



**CENTRAL
HAWKE'S BAY**
DISTRICT COUNCIL

**REPORT OF HEARING
PANEL**

Independent Hearing Commissioners:

Robert Schofield (Chair)
Loretta Lovell
Tim Aitken
Kate Taylor
Pip Burne

TOPIC 6C

Miscellaneous

REPORT DATED

4 May 2023

DATE OF HEARING

15 to 17 November 2022

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List of Submitters and Further Submitters addressed in this Report

Submitter Name	Submission Number(s)
Central Hawke's Bay Aeroclub	S80
Centralines Limited (Centralines)	S90
Chorus New Zealand Limited (Chorus)	S117
Department of Conservation (DOC)	S64
Heretaunga Tamatea Settlement Trust (HTST)	S120
Horticulture New Zealand (Hort NZ)	S81
House Movers Section of the New Zealand Heavy Haulage Association Inc (NZHHA)	S106
James Bridge	S105
Kāinga Ora - Homes and Communities (Kāinga Ora)	S129
Ministry of Education	S73
Mountain View Farms	S19
New Zealand Motor Caravan Association (NZMCA)	S101
Ngā hapū me ngā marae o Tamatea (NHMT)	S125
Robbie & Dave Christiansen (R & D Christiansen)	S87
Shane Bayley (S Bayley)	S8
Spark New Zealand Trading Limited (Spark)	S118
Transpower New Zealand Ltd (Transpower)	S79
Vodafone New Zealand Limited (Vodafone)	S119
Woolworths New Zealand Limited (Woolworths)	S66

Further Submitter Name	Further Submission Number(s)
Hort NZ	FS17
Royal Forest and Bird Protection Society of New Zealand Incorporated (Forest & Bird)	FS9
Transpower	FS18

PART A – PRELIMINARY MATTERS

1 Introduction

1.1 Scope of this report

- 1.1.1 This document details the evaluation and recommended decisions of the Proposed Central Hawke’s Bay District Plan Hearings Panel on the submissions and evidence relating to miscellaneous matters considered at the Mapping and Miscellaneous topic hearing (Hearing Stream 6), held on 15 and 17 November 2022 at the Central Hawke’s Bay District 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 PDP, will all go before the full Council following the end of the hearings, who will make the formal decisions. This report should be read together with all other Panel Reports, including that on Preliminary Matters and Statutory Requirements.
- 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 Section 42A report ‘Officer’s Report: Miscellaneous’ prepared by Ms Stella Morgan.
- 1.2.3 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 s 32 requires, and when changes are recommended, a further assessment under s 32AA 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.
- 1.2.4 Through Minute #5, the Panel urged submitters to provide the hearings with a further assessment under s 32AA for any changes to the PDP they were seeking.
- 1.2.5 Where the Panel has 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.
- 1.2.6 Where the Panel has made amendments to the PDP that are not contained within the reporting planner’s recommendations, we have undertaken the required 32AA 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 This topic report addresses submissions received that are not otherwise addressed by other Section 42A Topic reports.
- 1.3.2 The matters can be grouped into four general categories:
- Submissions on minor matters not addressed by other s42A reports -
 - there were 9 submitters and 1 further submitter raising a range of minor matters;
 - Submissions on 'Part A – Introduction' not addressed by other s42A reports –
 - there were 12 submission points and 5 further submission points on this, 10 of which were in support;
 - Submissions on Definitions not addressed by other s42A reports -
 - there were 21 submission points and 5 further submissions on this, 11 of which were in support and 10 that opposed or sought amendments;
 - Submissions relating to provisions on 'relocated buildings' -
 - There were 46 submission points and 10 further submissions on this, 17 of which were in support. 24 of the 29 remaining points addressed aspects of the same standard across the various zones.

1.4 Procedural matters

- 1.4.1 There were no pre-hearing meetings or meetings undertaken in accordance with cl8AA of Schedule 1, undertaken on the submissions relating to mapping and rezoning requests prior to the finalisation of the s42A report. No further consultation with any parties regarding these miscellaneous matters 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 15 and 17 November 2022 at the CHBDC Chambers, Waipawa. The hearing was adjourned at the end of 17 November 2022.
- 1.5.2 Submitters who appeared at the hearing, and the key issues under which their evidence is 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 6 | Central Hawke's Bay District Council \(chbdc.govt.nz\)](#)].

Table 1. Submitters who appeared at Hearing Stream 7 Mapping and Miscellaneous in relation to the Miscellaneous topic

Submitter (Submitter Number)	Represented by/ experts called	Nature of evidence	Topics under which evidence is discussed
Ministry of Education (S37)	Danielle Rogers (planner)	Submitter statement	Key Issue 3
HTST (S120) (HTST)	Stephen Daysh (planner)	Submitter statement	Key Issue 2
Hort NZ (S81)	Jordyn Landers (planner)	Submitter statement	Key Issue 3

Transpower (S79)	Trudi Burney (planner)	Submitter statement	Key Issue 2, 3
NZHHA	Jonathan Bhana-Thomson (CEO, House Movers Section of NZ Heavy Haulage Association Inc)	Submitter evidence	Key Issue 4
	Elwyn Fryer (Branch Manager, Britton Housemovers, Hawkes Bay	Submitter evidence	

1.5.3 Ms Stella Morgan, reporting planner on this topic, appeared for the CHBDC. Evidence provided by Ms Morgan included:

- Officer’s Report Miscellaneous (“the s42A report”), and
- Opening statement (tabled and verbal).

1.5.4 Following the adjournment of the hearing on 17 November 2022, a written right-of-reply from the Council’s reporting planner was received and circulated on 9 December 2022.

1.5.5 The nineteenth hearing minute was issued on the 28 November 2022, and it set out matters on which that the reporting planner was directed to respond to in her right-of reply.

1.6 Structure of this report

1.6.1 This report is structured in alignment with the structure of the s42A report. Submissions on miscellaneous matters are grouped under the following Key Issue headings as follows:

- Key Issue 1: Minor Matters (not addressed by other S42A reports);
- Key Issue 2: ‘Part A- Introduction’ (not addressed by other S42A reports); and
- Key Issue 3: ‘Definitions’ (not addressed by other S42A reports).

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. Our evaluation includes definitions as relevant.

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 Thereafter we consider the associated rules and standards, and, if relevant, methods and anticipated environmental results.

1.6.5 Finally, we consider whether there were any minor errors that should be rectified or consequential amendments that may be needed as a result of our recommendations.

1.6.6 The planner’s recommendations for each submission point are listed in the table in Appendix B.

PART B – EVALUATION

2 Key Issue 1 – Minor matters (not addressed by other s42A reports)

2.1 Proposed plan provisions

2.1.1 This section addresses various submissions across several different parts of the PDP.

2.2 Submissions

2.2.1 There were 9 submission points and 1 further submission on general matters not addressed by other S42A reports. These submissions covered a range of minor matters, in summary they related to:

- Support for PDP;
- Provision of a new permitted activity rule throughout zones to provide for ‘construction of buildings and structures’;
- Review bylaws to amend references to zone names;
- Request to seal Pagets Road;
- Reference to updated version of regulations;
- Amendment to Schedule of Community Facilities;
- Provision of a new permitted activity rule for camping grounds in the Rural Lifestyle Zone and Settlement Zone, and
- Deleting reference to ‘coastal’ in LLRZ – Large Lot Residential Zone (Coastal).

2.3 Reporting planner’s recommendations (s42A report)

Submissions in support of PDP

2.3.1 Submission S87.006 by R & D Christiansen supported a broad range of PDP provisions and also raised some concerns about matters not directly addressed by the District Plan. No amendments were sought. The reporting planner recommended accepting the submission. The reporting planner also recommended accepting S66.001 by Woolworths New Zealand Limited in support of the general direction of the PDP.

Provision of a new ‘Permitted Activity’ rule throughout the zones to provide for ‘construction of buildings and structures’

2.3.2 Centralines’ submission S90.052 noted there was no specific rule providing for the ‘physical construction of structures and buildings’ and sought this be provided for as a permitted activity. The reporting planner considered that construction activities were anticipated as part and parcel of the broader activity that was provided for and the rule framework clearly anticipated construction activities as part of exercising the right to undertake the land use activity. Therefore, the reporting planner recommended the submission be rejected.

Review Bylaws to amend references to zone names

- 2.3.3 S8.001 by S Bayley sought a review of the Council bylaws to clarify how the rules applied for the new zone names. The reporting planner noted that the 'Keeping of Animals, Poultry and Bees' (Part 13) Bylaw and the 'Livestock Management in Public Places' (Part 5) Bylaws make specific reference to zones which did not align with the proposed new zones in the PDP. She advised that both bylaws were due to be reviewed in 2023. The reporting planner recommended that the submission be rejected as reviewing bylaws was a Local Government Act matter and responding to this submission was outside the scope of decisions on the PDP.

Request to seal Pagets Road

- 2.3.4 On the basis that this submission point could not be considered as part of the PDP process, the reporting planner recommended S19.001 Mountain View Farms which sought road sealing works be rejected.

Reference to updated version of regulations

- 2.3.5 Centralines sought additional provisions across the PDP to note that, where reference is made to regulations, such as the Electricity (Hazards from Trees) Regulations 2003, that the applicable rule applies also to any updated version of that regulation.
- 2.3.6 The reporting planner advised that rules, including conditions and standards, must be able to provide certainty for Plan users and therefore where regulations are referenced within a rule/condition/ standard it was important that they were defined or unlikely to change. Providing reference to as yet unpublished new versions within a rule or standard may result in unintended consequences. For this reason, the PDP generally avoided referencing regulations in the Rules and Standards and where it did it referenced a specific version; e.g., Rule EW-R1. In other provisions such as Assessment Matters or Other Methods, reference to updated provisions may be appropriate.
- 2.3.7 The reporting planner advised that the Panel may wish to make a decision on this once they had considered all plan provisions. However, the reporting planner considered that reference to other versions may be acceptable in those instances where regulations were not included in a rule or standard.
- 2.3.8 The reporting planner therefore recommended that S90.053 Centralines be accepted in part.

