achieved: PR</p>
GIZ-R9 Relocated buildings	
<p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> a. The building must be for the purpose of accommodating a permitted or consented activity on the site. b. Compliance with GIZ-S10. 	<p>2. Activity status where compliance not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. Whether the building is structurally sound, the condition of the building and the works needed to bring the exterior of the building up to an

Commented [A10]: S90.048 Centralines - Urban Topic 2A, Key Issue 5

	<p>external visual appearance that is tidy, of appropriate standard, and compatible with other buildings in the vicinity.</p> <p>b. The bulk and location of the building in relation to the requirements of the zone.</p> <p>c. The need for structural repairs and reinstatement of the building and the length of time for completion of that work.</p> <p>d. The imposition of a performance bond to ensure compliance with the consent conditions.</p> <p><i>Note: this rule applies to the building only. Any activities occurring within the building are subject to the District Plan rules relating to the activity itself.</i></p>
GIZ-R10 Hospitals and educational facilities	
<p>1. Activity Status: CON</p> <p>Where the following conditions are met:</p> <p>a. The activity must not be located within the Air Noise Boundary or Outer Control Boundary for the Waipukurau Aerodrome.</p> <p>b. Compliance with:</p> <ul style="list-style-type: none"> i. GIZ-S1; ii. GIZ-S2; iii. GIZ-S3; iv. GIZ-S4; v. GIZ-S6; vi. GIZ-S7; vii. GIZ-S8; and viii. GIZ-S9. <p>c. Compliance with GIZ-S5 (buildings and structures by Waipukurau Aerodrome).</p> <p>Matters over which control is reserved:</p> <p>d. The implementation of noise attenuation measures to avoid compromising the ability</p>	<p>2. Activity status where compliance with condition GIZ-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> <ul style="list-style-type: none"> i. GIZ-AM1. ii. GIZ-AM2. iii. GIZ-AM3. iv. GIZ-AM4. v. GIZ-AM6. <p>b. Assessment matters in the following chapters:</p> <ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise.
	<p>Activity status where compliance with condition GIZ-R10(1)(a) is not achieved: NC</p>

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of nearby businesses or Waipukurau Aerodrome to continue to operate.

Activity status where compliance with condition GIZ-R10(1)(c) is not achieved: PR

GIZ-R11 Expansion or intensification of existing noise sensitive activities located within the Outer Control Boundary for the Waipukurau Aerodrome

Activity Status: CON

Where the following conditions are met:

- a. The following must be supplied with the resource consent application, either:
 - i. A certificate from a person suitably qualified in acoustics stating that the proposed construction will achieve 40dB L_{dn} in all habitable rooms with the windows open or with the operation of a ventilation system where windows are required to remain closed.
- b. Compliance with:
 - i. GIZ-S1;
 - ii. GIZ-S2;
 - iii. GIZ-S3;
 - iv. GIZ-S4;
 - v. GIZ-S6;
 - vi. GIZ-S7;
 - vii. GIZ-S8; and
 - viii. GIZ-S9.
- c. Compliance with GIZ-S5 (buildings and structures by Waipukurau Aerodrome).

Matters over which control is reserved:

- d. The implementation of appropriate sound insulation, including provision of suitable ventilation system(s).

Activity status where compliance with condition GIZ-R11(1)(a) and/or GIZ-R11(1)(b) is not achieved: RDIS

Matters over which discretion is restricted:

- a. The implementation of appropriate sound insulation, including provision of suitable ventilation system(s).
- b. The degree to which any building may compromise the safety of aircraft arriving or departing from Waipukurau Aerodrome.
- c. Assessment matters:
 - i. GIZ-AM1.
 - ii. GIZ-AM2.
 - iii. GIZ-AM3.
 - iv. GIZ-AM4.
 - v. **GIZ-AM6.**
- d. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

Commented [A12]: S90.048 Centralines - Urban Topic 2A, Key Issue 5

Activity status where compliance with condition GIZ-R11(1)(c) is not achieved: PR

GIZ-R12 Commercial boarding and/or breeding of cats, dogs, and other domestic pets

1. Activity Status: DIS

Where the following conditions are met: N/A

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

GIZ-R13 Relocatable building depots

1. Activity Status: DIS Where the following conditions are met: N/A	2. Activity status where compliance not achieved: N/A
GIZ-R14 Any other activity not otherwise provided for	
1. Activity Status: DIS Where the following conditions are met: N/A	2. Activity status where compliance not achieved: N/A
GIZ-R15 Intensive primary production activities (other than commercial boarding and/or breeding of cats, dogs, and other domestic pets)	
1. Activity Status: NC Where the following conditions are met: N/A	2. Activity status where compliance not achieved: N/A
GIZ-R16 New noise sensitive activities within the Air Noise Boundary or Outer Control Boundary for the Waipukurau Aerodrome	
1. Activity Status: PR Where the following conditions are met: N/A	2. Activity status where compliance not achieved: N/A

Standards

GIZ-S1 Height of Buildings	
All	1. Maximum height of any building(s) is 12m. <i>Note: in all instances, height is measured from the natural ground level.</i>
GIZ-S2 Setback from Roads and Rail Network	
From road boundaries	1. Minimum setback of any building(s) is 4m.
From the Rail Network Boundary	2. Minimum setback of any building(s) is 1.5m.
GIZ-S3 Outdoor Storage	
All	1. All outdoor storage associated with activities must be screened from adjoining roads and sites by landscaping, walls, fences, or a combination at a minimum height of 1.8m.

	2. <u>Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u>
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Commented [A13]: S57.258 FENZ - Urban Topic 2A, Key Issue 2

GIZ-S4 Amenity of Adjoining General Residential Zone

Where adjoining a site in the General Residential Zone	<ol style="list-style-type: none"> 1. Setback from General Residential Zone boundary: <ol style="list-style-type: none"> a. the minimum setback of buildings for an activity is 5m. 2. Height in relation to boundary: <ol style="list-style-type: none"> a. No part of a building may exceed a height of 2m plus the shortest horizontal distance between that part of the building and the General Residential Zone boundary, except for the following: <ol style="list-style-type: none"> i. chimneys, ventilation shafts, lift and stair shafts and spires, poles and masts that meet the maximum height standard for the relevant zone, provided the maximum dimension of these structures measured parallel to the boundary under consideration must not exceed 3m; ii. domestic water storage tanks, provided the maximum dimension of these structures measured parallel to the boundary under consideration must not exceed 3m; iii. solar panels or solar hot water systems (and associated hardware), provided that the panels do not protrude more than 500mm from the surface of the roof. b. 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 height in relation to boundary must be measured from the far side of the access. 3. Screening: <ol style="list-style-type: none"> a. A landscaped area with a minimum width of 2m must be established and maintained along internal boundaries and must be planted with species, which at maturity, will screen the buildings from the adjoining sites in the General Residential Zone. b. In addition, a solid wall or close boarded fence must be constructed at a minimum height of 1.8m, sufficient to screen any outdoor storage areas.
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GIZ-S5 Buildings and structures by Waipukurau Aerodrome

All	1. No building or structure in areas specified as 'Waipukurau Aerodrome - No Building' overlay.
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	<ol style="list-style-type: none"> No building or structure exceeding heights specified in 'Waipukurau Aerodrome – Height Restriction of 6m' overlay or 'Waipukurau Aerodrome – Height Restriction of 10m' overlay. No building or structure exceeding a height restriction determined by a 1:20 approach and take-off gradient for aircraft using the runways identified for Waipukurau Aerodrome.
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GIZ-S6 Electricity Safety Distances

All	<ol style="list-style-type: none"> Any activity, including the establishment of buildings and structures within the vicinity of overhead electric lines must comply with the New Zealand Electrical Code of Practice for Electrical Safety Distances (NZECEP 34:2001).
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Commented [A14]: minor change to correct error, pursuant to clause 16(2) of Schedule 1 RMA

GIZ-S7 Transport (Access, Parking, Loading)

All	<ol style="list-style-type: none"> Activities must comply with the provisions of the TRAN – Transport chapter.
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GIZ-S8 Light

All	<ol style="list-style-type: none"> Activities must comply with the provisions of the LIGHT – Light chapter.
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GIZ-S9 Noise

All	<ol style="list-style-type: none"> Activities must comply with the provisions of the NOISE – Noise chapter.
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GIZ-S10 Relocated Buildings

All	<ol style="list-style-type: none"> Any relocated building intended for use as a dwelling or for visitor accommodation must have previously been designed, built and used as a dwelling or for visitor accommodation. The relocated building must comply with all other relevant performance standards for the zone. A Building Pre-Inspection Report must be submitted to the Council with each application to relocate a building. The report must: <ol style="list-style-type: none"> state whether the building is structurally sound; describe the condition of the building and identify all reinstatement works needed to bring the exterior of the building up to an external visual appearance that is tidy, workmanlike and compatible with other buildings in the vicinity; state the proposed timetable to complete the external reinstatement works (including connections to all infrastructure services and closing in and ventilation to the
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	<p>foundations) within 12 months from the date the building is moved to the site;</p> <p>d. provide clear photographs of the building in its current state; and</p> <p>e. provide such plans and elevations of the building as are necessary to illustrate the new site location and likely external design and appearance of the building as a result of the reinstatement work.</p> <p>4. The Building Pre-Inspection Report must be prepared by:</p> <p>a. A Member of Engineering New Zealand (the Institute of Engineering Professionals) (Structural and Civil); or</p> <p>b. A member of the New Zealand Institute of Building Surveyors; or</p> <p>c. An independent person, persons, or company as approved by Central Hawke's Bay District Council Building Control Authority; or</p> <p>d. A Building Control Officer (or equivalent) from the Territorial Local Authority where the building is being relocated from outside of the District; <u>or</u></p> <p>e. <u>A Licensed Building Practitioner.</u></p> <p>5. The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken until the site is visited by Council officers to inspect the standard of the site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date.</p> <p>6. The building must be placed on permanent foundations no later than two <u>four</u> weeks from the date the building is moved to the site.</p> <p>7. All external reinstatement works identified in the Building Pre-Inspection Report, including connections to all infrastructure services and closing in and ventilation to the foundations, must be completed within 12 months from the date the building is moved to the site.</p> <p>8. The owner of the site on which the relocated building is placed must certify to the Council that the reinstatement work identified in the Building Pre-Inspection Report will be completed within the 12-month period. The site owner will be responsible for ensuring this work is completed.</p> <p><i>Note: All necessary building consents under the Building Act 2004 (including consent to place the building on permanent foundations) must be obtained prior to the relocated building being placed on the destination site, unless otherwise agreed in writing by the Council.</i></p>
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Commented [A15]: S106.038 Heavy Haulage Assoc - Miscellaneous Topic 6C, Key Issue 4

Commented [A16]: Heavy Haulage Assoc (S106.040), Miscellaneous Topic 6C, Key Issue 4

Assessment Matters

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

GIZ-AM1 Height of Buildings, Setback from Roads and Rail Network

1. The degree to which the proposed buildings:
 - a. will be compatible with the character and amenity of the area, including the nature and scale of other buildings in the surrounding area;
 - b. will overshadow adjoining sites and result in reduced sunlight and daylight;
 - c. will cause a loss of privacy through being over-looked from neighbouring buildings;
 - d. will block views from properties in the vicinity, or from roads or public open space in the surrounding area;
 - e. will diminish the openness and attractiveness of the street scene;
 - f. will detract from the amenity of adjoining sites, in terms of such matters as noise, odour, dust, glare or vibration occurring as a result of the building; and
 - g. will adversely affect the safe and efficient operation of the land transport network.
2. The ability of the applicant to:
 - a. provide adequate vehicle parking and manoeuvring space on site;
 - b. mitigate any adverse effects of increased height or exceedance of the height in relation to boundary, such as through increased separation distances between the building and adjoining sites or the provision of screening; and
 - c. mitigate any adverse effects on people affected by the proposal.
3. The degree to which the non-compliance with the standard allows more efficient, practical and/or pleasant use of the remainder of the site.
4. The degree to which alternative practical locations are available for the building.

GIZ-AM2 Amenity of General Residential Zone

1. Setback and Height in Relation to Boundary.
 - a. matters in GIZ-AM1.
2. Screening
 - a. The degree of the visual impact of buildings and outdoor storage areas on sites with a reduced area of planting.
3. The degree to which the site is visible from adjoining sites, particularly from residential areas.
4. The degree to which other factors may compensate for a reduced landscaped area, such as:
 - a. a higher quality of planting over a smaller area;
 - b. a high standard of architectural design that is not visually obtrusive;
 - c. the type of building materials used; and
 - d. the location of different activities on-site and their relationship to the boundaries of the site and their visibility from the general area.

GIZ-AM3 Outdoor Storage

1. The degree to which materials or equipment associated with the activity need to be stored outside the building, taking account of:
 - a. the nature, coverage area and height of materials or equipment; and
 - b. the time period over which materials or equipment are intended to be outside a building.
2. The degree to which provisions would be needed for:
 - a. security;
 - b. control of litter and vermin; and
 - c. prevention or containment of fire hazard.
3. Where goods are not stored to the rear of a building or not screened from public view, the degree to which the outdoor storage will be compatible with the appearance, layout and functioning of other sites in the adjoining area, and the degree to which it will detract from the attractiveness of the site, as viewed from adjoining roads and sites.