Amend schedule of community facilities

- 2.3.9 The Central Hawke's Bay Aeroclub submission S80.001 requested an amendment to Schedule SCHED8 – 'Schedule of Identified Community Facilities' to include the 'Waipukurau Aerodrome' to District Amenities. The reporting planner noted that the Central Hawke's Bay Aeroclub was a volunteer organisation that had owned and operated the aerodrome for 88 years. It included a local clubroom, airfield and small area of surrounding farmland and its premises were often used to support local community emergency services (fire, ambulance and rescue helicopter practice and emergency response), local flight training, and numerous community events and fundraisers. The reporting planner recommended the submission be accepted and the following amendment to Schedule SCHED8 – 'Schedule of Identified Community Facilities' be made:

Unique Identifier	Site Identifier	Location	Map Reference
CF-66	Waipukurau Aerodrome	2327 State highway 2 (Takapau Road)	xx

Provide new permitted activity rule for ‘camping grounds’ in the RLZ- Rural Lifestyle Zone and SETZ - Settlement Zone

- 2.3.10 The NZMCA sought ‘Permitted Activity’ status for camping grounds throughout the District. This matter was addressed in other hearing streams and this report addressed the submission point in relation to the RLZ – Rural Lifestyle Zone and the SETZ – Settlement Zone. The reporting planner did not consider a permitted activity status appropriate, given the potential for adverse effects from such activities, and the potential for reverse sensitivity, but did support a restricted discretionary activity status in the Rural Lifestyle Zone and Settlement Zone. The reporting planner recommended the submission be accepted in part, with the following amendments made:

RLZ-RXX Camping grounds	
<p>1. Activity Status: RDIS</p> <p><u>Where the following conditions are met: N/A</u></p> <p>a. <u>Compliance with:</u></p> <ul style="list-style-type: none"> i. <u>RLZ-S2;</u> ii. <u>RLZ-S3;</u> iii. <u>RLZ-S4;</u> iv. <u>RLZ-S5;</u> v. <u>RLZ -S6;</u> vi. <u>RLZ-S7;</u> vii. <u>RLZ-S8</u> viii. <u>RLZ-S9</u> ix. <u>RLZ-S10</u> x. <u>RLZ-S11;</u> xi. <u>RLZ-S12;</u> xii. <u>RLZ-S13; and</u> xiii. <u>RLZ-S14</u> <p><u>Matters over which discretion is restricted:</u></p> <p>b. <u>Assessment matters (where relevant to the infringed standard(s):</u></p> <ul style="list-style-type: none"> i. <u>RLZ-AM1.</u> ii. <u>RLZ-AM2.</u> iii. <u>RLZ-AM3.</u> iv. <u>RLA-AM4.</u> v. <u>RLZ-AM5.</u> vi. <u>RLZ-AM10.</u> vii. <u>RLZ-AMXX.</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>2. Activity status where compliance not achieved: DIS</p>

Assessment Matters

RLZ-AMX Camping Grounds

1. The size of the camping ground, number of camp sites/accommodation units, car parks, and scale of buildings to ensure that they are consistent with the surrounding character and amenity and, where located within the identified coastal environment area, the natural character of the coastal environment.
2. Whether the design and appearance of the development of the site harmonises with the surrounding natural features and landscape, in particular the character of the coastal environment.
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. The proximity of the camping ground to the coastal margin and the susceptibility of the site to coastal erosion and coastal inundation both in the short and long-term, considering the health and safety of camp users and the long- term viability of safe access and egress to the site.
8. Whether the activity will make a positive contribution to the social and economic well-being of the local community.
9. The proximity to any wahi tapu, wahi taonga and sites of significance identified in SASM-SCHED3 and on the Planning Maps.
10. Effects on areas of high natural character identified in CE-SCHED7, or on any outstanding natural landscape or feature, or significant amenity feature identified in NFL-SCHED6.

SETZ-R16 Camping grounds	
<p>1. Activity Status: DIS<u>DIS</u></p> <p>Where the following conditions are met: N/A</p> <p>a. <u>Compliance with:</u></p> <ol 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-S6;</u> vi. <u>SETZ-S8;</u> vii. <u>SETZ-S9;</u> viii. <u>SETZ-S10;</u> ix. <u>SETZ-S11;</u> x. <u>SETZ-12;</u> xi. <u>SETZ-13; and</u> xii. <u>SETZ-14</u> <p><u>Matters over which discretion is restricted:</u></p> <p>b. <u>Assessment matters (where relevant to the infringed standard(s):</u></p> <ol 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> <ol style="list-style-type: none"> i. <u>TRAN – Transport.</u> ii. <u>LIGHT – Light.</u> iii. <u>NOISE – Noise.</u> 	<p>2. Activity status where compliance not achieved: N/A <u>DIS</u></p>

Delete reference to 'Coastal' in 'LLRZ- Large Lot Residential Zone (Coastal)'

- 2.3.11 S105.025 James Bridge opposed the reference to 'Coastal' in the 'LLRZ - Large Lot Residential Zone (Coastal)' and seeks it be deleted. The reporting planner recommended that the submission be rejected. In the reporting planner's view, the Large Lot Residential (Coastal) Zone met the requirements of the National Planning Standards, with the inclusion of the term 'Coastal' providing clarity to plan users and particularly those living in the CHB community, who identify these areas as coastal settlements.

2.4 Evidence to the hearing

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

2.5 Post hearing information

- 2.5.1 The reporting planner's right-of-reply did not address this issue.

2.6 Evaluation and findings

Submissions in support of PDP

- 2.6.1 Submission S87.006 by R & D Christiansen supported a broad range of PDP provisions and also raised some concerns about matters not directly addressed by the District Plan. No specific amendments were sought. The Panel agrees with the reporting planner and recommends accepting the submission in part. The Panel also agrees with the reporting planner and recommends accepting S66.001 by Woolworths in support of the general direction of the PDP.

Provision of a new 'Permitted Activity' rule throughout the zones to provide for 'construction of buildings and structures'

- 2.6.2 Centralines' submission S90.052 noted there is no specific rule providing for the 'physical construction of structures and buildings' and sought this be provided for as a permitted activity. The Panel agrees with the reporting planner that construction activities are anticipated as part and parcel of the broader activity that is provided for and the rule framework clearly anticipates construction activities as part of exercising the right to undertake the land use activity. Therefore, the Panel agrees with the reporting planner and recommends the submission be rejected.

Review Bylaws to amend references to zone names

- 2.6.3 The Panel agrees with the reporting planner and recommend that the submission be rejected as reviewing bylaws is a Local Government Act matter and responding to this submission is outside the scope of decisions on the PDP.

Request to seal Pagets Road

- 2.6.4 The Panel agrees that this submission point cannot be considered as part of the PDP process and the request for road sealing works be rejected.

Reference to updated version of regulations

- 2.6.5 Centralines sought additional provisions across the PDP to note that where reference is made to regulations, such as the Electricity (Hazards from Trees) Regulations 2003, that the applicable rule applies also to any updated version of that regulation.
- 2.6.6 The Panel agrees with the reporting planner that reference to other versions may be acceptable in those instances where regulation is not included in a rule or standard, but where certainty is required is respect of a rule/standard, then the reference should be to a specifically dated version. Accordingly, the Panel agree with the reporting planner that S90.053 Centralines be accepted in part.

Amend Schedule of Community Facilities

- 2.6.7 The Central Hawke's Bay Aeroclub submission S80.001 requested an amendment to Schedule SCHED8 – 'Schedule of Identified Community Facilities' to include the 'Waipukurau Aerodrome' to District Amenities.
- 2.6.8 It is noted that Commissioner Aitken was recused from the Panel's deliberations on this matter.
- 2.6.9 The Panel agrees with the reporting planner that the Aeroclub be included on the Schedule SCHED8 – 'Schedule of Identified Community Facilities'.

Provide new permitted activity rule for ‘Camping Grounds’ in the RLZ- Rural Lifestyle Zone and SETZ - Settlement Zone

- 2.6.10 The NZMCA submitted and sought a ‘Permitted Activity’ status for camping grounds throughout the District. This matter was addressed in other hearing streams; this report therefore addressed the submission point in relation to the RLZ – Rural Lifestyle Zone and the SETZ – Settlement Zone.
- 2.6.11 The Panel agrees with the reporting planner that permitted activity status is not appropriate, given the potential for adverse effects, but supported a restricted discretionary activity status in the Rural Lifestyle Zone and Settlement Zone for camping grounds, and recommends such an amendment.

Delete reference to ‘Coastal’ in ‘LLRZ- Large Lot Residential Zone (Coastal)’

- 2.6.12 S105.025 James Bridge opposed the reference to ‘Coastal’ in the ‘LLRZ - Large Lot Residential Zone (Coastal)’ and seeks it be deleted.
- 2.6.13 The Panel agrees with the reporting planner and recommends that the submission be rejected. As it would apply to most coastal settlement, the Large Lot Residential Zone meets the requirements of the National Planning Standards to apply to such areas: the inclusion of the term ‘Coastal’ provides clarity to plan users and particularly those living in the CHB community, who identify these areas as coastal settlements.

3 Key Issue 2 – Part A Introduction (not addressed by other s42A reports)

3.1 Proposed plan provisions

- 3.1.1 This section of the report addresses submissions relating to Part A Introduction that are not addressed by other s42A reports.

3.2 Submissions

- 3.2.1 There were 12 submission points and 5 further submissions that relate to ‘Part A- Introduction’ (not addressed by other S42A reports).
- 3.2.2 Of these submissions 10 were in support of this section of the PDP. One submission seeks amendment to the PDP to ensure National Policy Statements are given effect to.

3.3 Reporting planner’s recommendations (s42A report)

General Support for Part A / Opposing matters raised by Forest and Bird

- 3.3.1 The reporting planner recommended the support for the PDP by Chorus (S117.001, 002, 024), Spark (S118.001, 002, 024), Vodafone (S119.001, 002, 024), and S79.015 Transpower (S79.015) be accepted.
- 3.3.2 Forest & Bird made a general further submission opposing all relief sought by Chorus/Spark/Vodafone on the basis that any amendments and decisions sought by these submitters would result in continued loss of indigenous biodiversity in Hawke’s Bay. No relief was sought by Forest & Bird in regard to these submission points. The reporting planner did not consider the further submission to be relevant in this context.

Amend plan to give effect to National Policy Statements

- 3.3.3 District Plans are required by s73(3) RMA to give effect to National Policy Statements. The Department of Conservation (S64.001) has submitted specifically on a number of matters across the PDP as follows:
- Support for / Clarifications to Ecosystems and Indigenous Biodiversity Objectives ECO-O1 and ECO-O2, Policies ECO-P1 to ECO-P9 and Rule ECO-R3 as giving effect to NZCPS and National Policy Statement for Freshwater Management (addressed in Hearing Stream 1);
 - Support for Natural Features and Landscapes Objectives NFL-O1 and NFL-O2, and Policies NFL- P1 to NFL-P8 as giving effect to NZCPS (addressed in Hearing Stream 1);
 - Support for Public Access Objective PA-O1 and Policies PA-P1, PA-P3 and PA-P4 as giving effect to NZCPS (addressed in Hearing Stream 1);
 - Support for Coastal Environment Objectives CE-O1, CE-O2 and CE-O3 and Policies CE-P1 -CE-P8 as giving effect to NZCPS (addressed in Hearing Stream 1);
 - Amendments to Renewable Energy Objective RE-O2 to reflect the NPS-REG (scheduled to be heard in Hearing Stream 7); and
 - Support for Natural Hazard Objectives NH-O1, NH-O2, NH-O3 and Policies NH-P1 and NH-P2 as giving effect to NZCPS (scheduled to be heard in Hearing Stream 5).
- 3.3.4 The reporting planner was satisfied that the PDP has given appropriate consideration to National Policy Statements and recommended that S64.001 DOC be accepted in part.

Amend provisions that are inconsistent with the National Policy Statement for Freshwater Management 2020 (NPSFM 2020)

- 3.3.5 NHMT (S125.074) requested that any PDP provisions that were inconsistent with the NPSFM 2020 be amended. The submission did not provide any detail highlighting where the PDP was inconsistent with this NPSFM 2020, and the reporting planner advised that she was not aware of any specific provisions that would be inconsistent with this Statement. The reporting planner also noted that this submitter made submissions and further submissions pertaining to the inclusion of provisions relating to Te Mana o te Wai, (considered as part of Hearing Stream 4 and Hearing Stream 6) and the outcomes of consideration on those submission points may indirectly address this point.
- 3.3.6 The reporting planner was satisfied that if there were any inconsistencies in the PDP with the NPSFM, they would be appropriately addressed through the wider PDP hearings process and therefore recommended that S125.074 NHMT be accepted.

3.4 Evidence to the hearing

- 3.4.1 Transpower provided evidence generally in support of the reporting planner's s42A recommendations on the general direction of the plan and reference to National Policy Statements and National Environmental Standards and also the definition of 'building'.
- 3.4.2 HTST's evidence related to the request to include the Te Aute College site as a 'community facility'.

3.5 Post hearing information

- 3.5.1 The planner's right-of reply did not address this key issue.

3.6 Evaluation and findings

General support for Part A / opposing matters raised by Forest and Bird

- 3.6.1 The Panel agrees with the reporting planner recommends to accept the support for the PDP as made in the submissions from Chorus, Spark, Vodafone, and Transpower, and accordingly recommended the further submission from Forest and Bird on these submission points.

Amend plan to give effect to National Policy Statements

- 3.6.2 DOC submitted specifically on a number of matters across the PDP in respect of having the PDP give effect to National Policy Statements as follows:
- Support for / Clarifications to Ecosystems and Indigenous Biodiversity Objectives ECO-O1 and ECO-O2, Policies ECO-P1 to ECO-P9 and Rule ECO-R3 as giving effect to NZCPS and National Policy Statement for Freshwater Management (addressed in Hearing Stream 1);
 - Support for Natural Features and Landscapes Objectives NFL-O1 and NFL-O2, and Policies NFL- P1 to NFL-P8 as giving effect to NZCPS (addressed in Hearing Stream 1);
 - Support for Public Access Objective PA-O1 and Policies PA-P1, PA-P3 and PA-P4 as giving effect to NZCPS (addressed in Hearing Stream 1);
 - Support for Coastal Environment Objectives CE-O1, CE-O2 and CE-O3 and Policies CE-P1 -CE-P8 as giving effect to NZCPS (addressed in Hearing Stream 1);
 - Amendments to Renewable Energy Objective RE-O2 to reflect the NPS-REG (scheduled to be heard in Hearing Stream 7); and
 - Support for Natural Hazard Objectives NH-O1, NH-O2, NH-O3 and Policies NH-P1 and NH-P2 as giving effect to NZCPS (scheduled to be heard in Hearing Stream 5).
- 3.6.3 The Panel agrees with the reporting planner and is satisfied that the PDP has given appropriate consideration to National Policy Statements and recommends that S64.001 Department of Conservation be accepted in part.

Amend provisions that are inconsistent with the National Policy Statement for Freshwater Management 2020 (NPSFM 2020)

- 3.6.4 In relation to submission S125.074 from NHMT, the Panel agrees with the reporting planner and is satisfied that any inconsistencies in the PDP with the NPSFM were appropriately addressed through the wider PDP hearings process. The Panel, however, notes that our recommendations were not fully in agreement with the relief sought by NHMT and therefore recommends that S125.074 be accepted in part.

4 Key Issue 3 – Definitions (not addressed by other s42A reports)

4.1 Proposed plan definitions

4.1.1 This key issue addressed the definitions that have not been addressed by other s42A reports.

4.2 Submissions

4.2.1 There were 21 submission points and 5 further submissions to the PDP definitions that are not considered in other s42A and Panel reports.

4.2.2 11 of these submission points were in support and 10 submissions opposes or sought amendments to the following definitions:

- Building;
- Community Facility;
- Day Care Facility;
- Health Care Facility;
- Internal Boundary;
- Landscaping, and
- Service.

4.3 Reporting planner's recommendations (s42A report)

'Building'

4.3.1 Centralines was concerned that the PDP definition of 'building' could inappropriately capture power poles, support structures and mast poles as currently defined, and sought an exclusion as occurs under s(9)(a), (ab) and (ac) of the Building Act 2004. In response, the reporting planner noted that the PDP term 'building' would not apply to activities undertaken by a Network Utility Operator. Such activities are addressed by the 'NU – Network Utility' provisions of the PDP with a range of standards and assessment matters to address potential environmental effects. The reporting planner therefore recommended rejecting S90.001 Centralines as it is not necessary.

4.3.2 The NZMCA sought an amendment to the definition of 'building' to exclude non-motorised caravans. In response, the reporting planner advised that the term 'building' is most often referenced in the PDP in other definitions (e.g. '[minor] residential unit', 'visitor accommodation', 'accessory building' etc) which linked the definition to the use or activity to which the 'building' was being put. Standards also applied that largely related to a specific activity, which sometimes included the building but only if it was being used for the controlled purpose.

4.3.3 The reporting planner noted that it would be helpful if the NZMCA could identify any "potential implications" of using the National Planning Standards' definition under the CHB PDP, i.e. where would the plan require them to obtain consent in situations where that could not easily be avoided (e.g. by parking further away from the boundary) or where a consent is appropriate to control effects.

4.3.4 In the absence of such information, for these reasons the reporting planner did not agree that non- motorised caravans could potentially be disadvantaged by the PDP definition of building in the manner envisaged by this submitter and recommended that S101.009 NZMCA be rejected.

‘Community Facility’

4.3.5 HTST sought to include ‘educational, environmental and training’ activities within the definition of ‘community facility’ to provide for such facilities as, for example, occur on their land at Lake Whatumā and Te Aute College.

4.3.6 The PDP term ‘Community Facility’ is defined by the National Planning Standards as follows:

‘means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.’

4.3.7 National Planning Standards cl14(1) provides the following mandatory direction with respect to NPS definitions.

‘Where terms defined in the Definitions List are used in a policy statement or plan, and the term is used in the same context as the definition, local authorities must use the definition as defined in the Definitions List. However, if required, they may define:

(a) terms that are a subcategory of, or have a narrower application than, a defined term in the Definitions List. Any such definitions must be consistent with the higher level definition in the Definitions List.

(b) additional terms that do not have the same or equivalent meaning as a term defined in the Definitions List.’

4.3.8 As the Council is unable to modify the definition of ‘Community Facility’, the reporting planner recommended that S120.007 HTST be rejected.

‘Day Care Facility’

4.3.9 Hort NZ sought clarification of the relationship of ‘day-care facility’ to ‘community facility’.

4.3.10 A ‘Day care facility’ is defined in the PDP as follows:

DAY CARE FACILITY land and/or buildings used for the care or welfare of people, including the aged and disabled during the day or part of a day. Such facilities do not provide for overnight stays, and do not include educational facilities, home businesses, or home-based education or care ancillary to a residential activity.

4.3.11 The definition of ‘Community facility’ also provides for land and buildings **‘used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes ...’** (emphasis added). Arguably a Day care facility could be considered within this definition. Therefore, in all zones, other than the General Residential and Settlement Zones, a Day care facility could be provided for as a ‘Community facility’ with the respective conditions applying to determine when such a facility would be permitted, or a consent would be required.

4.3.12 The reporting planner agreed that the notified PDP provision for such facilities is confusing and provides three options to the Panel to address this:

1. Delete Rules GRZ-R4 and SETZ-R4 providing for ‘Day care facilities’ as a separate activity and delete the corresponding definition in the ‘Interpretation’ section on the basis that such facilities can be provided for as a community facility and that 100m² gfa is an appropriate threshold trigger in the respective zones where that applies; OR
2. Delete Rules GRZ-R4 and SETZ-R4 providing for ‘Day care facilities’ as a separate activity and amend the Community facilities rule in the General Residential, Large Lot Residential Zone (Coastal), General Rural Zone, Rural Lifestyle and Rural Production zones to include an additional condition:

‘The maximum number of persons catered for at a Day care facility at any one time must not exceed 10 persons’

3. Retain Rules GRZ-R4 and SET-R4 and amend the zone rule for community activities to read:

XXZ-RX Community facilities (excluding Day care facilities)

- 4.3.13 The reporting planner's preference was option 1, to delete the definition of Day care facility, and associated rules GRZ-R4 and SETZ-R4, on the basis that the PDP provides for such activities as a Community facility. The reporting planner recommended that S81.012 Hort NZ be accepted.
- 4.3.14 It is noted that there have been other submissions to the Day care facility rule (Hearing Stream, Urban Topic, Key Issues 1 and 5) and decisions on these submissions may need to be amended as a result.

'Education Facility'

- 4.3.15 The Ministry of Education supported the definition of 'Educational Facility'. The reporting planner recommended that S73.002 Ministry of Education be accepted.

'Health Care Facility'

- 4.3.16 Hort NZ sought clarification of the relationship of 'Health care facility' to 'Community facility' in the context of the Rural Production Zone.
- 4.3.17 A 'Health care facility' is defined in the PDP as follows:

'HEALTH CARE FACILITY' means land and buildings used in whole or in part for health care purposes, including surgeries and clinics (medical or veterinary). Excludes 'hospitals'.

- 4.3.18 Hort NZ submitted on the PDP and sought that this definition be deleted on the basis that 'Health Care Facilities' were included within the Draft Plan definition of 'Community Activity'. The reporting officer on Draft District Plan submissions agreed that the definition of Health Care Facility (Medical) could be deleted, as the activities it referred to were covered under the new NPS definition of 'Community Facility' and the existing definition of 'Commercial Activity'.
- 4.3.19 The reporting planner advised that it was an oversight that this definition was retained in the PDP. The reporting planner noted that none of the zones provide for 'health care facility' activities in their rule table. The reporting planner therefore recommended that the definition of 'Health care facility' be deleted and S81.016 Hort NZ be accepted.

'Habitable Room'

- 4.3.20 The Ministry of Education supported the definition of 'Habitable Room'. The reporting planner therefore recommends that S73.004 Ministry of Education be accepted.

'Internal Boundary'

- 4.3.21 The term 'Internal Boundary' is defined in the PDP as follows:

INTERNAL BOUNDARY means any legal boundary of a site other than a road boundary.'

- 4.3.22 The reporting planner advised that this was a term that is used in the 'height in relation to boundary' standard contained within each of the zone chapters and the PKH - Papakāinga and Kaumatua Housing, and associated Marae-based Development chapter. It was also used in 'setback from neighbours' standards.
- 4.3.23 Kāinga Ora had requested that "side and /or rear boundary' be used in its place'.
- 4.3.24 We were advised that the use of the term 'Internal boundary' is carried over from the Operative District Plan and therefore is a familiar term in the Central Hawke's Bay context and the reporting planner was not aware of any situations where it has caused confusion. In addition, the reporting planner noted that with the e-plan format, terms that are defined are hyperlinked to their

definition which provides for ease of interpretation. The reporting planner therefore does not consider the term 'Internal Boundary' as defined and used in the PDP is confusing.

- 4.3.25 For these reasons the reporting planner recommended that S129.003 Kāinga Ora be rejected.

'Landscaping'

- 4.3.26 The term 'Landscaping' is defined in the PDP as follows:

LANDSCAPING	the provision of tree and/or shrub plantings and may include any ancillary lawn, water, rocks, paved areas or amenity features, the whole of such provision being so arranged as to improve visual amenity, and/or to partially or wholly screen activities or buildings, and/or to provide protection from climate'.
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- 4.3.27 The reporting planner advised that 'Landscaping' was a term used in various provisions across the plan including standards, matters for control, methods, and assessment matters. The reporting planner noted that, when used within a standard, it was often in response to screening requirements alongside terms such as 'walls' and/ or 'fencing' (neither of which are defined), or as a 'matter for control'. In these cases, the standards specified what the expectations of the landscaping were. The reporting planner therefore agreed that the definition was not necessary, and a plain use of the term was appropriate.