GIZ-AM4 Community Facilities

1. The degree to which the proposed buildings will be compatible and integrate with the character of the surrounding area, including the layout, height, bulk and scale of buildings.
2. Any adverse effects from the proposed activity in terms of:
 - a. loss of privacy to neighbours through being over-looked, including by buildings;
 - b. loss of openness and attractiveness of the street scene;
 - c. noise, vibration, and glare; and
 - d. admission of sunlight and daylight to adjoining sites.
3. The volume and type of traffic which may be generated by the activity and the ability to avoid or mitigate any adverse effects on the function of the road network and/or the safety of pedestrians, cyclists and vehicles using the road network (including cumulative effects) through the provision of appropriate on-site parking, vehicle queuing, loading, manoeuvring and access design.
4. Whether the amenity of the residential environment will be adversely affected by the scale and/or intensity of the activity. The following matters will be considered:
 - a. the number of patrons and/or staff on the site at any one time;
 - b. the hours of operation to maintain the residential amenity of the area
 - c. the proximity of the activity to adjacent residential activities;
 - d. the anticipated number of transportation movements (including pedestrians and vehicular traffic); and
 - e. whether the proposed activity is located in an area where there are already one or more non-residential activities in close proximity and the resultant cumulative effect on residential amenity.
5. Whether landscaping and/or screening is proposed to mitigate potential adverse visual effects of the activity.

GIZ-AM5 General

1. The degree to which additional visitors, employees, customers or suppliers to the site will result in traffic generation and pedestrian activity that is incompatible with the character of the surrounding area.
2. Any adverse effects of proposed operating hours in terms of noise, vibration, glare, loss of privacy, traffic and/or parking congestion.
3. The degree to which the visual characteristics of the activity to be established are compatible with the character and amenity of the surrounding area and the degree to which screening or landscaping can mitigate any adverse impact.

GIZ-AM6 Electricity Safety Distances

1. Impacts on the operation, maintenance, upgrading and development of the electricity network.
2. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.
3. The risk to the structural integrity of any support structures associated with the electricity network.
4. Technical advice provided by the National Grid owner (Transpower) or electricity distribution network operator (Centralines Limited).

Commented [A17]: S90.048 Centralines - Urban Environment 2A, Key Issue 5

Methods

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

GIZ-M1 Other Provisions in the District Plan

Other sections of the District Plan contain additional rules and standards applying to activities in the General Industrial Zone:

1. NU – Network Utilities – includes rules and standards relating to network utility operations.
2. TRAN – Transport – includes rules and standards relating to access, parking, and loading.
3. HAZS – Hazardous Substances – includes rules relating to the storage, handling and use of hazardous substances, and rules applying to major hazardous facilities.
4. NH – Natural Hazards – includes rules applying in areas specifically identified as subject to natural hazards.
5. SUB – Subdivision – includes rules and standards applying to subdivision.
6. EW – Earthworks – includes rules and standards relating to earthworks and land disturbance, mining, quarrying and mineral prospecting and exploration.
7. NOISE – Noise – includes rules and standards relating to the emission of noise.
8. LIGHT – Light – includes rules and standards relating to light and glare.
9. SIGN – Signs – includes rules and standards relating to the design and installation of signs.
10. TEMP – Temporary Activities – includes rules and standards relating to temporary activities, temporary buildings, and temporary events.

Principal Reasons

The principal reasons for adopting the policies and methods:

Industrial activities have potential to create significant nuisance effects, which may create conflict and reverse sensitivity effects with adjoining residential activities. Where industrial or other activities are located near residential activities which are not within the General Industrial Zone, it is important that any cross-boundary nuisance effects are mitigated or avoided where possible.

Where residential activities are located within the General Industrial Zone, a reasonable level of nuisance effects are to be anticipated and should be mitigated through on-site means, rather than restricting adjoining industrial activities in their ability to undertake day-to-day activities.

These policies seek to avoid, remedy, or mitigate adverse effects on the surrounding environment created by mixed-use commercial and industrial activities. Of particular concern, is the effect that such activities may have on the quality of living environments both adjacent to and within the zone itself. The policies address the industrial/residential interface and control residential occupation and visitor accommodation within industrial areas.

Anticipated Environmental Results

The environmental results anticipated from the policies and methods:

GIZ-AER1	A wide range of activities within defined locations.
GIZ-AER2	Avoidance of incompatible activities within the General Industrial Zone.
GIZ-AER3	Preservation of amenity values and the quality of residential areas adjacent to the General Industrial Zone in terms of visual amenity, light admission, noise and odour.
GIZ-AER4	Adequate car parking for mixed-use industrial activities with surfaces that minimise dust nuisance.
GIZ-AER5	Convenient customer car parking for commercial and large-scale retail activities.
GIZ-AER6	Efficient loading and unloading of goods and convenient access to sites within the zone.

PART 4 – APPENDICES AND MAPS

SCHEDULES

SCHED8 – Schedule of Identified Community Facilities

Schedule of Identified Community Facilities

Unique Identifier	Site Identifier	Location	Map Reference
CF-1	Waipukurau Bridge Club	136 Mt Herbert Rd, Waipukurau	22
CF-2	Porangahau Country Club (Golf, Tennis, Bowls & Arts Centre)	629 Beach Rd, Porangahau	40
CF-3	St Joseph's Church	15 St Joseph's St, Waipukurau	22
CF-4	CHB A&P Association Showgrounds	26 Mitchell St, Waipukurau	22
CF-5	Central Hawke's Bay Rugby & Sports Club	26 Mitchell St, Waipukurau	22
CF-6	Waipukurau Tennis & Squash Club	14 Mitchell St, Waipukurau	22
CF-7	St Mary's Church & Hall	9 St Marys Rd, Waipukurau	22
CF-8	St Andrew's Church & Hall	23 Porangahau Rd, Waipukurau	22
CF-9	Masonic Hall	18 Wellington Rd, Waipukurau	22
CF-10	Church of the Latter Day Saints	96B Racecourse Rd, Waipukurau	22
CF-11	Waipukurau Racecourse	218 Racecourse Rd, Waipukurau	22
CF-12	Kingdom Hall of Jehovah's Witnesses	5 Smith St, Waipukurau	22
CF-13	Waipukurau Seventh Day Adventist Church	89 Tavistock Rd, Waipukurau	22

Unique Identifier	Site Identifier	Location	Map Reference
CF-14	St Peter's Church	52 Kenilworth St, Waipawa	16
CF-15	St John's Cooperating Parish Church	43 Kenilworth St, Waipawa	16
CF-16	Church of St Patrick	46 Waverley St, Waipawa	16
CF-17	Waipawa Senior Citizen's Hall	558 Waverley St, Waipawa	16
CF-18	Waipawa Tennis & Bowling Club	12 Harker St, Waipawa	16
CF-19	Waipawa Golf Club	22 Heta Tiki Dr-, Waipawa	16
CF-20	Waipawa and Districts Centennial Memorial Pool	27 Harker St, Waipawa	16
CF-21	St John's Ambulance Hall	61 Ruataniwha St, Waipawa	16
CF-22	Ōtane Bowls Club	12 Hickey St, Ōtane	17
CF-23	St James Community Church	6 Henderson St, Ōtane	17
CF-24	St Oran's Community Church	42 Bridge St, Ongaonga	15
CF-25	Waipawa Rugby Clubrooms	1 Ruataniwha St, Waipawa	16
CF-26	Takapau Golf Club	14 – 16 Charlotte St, Takapau	21
CF-27	St Marks Church	Walter St, Takapau	21
CF-28	Porangahau Rugby Club	21 Abercrombie St, Porangahau	39
CF-29	St Michael & All Angels Church and Cemetery	34 Dundas St, Porangahau	39
CF-30	Interdenominational Tikokino Church	42 Owen St, Tikokino	6
CF-31	Ongaonga Golf Club & CHB Cricket Club	1647 State Highway 50, Ongaonga	15
CF-32	Waipukurau Golf Club	3024 State Highway 2, Waipukurau	22

Unique Identifier	Site Identifier	Location	Map Reference
CF-33	St Stephen's Church	9 Kenderdine Rd, Elsthorpe	18
CF-34	Elsthorpe Fire Station	7 Kenderdine Rd, Elsthorpe	18
CF-35	Waipawa Pistol Club	475 Onga Onga Rd, Waipawa	16
CF-36	Flemington Fire Station	10 Rotohiwi Rd, Flemington	29
CF-37	Omakere Fire Station	48 Long Range Rd, Omakere	28
CF-38	Wallingford Fire Station	22 Bush Rd, Wallingford	35
CF-39	Takapau Art Centre	74 – 76 Charlotte St, Takapau	21
CF-40	Waipukurau Scout Hall	10 River Tce, Waipukurau	22
CF-41	Centralines Sports Park	2 River Tce, Waipukurau	22
CF-42	Pukeora Forest of Memories	Pukeora Scenic Rd, Waipukurau	22
CF-43	Patangata Clay Target Club	662 River Rd, Patangata	17
CF-44	AW Parsons Indoor Heated Pool, Stadium & Fitness Centre	10 River Tce, Waipukurau	22
CF-45	CHB Health Centre & Tuki Tuki Medical Centre	1 Cook St, Waipukurau	22
CF-46	Bridge Park Reserve	67 – 81 Mill St, Ongaonga	15
CF-47	Ashley Clinton Fire Station	740 Ashley Clinton Rd	15
CF-48	Waipawa Fire Station	42 Waverley St, Waipawa	16
CF-49	Ongaonga Fire Station	91 Bridge St, Ongaonga	15
CF-50	Takapau Fire Station	50A Charlotte St, Takapau	21
CF-51	Tikokino Fire Station	40 Owen St, Tikokino	6

Commented [A1]: S57.263 FENZ - Urban Environment, Key Issue 2

Commented [A2]: S57.263 FENZ - Urban Environment, Key Issue 2

Unique Identifier	Site Identifier	Location	Map Reference
CF-52	Waipukurau Fire Station	32 Russell St, Waipukurau	22
CF-53	Ōtane Fire Station	4 Campbell St, Ōtane	47
CF-54	Porangahau Fire Station	9 Keppel St, Porangahau	39
CF-55	Flemington Hall	4 Rotohiwi Rd, Flemington	29
CF-56	St Peter's Church	21 Bird Rd, Wallingford	35
CF-57	Waipukurau Bowling Club	13 Mt Herbert Rd, Waipukurau	22
CF-58	Waipukurau Community Rooms	4 Kitchener St, Waipukurau	22
CF-59	Omakere Church Hall	2169 Pourerere Rd, Omakere	28
CF-60	Ashley Clinton – Makaretu Hall	354 Makaretu Rd, Ashley Clinton	15
CF-61	Church of the Good Shepherd	31 Bridge St, Ongaonga	15
CF-62	Aramoana Fire Station	70 Shoal Beach Rd, Aramoana	33
CF-63	Tamatea Rural Fire Station	48 Lindsay Rd, Waipukurau	22
CF-64	Springhill Community School	1005 Wakarara Rd, Wakarara	10
CF-65	Te Aute College	State Highway 2, Pukehou	12
CF-66	Waipukurau Aerodrome	2327 State highway 2 (Takapau Road)	22

Commented [A3]: S57.263 FENZ - Urban Environment, Key Issue 2

Commented [A4]: S57.263 FENZ - Urban Environment, Key Issue 2

Commented [A5]: S120.005 Heretaunga Tamatea Settlement Trust, Report 6A Mapping & Rezoning, Rezoning Request 13

Commented [A6]: Central Hawke's Bay Aeroclub S80.001 - Misc Key Issue 1

Appendix B – Summary of recommendations on submissions

Table: Summary of recommended responses to decisions on submissions and further submissions

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
S11.004	Hawke's Bay Regional Council	UFD - Urban Form and Development	No changes	Key Issue 3	Accept in part, insofar as changes are recommended to be made to some of the provisions of the chapter in response to other submissions	Accept in part, insofar as changes are recommended to be made to some of the provisions of the chapter in response to other submissions	N/A
S42.017	New Zealand Pork Industry Board	UFD-O2	Retain UFD-O2 as proposed	Key Issue 3	Accept in part	Accept in part	Yes
S42.018	New Zealand Pork Industry Board	UFD-P2	Retain UFD-P2 as proposed	Key Issue 3	Accept in part	Accept in part	Yes
S42.019	New Zealand Pork Industry Board	UFD-P3	Retain UFD-P3 as proposed	Key Issue 3	Accept	Accept	No
S42.020	New Zealand Pork Industry Board	UFD-M3	Retain UFD-M3 as proposed.	Key Issue 3	Accept	Accept	No
S50.003	The Surveying Company (HB) Ltd	COMZ-S2	Correct error in COMZ-S2.	Key Issue 1	Accept	Accept	Yes
FS7.032	Heritage New Zealand Pouhere Taonga		Allow	Key Issue 1	Accept	Accept	Yes
S50.035	The Surveying Company (HB) Ltd	GRZ - Standards	Retain the standards in the GRZ - General Residential Zone.	Key Issue 8	Accept in part, insofar as amendments to the GRZ – General Residential Zone standards are recommended in response to matters raised in other submissions	Accept in part, insofar as amendments to the GRZ – General Residential Zone standards are recommended in response to matters raised in other submissions	N/A
S54.001	David Bishop	GRZ-P5	Retain GRZ-P5. Support inclusion of Council's proposed 'Structure Plan for Porangahau Road' in the Proposed Plan.	Key Issue 1	Accept in part	Accept in part	No
S55.076	Heritage New Zealand Pouhere Taonga	COMZ - Introduction	As requested elsewhere in this submission, consider adding more locally significant places to HH-SCHED2.	Key Issue 8	Accept in part, insofar as the Introduction is retained, but amended in response to matters raised in other submissions	Accept in part, insofar as the Introduction is retained, but amended in response to matters raised in other submissions	Yes
FS23.74	Kāinga Ora - Homes and Communities		Disallow	Key Issue 8	Accept in part	Accept in part	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
S55.077	Heritage New Zealand Pouhere Taonga	COMZ-P2	Retain COMZ-P2 as notified.	Key Issue 1	Accept	Accept	No
S55.078	Heritage New Zealand Pouhere Taonga	COMZ-P3	Include more commercial buildings in HH-SCHED2.	Key Issue 8	Accept in part, insofar as the policy is retained, but amended in response to matters raised in other submissions	Accept in part, insofar as the policy is retained, but amended in response to matters raised in other submissions	Yes
FS23.75	Kāinga Ora - Homes and Communities		Disallow	Key Issue 8	Accept in part	Accept in part	Yes
S55.079	Heritage New Zealand Pouhere Taonga	COMZ-AER10	Retain COMZ-AER10 as notified. Enable it to be achieved by amending other aspects of the Proposed Plan.	Key Issue 8	Accept in part, insofar as COMZ-AER10 is retained, but amended in response to matters raised in other submissions	Accept in part	Yes
S57.001	Fire and Emergency New Zealand	COMMUNITY FACILITY (Definition)	Add the following note to the definition of 'Community Facility': 'Note: 'Community facility' excludes land and buildings used for emergency service activities which is covered by the definition 'EMERGENCY SERVICE ACTIVITIES'	Key Issue 9	Reject	Reject	No
S57.002	Fire and Emergency New Zealand	EMERGENCY AVIATION MOVEMENTS (Definition)	Retain the definition of 'Emergency Aviation Movements' as notified.	Key Issue 9	Accept	Accept	No
S57.003	Fire and Emergency New Zealand	EMERGENCY SERVICE ACTIVITIES (Definition)	Retain the definition of 'Emergency Service Activities' as notified.	Key Issue 9	Accept	Accept	No
S57.009	Fire and Emergency New Zealand	SERVICE (Definition)	Retain the definition of 'Service' as notified.	Key Issue 2	Accept	Accept	No
S57.019	Fire and Emergency New Zealand	UFD-P4	Retain UFD-P4 as notified.	Key Issue 2	Accept	Accept	No
S57.020	Fire and Emergency New Zealand	UFD-M2	Retain UFD-M2 as notified.	Key Issue 2	Accept	Accept	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
S57.021	Fire and Emergency New Zealand	UFD-M3	Retain UFD-M3 as notified.	Key Issue 2	Accept	Accept	No
.							
S57.118	Fire and Emergency New Zealand	GRZ-P3	Amend GRZ-P3 as follows: 'To enable the establishment of certain non-residential uses, such as home businesses, educational facilities, emergency service activities and primary production activities, as an integral component of the General Residential Zone, to enable people to provide for their social, economic and cultural wellbeing, and for their health and safety, while maintaining and enhancing the character and amenity values of the zone.'	Key Issue 2	Accept	Accept	Yes
.							
S57.119	Fire and Emergency New Zealand	GRZ-PXX (new policy)	Add a new policy in the 'General Residential Zone' as follows: 'GRZ-P10 Ensure all land use activities and developments are connected to the public reticulated wastewater, stormwater, and water supply network unless an approved alternative system is available.'	Key Issue 2	Accept in part	Accept in part	Yes
.							
S57.120	Fire and Emergency New Zealand	GRZ-R1	Amend GRZ-R1(1) as follows: '... Where the following conditions are met: a. Compliance with: i. x. GRZ-S16.' And amend GRZ-R1(2) as follows: '... Matters over which discretion is restricted: a. Assessment matters: i. x. GRZ-AM11 Servicing. ...'	Key Issue 2	Reject	Reject	No
.							
S57.121	Fire and Emergency New Zealand	GRZ-R3	Amend GRZ-R3(1) as follows: '... Where the following conditions are met: a. ... b. Compliance with: i.'	Key Issue 2	Reject	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
			<p>x. GRZ-S16.' And amend GRZ-R3(2) as follows: ' ... Matters over which discretion is restricted: a. Assessment matters: i.</p> <p>x. GRZ-AM11 Servicing. ' ...</p>				
S57.122	Fire and Emergency New Zealand	GRZ-R4	<p>Amend GRZ-R4(1) as follows: ' ... Where the following conditions are met: a. ... b. Compliance with: i.</p> <p>x. GRZ-S16.' And amend GRZ-R4(2) as follows: ' ... Matters over which discretion is restricted: a. Assessment matters: i.</p> <p>x. GRZ-AM11 Servicing. ' ...</p>	Key Issue 2	Reject	Reject	No
S57.123	Fire and Emergency New Zealand	GRZ-R5	<p>Amend GRZ-R5(1) as follows: ' ... Where the following conditions are met: a. ... b. Compliance with: i.</p> <p>x. GRZ-S16.' And amend GRZ-R5(2) as follows: ' ... Matters over which discretion is restricted: a. Assessment matters: i.</p> <p>x. GRZ-AM11 Servicing. ' ...</p>	Key Issue 2	Reject	Reject	No
S57.124	Fire and Emergency New Zealand	GRZ-R6	<p>Amend GRZ-R6(1) as follows: ' ...</p>	Key Issue 2	Reject	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
			Where the following conditions are met: a. ... b. Compliance with: i. x. GRZ-S16.' And amend GRZ-R6(2) as follows: '... Matters over which discretion is restricted: a. Assessment matters: i. x. GRZ-AM11 Servicing. ' ...				
S57.125	Fire and Emergency New Zealand	GRZ-R7	Amend GRZ-R7(1) as follows: '... Where the following conditions are met: a. ... b. Compliance with: i. x. GRZ-S16.' And amend GRZ-R7(2) as follows: '... Matters over which discretion is restricted: a. Assessment matters: i. x. GRZ-AM11 Servicing. ' ...	Key Issue 2	Reject	Reject	No
S57.126	Fire and Emergency New Zealand	GRZ-R7	Amend GRZ-R7 subject to consequential amendments sought in this chapter. Add in provision for 'emergency aviation movements'.	Key Issue 2	Reject	Reject	No
S57.127	Fire and Emergency New Zealand	GRZ-R8	Amend GRZ-R8(1) as follows: '... Where the following conditions are met: a. ... b. Compliance with: i. x. GRZ-S16.'	Key Issue 2	Reject	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
			And amend GRZ-R8(2) as follows: '... Matters over which discretion is restricted: a. Assessment matters: i. x. GRZ-AM11 Servicing. ...' ...				
S57.128	Fire and Emergency New Zealand	GRZ-R10	Amend GRZ-R10(1) as follows: '... Where the following conditions are met: a. ... b. Compliance with: i. x. GRZ-S16.' And amend GRZ-R10(2) as follows: '... Matters over which discretion is restricted: a. Assessment matters: i. x. GRZ-AM11 Servicing. ...' ...	Key Issue 2	Reject	Reject	No
S57.130	Fire and Emergency New Zealand	GRZ-S2	Amend GRZ-S2 as follows: '1. Maximum height of any building(s) is 8m. Note: in all instances, height is measured from the natural ground level. Hose drying towers up to 15m in height are exempt from this rule.'	Key Issue 2	Reject	Reject	No
S57.131	Fire and Emergency New Zealand	GRZ-S3	Amend GRZ-S3 as follows: '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. d. Hose drying towers up to 15m in height.'	Key Issue 2	Reject	Reject	No
S57.132	Fire and Emergency New Zealand	GRZ-S5	Retain GRZ-S5 as notified.	Key Issue 2	Accept	Accept	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
S57.133	Fire and Emergency New Zealand	GRZ-S8	Amend GRZ-S8 as follows: 'All (except for Residential Activities Emergency Service Activities or Visitor Accommodation) ...'	Key Issue 2	Accept	Accept	Yes
.							
S57.134	Fire and Emergency New Zealand	GRZ-S10	Amend GRZ-S10 as follows: '1. ... 2. 3. Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.'	Key Issue 2	Accept	Accept	Yes
.							
S57.135	Fire and Emergency New Zealand	GRZ-S12	Retain GRZ-S12 as notified.	Key Issue 8	Accept	Accept	No
.							
S57.136	Fire and Emergency New Zealand	GRZ-SXX (new standard)	Add a new standard in the 'General Residential Zone' as follows: 'GRZ-S16 Servicing 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. 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. 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.'	Key Issue 2	Reject	Reject	No
.							
S57.137	Fire and Emergency New Zealand	GRZ-AMXX (new)	Add a new assessment matter in the 'General Residential Zone' as follows: 'GRZ-AM11 Servicing	Key Issue 2	Reject	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
		assessment matter)	1. The provisions of the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.'				
S57.196	Fire and Emergency New Zealand	SETZ-O3	Retain SETZ-O3 as notified.	Key Issue 8	Accept in part, insofar as the objective is retained, but amended in response to matters raised in other submissions	Accept in part, insofar as the objective is retained, but amended in response to matters raised in other submissions	Yes
S57.197	Fire and Emergency New Zealand	SETZ-P5	Retain SETZ-P5 as notified.	Key Issue 8	Accept	Accept	No
S57.198	Fire and Emergency New Zealand	SETZ-P6	Amend SETZ-P6 as follows: 'Provide for existing commercial, industrial, community, emergency service and educational facilities, while ensuring any changes or expansion of these activities do not adversely affect the qualities of the settlement.'	Key Issue 2	Accept	Accept	Yes
S57.199	Fire and Emergency New Zealand	SETZ-P7	Retain SETZ-P7 as notified	Key Issue 2	Accept	Accept	No
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. x. SETZ-S16 Servicing. And amend SETZ-R1(2) as follows: '... Matters over which discretion is restricted: a. Assessment matters: i. x. SETZ-AM10 Servicing. '	Key Issue 2	Reject	Reject	No
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.	Key Issue 2	Reject	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
			<p>x. SETZ-S16 Servicing.' And amend SETZ-R3(2) as follows: ' ... Matters over which discretion is restricted: a. Assessment matters: i.</p> <p>x. SETZ-AM10 Servicing. ' ...</p>				
S57.202	Fire and Emergency New Zealand	SETZ-R4	<p>Amend SETZ-R4(1) as follows: ' ... Where the following conditions are met: a. Compliance with: i.</p> <p>x. SETZ-S16 Servicing.' And amend SETZ-R4(2) as follows: ' ... Matters over which discretion is restricted: a. Assessment matters: i.</p> <p>x. SETZ-AM10 Servicing. ' ...</p>	Key Issue 2	Reject	Reject	No
S57.203	Fire and Emergency New Zealand	SETZ-R5	<p>Amend SETZ-R5(1) as follows: ' ... Where the following conditions are met: a. Compliance with: i.</p> <p>x. SETZ-S16 Servicing.' And amend SETZ-R5(2) as follows: ' ... Matters over which discretion is restricted: a. Assessment matters: i.</p> <p>x. SETZ-AM10 Servicing. ' ...</p>	Key Issue 2	Reject	Reject	No
S57.204	Fire and Emergency New Zealand	SETZ-R6	<p>Amend SETZ-R6(1) as follows: ' ... Where the following conditions are met: a. ...</p>	Key Issue 2	Reject	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
			b. Compliance with: i. x. SETZ-S16 Servicing.' And amend SETZ-R6(2) as follows: '... Matters over which discretion is restricted: a. Assessment matters: i. x. SETZ-AM10 Servicing. '... ...				
S57.205	Fire and Emergency New Zealand	SETZ-R7	Amend SETZ-R7(1) as follows: '... Where the following conditions are met: a. Compliance with: i. x. SETZ-S16 Servicing.' And amend SETZ-R7(2) as follows: '... Matters over which discretion is restricted: a. Assessment matters: i. x. SETZ-AM10 Servicing. '... ...	Key Issue 2	Reject	Reject	No
S57.206	Fire and Emergency New Zealand	SETZ-R8	Amend SETZ-R8(1) as follows: '... Where the following conditions are met: a. Compliance with: i. x. SETZ-S16 Servicing.' And amend SETZ-R8(2) as follows: '... Matters over which discretion is restricted: a. Assessment matters: i. x. SETZ-AM10 Servicing. '... ...	Key Issue 2	Reject	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
S57.207	Fire and Emergency New Zealand	SETZ-R9	Amend SETZ-R9(1) as follows: '... Where the following conditions are met: a. Compliance with: i. x. SETZ-S16 Servicing. And amend SETZ-R9(2) as follows: '... Matters over which discretion is restricted: a. Assessment matters: i. x. SETZ-AM10 Servicing. ... '...	Key Issue 2	Reject	Reject	No
S57.208	Fire and Emergency New Zealand	SETZ-R9	Amend SETZ-R9, subject to consequential amendments sought in this chapter.	Key Issue 2	Accept	Accept	Yes
S57.209	Fire and Emergency New Zealand	SETZ-R10	Amend SETZ-R10(1) as follows: '... Where the following conditions are met: a. Compliance with: i. x. SETZ-S16 Servicing. And amend SETZ-R10(2) as follows: '... Matters over which discretion is restricted: a. Assessment matters: i. x. SETZ-AM10 Servicing. ... '...	Key Issue 2	Reject	Reject	No
S57.210	Fire and Emergency New Zealand	SETZ-R11	Amend SETZ-R11(1) as follows: '... Where the following conditions are met: a. Compliance with: i. x. SETZ-S16 Servicing. And amend SETZ-R11(2) as follows: '... Matters over which discretion is restricted: a. Assessment matters:	Key Issue 2	Reject	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
			i. x. SETZ-AM10 Servicing. ...				
S57.211	Fire and Emergency New Zealand	SETZ-R12	Amend SETZ-R12(1) as follows: '... Where the following conditions are met: a. ... b. ... c. Compliance with: i. x. SETZ-S16 Servicing.' And amend SETZ-R12(2) as follows: '... Matters over which discretion is restricted: a. Assessment matters: i. x. SETZ-AM10 Servicing. ...'	Key Issue 2	Reject	Reject	No
S57.212	Fire and Emergency New Zealand	SETZ-R13	Amend SETZ-R13(1) as follows: '... Where the following conditions are met: a. ... b. ... c. Compliance with: i. x. SETZ-S16 Servicing.' And amend SETZ-R13(2) as follows: '... Matters over which discretion is restricted: a. Assessment matters: i. x. SETZ-AM10 Servicing. ...'	Key Issue 2	Reject	Reject	No
S57.213	Fire and Emergency New Zealand	SETZ-S3	Amend SETZ-S3 as follows: '1. Maximum height of any building(s) is 8m. Note: in all instances, height is measured from the natural ground level. Hose drying towers up to 15m in height are exempt from this rule.'	Key Issue 2	Reject	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
S57.214	Fire and Emergency New Zealand	SETZ-S4	Amend SETZ-S4 as follows: '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. d. Hose drying towers up to 15m in height....'	Key Issue 2	Reject	Reject	No