- 4.3.28 For the reasons outlined the reporting planner recommended that S129.004 Kāinga Ora be accepted.

'Service'

- 4.3.29 The term 'Service' is defined in the PDP as follows:

SERVICE	means: <ul style="list-style-type: none">a) any water supply systemb) any stormwater collection and disposal systemc) any sewage collection, treatment and disposal systemd) any trade waste collection and disposal systeme) any works to avoid, remedy or mitigate natural hazardsf) any landscaping, including planting of vegetationg) any provisions of access to land in the subdivision (including roads, cycleways, pedestrian accessways, service lanes, private access, street lighting and associated works) and in each case includes any necessary or incidental work. 'services' has a corresponding meaning.
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- 4.3.30 The reporting planner advised that 'Service' is a term that has been carried over from the ODP. The reporting planner agreed that the types of service activities defined in clauses a), b), c), d) and g) are more appropriately captured within the definitions of '*network utilities or network utility*' and '*network utility operator or network utility operation*'. There were no PDP rules or standards that stipulated services to avoid remedy or mitigate natural hazards (clause e) and as discussed above 'landscaping' was a term that for the purposes of the PDP does not require a specific definition.

- 4.3.31 For these reasons the reporting planner recommended that S119.018 Vodafone, S118.018 Spark and S117.018 Chorus be accepted.

4.4 Evidence to the hearing

- 4.4.1 Ministry of Education' s evidence related to the definitions of community facility, day care facility, education facility and habitable room. The Ministry sought to retain these definitions.

- 4.4.2 Hort NZ evidence related to the definition of 'Day care facility' and that it was a subset of a community facility.
- 4.4.3 Transpower's evidence was in support of retaining the definition of 'building'.

4.5 Post hearing information

- 4.5.1 The planner's right-of reply provided further clarification on the definition of 'Day Care Facility' and 'Community Facility'. The reporting planner's recommendation remained unchanged, although she provided additional amendments to clarify that a Day Care Facility was a subset of a 'community facility'.

4.6 Evaluation and findings

'Building'

- 4.6.1 Centralines submission expressed concern that the PDP definition of 'building' could inappropriately capture power poles, support structures and mast poles as currently defined, and sought an exclusion as per s(9)(a), (ab) and (ac) of the Building Act 2004.
- 4.6.2 The Panel agrees with the reporting planner that the PDP term 'building' would not apply to activities undertaken by a Network Utility Operator. Such activities are addressed by the 'NU – Network Utility' provisions of the PDP with a range of standards and assessment matters to address potential environmental effects. The Panel therefore agrees with the reporting planner to recommend rejecting S90.001 Centralines as it is not necessary.
- 4.6.3 The NZMCA sought an amendment to the definition of 'building' to exclude non-motorised caravans. The Panel agrees with the reporting planner that non-motorised caravans could potentially be captured by the PDP definition of building, but there is no information to indicate that these 'structures' would be particularly disadvantaged: for example, there is no reason why non-motorised caravans should not meet setbacks and the adverse effects could be the same as a permanent built structure. The Panel also notes that the National Planning Standards provide a definition of 'building' which cannot be amended by the Council, and therefore the submission should be rejected.

'Community Facility'

- 4.6.4 HTST sought to include 'educational, environmental and training' activities within the definition of 'community facility' to provide for such facilities such as on their land at Lake Whatumā and Te Aute College.
- 4.6.5 The PDP term 'Community Facility' is defined by the National Planning Standards as follows:

'means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.'

- 4.6.6 NPS cl14(1) prevents the Council from amending definitions of terms defined in the Standards.
- 4.6.7 The Panel also considers that the definition in the National Planning Standards would include most of the activities referred to by the submitter.
- 4.6.8 Accordingly, the Panel agrees with the reporting planner and recommends that S120.007 HTST be rejected.

'Day Care Facility'

- 4.6.9 Hort NZ sought clarification of the relationship of 'day-care facility' to 'community facility'.

- 4.6.10 As outlined in the s42A report, while ‘Day care facility’ is defined separately in the PDP, the definition of ‘Community facility’ also provides for land and buildings **‘used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes ...’** (emphasis added). The Panel agrees that a Day care facility could quite arguably be considered as being captured by this definition. Therefore, in all zones, other than the General Residential and Settlement Zones, a Day care facility could be provided for as a ‘Community facility’ with the respective conditions applying to determine when such a facility would be permitted, or a consent would be required.
- 4.6.11 For this reason, the Panel agrees with the reporting planner’s right-of reply, to retain the definition of ‘Day care facility’ but to clarify within its definition that it is a subset of ‘Community facility’ as follows:

DAY CARE FACILITY	land and/or buildings used for the care or welfare of people, including the aged and disabled during the day or part of a day. Such facilities do not provide for overnight stays, and do not include educational facilities, home businesses, or home-based education or care ancillary to a residential activity.
	This is a definition is a subset of ‘community facility’.

‘Education Facility’

- 4.6.12 The Ministry of Education supported the definition of ‘Educational Facility’. The Panel agrees with the reporting planner that S73.002 Ministry of Education be accepted.

‘Health Care Facility’

- 4.6.13 Hort NZ sought clarification of the relationship of ‘Health care facility’ with ‘Community facility’ in the context of the Rural Production Zone.
- 4.6.14 We note that ‘Health care facility’ is defined in the PDP as follows:

‘HEALTH CARE FACILITY	means land and buildings used in whole or in part for health care purposes, including surgeries and clinics (medical or veterinary). Excludes ‘hospitals’.
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- 4.6.15 The reporting officer agreed that the definition of Health Care Facility (Medical) could be deleted, as the activities it referred to were covered under the new National Planning Standards definition of ‘Community Facility’ and the existing definition of ‘Commercial Activity’.
- 4.6.16 The Panel agrees with the reporting planner that, as none of the zones provide for ‘health care facility’ activities in their rule table, the definition of ‘Health care facility’ should be deleted and S81.016 Hort NZ be accepted.

‘Habitable Room

- 4.6.17 The Ministry of Education supports the definition of ‘Habitable Room’. The Panel agrees with the reporting planner and recommends that S73.004 Ministry of Education be accepted.

‘Internal Boundary’

- 4.6.18 The term ‘Internal Boundary’ is defined in the PDP as follows:

INTERNAL BOUNDARY	means any legal boundary of a site other than a road boundary.’
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- 4.6.19 The Panel acknowledges that the term ‘Internal’ has been carried over from the Operative District Plan and therefore is a familiar term in the Central Hawke’s Bay context. The Panel agrees with Kāinga Ora to the point that, on the face of it, the term is somewhat confusing and differs from the traditional use of ‘rear and side boundaries’ in District Plans (as opposed to front or road boundaries). 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 ODP are

familiar with the term, and that the definition is quite clear as to its meaning, the Panel is satisfied with retaining the term 'Internal Boundary' as defined. For this reason, the Panel agrees with the reporting planner and recommends that S129.003 Kāinga Ora be rejected.

'Landscaping'

4.6.20 The term 'Landscaping' is defined in the PDP as follows:

'LANDSCAPING	the provision of tree and/or shrub plantings and may include any ancillary lawn, water, rocks, paved areas or amenity features, the whole of such provision being so arranged as to improve visual amenity, and/or to partially or wholly screen activities or buildings, and/or to provide protection from climate'.
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4.6.21 'Landscaping' is a term used in various provisions across the plan, including standards, matters for control, methods, and assessment matters. The Panel disagrees with the reporting planner that its meaning is clear in its use within the PDP, and therefore recommend that the definition should be retained to support its use within the PDP.

'Service'

4.6.22 The term 'Service' is defined in the PDP as follows:

SERVICE means:

- a) any water supply system
- b) any stormwater collection and disposal system
- c) any sewage collection, treatment and disposal system
- d) any trade waste collection and disposal system
- e) any works to avoid, remedy or mitigate natural hazards
- f) any landscaping, including planting of vegetation
- g) any provisions of access to land in the subdivision (including roads, cycleways, pedestrian accessways, service lanes, private access, street lighting and associated works)

and in each case includes any necessary or incidental work. 'services' has a corresponding meaning.

4.6.23 While the Panel note that 'Service' is a term that has been carried over from the ODP. The Panel agrees with the reporting planner that there are some problems with this definition and its use. For example, some service activities defined in clauses a), b), c), d) and g) are more appropriately captured within the definitions of '*network utilities or network utility*' and '*network utility operator or network utility operation*'. There are also no PDP rules or standards that stipulate services to avoid remedy or mitigate natural hazards (clause e) and the definition also includes 'landscaping' which is not commonly considered to be a 'service'. For these reasons, the Panel recommends that S119.018 Vodafone, S118.018 Spark and S117.018 Chorus be accepted and this definition be deleted.

5 Key Issue 4 – Relocated buildings

5.1 Proposed plan provisions

5.1.1 This key issue addressed the relocated buildings provisions in the PDP.

5.2 Submissions

5.2.1 There were 46 submission points received on provisions across the PDP relating to ‘Relocated Buildings’ – 17 of these were in support. 24 of the 29 remaining points addressed aspects of the same standard across the various zones.

5.2.2 Key issues raised in these submissions are summarized include requests to:

- Delete rules for Relocated Buildings in the GRZ - General Residential or COMZ -Commercial Zones as these matters are best addressed through a building consent;
- Request to provide for ‘licensed building practitioners’ to undertake a Building Pre-Inspection Report;
- Delete the standards requiring notification to Council prior to relocation of building;
- Amend the timeframe requiring relocated building to be on permanent foundations from two weeks to two months; and
- Delete the Permitted Activity Rule and associated standard for Relocated Buildings in the PKH Papakāinga and Kaumātua Housing, and associated Marae-Based Development chapter, the GRZ- General Residential Zone and the CMZ-Commercial Zone.

5.3 Reporting planner’s recommendations (s42A report)

Definition of ‘Relocated Building’

5.3.1 The NZHHA supported the definition of ‘Relocated Building’. As there were no submissions opposing this definition, the reporting planner recommended that S106.041 NZHHA be accepted.

Provision for ‘Relocated Buildings’ as a permitted activity and associated standards

5.3.2 The reporting planner advised that the ODP provided for relocated buildings as a Discretionary Activity, but despite this requirement, CHB had experienced issues with poor condition of relocated buildings being bought onto site and in particular not being fit for residential purposes, extended periods of buildings being located on temporary or inappropriate foundations, and lack of completion of development.

5.3.3 The reporting planner also advised that through the Draft Plan process, and in response to submissions from NZHHA, a number of amendments were made to the provisions, including providing for Relocated Buildings as a Permitted Activity subject to standards, and defaulting to a Restricted Discretionary Activity where standards could not be met. This aligned with the approach advocated by NZHHA.

5.3.4 The reporting planner also noted that the definition in the PDP of Relocated Buildings expressly excludes ‘new buildings built off-site that have not been used and are for the express purpose of being located to the subject site’, which she considers may in part address concerns that Kāinga Ora have with these provisions.