S57.215	Fire and Emergency New Zealand	SETZ-S6	Retain SETZ-S6 as notified.	Key Issue 8	Accept	Accept	No
S57.216	Fire and Emergency New Zealand	SETZ-S9	Amend SETZ-S9 as follows: 'All (except for Residential Activities, Emergency Service Activities or Visitor Accommodation) ...'	Key Issue 8	Accept	Accept	Yes
S57.217	Fire and Emergency New Zealand	SETZ-S10	Amend SETZ-S10 as follows: '1. ... 2. ... 3. Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.'	Key Issue 8	Accept	Accept	Yes
S57.218	Fire and Emergency New Zealand	SETZ-S12	Retain SETZ-S12 as notified.	Key Issue 8	Accept	Accept	No
S57.227	Fire and Emergency New Zealand	SETZ-SXX (new standard)	Add a new standard to the 'Settlement Zone' chapter as follows: 'SETZ-S16 Servicing 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.	Key Issue 2	Reject	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
			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. 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.'				
S57.228	Fire and Emergency New Zealand	SETZ-AMXX (new assessment matter)	Add a new assessment matter to the 'Settlement Zone' chapter as follows: 'SETZ-AM10 Servicing 1. The provisions of the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.'	Key Issue 2	Reject	Reject	No
S57.229	Fire and Emergency New Zealand	COMZ-O2	Retain COMZ-O2 as notified.	Key Issue 8	Accept in part, insofar as the objective is retained, but amended in response to matters raised in other submissions	Accept in part, insofar as the objective is retained, but amended in response to matters raised in other submissions	Yes
FS11.013	The Ministry of Education		Allow	Key Issue 8	Accept in part, insofar as the objective is retained, but amended in response to matters raised in other submissions	Accept in part, insofar as the objective is retained, but amended in response to matters raised in other submissions	Yes
S57.230	Fire and Emergency New Zealand	COMZ-P6	Retain COMZ-P6 as notified.	Key Issue 8	Accept	Accept	No
FS11.014	The Ministry of Education		Allow	Key Issue 8	Accept	Accept	
S57.231	Fire and Emergency New Zealand	COMZ-R1	Amend COMZ-R1(1) as follows: '... Where the following conditions are met: a. Compliance with: i. x. COMZ-S12 Servicing.' And amend COMZ-R1(2) as follows: '... Matters over which discretion is restricted: a. Assessment matters: i. x. COMZ-AM5 Servicing. '... ...'	Key Issue 2	Reject	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
S57.232	Fire and Emergency New Zealand	COMZ-R2	Amend COMZ-R2(1) as follows: '... Where the following conditions are met: a. Compliance with: i. x. COMZ-S12 Servicing.' And amend COMZ-R2(2) as follows: '... Matters over which discretion is restricted: a. Assessment matters: i. x. COMZ-AM5 Servicing. '... ...	Key Issue 2	Reject	Reject	No
S57.233	Fire and Emergency New Zealand	COMZ-R3	Amend COMZ-R3(1) as follows: '... Where the following conditions are met: a. Compliance with: i. x. COMZ-S12 Servicing.' And amend COMZ-R3(2) as follows: '... Matters over which discretion is restricted: a. Assessment matters: i. x. COMZ-AM5 Servicing. '... ...	Key Issue 2	Reject	Reject	No
S57.234	Fire and Emergency New Zealand	COMZ-R4	Amend COMZ-R4(1) as follows: '... Where the following conditions are met: a. Compliance with: i. x. COMZ-S12 Servicing.' And amend COMZ-R4(2) as follows: '... Matters over which discretion is restricted: a. Assessment matters: i.	Key Issue 2	Reject	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
			x. COMZ-AM5 Servicing. ...				
S57.235	Fire and Emergency New Zealand	COMZ-R5	Amend COMZ-R5(1) as follows: '... Where the following conditions are met: a. Compliance with: i. x. COMZ-S12 Servicing.' And amend COMZ-R5(2) as follows: '... Matters over which discretion is restricted: a. Assessment matters: i. x. COMZ-AM5 Servicing. ...'	Key Issue 2	Reject	Reject	No
S57.236	Fire and Emergency New Zealand	COMZ-R5	Amend COMZ-R5, subject to consequential amendments sought in this chapter. Add in provision for 'emergency aviation movements'.	Key Issue 2	Accept in part	Accept in part	Yes
S57.237	Fire and Emergency New Zealand	COMZ-R6	Amend COMZ-R6(1) as follows: '... Where the following conditions are met: a. Compliance with: i. x. COMZ-S12 Servicing.' And amend COMZ-R6(2) as follows: '... Matters over which discretion is restricted: a. Assessment matters: i. x. COMZ-AM5 Servicing. ...'	Key Issue 2	Reject	Reject	No
S57.238	Fire and Emergency New Zealand	COMZ-R8	Amend COMZ-R8(1) as follows: '... Where the following conditions are met: a. Compliance with: i. ...	Key Issue 2	Reject	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
			<p>... x. COMZ-S12 Servicing... And amend COMZ-R8(2) as follows: '... Matters over which discretion is restricted: a. Assessment matters: i. x. COMZ-AM5 Servicing. '</p>				
S57.239	Fire and Emergency New Zealand	COMZ-S1	<p>Amend COMZ-S1 as follows: 'All 1. Maximum height of any building(s) is 12m. Note: in all instances, height is measured from the natural ground level. Hose drying towers up to 15m in height are exempt from this rule.'</p>	Key Issue 2	Reject	Reject	No
S57.240	Fire and Emergency New Zealand	COMZ-S5	<p>Amend COMZ-S5 as follows: 'All 1. ... 2. Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.'</p>	Key Issue 2	Accept	Accept	Yes
S57.241	Fire and Emergency New Zealand	COMZ-S6	<p>Amend COMZ-S6 as follows: 'Where adjoining a site zoned General Residential 1. ... 2. Height in relation to boundary: a. No part of a building may exceed a height of 2m plus the shortest horizontal distance between that part of the building and the General Residential Zone boundary, except for the following: i. iii. [iv] Hose drying towers up to 15m in height....'</p>	Key Issue 2	Reject	Reject	No
S57.242	Fire and Emergency New Zealand	COMZ-S8	Retain COMZ-S8 as notified.	Key Issue 1	Accept	Accept	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
S57.243	Fire and Emergency New Zealand	COMZ-SXX (new standard)	Add a new standard in the 'Commercial Zone' chapter as follows: 'COMZ-S12 Servicing 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. 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. 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.'	Key Issue 2	Accept in part	Accept in part	Yes
.							
S57.244	Fire and Emergency New Zealand	COMZ-AMXX (new assessment matter)	Add a new assessment matter to the 'Commercial Zone' chapter as follows: 'COMZ-AM5 Servicing 1. The provisions of the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.'	Key Issue 2	Reject	Reject	No
FS23.43	Kāinga Ora - Homes and Communities		Disallow	Key Issue 2	Accept	Accept	No
S57.245	Fire and Emergency New Zealand	GIZ-O2	Amend GIZ-O2 as follows: 'Provide for complementary and compatible non-commercial industrial activities within the General Industrial Zone that recognise the sensitivities and amenity levels within the zone.'	Key Issue 8	Accept	Accept	Yes
.							
S57.246	Fire and Emergency New Zealand	GIZ-P1	Retain GIZ-P1 as notified.	Key Issue 8	Accept	Accept	No
.							
S57.247	Fire and Emergency New Zealand	GIZ-R1	Amend GIZ-R1(1) as follows: '...	Key Issue 2	Reject	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
			Where the following conditions are met: a. ... b. Compliance with: i. x. GIZ-S11 Servicing....' And amend GIZ-R1(2) as follows: '... Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: i. x. GIZ-AM6 Servicing. '... ...				
S57.248	Fire and Emergency New Zealand	GIZ-R2	Amend GIZ-R2(1) as follows: '... Where the following conditions are met: a. Compliance with: i. x. GIZ-S11 Servicing....' And amend GIZ-R2(2) as follows: '... Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: i. x. GIZ-AM6 Servicing. '... ...	Key Issue 2	Reject	Reject	No
S57.249	Fire and Emergency New Zealand	GIZ-R3	Amend GIZ-R3(1) as follows: '... Where the following conditions are met: a. Compliance with: i. x. GIZ-S11 Servicing....' And amend GIZ-R3(2) as follows: '... Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: i.	Key Issue 2	Reject	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
			... x. GIZ-AM6 Servicing. ...				
S57.250	Fire and Emergency New Zealand	GIZ-R4	Amend GIZ-R4(1) as follows: '... Where the following conditions are met: a. ... b. Compliance with: i. x. GIZ-S11 Servicing....' And amend GIZ-R4(2) as follows: '... Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: i. x. GIZ-AM6 Servicing. ... '...	Key Issue 2	Reject	Reject	No
S57.251	Fire and Emergency New Zealand	GIZ-R5	Amend GIZ-R5(1) as follows: '... Where the following conditions are met: a. ... b. ... c. ... d. Compliance with: x. GIZ-S11 Servicing.' And amend GIZ-R5(2) as follows: '... Matters over which discretion is restricted: a. x. GIZ-AM6 Servicing.'	Key Issue 2	Reject	Reject	No
S57.252	Fire and Emergency New Zealand	GIZ-R6	Amend GIZ-R6(1) as follows: '... Where the following conditions are met: a. Compliance with: i. x. GIZ-S11 Servicing....' And amend GIZ-R6(2) as follows: '...	Key Issue 2	Reject	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
			Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: i. x. GIZ-AM6 Servicing. ...				
S57.253	Fire and Emergency New Zealand	GIZ-R6	Amend GIZ-R6, subject to consequential amendments sought in this chapter. Add in provision for 'emergency aviation movements'.	Key Issue 2	Accept in part	Accept in part	Yes
S57.254	Fire and Emergency New Zealand	GIZ-R7	Amend GIZ-R7(1) as follows: '... Where the following conditions are met: a. Compliance with: i. x. GIZ-S11 Servicing.... And amend GIZ-R7(2) as follows: '... Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: i. x. GIZ-AM6 Servicing. ...'	Key Issue 2	Reject	Reject	No
S57.255	Fire and Emergency New Zealand	GIZ-R8	Amend GIZ-R8(1) as follows: '... Where the following conditions are met: a. ... b. Compliance with: i. x. GIZ-S11 Servicing.... And amend GIZ-R8(2) as follows: '... Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: i.'	Key Issue 2	Reject	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
			x. GIZ-AM6 Servicing. ...				
S57.256	Fire and Emergency New Zealand	GIZ-R10	Amend GIZ-R10(1) as follows: '... Where the following conditions are met: a. ... b. Compliance with: i. x. GIZ-S11 Servicing....' And amend GIZ-R10(2) as follows: '... Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: i. x. GIZ-AM6 Servicing. ...'	Key Issue 2	Reject	Reject	No
S57.257	Fire and Emergency New Zealand	GIZ-S1	Amend GIZ-S1 as follows: 'All 1. Maximum height of any building(s) is 12m. Note: in all instances, height is measured from the natural ground level. Hose drying towers up to 15m in height are exempt from this rule.'	Key Issue 2	Reject	Reject	No
S57.258	Fire and Emergency New Zealand	GIZ-S3	Amend GIZ-S3 as follows: 'All 1. ... 2. Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.'	Key Issue 2	Accept	Accept	Yes
S57.259	Fire and Emergency New Zealand	GIZ-S4	Amend GIZ-S4 as follows: 'Where adjoining a site in the General Residential Zone 1. ... 2. Height in relation to boundary: a. No part of a building may exceed a height of 2m plus the shortest horizontal distance between that part of the building and the General Residential Zone boundary, except for the following:	Key Issue 2	Reject	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
			i. x. Hose drying towers up to 15m in height....'				
S57.260	Fire and Emergency New Zealand	GIZ-R7	Retain GIZ-S7 as notified.	Key Issue 8	Accept	Accept	No
S57.261	Fire and Emergency New Zealand	GIZ-SXX (new standard)	Add a new standard in the 'General Industrial Zone' as follows: 'GIZ-S11 Servicing 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. 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. 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.'	Key Issue 2	Accept in part	Accept in part	Yes
S57.262	Fire and Emergency New Zealand	GIZ-AMXX (new assessment matter)	Add a new assessment matter in the 'General Industrial Zone' chapter as follows: 'GIZ-AM6 Servicing 1. The provisions of the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.'	Key Issue 2	Reject	Reject	No
S57.263	Fire and Emergency New Zealand	SCHED8	Remove CF-34, 36, 37, 38, 47, 48, 49, 50, 51, 52, 53, 54, 62 & 63 from SCHED8 - Schedule of Identified Community Facilities.	Key Issue 2	Accept	Accept	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
S66.002	Woolworths New Zealand Limited	COMMERCIAL ACTIVITY (Definition)	Amend the definition of 'Commercial Activity' as follows: 'means any activity trading in goods, equipment or services, including retail sales/retail/retailing . It includes any ancillary activity to the commercial activity (for example administrative or head offices).'	Key Issue 9	Reject	Reject	No
S73.015	Ministry of Education	GRZ-O2	Retain GRZ-O2 as proposed.	Key Issue 8	Accept in part, insofar as the objective is retained, but amended in response to matters raised in other submissions	Accept in part, insofar as the objective is retained, but amended in response to matters raised in other submissions	Yes
S73.016	Ministry of Education	GRZ-P3	Retain GRZ-P3 as proposed.	Key Issue 8	Accept in part, insofar as the policy is retained, but amended in response to matters raised in other submissions	Accept in part, insofar as the objective is retained, but amended in response to matters raised in other submissions	Yes
S73.017	Ministry of Education	GRZ-R5	Amend GRZ-R5(1)(a) as follows: '1. Activity Status: PER Where the following conditions are met: a) Limited to 200 400m2 gross floor area. b) ...' And amend GRZ-R5(2) as follows: '2. Activity status where gross floor area is 200-400m2 and/or compliance with condition GRZ-R5(1)(b) is not achieved: RDIS ...' And amend GRZ-R5(3) as follows: '3. Activity status where gross floor area is over 400m2 where compliance with condition GRZ-R5(1)(a) is not achieved: DIS'	Key Issue 7	Accept in part	Accept in part	Yes
FS23.84	Kāinga Ora - Homes and Communities		Allow	Key Issue 7	Accept in part	Accept in part	Yes
S73.026	Ministry of Education	SETZ-O3	Amend SETZ-O3 as follows: 'To provide for existing and new non-residential activities, within limits, that are compatible with the surrounding environment, to locate in the settlements such that their amenity is maintained and enhanced, and to provide for the social, economic and cultural well-being of the people in these rural communities, and for their health and safety.'	Key Issue 7	Reject	Reject	No
S73.027	Ministry of Education	SETZ-P6	Amend SETZ-P6 as follows: 'Provide for existing and new commercial, industrial, community and educational facilities, while ensuring any changes or expansion of these	Key Issue 7	Accept	Accept	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
			activities do not adversely affect the qualities of the settlement.'				
S73.028	Ministry of Education	SETZ-R8	Amend SETZ-R8(1) as follows: '1. Activity Status: PER Where the following conditions are met: a) Limited to 200m2 gross floor area. b) Compliance with: i. SETZ-S2; ii....' And add as follows: '3. Activity status where compliance with conditions SETZ-R8(1)(a) is not achieved: DIS'	Key Issue 7	Accept in part	Accept in part	Yes
S73.029	Ministry of Education	COMZ-O2	Retain COMZ-O2 as proposed.	Key Issue 1	Accept in part	Accept in part	Yes
S73.030	Ministry of Education	COMZ-P6	Retain COMZ-P6 as proposed.	Key Issue 1	Accept	Accept	No
S73.031	Ministry of Education	GIZ-O2	Retain GIZ-O2 as proposed.	Key Issue 8	Accept in part, insofar as the objective is retained, but amended in response to matters raised in other submissions	Accept in part, insofar as the objective is retained, but amended in response to matters raised in other submissions	Yes
S73.032	Ministry of Education	GIZ-R10	Retain GIZ-R10 as proposed.	Key Issue 8	Accept in part, insofar as the rule is retained, but amended in response to matters raised in other submissions	Accept in part, insofar as the rule is retained, but amended in response to matters raised in other submissions	Yes
S73.034	Ministry of Education	GRZ-AM9	Retain GRZ-AM9 as proposed.	Key Issue 8	Accept	Accept	No
S73.038	Ministry of Education	SETZ-AM8	Retain SETZ-AM8 as proposed.	Key Issue 8	Accept	Accept	No
S73.039	Ministry of Education	GIZ-AM4	Retain GIZ-AM4 as proposed.	Key Issue 8	Accept	Accept	No
S78.039	Waka Kotahi NZ Transport Agency	UFD - Introduction	Include reference to ensuring the continued safe and efficient functioning of state highways in relation to future greenfield areas in 'Future Greenfield Direction of Growth' section of 'UFD - Introduction'.	Key Issue 3	Reject	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
S81.047	Horticulture New Zealand	UFD-O2	Retain UFD-O2.	Key Issue 3	Accept in part insofar as the policy is retained by amended in response to other submissions	Accept in part insofar as the policy is retained by amended in response to other submissions	Yes
S81.048	Horticulture New Zealand	UFD-P2	Retain UFD-P2.	Key Issue 3	Accept in part insofar as the policy is retained by amended in response to other submissions	Accept in part insofar as the policy is retained by amended in response to other submissions	Yes
S81.049	Horticulture New Zealand	UFD-P4	Retain UFD-P4.	Key Issue 3	Accept	Accept	No
S81.050	Horticulture New Zealand	UFD-AER3	Amend UFD-AER3 as follows: 'Urban development that avoids, remedies or mitigates adverse environmental effects, and minimises avoids the loss of valuable highly productive land.'	Key Issue 3	Accept in part	Accept in part	Yes
S90.042	Centralines Limited	GRZ - Rules	Insert new matters for discretion for RDIS activities which relate to a breach of the Electricity Safety Distance standard (GRZ-S11) in all relevant rules in the 'GRZ - General Residential Zone' to include: 'a. Impacts on the operation, maintenance, upgrading and development of the electricity network. b. The risk of electrical hazards affecting public or individual safety, and the risk of property damage. c. The risk to the structural integrity of any support structures associated with the electricity network. d. Technical advice provided by the National Grid owner (Transpower) or electricity distribution network operator (Centralines Limited).' And insert a notification clause requiring written approval.	Key Issue 5	Reject	Reject	No
S90.046	Centralines Limited	SETZ - Rules	Insert new matters for discretion for RDIS activities which relate to a breach of the Electricity Safety Distance standard (SETZ-S11) in all relevant rules in the 'SETZ - Settlement Zone' to include:	Key Issue 5	Accept in part	Accept in part	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
			<p>'a. Impacts on the operation, maintenance, upgrading and development of the electricity network.</p> <p>b. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.</p> <p>c. The risk to the structural integrity of any support structures associated with the electricity network.</p> <p>d. Technical advice provided by the National Grid owner (Transpower) or electricity distribution network operator (Centralines Limited).'</p> <p>And insert a notification clause requiring written approval.</p>				
S90.047	Centralines Limited	COMZ - Rules	<p>Insert new matters for discretion for RDIS activities which relate to a breach of the Electricity Safety Distance standard (COMZ-S7) in all relevant rules in the 'COMZ - Commercial Zone' to include:</p> <p>'a. Impacts on the operation, maintenance, upgrading and development of the electricity network.</p> <p>b. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.</p> <p>c. The risk to the structural integrity of any support structures associated with the electricity network.</p> <p>d. Technical advice provided by the National Grid owner (Transpower) or electricity distribution network operator (Centralines Limited).'</p> <p>And insert a notification clause requiring written approval.</p>	Key Issue 5	Reject	Reject	No
S90.048	Centralines Limited	GIZ - Rules	<p>Insert new matters for discretion for RDIS activities which relate to a breach of the Electricity Safety Distance standard (GIZ-S6) in all relevant rules in the 'GIZ - General Industrial Zone' to include:</p> <p>'a. Impacts on the operation, maintenance, upgrading and development of the electricity network.</p> <p>b. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.</p>	Key Issue 5	Accept in part	Accept in part	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
			c. The risk to the structural integrity of any support structures associated with the electricity network. d. Technical advice provided by the National Grid owner (Transpower) or electricity distribution network operator (Centralines Limited).' And insert a notification clause requiring written approval.				
S90.049	Centralines Limited	GIZ-R16	Amend GIZ-R16 as follows: '1. Activity Status: PRNC Where the following conditions are met: N/A'. Or alternatively, delete the 'Outer Control Boundary' over Lot 2 DP 339439 on the Planning Maps.	Key issue 8	Reject	Reject	No
S90.050	Centralines Limited	GIZ-S1	Amend GIZ-S1 as follows: '1. Maximum height of any building(s) is 42m15m . Note: in all instances, height is measured from the natural ground level.'	Key issue 8	Reject	Reject	No
S90.055	Centralines Limited	GRZ-S11	Retain GRZ-S11.	Key Issue 5	Reject	Reject	No
S90.059	Centralines Limited	SETZ-S11	Retain SETZ-S11.	Key Issue 5	Accept	Reject	No
S90.060	Centralines Limited	COMZ-S7	Retain COMZ-S7.	Key Issue 5	Reject	Reject	No
S90.061	Centralines Limited	GIZ-S6	Retain GIZ-S6.	Key Issue 5	Accept	Accept	No
S94.004	Surveying the Bay Ltd	GRZ - General Residential Zone	Give more guidance in the Proposed Plan around the design and consenting requirements for retirement villages, to encourage innovative solutions.	Key Issue 8	Reject	Reject	No
S97.001	Ara Poutama Aotearoa the Department of Corrections	COMMUNITY CORRECTIONS ACTIVITY (Definition)	Retain the definition of 'Community Corrections Activity'.	Key Issue 9	Accept	Accept	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
S97.002	Ara Poutama Aotearoa the Department of Corrections	RESIDENTIAL ACTIVITY (Definition)	Retain the definition of 'Residential Activity'.	Key Issue 9	Accept	Accept	No
FS21.001	Oranga Tamariki - Ministry for Children		Allow	Key Issue 9	Accept	Accept	No
S97.003	Ara Poutama Aotearoa the Department of Corrections	RESIDENTIAL UNIT (Definition)	Retain the definition of 'Residential Unit'.	Key Issue 9	Accept	Accept	No
S97.007	Ara Poutama Aotearoa the Department of Corrections	SETZ-R10	Retain SETZ-R10.	Key Issue 6	Accept	Accept	No
S97.008	Ara Poutama Aotearoa the Department of Corrections	COMZ-R6	Retain COMZ-R6.	Key Issue 6	Accept	Accept	No
S97.009	Ara Poutama Aotearoa the Department of Corrections	GIZ-R7	Retain GIZ-R7.	Key Issue 6	Accept	Accept	No
S97.011	Ara Poutama Aotearoa the Department of Corrections	GRZ-R8	Delete GRZ-R8. N.B. 'Community corrections activities' would then default to a Discretionary Activity as 'any other activity not otherwise provided for' under GRZ-R13.	Key Issue 6	Accept	Accept	Yes
S97.013	Ara Poutama Aotearoa the Department of Corrections	GRZ-R1	Retain GRZ-R1.	Key Issue 1	Accept in part insofar as the rule is retained but amended in response to other submissions	Accept in part insofar as the rule is retained but amended in response to other submissions	Yes
S97.017	Ara Poutama Aotearoa the Department of Corrections	SETZ-R1	Retain SETZ-R1.	Key Issue 8	Accept	Accept	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
S97.018	Ara Poutama Aotearoa the Department of Corrections	COMZ-R8	Retain COMZ-R8.	Key Issue 8	Accept in part, insofar as the rule is retained, but amended in response to matters raised in other submissions	Accept in part, insofar as the rule is retained, but amended in response to matters raised in other submissions	Yes
S101.002	New Zealand Motor Caravan Association	GRZ-RXX (new rule)	Add a new rule in the 'GRZ - General Residential Zone' chapter providing for 'camping grounds' as a Permitted Activity, subject to conditions.	Key Issue 4	Reject	Reject	No
S101.006	New Zealand Motor Caravan Association	COMZ-RXX (new rule)	Add a new rule in the 'COMZ - Commercial Zone' chapter providing for 'camping grounds' as a Permitted Activity, subject to conditions.	Key Issue 4	Reject	Reject	No
S101.007	New Zealand Motor Caravan Association	GIZ-RXX (new rule)	Add a new rule in the 'GIZ - General Industrial Zone' chapter providing for 'camping grounds' as a Permitted Activity, subject to conditions.	Key Issue 4	Reject	Reject	No
S102.009	Te Mata Mushrooms Land Company Limited	INDUSTRIAL ACTIVITY (Definition)	Retain the definition of 'Industrial Activity' as proposed.	Key Issue 9	Accept	Accept	No
S116.016	Silver Fern Farms Limited	UFD-O1	Retain UFD-O1.	Key Issue 3	Accept	Accept	No
S116.017	Silver Fern Farms Limited	UFD-O2	Amend UFD-O2 as follows: 'Retain and protect valuable land in the Rural Production Zone, other highly productive land, and existing Major Hazardous Facilities in the District from urban development.'	Key Issue 3	Accept in part	Accept in part	Yes
S116.018	Silver Fern Farms Limited	UFD-P2	Amend UFD-P2 as follows: ' To direct urban development to identified General Residential, Commercial, General Industrial and Settlement Zones and avoid urban development onto valuable highly productive land in the Rural Production Zone and other highly productive land in the District by directing it to identified General Residential, Commercial, General Industrial Zones and Settlement Zones.'	Key Issue 3	Accept in part	Accept in part	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
S120.014	Heretaunga Tamatea Settlement Trust	UFD-OXX (new objective)	Add a new objective in the 'UFD - Urban Form and Development' chapter in the Proposed Plan as follows: 'Papakāinga housing that provides for the ongoing relationship of tangata whenua with their culture and traditions and with their ancestral lands and for their cultural, environmental, social and economic wellbeing.'	Key Issue 3	Reject	Reject	No
FS23.51	Kāinga Ora - Homes and Communities		Allow	Key Issue 3	Reject	Reject	No
S129.008	Kāinga Ora - Homes and Communities (Kainga Ora)	Definitions	Add a new definition for 'Supported Residential Care' as follows: 'SUPPORTED RESIDENTIAL CARE means the use of a residential house(s) by people who live together and receive care or wellbeing respite support on a 24-hour basis to assist with independent living. This definition does not include Retirement Villages (and ancillary, office, nursing and medical facilities) or regular and ongoing home-based care and assistance to a dependent person.'	Key Issue 1	Reject	Reject	No
FS20.001	[WITHDRAWN] Ara Poutama Aotearoa The Department of Corrections		Disallow Ara Poutama seeks: 1. That the whole of submission point S129.008 be disallowed, AND 2. That the following definition be added to the District Plan: LIVING ACCOMMODATION includes land and building(s) used by a person or persons for residential purposes, on a short- or long-term basis, and includes situations where the resident(s) receives either temporary or permanent supervision, assistance, care and/or treatment support from any person(s) and/or entity.	N/A	N/A	N/A	N/A
FS21.002	Oranga Tamariki - Ministry for Children		Not stated If Council were to include a new definition for supported residential care, the definition should be nested within the residential activity definition.		Accept	Accept	No
S129.013	Kāinga Ora - Homes and Communities (Kainga Ora)	UFD - Urban Form and Development	Kāinga Ora seeks that objectives and policies in the 'UFD - Urban Form and Development' chapter are reassessed and amended in their entirety so as to ensure clear policy direction to guide urban development outcomes throughout the Plan.	Key Issue 3	Reject	Reject	No
FS26.001	Jeff Phillips		Disallow	Key Issue 3	Accept	Accept	No
FS27.1	Livingston Properties Limited		Disallow	Key Issue 3	Accept	Accept	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
S129.144	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ - Introduction	Amend paragraph 1 in 'GRZ - Introduction' as follows: 'The General Residential Zone covers the residential areas of Waipukurau and Waipawa, representing the most significant concentration of residential settlement in Central Hawke's Bay, with approximately 50% of the District's population living within them. The zone provides principally for low/medium density and low height permanent living accommodation. These areas have historically been developed to provide for predominantly one to two storey standalone dwellings which are set back from boundaries and offer generous sections. Recognising the changes in demand and the need to provide for a range of housing types, the zone anticipates and provides for intensification consistent with the planned suburban built form of generally two storeys detached and attached housing types, in a variety of forms and sizes. '	Key Issue 1	Accept in part	Accept in part	Yes
S129.145	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-I1	Amend GRZ-I1 as follows: 'Diversity of Living Environments Satisfying demand for diversity in living environments. Former zoning and previous development patterns have generally provided for standalone dwellings, which does not reflect or sufficiently provide for the changing household demographics and demand within the district. Explanation The residential areas of Waipukurau and Waipawa are generally characterised by generous yards, contributing to an open low-density environment, with some consolidation and infill having taken place over time. A greater mixture of building ages and styles has developed. People's needs and lifestyle preferences for housing differ in terms of cost, location, design, size, and style. Housing may include detached and/or attached dwellings, rental accommodation, and senior citizens' housing. The District Plan recognises and provides for diversity in living environment sought by residents, while still maintaining an environmental quality appropriate to residential areas.'	Key Issue 1	Reject	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
S129.146	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-I2	Amend GRZ-I2 as follows: 'Residential Amenity Without appropriate management, the location, nature and design of buildings and activities within residential areas can result in adverse effects on the planned amenity values of those areas. Explanation Well-being is enhanced by a pleasant living environment. This often depends on the character of existing residential areas. This character includes the location and scale of open space, density and predominant style of residential development, and heights of buildings. ...'	Key Issue 1	Accept in part	Accept in part	Yes
S129.147	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-O1	Amend GRZ-O1 as follows: ' To enable existing and future residential needs to be met. A variety of housing types and sizes are provided for and respond to demand now and in the future. '	Key Issue 1	Accept in part	Accept in part	Yes
S129.148	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-O2	Amend GRZ-O2 as follows: 'To provide for the location of appropriate and complimentary non-residential activities within residential areas which benefit local communities, but do not detract from the amenity of the area.'	Key Issue 1	Accept	Accept	Yes
S129.149	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-O3	Amend GRZ-O3 as follows: 'Enabling individual and community expression in building design and architecture, while managing some elements of development in order to maintain and enhance the character and amenity values promote the planned built form outcomes of the residential environment.'	Key Issue 1	Reject	Reject	No