5.3.5 For the reasons outlined, the reporting planner recommended that S106.001, S106.006, S106.011, S106.016, S106.021, S106.026, S106.031, S106.036 (NZHHA); and S106.002, S106.007,

S106.0012, S106.017, S106.022, S106.027, S106.032, S106.037 (NZHHA) be accepted, and that S129.185, S129.167, S129.229 and S129.211 (Kāinga Ora) be rejected.

Provide for ‘Licensed Building Practitioners’ to undertake a building pre-inspection report

- 5.3.6 The reporting planner agreed that the omission of ‘Licensed Building Practitioners’ identified by NZHHA in the list of approved persons to complete a Building Pre-Inspection Report was an oversight and the reporting planner agreed that they should be included in this list.
- 5.3.7 For this reason, the reporting planner recommends that S106.003, S106.008, S106.013, S106.018, S106.023, S106.028, S106.033, and S106.038 NZHHA be accepted.

Delete notification standards

- 5.3.8 The reporting planner advised that the notification clause in the standards for relocated buildings enabled timeframes set in the standard to be achieved, e.g. Standard GRZ-S15(3)(c) required an applicant, as part of the Pre- Inspection Building Report, to ‘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 was moved to the site’. Standard GRZ-S15(6) required that ‘the building must be placed on permanent foundations no later than two weeks from the date the building is moved to the site’. The notification standard also allowed sufficient time for the Council officers to inspect the standard of the site, footpath, vehicle entrance and road.
- 5.3.9 Without such a notification clause, the standards would have no certainty and therefore permitted activity status becomes unclear. For this reason, the reporting planner recommended that S106.004, S106.009, S106.014, S106.019, S106.029, S106.034, S106.039 be rejected.

Amend timeframe for permanent foundations

- 5.3.10 NZHHA submitted on this matter in the Draft Plan phase, requesting that the timeframes be extended from two weeks to four weeks to allow for delays such as bad weather etc.
- 5.3.11 The reporting planner noted that Council’s consents staff at the time of preparing these provisions advised that they did not support this as it may suggest that a longer time is acceptable. They also indicated that, in practice, they are flexible if weather becomes an obstacle and supported retaining the two weeks as currently proposed.
- 5.3.12 CHB has experienced issues in the past with relocated buildings remaining on temporary support for long periods of time. This poses issues of safety and was a matter Council was keen to address in the PDP.
- 5.3.13 The question of what constitutes permanent foundations arose in the Hearing Stream 4 in relation to discussions about the PKH-Papakāinga and Kaumatua Housing and associated Marae-Based Development chapter. The Panel was advised that ‘permanent foundations’ include both concrete and pile foundations. Thus, a house that may need to be relocated off the site in future, can meet this requirement by being located on wooden piles.
- 5.3.14 For the reasons outlined above, the reporting planner recommended that S106.005, S106.010, S106.015, S106.020, S106.025, S106.030, S106.035, S106.040 NZHHA be rejected.

5.4 Evidence to the hearing

- 5.4.1 The NZHHA provided evidence related to the performance standards for relocatable buildings.

5.5 Post hearing information

- 5.5.1 The reporting planner's right-of-reply provided further information on Relocatable Buildings, being clause 5 (notification requirement) and clause 6 (permanent foundation requirement). On the notification requirement the reporting planner did not change her recommendation and did not support the removal of this provision.
- 5.5.2 In terms of the permanent foundation requirements the report planner changed her position, and recommended extending it to provide for a 4-week time frame.

5.6 Evaluation and findings

Provision for 'Relocated Buildings' as a permitted Activity and associated standards

- 5.6.1 The ODP provides for relocated buildings as a Discretionary Activity. However, despite this requirement, were we advised that CHB has experienced issues with poor condition of relocated buildings being bought onto site and in particular not being fit for residential purposes, extended periods of buildings being located on temporary or inappropriate foundations, and lack of completion of development. The Panel agrees that provision for relocated housing in the District should be made as a permitted activity, but subject to compliance with a number of conditions that would address the current issues associated with this form of housing. The Panel considers this approach to be an appropriate and effective method.
- 5.6.2 Thus, the Panel agrees with the reporting planner and recommends that S106.001, S106.006, S106.011, S106.016, S106.021, S106.026, S106.031, S106.036 (NZHHA); and S106.002, S106.007, S106.0012, S106.017, S106.022, S106.027, S106.032, S106.037 (NZHHA) be accepted, and that S129.185, S129.167, S129.229 and S129.211 (Kāinga Ora) be rejected.

Provide for 'Licensed Building Practitioners' to undertake a building pre-inspection report

- 5.6.3 The omission of 'Licensed Building Practitioners' in the list of approved persons to complete a Building Pre-Inspection Report is an agreed oversight and the Panel concurs with the reporting planners that they should be included in this list. Accordingly, the Panel recommends S106.003, S106.008, S106.013, S106.018, S106.023, S106.028, S106.033, and S106.038 NZHHA be accepted.

Delete notification standards

- 5.6.4 We were advised that the notification clause in the standards for relocated buildings enables timeframes set in the standard to be achieved: for example, Standard GRZ-S15(3)(c) requires an applicant, as part of the Pre-Inspection Building Report, to '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'. Further, Standard GRZ-S15(6) requires that 'the building must be placed on permanent foundations no later than two weeks from the date the building is moved to the site'. The notification standard also allows sufficient time for the Council officers to inspect the standard of the site, footpath, vehicle entrance and road.
- 5.6.5 The Panel concurs that notification requirements make the standards more certain and therefore agrees with the reporting planner's right-of-reply and recommends that S106.004, S106.009, S106.014, S106.019, S106.029, S106.034, S106.039 be rejected.

Amend timeframe for permanent foundations

- 5.6.6 NZHHA submitted on this matter in the Draft Plan phase, requesting that the timeframes be extended from two weeks to four weeks to allow for delays such as bad weather etc.

- 5.6.7 The Panel agrees with the reporting planner's right-of-reply and recommends that the timeframe be extended to four weeks.

PART C – SUMMARY OF RECOMMENDATIONS

6 Summary of recommendations

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

7 Consequential amendments and minor errors

- 7.1.1 Schedule 1, cl16(2), allows minor and inconsequential amendments to be made to the Plan.

**Appendix A – Chapter Definitions, RLZ, LLRZ, RPROZ, GRUZ,
PKH, SETZ, COMZ, GIZ and Schedule 8 as amended**

NATIONAL DIRECTION INSTRUMENTS

National Policy Statements and NZ Coastal Policy Statement

National Policy Statements and New Zealand Coastal Policy Statement

National Policy Statements (NPSs) and the New Zealand Coastal Policy Statement (NZCPS) form part of the Resource Management Act's policy framework and are prepared by central government. NPSs and the NZCPS contain objectives, policies and methods that must be given effect to by policy statements and plans. NPSs and the NZCPS must also be given regard to by consent authorities when making decisions on resource consent applications, alongside other considerations.

The following table provides an overview of whether any relevant review/s have been undertaken in relation to NPSs and the NZCPS.

National Policy Statement on Urban Development 2020	The policy statement has not yet been reviewed.
National Policy Statement for Freshwater Management 2020	The policy statement has not yet been reviewed.
National Policy Statement for Renewable Electricity Generation 2011	The policy statement has not yet been reviewed.
New Zealand Coastal Policy Statement 2010	The policy statement has not yet been reviewed.
National Policy Statement on Electricity Transmission 2008	The policy statement has not yet been reviewed.
<u>National Policy Statement for Highly Productive Land 2022</u>	<u>The policy statement has not yet been reviewed.</u>
National Policy Statement for Indigenous Biodiversity	<i>anticipated 2021</i>
National Policy Statement for Highly Productive Land	<i>anticipated 2021</i>

Commented [A1]: Clause 16 technical amendment (alteration of minor effect)

National Environmental Standards

National Environmental Standards	
National Environmental Standards (NESs) are prepared by central government and prescribe technical standards, methods (including rules) and/or other requirements for environmental matters throughout the whole country or specific areas. If an activity doesn't comply with an NES, it is likely to require a resource consent. NESs must be observed and enforced by local authorities. The following NESs are currently in force:	
Resource Management (National Environmental Standards for Freshwater) Regulations 2020	
Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017 (amended 2018)	
Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016	
Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011	
Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009	
Resource Management (National Environmental Standard for Sources of Human Drinking Water) Regulations 2007	
Resource Management (National Environmental Standards for Air Quality) Regulations 2004 (amended 2011)	

Regulations

Regulations
The regulations in this chapter come under the Resource Management Act 1991 (excluding the national environmental standards listed above). These regulations are:
Resource Management (Discount on Administrative Charges) Regulations 2010
Resource Management (Exemption) Regulations 1996
Resource Management (Exemption) Regulations 2017
Resource Management (Forms, Fees, and Procedure) Regulations 2003
Resource Management (Infringement Offences) Regulations 1999
Resource Management (Marine Pollution) Regulations 1998
Resource Management (Measurement and Reporting of Water Takes) Regulations 2010
Resource Management (Network Utility Operations) Regulations 2016
Resource Management (Transitional, Fees, Rents, and Royalties) Regulations 1991

Water Conservation Orders

Water Conservation Orders

Regional policy statements, regional plans and district plans cannot be inconsistent with the provisions of a water conservation order. A water conservation order can prohibit or restrict a regional council issuing new water and discharge permits, although it cannot affect existing permits.

There are no water conservation orders in the Central Hawke's Bay District.

PART 2 – DISTRICT-WIDE MATTERS

STRATEGIC DIRECTION

RLR – Rural Land Resource

Introduction

The Resource Management Act requires Council to manage the use, development and protection of natural resources, including the rural land resource, while sustaining the potential of such resources to meet the reasonably foreseeable needs of future generations and while safeguarding the life-supporting capacity of air, water, soil, and ecosystems.

Land-based primary production (including intensive primary production), underpins the economic, social, and cultural well-being of the Central Hawke's Bay District, and the District's rural land resource is important for sustaining this production. Rural production and processing/manufacturing together accounts for just over half of the District's total GDP and around half of the District's employment (based on Stats NZ 2012 figures). Central Hawke's Bay accounts for approximately 40% of the total pastoral and associated cropping land in the Hawke's Bay Region¹.

Of note is the significant concentration of highly productive land in the District. Highly productive land in the Central Hawke's Bay District covers 82,881 hectares, and comprises approximately 25% of the District's total land area². The District's highly productive land is centred in and around the Ruataniwha Plains and flat-to-rolling land surrounding the urban areas of Waipukurau, Waipawa and Ōtane.

Highly productive soils provide a high level of flexibility in terms of the types of crops that can be grown, and these qualities enable rapid response to changing technologies or crop types required in the future. Highly productive land in New Zealand is rare, and therefore of very high value for food and crop production. The Ministry for the Environment's 'Our Land 2018' and 'Environment Aotearoa 2019' reports have identified that many of New Zealand's productive areas have already been lost and that there are two key pressures facing highly productive land – being urban expansion and the accompanying loss of New Zealand's most versatile and productive land, and an increase in rural lifestyle developments, particularly on the fringes of urban areas.