S129.150	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-P1	Retain GRZ-P1 as notified.	Key Issue 1	Accept	Accept	No
S129.151	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-P2	Delete GRZ-P2.	Key Issue 1	Reject	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
S129.152	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-P3	Amend GRZ-P3 as follows: 'To enable the establishment of certain compatible and complementary non-residential activities uses, such as home businesses, educational facilities and primary production activities, as an integral component of the General Residential Zone, to enable people to provide for their social, economic and cultural wellbeing, and for their health and safety, while maintaining and enhancing the character and amenity values of the zone, ensuring that the scale does not detract from the primary function of the zone and that adverse effects on surrounding residential activities can be appropriately avoided, remedied or mitigated.'	Key Issue 1	Accept in part	Accept in part	Yes
FS11.005	The Ministry of Education		Disallow		Accept, insofar as 'educational facilities' is not deleted in the policy	Accept, insofar as 'educational facilities' is not deleted in the policy	No
S129.153	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-P4	Amend GRZ-P4 as follows: 'To promote medium density development as the predominant residential character. To recognise that amenity values are likely to change over time and to encourage development consistent with the planned built form outcomes of the zone of generally two or three storeys in a variety of forms.'	Key Issue 1	Reject	Reject	No
S129.154	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-P5	Retain GRZ-P5 as notified.	Key Issue 1	Accept	Accept	No
S129.155	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-P6	Amend GRZ-P6 as follows: 'To allow limited limit primary production activities in the General Residential Zone which maintain the character and amenity values of the residential environment, except for where they are compatible with, and do not compromise, the role, function, and planned urban form of the zone.'	Key Issue 1	Reject	Reject	Yes
FS17.78	Horticulture New Zealand		Disallow Reject submission and retain GRZ-P6 as notified.	Key Issue 1	Reject	Reject	Yes
S129.156	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-P7	Amend GRZ-P7 as follows: 'To ensure manage the design and siting of development, such as through the use of standards relating to building height, building coverage, height in relation to boundaries and	Key Issue 1	Accept in part	Accept in part	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
			setbacks, provision of and outdoor living and service areas, is such that in order to ensure that: 1. development will not unreasonably deny neighbouring properties of outlook, sunlight or daylight; 2. ample on-site outdoor living space is provided for the type and size of dwellings; 3. the development supports and contributes to an attractive streetscape is maintained; and 4. the character and scale of buildings and open space are compatible consistent with the anticipated residential environment. Planned built form outcomes of the zone.'				
S129.157	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-P8	Amend GRZ-P8 as follows: 'To ensure appropriate on-site parking and manoeuvring areas for vehicles are provided, and on-site heavy vehicle storage is restricted for the convenience and safety of residents and visitors, and to maintain the amenity of residential streets.'	Key Issue 1	Accept	Accept	Yes
S129.158	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-P9	Amend GRZ-P9 as follows: To encourage the incorporation of open space and plantings within residential developments for amenity purposes. landscaping to contribute positively to the streetscape and provide for on-site amenity.	Key Issue 1	Accept in part	Accept in part	Yes
S129.159	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-R1	Amend GRZ-R1 as follows: 'Residential activities and showhomes 1. Activity Status: PER Where the following conditions are met: a. Up to two residential units per site; and b. Compliance with: i. GRZ-S1; ii. GRZ-SX; ... 2. Activity status where compliance not achieved: RDIS ... Note: this rule does not include retirement villages and rest homes. Note: Where residential activities comply with GRZ-R2(1)(b), the application will be considered without public or limited notification or the need to obtain written approval from affected parties	Key Issue 1	Accept in part	Accept in part	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
			unless the Council decides that special circumstances exist under Section 95(A0 of the Act.'				
S129.160	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-R2	Amend GRZ-R2 as follows: 'Home businesses 1. Activity Status: PER Where the following conditions are met: a. ... b. Compliance with: i. GRZ-S1; ii. GRZ-SX; ... 2. Activity status where compliance with condition GRZ-R2(1)(b) is not achieved: RDIS Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: i. vi. GRZ-AM6. vii. GRZ-AM7. b. 3. Activity status where compliance with condition GRZ-R2(1)(a) is not achieved: DIS'	Key Issue 1	Accept in part	Accept in part	Yes
S129.161	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-R3	Amend GRZ-R3 as follows: 'Visitor accommodation 1. Activity Status: PER Where the following conditions are met: a. ... b. Compliance with: i. GRZ-S1; ii. GRZ-SX; ... 2. Activity status where compliance with condition GRZ-R3(1)(b) is not achieved: RDIS Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: ... vi. GRZ-AM8. b.	Key Issue 1	Accept in part	Accept in part	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
			3. Activity status where compliance with condition GRZ-R3(1)(a) is not achieved: DIS'				
S129.162	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-R4	Amend GRZ-R4(1) as follows 'Day care facilities 1. Activity Status: PER Where the following conditions are met: a. ... b. Compliance with: i. GRZ-SX ; ii. GRZ-S2; ...'	Key Issue 1	Accept in part	Accept in part	Yes
S129.163	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-R5	Amend GRZ-R5(1) as follows: 'Educational facilities 1. Activity Status: PER Where the following conditions are met: a. ... b. Compliance with: i. GRZ-SX ; ii. GRZ-S2; ...'	Key Issue 1	Reject	Reject	No
FS11.006	The Ministry of Education		Allow		Accept	Accept	No
S129.164	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-R6	Amend GRZ-R6(1) as follows: 'Community facilities 1. Activity Status: PER Where the following conditions are met: a. ... b. Compliance with: i. GRZ-SX ; ii. GRZ-S2; ...'	Key Issue 1	Reject	Reject	No
S129.165	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-R7	Amend GRZ-R7(1) as follows: 'Emergency service activities 1. Activity Status: PER Where the following conditions are met: a. ... b. Compliance with: i. GRZ-SX ; ii. GRZ-S2; ...'	Key Issue 1	Reject	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
S129.166	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-R8	Amend GRZ-R8(1) as follows: 'Community corrections activities 1. Activity Status: PER Where the following conditions are met: a. ... b. Compliance with: i. GRZ-SX ; ii. GRZ-S2; ...'	Key Issue 1	Reject	Reject	No
S129.168	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-R10	Amend GRZ-R10(1) as follows: 'Commercial Activities 1. Activity Status: CON Where the following conditions are met: a. ... b. Compliance with: i. GRZ-SX ; ii. GRZ-S2; ...'	Key Issue 1	Reject	Reject	No
S129.169	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-R11	Amend GRZ-R11 as follows: 'Retirement villages and rest homes 1. Activity Status: DIS SRDIS Where the following conditions are met: N/A a. GRZ-SX ; b. GRZ-S2 ; c. GRZ-S3 ; d. GRZ-S4 ; e. GRZ-S5 ; f. GRZ-S6 ; g. GRZ-S7 ; h. GRZ-S8 ; i. GRZ-S9 ; j. GRZ-S10 ; k. GRZ-S11 ; l. GRZ-S12 ; m. GRZ-S13 ; and n. GRZ-S14 . Matters over which discretion is restricted: a. The extent to which the proposal responds to demand for rest homes and retirement villages in the community; b. The proximity of the proposed rest home or retirement village to the services and amenities likely to be required by residents including medical care;	Key Issue 1	Reject	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
			<p>c. The extent to which increased scale is compatible with, and impacts on, other surrounding residential uses.</p> <p>d. In relation to any non-compliances with the above listed conditions, those assessment matters relevant to the infringed condition:</p> <p>i. GRZ-AM1</p> <p>ii. GRZ-AM2</p> <p>iii. GRZ-AM3</p> <p>iv. GRZ-AM4</p> <p>v. GRZ-AM5</p> <p>vi. Assessment matters in chapters TRAN-Transport, LIGHT-Light, and/or NOISE-Noise.'</p>				
FS27.7	Livingston Properties Limited		Allow		Reject	Reject	No
S129.170	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-RXX (new rule)	<p>Add a new rule in the 'General Residential Zone' chapter in the Proposed Plan as follows:</p> <p>'Supported Residential Care Facility</p> <p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>a. The maximum occupancy per facility does not exceed ten residents;</p> <p>b. GRZ-SX;</p> <p>c. GRZ-S2;</p> <p>d. GRZ-S3;</p> <p>e. GRZ-S4;</p> <p>f. GRZ-S5;</p> <p>g. GRZ-S6;</p> <p>h. GRZ-S7;</p> <p>i. GRZ-S8;</p> <p>j. GRZ-S9;</p> <p>k. GRZ-S10;</p> <p>l. GRZ-S11;</p> <p>m. GRZ-S12;</p> <p>n. GRZ-S13; and</p> <p>o. GRZ-S14.</p> <p>2. Activity Status where compliance 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. GRZ-AM1.</p> <p>ii. GRZ-AM2.</p> <p>iii. GRZ-AM3.</p> <p>iv. GRZ-AM4.</p> <p>v. GRZ-AM5.</p> <p>vi. In relation to non-compliance with GRZ-RX(1)(a):</p>	Key Issue 1	Reject	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
			<p>1) The extent to which the intensity and scale of the activity, building location, form and appearance is compatible with the planned residential amenity values of the zone;</p> <p>2) The extent to which noise, lighting and the hours of operation of the activity avoids, remedies, or mitigates adverse effects on neighbouring properties;</p> <p>3) The extent to which the activity may adversely impact on traffic generation, road safety, parking and access, including a safe pick up and drop off area.</p> <p>b. Assessment matters in the following chapters:</p> <p>i. TRAN - Transport.</p> <p>ii. LIGHT - Light.</p> <p>iii. NOISE - Noise.'</p>				
S129.171	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-S1	<p>Amend GRZ-S1 as follows:</p> <p>'Residential Density Where Sites are Not Connected to a Reticulated Sewerage System</p> <p>All</p> <p>1. There must be no more than two residential units (including minor residential units) on any site.</p> <p>2. Minimum net site area for any site connected to a reticulated sewerage system is: a. 350m² for each residential unit contained within the site, except that: b. for each residential unit with a gross floor area less than 60m², the minimum net site area for any site is 150m².</p> <p>3. For any site not connected to a reticulated sewerage system there shall be no more than one residential unit and one minor residential unit per site. Minimum net site area for any site is 4000m² for each residential unit where it is not connected to a reticulated sewerage system.'</p>	Key Issue 1	Reject	Reject	No
S129.172	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-SXX (new standard)	<p>Add a new standard in the 'General Residential Zone' chapter in the Proposed Plan as follows:</p> <p>'GRZ-SX Building Coverage (All)</p> <p>1. Building coverage must not exceed 50% of the net site area of any site.'</p> <p>And consequential amendments to rules so as to require that activities comply with the standard.</p>	Key Issue 1	Reject	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
S129.173	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-S2	Amend GRZ-S2 as follows: 'Height of Buildings All 1. Maximum height of any building(s) is 8m 11m . Note: in all instances, height is measured from the natural ground level.'	Key Issue 1	Accept (as per ROR)	Accept	Yes
S129.174	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-S3	Amend GRZ-S3 as follows: 'Height in Relation to Boundary All 1. In relation to side and rear boundaries only, no part of a building must exceed a height of 23 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary, except for the following: ' ...	Key Issue 1	Reject	Accept	Yes
S129.175	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-S4	Amend GRZ-S4 as follows: 'Setback from Roads and Rail Network All From road boundaries: 1. Minimum setback of any building(s) is 3m. 2. Where the vehicle access to garage faces a road boundary, the garage building must be setback at least 5m from the road boundary. From the Rail Network Boundary: 3. Minimum setback of any building(s) is 1.5m.'	Key Issue 1	Reject	Reject	No
S129.176	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-S5	Amend GRZ-S5 as follows: 'Setback from Neighbours All 1. Minimum setback of buildings for an activity from internal side and rear boundaries is 1m. Domestic water storage tanks up to 2m in height are exempt from this standard.'	Key Issue 1	Accept	Reject	Yes
S129.177	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-S6	Amend GRZ-S6 as follows: 'Outdoor Living Space Residential Activities 1. For each residential unit at ground level , there must be a minimum continuous area for outdoor living space, contained in one area within the net site area of the site, of 80 20 m ² with a minimum dimension of 45m , except that:	Key Issue 1	Accept in part	Accept in part	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
			<p>a. For any residential unit with a gross floor area less than 65m², the minimum area may be reduced to 30m² with a minimum dimension of 3.5m.</p> <p>2. For units located entirely above ground level, the outdoor living space requirement can be satisfied in the form of a balcony or a deck that:</p> <p>a. Has a minimum area of 6m² for studio and one-bedroom residential units and a minimum dimension of 1.5m in any direction; or</p> <p>b. Has a minimum area of 10m² for two or more-bedroom residential units a minimum dimension of 1.5m in any direction.</p> <p>2.3. The required minimum area of outdoor living space must be readily accessible from a living area of the residential unit, and may take the form of a deck, terrace, or verandah, but must be kept free of buildings (other than cantilevered decks), access areas (including driveways and manoeuvring areas), parking spaces and dedicated outdoor service space.'</p>				
S129.178	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-S7	Delete GRZ-S7.	Key Issue 1	Reject	Reject	No
S129.179	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-S8	Retain GRZ-S8 as notified.	Key Issue 1	Accept	Accept	No
S129.180	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-S9	Retain GRZ-S9 as notified.	Key Issue 1	Accept	Accept	No
S129.181	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-S11	Delete GRZ-S11.	Key Issue 1	Accept	Accept	No
S129.182	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-S12	Retain GRZ-S12 as notified.	Key Issue 1	Accept	Accept	Yes
S129.183	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-S13	Retain GRZ-S13 as notified.	Key Issue 1	Accept	Accept	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
S129.184	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-S14	Retain GRZ-S14 as notified.	Key Issue 1	Accept	Accept	No