The District's highly productive land is therefore a significant resource base for the District, and has been deemed to be of regional, if not national, significance warranting specific recognition in the District Plan for its finite characteristics and high value for primary

Commented [A1]: S42.011 Pork Industry - Rural Environment 3C, Key Issue 13

¹ 'Review of Central Hawke's Bay District District Plan, District Economic Assessment', Economic Solutions Limited, August 2013.

² 'Assessment on the need for a new rural zone for subdivision in the Central Hawke's Bay District – Report for the Central Hawke's Bay District Council', LandVision Limited, 24 January 2018.

production purposes³. It is also experiencing increasing pressure from rural lifestyle developments and for urban expansion to cater for projected household growth. If this continues to be left unchecked, fragmentation of this resource will have a cumulative impact, including direct loss of highly productive land for primary production and reverse sensitivity implications, which could collectively compromise its productive potential.

Providing for a range and flexibility of land use activities is important for the future in adding diversity and resilience to the rural economy, thereby providing additional employment and economic opportunities to the community. However, this needs to be consciously balanced against the need to protect and retain the rural land resource, in particular the concentration of highly productive land in the District, alongside the health and availability of water.

The establishment of an overall strategy for sustainable management of the District's rural land resource therefore underpins the strategic direction of this District Plan. For this reason, the District Plan has encompassed the concentration of highly productive land of Central Hawke's Bay centred in and around the Ruataniwha and Takapau Plains and flat-to-rolling land surrounding Waipukurau, Waipawa and Ōtane, within a separate zone – the Rural Production Zone (RPROZ).

At a national level, a National Policy Statement for Highly Productive Land (NPS-HPL) is anticipated to be gazetted and is expected to take effect mid 2021, which will likely require District Plans to:

- identify highly productive land;
- maintain the availability and productive capacity of highly productive land for primary production;
- consider giving greater protection to areas of highly productive land that make a greater contribution to the economy and community; and
- manage rural subdivision to avoid fragmentation and maintain the productive capacity of highly productive land.

It is anticipated that the approach in this District Plan will go a long way towards already giving effect to the likely future requirements of the NPS-HPL.

Issues

RLR-11 Incremental Loss of Highly Productive Land

Land fragmentation and development that leads to the incremental and irreversible loss of highly productive land for primary production.

Explanation

In New Zealand highly productive land is under pressure from a range of competing uses. In particular, highly productive land is becoming increasingly fragmented, mostly as a result of rural subdivision. Rural subdivision is where a single parcel of rural land is divided into two or

³ 'Assessment on the need for a new rural zone for subdivision in the Central Hawke's Bay District – Report for the Central Hawke's Bay District Council', LandVision Limited, 24 January 2018.

more parcels. The resulting smaller land parcels can often prevent the use of land for many types of primary production therefore affecting that particular piece of land's versatility.

There has been a history of ad hoc subdivision of small lifestyle blocks within the Central Hawke's Bay District for many years. Many of these blocks are located on highly productive and versatile land or soils. Although some lifestyle blocks do continue to be productive in terms of agricultural or horticultural product, more often than not they become un-productive and their productive potential is lost forever.

Land fragmentation can result in a loss of versatility and the productive capability of rural land, mostly through:

1. Land use change from primary production to non-primary production (lifestyle development, urban development, unrelated industrial/commercial developments etc).
2. Property values in traditional primary production areas increasing to the point that productive land uses become unprofitable.
3. Productive land uses becoming unprofitable because small lot sizes limit management options.
4. Degradation of soil ecosystem services/functions.
5. New sensitive activities establishing on rural land, with the potential to compromise or constrain the operation of existing lawfully established activities and primary production activities in the vicinity.

Commented [A2]: S81.034 Hort NZ - Report 3A Rural Environment, Key Issue 2

The District Plan therefore seeks to limit the amount of fragmentation of the District's highly productive land over time, and manage land use change and development of highly productive land to maintain the productive capacity of this scarce and valuable resource for current and future generations.

Objectives

- | | |
|---------------|---|
| RLR-O1 | The productive capacity of the District's rural land resource, particularly the District's highly productive land, is maintained. |
| RLR-O2 | <u>The primary production role (and associated amenity) of the District's rural land resource is retained, and is not-compromised-byprotected from inappropriate subdivision, use and development.</u> |
| RLR-O3 | The District's highly productive land is protected from further fragmentation. |
| RLR-O4 | <u>Residential living and other activities</u> that are unrelated to primary production are directed to locations zoned for those purposes and that are not situated on highly productive land. |

Commented [A3]: S116.006 Silver Fern Farms, Report 3A Rural Environment, Key Issue 2

Commented [A4]: S81.038 Hort NZ, CI16 minor amendment, Report 3A Environment, Key Issue 2

Policies

- RLR-P1** To identify the highly productive land centred in and around the Ruataniwha and Takapau Plains and surrounding Waipukurau, Waipawa and Ōtane within a specific rural zone – the Rural Production Zone.
- RLR-P2** To avoid unplanned urban expansion onto the District's highly productive land ~~where other feasible options exist in the Rural Production Zone.~~
- RLR-P3** ~~To minimise limit the amount of further~~ fragmentation of the District's rural land resource through ~~directing limiting~~ lifestyle subdivision ~~to the Rural Lifestyle Zone and limiting lifestyle subdivision in the General Rural Zone and,~~ particularly, in the Rural Production Zone.
- RLR-P4** ~~To provide for non-primary production a wide range of activities to establish, which that~~ complement the resources of the rural area, provided ~~that they do not compromise the primary production role and associated amenity of the rural land resource,~~ particularly in the Rural Production Zone ~~and associated rural character and amenity in all rural zones, recognising that some non-primary production activities have an operational or functional need to locate in a rural area.~~
- RLR-P5** To enable primary production and related activities to operate in rural areas in accordance with accepted practices without being compromised by other activities demanding higher levels of amenity.
- RLR-P6** ~~To recognise the value of reliable stored water resources and associated infrastructure where it provides increased water availability and security for maintaining and enhancing the productive capacity of the rural land resource.~~

Commented [A5]: S116.010 Silver Fern Farms, Report 3A Rural Environment, Key Issue 2

Commented [A6]: S116.011 Silver Fern Farms, S81.041 Hort NZ - Report 3A Rural Environment, Key Issue 2

Commented [A7]: S79.016 Transpower, S81.042 Hort NZ - Report 3A Rural Environment, Key Issue 2

Commented [A8]: S120.010 Heretaunga Tamatea Settlement Trust - Report 3A Rural Environment, Key Issue 2

Methods

Methods for implementing the policies:

RLR-M1 Area-Specific Provisions

The use of zoning to direct activities to appropriate locations:

GRUZ – General Rural Zone:

The General Rural Zone encompasses the bulk of the District's rural land. This area is suitable for a wide range of ~~primary production activities (including intensive primary production and related post-harvest facilities)~~ to occur, that can require exclusive areas of land and establishes the flexibility for landowners to identify opportunities to innovatively

Commented [A9]: S102.021 Te Mata Mushrooms - Rural Topic 3C, Key Issue 15

Commented [A10]: S42.014 Pork Industry – Report 3C Rural Environment, Key Issue 13

utilise the resources of the area. Controls in this Zone are tailored to provide flexibility for landowners.

RPROZ – Rural Production Zone:

The Rural Production Zone encompasses the concentration of highly productive land in and around the Ruataniwha and Takapau Plains and Waipukurau, Waipawa and Ōtāne. Standards in this Zone reflect the more intensive nature of primary production activities (including intensive primary production and related post-harvest facilities), the increased interface between different land uses and the proximity of the Zone to the urban centres, and the pressures that this places on the soil resource.

Commented [A11]: S42.014 Pork Industry - Rural Topic 3C, Key Issue 13

Commented [A12]: S102.021 Te Mata Mushrooms - Rural Topic 3C, Key Issue 15

RLZ – Rural Lifestyle Zone:

This Zone provides the main opportunity for low density residential development in the District, in close proximity to the main urban areas of Waipukurau and Waipawa.

RLR-M2 Proposed National Policy Statement for Highly Productive Land (NPS-HPL)

The NPS-HPL will likely require District Plans to identify highly productive land in their District, and include provisions that maintain the availability and productive capacity of highly productive land for primary production and that manage rural subdivision to avoid fragmentation and maintain the productive capacity of highly productive land.

RLR-M3 Land Information Memorandum

When requested, people wishing to establish in the rural area-zones will be issued with a Land Information Memorandum advising them that they are establishing in a productive rural environment where amenity standards associated with the normal conduct of farming operations, and related activities such as established rural industry, in the Zone (that is, amenity standards that allow for fluctuating noise, odour and air quality levels resulting from accepted primary production management practices and rural industry activities) will be upheld by the Council. Provided that these activities are carried out within the provisions established by the District Plan or in accordance with a resource consent(s), the effects of the activities on amenity standards will not be considered a nuisance.

Commented [A13]: S116.014 Silver Fern Farms - Rural Topic 3C, Key Issue 15

Principal Reasons

The principal reasons for adopting the policies and methods:

The traditional pastoral area of the District will continue to be an important component of the District's economy and must be safeguarded – particularly the regionally, if not nationally, significant concentration of highly productive land in and around the Ruataniwha and Takapau Plains and surrounding Waipukurau, Waipawa and Ōtāne (in line with the proposed NPS-HPL).

The subdivision of land will be primarily for the purpose of achieving a more efficient outcome for land based primary production around pastoral, cropping or forestry purposes. There may

be the need to subdivide off a surplus residential building or provide for those property owners who may wish to subdivide their house from the farm and retire on the property, but these activities need a level of control. The Plan aims to prevent large numbers of small holdings in the rural environment, particularly on the highly productive land within the Rural Production Zone.

Commented [A14]: S116.015 Silver Fern Farms - Rural Topic 3C, Key Issue 15

The rural environment provides for a range of activities and farm and associated buildings that are of a scale to meet the needs of the primary production sector (including intensive primary production). There is a limit on the scale of commercial and industrial activities in the rural environment and beyond the floor area standards outlined within the zones these types of activity should be located within the appropriate zones where the effects can be suitably accommodated.

Commented [A15]: S42.015 Pork Industry - Rural Topic 3C, Key Issue 13

Anticipated Environmental Results

The environmental results anticipated from the policies and methods:

- | | |
|-----------------|--|
| RLR-AER1 | The safeguarding of the District's rural land resource and its life-supporting capacity for current and future generations. |
| RLR-AER2 | The area of land available for primary production purposes is not reduced by ad hoc and unplanned development. |
| RLR-AER3 | An attractive and economically sustainable rural environment that provides opportunity for a stable rural population. |
| RLR-AER4 | <u>Activities in the rural area are predominantly primary production and related activities</u>A diversity of activity in the rural area. |
| RLR-AER5 | Maintaining and enhancing rural character and amenity including avoiding reverse sensitivity effects. |

Commented [A16]: S81.045 Hort NZ, Report 3A Rural, Key Issue 2

PKH – PAKAKĀINGA AND KAUMĀTUA HOUSING, AND ASSOCIATED MARAE-BASED DEVELOPMENT

The provisions in this chapter override the respective Zone provisions in Part 3 Area-Specific Matters, unless otherwise specified in this chapter.

Introduction

This section of the District Plan provides for papakāinga and kaumātua housing, and associated marae-based development across the District, on whenua Māori.