S129.186	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-AM1	<p>Amend GRZ-AM1 as follows:</p> <p>'Height of Buildings, Height in Relation to Boundary, Building Coverage, Setback from Roads and Rail Network, Setback from Neighbours</p> <p>1. The degree to which the proposed buildings non-compliances:</p> <p>a. will beprovide for a building form compatible with the planned character and built form amenity of the zone area, including the nature and scale of other buildings in the surrounding area;</p> <p>b. willmay overshadow adjoining sites and result in reduced sunlight and daylight;</p> <p>c. willmay cause a loss of privacy through being over-looked from neighbouring buildings;</p> <p>d. will block views from properties in the vicinity, or from roads or public open space in the surrounding area;</p> <p>e. will diminish or contribute to the openness and attractiveness of the street scene;</p> <p>f. will detract from the amenity of adjoining sites, in terms of such matters as noise, odour, dust, glare or vibration occurring as a result of the building; and</p> <p>g. will adversely affect the safe and efficient operation of the land transport network.</p> <p>h. May result in adverse visual dominance effects.</p> <p>i. May result in increased stormwater runoff leading to erosion and scouring.</p> <p>2. The ability of the applicant to:</p> <p>i. ...</p> <p>... </p> <p>v. mitigate any adverse effects on people affected by the proposal.</p> <p>3. ...</p> <p>4. ...</p> <p>5. ...'</p>	Key Issue 1	Accept in part	Accept in part	Yes
S129.187	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-AM2	<p>Amend GRZ-AM2 as follows:</p> <p>'Outdoor Living and Service Space</p> <p>1. The degree to which the reduction in outdoor living or service space and/or its location will</p>	Key Issue 1	Reject	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
			adversely affect the ability of the site to provide for the outdoor living or service needs of likely future residents of the site. 2. Any alternative provision on, or in close proximity to, the site for outdoor living or service space to meet the needs of likely future residents of the site. 3. The degree to which access to alternative outdoor living or service space (e.g. balconies or communal open space) is provided.'				
S129.188	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-AM5	Delete GRZ-AM5.	Key Issue 1	Reject	Reject	No
S129.189	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-AM6	Amend GRZ-AM6 as follows: 'Home Businesses 1. The degree to which non-compliances will remain compatible with the purpose and anticipated outcomes of the zone. The character of the site will retain open space or tree and garden plantings rather than become dominated by buildings and areas of hard surfacing. ...'	Key Issue 1	Reject	Reject	No
S129.190	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ - Principal Reasons	Amend paragraph 2 of 'GRZ - Principal Reasons' as follows: '... These objectives and policies are designed to allow activities appropriate to a residential environment. Residential activities are the predominant land use permitted as of right, and certain non-residential activities, such as home businesses and primary production activities, are also provided for, recognising their contribution to the social, economic, and cultural well-being of the District. The Council does not want to unnecessarily constrain individual building design and architecture but will enforce some development standards in order to maintain and enhance the character and amenity values of residential areas. Ensure that built form outcomes are consistent with the planned character of the zone. ...'	Key Issue 1	Reject	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
S129.191	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-AER1	Retain GRZ-AER1 as notified.	Key Issue 1	Accept	Accept	No
S129.192	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-AER2	Delete GRZ-AER2.	Key Issue 1	Reject	Reject	No
S129.193	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-AER3	Retain GRZ-AER3 as notified.	Key Issue 1	Accept	Accept	No
S129.194	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-AER4	Delete GRZ-AER4.	Key Issue 1	Accept in part	Accept in part	Yes
S129.195	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-AER5	Retain GRZ-AER5 as notified.	Key Issue 1	Accept	Accept	No
S129.196	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ - Introduction	<p>Amend 'COMZ - Introduction' as follows:</p> <p>'... The buildings in the central retail areas are generally one or two storeys high resulting from previous zoning rules, and are often characterised by verandahs and display windows adjacent to the street frontage. The Council provides off-street parking, street furniture and public toilets in these areas.</p> <p>... Performance standards aim to ensure quality built form outcomes and a high degree of amenity maintain the quality and amenity of the zone and whilst providing flexibility in site development. Performance Standards also apply to activities within the Commercial Zone that are on sites adjoining the General Residential Zone, to ensure that the amenity values and quality of the residential environment are not adversely affected. effects resulting from commercial activities at the interface are appropriately managed so as not to adversely affect residential amenity.'</p>	Key Issue 1	Accept in part	Accept in part	Yes
FS7.034	Heritage New Zealand Pouhere Taonga		Disallow	Key Issue 1	Accept in part	Accept in part	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
S129.197	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-01	Amend COMZ-01 as follows: ' Maintain and enhance the character and amenity values of the commercial areas Development consistent with the planned urban built form is provided for in a manner that enables commercial activities to support the local economy and provide a pleasant work environment, while avoiding, remedying or mitigating adverse effects within and on land adjoining the Commercial Zones.'		Reject	Reject	No
S129.198	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-02	Amend COMZ-02 as follow: 'Complementary and compatible non-commercial activities within the Commercial Zone that recognise the sensitivities and amenity levels within the Commercial Zones are provided for. '	Key Issue 1	Accept	Accept	Yes
S129.199	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-03	Amend COMZ-03 as follows: 'Business activities which are consistent and/or compatible with what is reasonably anticipated within the zone and do not detract from the standard of planned amenity in adjoining residential areas.'	Key Issue 1	Reject	Reject	No
S129.200	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-P1	Delete COMZ-P1.	Key Issue 1	Accept in part		Yes
S129.201	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-P2	Amend COMZ-P2 as follows: ' To maintain and enhance the existing form and character of central commercial areas in terms of building height, setback from streets, building coverage, verandahs and display windows. To promote development consistent with the planned built form of the zone, having regard to the standards relating to building height, setback from streets, building coverage, verandahs, and display windows. '	Key Issue 1	Reject	Reject	No
S129.202	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-P3	Amend COMZ-P3 as follows: 'To maintain and enhance the identified character values and integrity of buildings which have? display or present significant cultural, historic or architectural values of significance. '	Key Issue 1	Accept in part	Accept in part	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
S129.203	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-P4	Amend COMZ-P4 as follows: 'To differentiate between types of commercial activities and the functions they serve , based on the general nature of their effects, so that incompatible activities are not located together; by: 1. ensuring the retention of a central commercial area (Commercial Zone) in Waipukurau and Waipawa, with particular focus on the retail and commercial frontage areas, so they remain convenient, accessible, identifiable and pleasant areas to undertake commercial and retail activities.'	Key Issue 1	Reject	Reject	No
S129.204	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-P5	Retain COMZ-P5 as notified.	Key Issue 1	Accept	Accept	No
S129.205	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-P6	Retain COMZ-P6 as notified.	Key Issue 1	Accept	Accept	No
FS11.015	The Ministry of Education		Allow				
S129.206	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-P7	Amend COMZ-P7 as follows: 'To recognise and encourage a clear distinction between development and activities in the Commercial Zone and the General Residential Zone.'	Key Issue 1	Accept	Reject	Yes
S129.207	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-P8	Amend COMZ-P8 as follows: 'At the interface between the Commercial zone and General Residential Zone, to protect living environments residential activities from unacceptable noise, odour, shading, traffic, or reduction in visual amenity by: 1. applying the residential standards for height and admission of sunlight to buildings along boundaries on commercial sites adjoining residential areas; ...'	Key Issue 1	Accept in part	Accept in part	Yes
S129.208	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-R1	Retain COMZ-R1 as notified.	Key Issue 1	Accept	Accept	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
S129.209	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-R2	Retain COMZ-R2 as notified.	Key Issue 1	Accept	Accept	No
S129.210	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-R6	Retain COMZ-R6 as notified.	Key Issue 6	Accept	Accept	No
S129.212	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-R8	<p>Amend COMZ-R8 as follows:</p> <p>'Residential activities, rest homes and visitor accommodation</p> <p>1. Activity Status: CONPER</p> <p>Where the following conditions are met:</p> <p>a. Compliance with:</p> <p>...</p> <p>ix. COMZ-S9; and</p> <p>x. COMZ-S10.; and</p> <p>xi. COMZ-SX.</p> <p>Matters over which control is reserved:</p> <p>a. The implementation of noise attenuation measures to avoid may compromising the ability of nearby businesses to continue to operate.</p> <p>2. Activity status where compliance not achieved:</p> <p>RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <p>a. Assessment matters:</p> <p>...</p> <p>v. COMZ-AMX.</p> <p>b. ...</p> <p>...</p>	Key Issue 1	Accept in part	Accept in part	Yes
S129.213	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-R9	Retain COMZ-R9 as notified.	Key Issue 1	Accept	Accept	No
S129.214	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-R10	Retain COMZ-R10 as notified.	Key Issue 1	Accept	Accept	No
S129.215	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-R11	Retain COMZ-R11 as notified.	Key Issue 1	Accept	Accept	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
S129.216	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-R12	Retain COMZ-R12 as notified.	Key Issue 1	Accept	Accept	No
S129.217	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-R13	Retain COMZ-R13 as notified.	Key Issue 1	Accept	Accept	No
S129.218	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-R14	Retain COMZ-R14 as notified.	Key Issue 1	Accept	Accept	No
S129.219	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-S1	Amend COMZ-S1 as follows: 'Height of Buildings All 1. Maximum height of any building(s) is 42m 15m . Note: in all instances, height is measured from the natural ground level.'	Key Issue 1	Reject	Reject	No
S129.220	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-S2	Delete COMZ-S2.	Key Issue 1	Reject	Reject	No
FS7.033	Heritage New Zealand Pouhere Taonga		Disallow	Key Issue 1	Accept	Accept	No
S129.221	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-S3	Retain COMZ-S3 as notified.	Key Issue 1	Accept		No
S129.222	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-S4	Retain COMZ-S4 as notified.	Key Issue 1	Accept	Accept	No
S129.223	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-S5	Retain COMZ-S5 as notified.	Key Issue 2	Accept	Accept	No
S129.224	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-S6	Amend COMZ-S6 as follows: 'Amenity of Adjoining General Residential Zone Where adjoining a site zoned General Residential 1. Setback from General Residential Zone boundary: a. the minimum setback of buildings for an activity is 5m 1m .	Key Issue 1	Accept in part	Accept in part	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
			<p>2. Height in relation to boundary:</p> <p>a. No part of a building may exceed a height of 3m2m plus the shortest horizontal distance between that part of the building and the General Residential Zone boundary, except for the following:</p> <p>...</p> <p>b. ...</p> <p>3. Screening:</p> <p>a. A landscaped area with a minimum width of 2m must be established and maintained along internal boundaries the General Residential Zone boundary and must be planted with species, which at maturity, will screen the buildings from the adjoining sites in the General Residential Zone.</p> <p>b. ...'</p>				
S129.225	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-S7	Delete COMZ-S7.	Key Issue 5	Accept	Accept	Yes
S129.226	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-S8	Retain COMZ-S8 as notified.	Key Issue 1	Accept	Accept	No
S129.227	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-S9	Retain COMZ-S9 as notified.	Key Issue 1	Accept	Accept	No
S129.228	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-S10	Retain COMZ-S10 as notified.	Key Issue 1	Accept	Accept	No
S129.230	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-SXX (new standard)	<p>Add a new standard in the 'COMZ - Commercial Zone' chapter in the Proposed Plan as follows:</p> <p>'COMZ-SX Residential Activities within the Commercial Zone</p> <p>1. Within the Commercial Frontage Area, residential activities must be provided for above ground habit.</p> <p>2. Each residential unit must be provided with a continuous area for outdoor living space which is contained in one area within the net site area of the site, and:</p>	Key Issue 1	Accept in part	Accept in part	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
			<p>a. For residential units at ground level, must comprise at least 20m² with a minimum dimension of 4m in any direction;</p> <p>b. For residential units above ground level, must comprise at least 6m² with a minimum dimension of 1.5m in any direction; and</p> <p>c. Must be readily accessible from a living area of the residential unit, and may take the form of a deck, terrace, or verandah, but must be kept free of buildings (other than cantilevered decks), access areas (including driveways and manoeuvring areas), parking spaces and dedicated outdoor service space.</p> <p>3. An outlook space must be provided from the face of a building containing windows to a habitable room.</p> <p>Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing.</p> <p>a. The minimum dimensions for a required outlook space are as follows:</p> <p>i. a principal living room of a dwelling or main living and dining area within a boarding house or supported residential care must have a outlook space with a minimum dimension of 6m in depth and 4m in width; and</p> <p>ii. all other habitable rooms of a dwelling or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width.</p> <p>b. The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.</p> <p>c. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.</p> <p>d. The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.</p> <p>e. Outlook spaces may be within the site, over a public street, or other public open space.</p> <p>f. Outlook spaces required from different rooms within the same building may overlap.</p> <p>g. Outlook spaces may overlap where they are on the same wall plane. Outlook spaces must:</p>				