Traditional Māori culture is closely linked with the environment. When settlement originally occurred in Central Hawke's Bay it was located in close proximity to the abundant food resources of Tamatea based around the waterways, salt and fresh water fishing areas and shellfish gathering areas. These settlements traditionally included a marae which served as a focal point for daily life. It is important to Māori, therefore, that this tradition is able to continue in order to meet spiritual, cultural, social and economic aspirations. Papakāinga is the development of housing on Māori land, while kaumātua flats specifically provide for kaumātua (elders) on Māori land. The ability to live and prosper on traditional lands is important to tangata whenua in maintaining and enhancing their culture and traditions.

Papakāinga housing, kaumātua flats and small scale commercial and industrial enterprise based around marae will be considered on land identified as Māori Land under the Te Ture Whenua Māori Act 1993.

A number of land titles were taken by the Registrar as a Status Declaration under Part 1 of the Māori Affairs Amendment Act 1967. This Act allowed for the Crown to change the status of Māori owned land if it was not deemed to be 'suitable for effective use and occupation'. A number of these sites were declared General Land by the Crown between 1967 and 1973, often without the knowledge of the owners of the land. A number of these titles have remained in the ownership of the descendants ever since, and the owners/hapū/whānau still have aspirations to live on their land. For these sites to be utilised according to the provisions of this chapter, they would need to revert to the status of Māori land under the Te Ture Whenua Māori Act 1993.

This section of the Plan aims to ensure that papakāinga housing, kaumātua flats and small scale commercial and industrial enterprise based around marae provides for tangata whenua who aspire to develop their traditional lands to meet their housing needs and cultural, social and economic goals. Development of other General Land will be considered where a clear connection to providing for Māori wellbeing can be demonstrated, and where appropriate mechanisms are in place to secure long term Māori administration, ownership and maintenance of the land title.

The preparation of Master Plans can be a means to guide the development of papakāinga housing, kaumātua flats and associated marae-based development. Master Plans reflect the

Commented [A1]: S120.024 Heretaunga Tamatea Settlement Trust - Report 4A Tangata Whenua Provisions, Key Issue 18

aspirations of the hapū and serve as a guide for development in the future and Council encourages the development of these plans. Master Plans will not be included as part of the District Plan, enabling them to remain flexible and recognise the potential of the land and resources and the needs of future generations at all times.

Issues

PKH-I1 Obstacles to Developing Māori Land

Enabling Māori land to be used in a way that is consistent with cultural values, aspirations and customs in relation to traditional lands, water, sites, wāhi tapu and other taonga.

Explanation

The process of developing Māori land for papakāinga and kaumātua housing and marae-based development is a difficult and complex process for whanau. Land ownership is complex and traditional land zoning provisions have not enabled this process. Recognising this issue, the District Plan seeks to remove planning obstacles and enable development that is sustainable, and in accordance with kaupapa Māori practices and tikanga.

Objectives

- | | |
|--------|--|
| PKH-O1 | To recognise the desire of Māori to maintain and enhance their traditional relationship with their land. |
| PKH-O2 | To provide for papakāinga development, kaumātua housing and associated Māori economic development on Māori Land. |
| PKH-O3 | To allow for hapū to develop papakāinga, kaumātua housing and engage in associated economic activity, while ensuring appropriate health, safety and amenity standards are met. |

Policies

- | | |
|--------|---|
| PKH-P1 | Encourage hapū, whānau and marae to establish Master Plans as a guide to development on Māori Land in accordance with the provisions of the RMA and the District Plan. |
| PKH-P2 | Allow for papakāinga development and kaumātua housing on general title where there is a historical ancestral connection to the land and an expectation that the land will remain in Māori ownership in the long term. |
| PKH-P3 | Provide for papakāinga development and kaumātua housing on Māori Land subject to adverse effects being avoided, remedied or mitigated. |

PKH-P4	Encourage papakāinga developments and kaumātua housing, to adopt whichever servicing methods are suitable for individual site conditions and, where possible, the use of communal infrastructure.
PKH-P5	Allow for the establishment and development of home businesses and commercial activities provided they relate to papakāinga development and kaumātua housing, in a manner that complements the principles of tikanga and kaitiakitanga.
PKH-P6	To allow for hapū to develop papakāinga and kaumātua housing, while ensuring appropriate health, safety and amenity standards are met.
PKH-P7	Control the impact of papakāinga developments and kaumātua housing on adjoining activities, the community and the environment, in a manner that complements the principles of tikanga and kaitiakitanga.
PKH-P8	Control papakāinga developments and kaumātua housing to protect residential amenity within the site, in a manner that complements the principles of tikanga and kaitiakitanga.
PKH-P9	Ensure that adequate sunlight and daylight is available to papakāinga developments and kaumātua housing.
PKH-P10	Ensure that open space, service areas, access and parking are provided for papakāinga developments and kaumātua housing.
PKH-P11	Ensure that the privacy of residential units is maintained.

Rule Overview Table

Use/activity	Rule Number
Accessory buildings to existing residential units	PKH-R1
Papakāinga and kaumātua housing, on the following land: <ul style="list-style-type: none"> Land declared Māori Land pursuant to the Te Ture Whenua Māori Act 1993. Land which was given a declaration of status to General Land under the Māori Affairs Amendment Act 1967. 	PKH-R2
Industrial activities and commercial activities ancillary to papakāinga and kaumātua housing and marae-based activities on the site	PKH-R3

Papakāinga and kaumātua housing on land held under General Title

PKH-R4

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 to papakāinga and kaumātua housing activities and associated marae-based development.

Also, check to see if consents are required from Hawke's Bay Regional Council 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).

PKH-R1 Accessory buildings to existing residential units

All Zones

1. Activity Status: PER

Where the following conditions are met:

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

2. Activity status where compliance not achieved: RDIS

Matters over which discretion is restricted:

- a. PKH-AM1.
- b. PKH-AM2.
- c. PKH-AM3.

PKH-R2 Papakāinga and kaumātua housing, on the following land:

- Land declared Māori Land pursuant to the Te Ture Whenua Māori Act 1993.
- Land which was given a declaration of status to General Land under the Māori Affairs Amendment Act 1967.

All Zones

1. Activity Status: CON

Where the following conditions are met:

- a. Compliance with:

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

	<ul style="list-style-type: none"> i. PKH-S2; ii. PKH-S3; iii. PKH-S4; iv. PKH-S5; v. PKH-S6; vi. PKH-S7; vii. PKH-S8; viii. PKH-S9; ix. PKH-S10; x. PKH-S11; xi. PKH-S12; and xii. PKH-S13. <p>b. For land given a declaration of status to General Land, evidence must be provided showing:</p> <ul style="list-style-type: none"> i. that the Title was given a Declaration of Status under the Māori Affairs Amendment Act 1967, and ii. that the land has remained in ancestral ownership continuously from the date the status declaration was given. <p>Matters over which control is reserved:</p> <ul style="list-style-type: none"> c. PKH-AM1. d. PKH-AM2. e. PKH-AM3. 	<p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> 1. PKH-AM1. 2. PKH-AM2. 3. PKH-AM3. <p>3. Activity status where compliance with condition PKH-R2(1)(b) is not achieved: PKH-R4 applies</p>
PKH-R3 Industrial activities and commercial activities ancillary to papakāinga and kaumātua housing and marae-based activities on the site		
All Zones	<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. PKH-S3; ii. PKH-S4; iii. PKH-S5; iv. PKH-S6; v. PKH-S7; vi. PKH-S8; vii. PKH-S9; viii. PKH-S10; ix. PKH-S11; 	<p>2. Activity status where compliance with condition PKH-R3(1)(a) is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. PKH-AM1. b. PKH-AM2. c. PKH-AM3. <p>3. Activity status where compliance with condition PKH-R3(1)(b) is not</p>

	<p>x. PKH-S12; and</p> <p>xi. PKH-S13.</p> <p>b. Compliance with PKH-S1.</p> <p>Matters over which control is reserved:</p> <p>c. PKH-AM1.</p> <p>d. PKH-AM2.</p> <p>e. PKH-AM3.</p>	<p>achieved: the provisions of the underlying zone apply</p> <p><i>Note: in addition, where the industrial or commercial activity is <u>not</u> ancillary to papakāinga and kaumātua housing and marae-based activities on the site, the provisions of the underlying zone apply.</i></p>
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PKH-R4 Papakāinga and kaumātua housing on land held under General Title not already provided for

<p>All Zones (excluding Rural Production ZonePROZ)</p>	<p>1. Activity Status: DIS</p> <p><u>Matters of discretion, whilst not limited, will take into account the following assessment matters:</u></p> <p>a. <u>PKH-AM1; and</u></p> <p>b. <u>PKH-AM2; and</u></p> <p>b. <u>PKH-AM3</u></p> <p><u>Where the following conditions are met:</u></p> <p>a. <u>Evidence must be provided showing:</u></p> <p>i. <u>the historical reasons why the land should be considered for papakāinga or kaumātua housing; and</u></p> <p>i. <u>why the land cannot be converted to Māori Title under the Te Ture Whenua Māori Act 1993.</u></p>	<p>2. Activity status where compliance not achieved: <u>N/A</u>the provisions of the underlying zone apply</p>
<p>Rural Production ZonePROZ</p>	<p>23. Activity Status: DIS</p> <p><u>If meets the definition of specified Māori landconditions under the National Policy Statement for Highly Productive Land for specified Māori Land</u></p>	<p>34. Activity status where compliance not achieved: <u>NC</u></p>

Commented [A2]: S120.024 Heretaunga Tamatea Settlement Trust - Report 4A Tangata Whenua Provisions, Key Issue 18

Standards

PKH-S1 Activity Threshold	
Commercial Activities	<ol style="list-style-type: none"> Maximum gross floor area is 100m² per residential unit located on the same site, up to a maximum of 500m² per site (cumulative limit). Personnel limited to: <ol style="list-style-type: none"> At least one person resident on the site must carry out the activity. A maximum of three additional employees (in addition to those resident on the site).
Industrial Activities	<ol style="list-style-type: none"> Maximum gross floor area is 100m² per residential unit located on the same site, up to a cumulative maximum of 500m² per site (cumulative limit). Personnel limited to: <ol style="list-style-type: none"> At least one person resident on the site must carry out the activity. A maximum of three additional employees (in addition to those resident on the site).
PKH-S2 Residential Units	
Amenities and Servicing	<ol style="list-style-type: none"> Each residential unit within the papakāinga and kaumātua housing development must provide the following: <ol style="list-style-type: none"> Outdoor Living Space – for each residential unit, there must be a minimum continuous area for outdoor living space, contained in one area within the net area of the site, of 80m² 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 must be reduced to 30m² with a minimum dimension of 3.5m; 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. Where the main areas of residential buildings front onto a landscaped communal open space of not less than 400m² with no dimension less than 15m, the outdoor living

	<p>space of those residential units may be reduced to 25m² with a minimum dimension of 3.5m.</p> <ul style="list-style-type: none"> b. Outdoor Service Space – for each residential unit, there must be a minimum continuous area for outdoor service space, contained in one area within the net area of the site, of 15m² with a minimum dimension of 3m. c. Parking Space – for each residential unit, there must be 2 parks provided with a minimum internal dimension of 3m width by 5m length for each park (can include parks within garages or carports). d. Domestic Sewage Treatment System (where public sewage reticulation is not available) – an area of land is required to be allocated for a domestic sewage treatment system. <p><i>Note: Details of the proposed system should be discussed with the Hawke's Bay Regional Council before deciding upon the area required so that any necessary discharge consent requirements can be identified.</i></p> <ul style="list-style-type: none"> e. Domestic Water Storage Tank (where public water reticulation is not available).
Location of Buildings	<ul style="list-style-type: none"> 2. Between each residential unit there must be a minimum separation distance of 5m; or 10m where the main glazing of the principal living area of one residential unit faces another. <p><i>Note: this Standard does not apply to semi-detached or adjoining residential units.</i></p>

PKH-S3 Total Building Coverage

All (except General Rural Zone)

1. Total building coverage standards in the underlying zone apply, except that in GRUZ there is no building coverage for sites less than 5000m² and 35% for sites 5000m² or greater.
Maximum building coverage (including hardstand and sealed areas) must not exceed 20% of the net site area.