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
			i. be clear and unobstructed by buildings; ii. not extend over adjacent sites, except for where the outlook space is over a public street or public open space; and iii. not extend over an outlook spaces or outdoor living space required by another dwelling.' And insert a figure 'Figure X - Minimum required outlook space'.				
S129.231	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-AM1	Amend COMZ-AM1 as follows: 'Height of Buildings, Setback from Roads and Rail Network 1. The degree to which the non-compliances to proposed buildings: a. will be compatible with the planned character and amenity of the area zone , including the nature and scale of other buildings in the surrounding area ; b. will may overshadow adjoining sites and result in reduced sunlight and daylight; c. will cause a loss of privacy through being over- looked from neighbouring buildings; may result in overlooking of neighbouring properties ; d. will block views from properties in the vicinity, or from roads or public open space in the surrounding area ; e. will diminish the openness and attractiveness of the street scene contribute to an attractive streetscape ; f. may result in adverse visual dominance effects ; g. will may detract from the amenity of adjoining sites, in terms of such matters as noise, odour, dust, glare or vibration occurring as a result of the building increased building height ; and h. will may adversely affect the safe and efficient operation of the land transport network, as a result of the increased scale and intensity of activities . 2. ... 3. ... 4. The degree to which alternative practical locations are available for the building. '	Key Issue 1	Accept in part	Accept in part	Yes
S129.232	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-AM2	Amend COMZ-AM2 as follows: 'Windows, and Verandahs and Setback in the Commercial Frontage Area	Key Issue 1	Accept in part	Accept in part	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
			... 5. The design and appearance of the building and its compatibility with other adjoining buildings in terms of design, height, setback, and scale. 6. The degree to which setback from the road boundary will affect the visual continuity of the building frontage along the street and the character of the area. 7. The means to mitigate the loss of continuity and character through landscaping.				
FS7.035	Heritage New Zealand Pouhere Taonga		Disallow	Key Issue 1	Accept	Accept in part	No
S129.233	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-AM3	Retain COMZ-AM3 as notified.	Key Issue 1	Accept	Accept	No
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S129.234	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-AMXX (new assessment matter)	Add a new assessment matter in the 'COMZ - Commercial Zone' in the Proposed Plan as follows: 'COMZ-AMX Residential Activities with the Commercial Zone' 1. In relation to any non-compliances to COMZ-SX(1): a. The extent to which the proposal will contribute to, or detract from, an active street frontage; b. The extent to which the proposed non-compliance would result in a reduction in on-site residential amenity; c. The extent to which establishment of residential activities may compromise the ability to provide for commercial demand within the district. 2. In relation to any non-compliances to COMZ-SX(2): a. Whether the outdoor living space would provide for a high degree of on-site residential amenity; b. Whether the proposal is located proximal to, and has reasonable access to, public open space; c. The size of residential units proposed. 3. In relation to any non-compliances to COMZ-SX(3): a. Any adverse effects of reduced outlook on the amenity of adjoining sites;	Key Issue 1	Accept in part	Accept in part	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
			<p>b. The ability to mitigate any adverse visual effects of reduced outlook through the use of alternative methods;</p> <p>c. The design, layout and use of the site which may compensate for reduced outlook.'</p>				
S129.239	Kāinga Ora - Homes and Communities (Kainga Ora)	[General]	<p>Reconsideration of objectives and policies within 'Strategic Direction' chapters, and in particular the 'UFD - Urban Form and Development' chapter, to refine and provide greater specificity around the Council's aspirations for urban development in the district.</p> <p>Changes to the objectives and policies of the Proposed Plan to focus on achieving the planned built form of the proposed zones, noting that in achieving the strategic objective of a compact and well-functioning urban form, the character and amenity of the urban areas will need to change. Greater application of notification exclusions within the Proposed Plan for residential development in the 'General Residential Zone' where specific performance standards are met to provide greater certainty to plan users regarding outcomes.</p> <p>Residential activities only warrant notification where there are affected persons in relation to boundary activities.</p> <p>Changes to the Proposed Plan whereby any development that meets the anticipated planned urban built form of the zone is able to be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under Section 95A(4) of the Act.</p> <p>Similarly, seek a public and limited notification preclusion clause for activities for district-wide activities, particularly for earthworks and transport matters, where resource consent is required for solely those matters and where they are associated with a residential activity.</p> <p>And that the proposed provisions of the Proposed Plan be deleted or amended, to address the matters raised in this submission and its attachments, and such further or other relief, or other consequential or other amendments, as are considered appropriate and necessary to address the concerns raised.</p>	Key Issue 1	Accept in part	Accept in part	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer's Recommendation	Panel Recommendation	Amendments to Proposed Plan?
			[refer clause 28(a), (b), (d) and (e), and clause 29 of full submission]				
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S129.241	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ - Commercial Zone	Re-name 'COMZ - Commercial Zone' to 'TCZ - Town Centre Zone'.	Key Issue 8	Reject	Reject	No
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