General Rural Zone

2. For sites less than 5,000m² – no maximum building coverage applies.
3. For site 5,000m² or greater – maximum building coverage (including hardstand and sealed areas) must not exceed 35% of the net site area.

PKH-S4 Height of Buildings and Structures

Commented [A3]: S59.003 K Tipene - Report 4A
Tangata Whenua Provisions, Key Issue 16

Industrial and Commercial Buildings	1. Maximum height of any building(s) or structure(s) is 15m.
All Other Buildings or Structures	2. Maximum height of any building(s) or structure(s) is 10m.

PKH-S5 Height in Relation to Boundary

All	<ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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; domestic water storage tanks, provided the maximum dimension of these structures measured parallel to the boundary under consideration must not exceed 3m; 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. 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.
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PKH-S6 Setback from Roads and Rail Network

Residential Units and Accessory Buildings	<ol style="list-style-type: none"> Minimum setback of any building(s) from road boundaries is: 7.5m. <ol style="list-style-type: none"> Residential zones, 3m Rural zones, 5m Minimum setback of any building(s) from the Rail Network Boundary is 5m.
Industrial and Commercial Buildings	<ol style="list-style-type: none"> Minimum setback of any building(s) from road boundaries is 15.0m. Minimum setback of any building(s) from the Rail Network Boundary is 5m.

Commented [A4]: S59.003 K Tipene - Report 4A
Tangata Whenua Provisions, Key Issue 14 and 16

PKH-S7 Setback from Neighbours

All	<ol style="list-style-type: none"> 1. Minimum setback of buildings from internal boundaries is: <ol style="list-style-type: none"> a. Residential zones, 1m b. Rural zones, 5m. <p>Domestic water storage tanks up to 2m in height are exempt from this standard.</p> 2. Setbacks for residential units may be reduced to 1m where the site abuts the GRZ – General Residential Zone.
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Commented [A5]: S59.003 K Tipene - Report 4A
Tangata Whenua Provisions, Key Issue 14

PKH-S8 Setback from Existing Intensive Primary Production Activities

Residential Units	<ol style="list-style-type: none"> 1. Minimum setback of buildings from any buildings or enclosure housing animals reared intensively, or from organic matter and effluent storage, treatment and utilisation associated with intensive primary production activities, is 200 metres.
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PKH-S9 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 (NZCEP 34:2001).
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PKH-S10 Transport (Access, Parking, Loading)

All	<ol style="list-style-type: none"> 1. Activities must comply with the provisions of the TRAN – Transport chapter. 2. A vehicle crossing must be provided from the edge of an existing public road to the boundary of every papakāinga or kaumātua housing development in compliance with the standards in the TRAN – Transport chapter.
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PKH-S11 Light

All	<ol style="list-style-type: none"> 1. Activities must comply with the provisions of the LIGHT – Light chapter.
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PKH-S12 Noise

All	<ol style="list-style-type: none"> 1. Activities must comply with the provisions of the NOISE – Noise chapter.
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PKH-S13 Relocated Buildings

All	<ol style="list-style-type: none"> 1. Any relocated building intended for use as papakāinga or kaumātua housing or associated visitor accommodation must have previously been designed, built, and used as a dwelling or for visitor accommodation.
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2. 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.
3. 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.
4. 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.
5. The building must be placed on permanent foundations no later than two-four weeks from the date the building is moved to the site.
6. 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.

Commented [A6]: S106 Heavy Haulage Assoc - Miscellaneous Report 6C, Key Issue 4

Commented [A7]: S106 Heavy Haulage Assoc, Miscellaneous Report 6C, Key Issue 4

	<p>7. The owner(s) 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(s) 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).

PKH-AM1 General Assessment Matters

1. Master Plans – when assessing applications, Council will have regard to the 'Master Plan' prepared for the site including, but not limited to, the following:
 - a. Location of house sites and availability of land for future house sites with consideration given to retaining the potential of any residual land;
 - b. Location of structures other than dwellings;
 - c. Compatibility of the layout and design of proposed buildings with any other buildings or services that are present or planned on the site;
 - d. Areas of the site proposed to be devoted to rural productive activities or other employment generating activities;
 - e. Location of any community facilities, industrial or commercial buildings;
 - f. Location of utility servicing requirements; and
 - g. Location of access ways and internal roading network.
 - h. Identification, avoidance, or mitigation of the locational constraints of natural hazards, such as erosion, falling debris, subsidence, slippage, or inundation from any source.
 - i. How the principles of tikanga and kaitiakitanga have been incorporated into the development.
 - i,j. Provision for firefighting water supplies.
2. For papakāinga developments of more than 5 dwellings, Council will also have regard to the following:
 - a. Location of communal open spaces;
 - b. Elevations and detailed description of the character, scale and intensity of community facilities, industrial and commercial activities proposed to be undertaken in any building or buildings;
 - c. How the development will be adequately landscaped to mitigate the visual effects of clustered housing development in a rural area;

Commented [A8]: S57.093 FENZ - TW Report 4A, key issue 18

- d. How the development can meet servicing requirements including the incorporation of Low Impact Urban Design principles as promoted in the SSB – Sustainable Subdivision and Buildings chapter and the Engineering Code of Practice.

PKH-AM2 Long Term Ownership of Papakāinga on Land Given a Declaration of Status under the Māori Affairs Amendment Act 1967 and Papakāinga on General Title.

1. Where an applicant wants to undertake papakāinga development under land which is in General Title, the applicant must provide consideration will be given to details showing:
 - a. Explanation as to the historical reasons for the land being given General Title.
 - a. Evidence of the historical reasons as to why the land should be considered for papakāinga development. The history and connection with the land of the tangata whenua for which the papakāinga is intended.
 - b. Explanation as to why the land cannot be converted to Māori Title under the Te Ture Whenua Māori Act 1993.
 - e.b. The availability of appropriate mechanisms, including covenants, to secure long term Māori administration, ownership and maintenance of the land title.

Commented [A9]: S120.024 Heretaunga Tamatea Settlement Trust - TW Report 4A, Key Issue 18

PKH-AM3 Relocated Buildings

1. Where a relocated building(s) is proposed within the development, Council will have regard to the following:
 - 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 need for structural repairs and reinstatement of the building and the length of time for completion of that work.
 - c. The imposition of a performance bond to ensure compliance with the consent conditions.

Methods

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

PKH-M1 Other Provisions in the District Plan

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

1. TW – Ngā Tangata Whenua o Tamatea – this chapter recognises the important role of tangata whenua when considering decisions under the District Plan.
2. HH – Historic Heritage – includes rules applying specifically to identified heritage buildings and some listed wāhi tapu sites.

3. SASM – Sites and Areas of Significance to Māori – includes rules applying specifically to identified wāhi tapu, wāhi taonga and sites of significance to tangata whenua.
4. ECO – Ecosystems and Indigenous Biodiversity – includes rules applying specifically to significant indigenous vegetation and significant habitats of indigenous fauna.
5. NFL – Natural Features and Landscapes – includes rules applying specifically to outstanding natural landscapes and features, which also have strong associational values for tangata whenua.
6. CE – Coastal Environment – includes provisions applying specifically to the coastal environment and areas of high natural character, which also have strong associational values for tangata whenua.
7. EW – Earthworks – includes rules and standards relating to earthworks and land disturbance, mining, quarrying and mineral prospecting and exploration.
8. SIGN – Signs – includes rules and standards relating to the design and installation of signs.
9. TEMP – Temporary Activities – includes rules and standards relating to temporary activities, temporary buildings, and temporary events.
10. PART 3 – Area Specific Matters – includes rules and standards applying to the various zones in certain instances e.g. non-compliance with the conditions in Rule PKH-R4.

PKH-M2 Regional Policy Statement

1. The Hawke's Bay Regional Policy Statement includes objectives and policies guiding the locational constraints and servicing requirements for papakāinga housing, kaumātua flats and associated marae-based development within the District.

PKH-M3 Assistance with Master Plans

1. Council assistance to marae through the establishment of Master Plans. The establishment of Master Plans is useful to the Council's decision-making process; Council staff expertise and relevant information will be made available to facilitate the creation of these Plans in line with the expectations outlined in PKH-AM1 above.

PKH-M4 Te Ture Whenua Māori Act 1993

1. This Act provides for the classification of land as Māori Land. The District Plan recognises Māori Land for the purpose of papakāinga and kaumātua housing, and associated marae-based development.

PKH-M5 Non-Statutory Guides

1. Reference to papakāinga development guides such as Te Puni Kōkiri's 'A Guide to Papakāinga Housing' (2017) <https://www.tpk.govt.nz/en/a-matou-mohiotanga/housing/a-guide-to-papakāinga-housing> and Hastings District Council's 'Papakāinga Development Guide' (2008)

<https://www.hastingsdc.govt.nz/assets/Document-Library/Policies/Papakainga-Guide/papakainga-guide.pdf>

PKH-M6 Engineering Code of Practice

1. Central Hawke's Bay District Council uses the Hastings District Council Engineering Code of Practice. The Engineering Code establishes standards and guidelines for land development and the provision of roading and service infrastructure which can be used as a means of compliance with the objectives, policies, and rules of the District Plan.

PKH- M7 Central Hawke's Bay District Council's Housing Strategic Framework 2019-2029

1. Central Hawke's Bay District Council's Housing Strategic Framework supports the community to Thrive through access to a home – 'He āhuru mōwai, e taurikura ai te hāpori', –through five key goal areas:
 - a. Social housing leadership
 - b. Working together to improve housing
 - c. Provide access to suitable housing
 - d. Retirement housing is provided in the most efficient and effective way
 - e. Advocacy and Support for Housing for Māori
2. Central Hawke's Bay District Council through its Tūhono mai Tuhono atū, Māori Engagement Strategy (2020-2023) is committed tin its support for mana whenua to promote opportunities that enhance the prosperity and well-being of Māori, including working on the implementation of the Strategic Housing Framework, and seeking opportunities to increase the provision of affordable housing in Central Hawke's Bay for Māori.

Commented [A10]: S134.006 Ngāti Kere Hapū
Authority - Report 4A Tangata Whenua Provisions, Key
Issue 16

Principal Reasons

The principal reasons for adopting the policies and methods:

The District Plan recognises that papakāinga and kaumātua housing and associated marae-based development is an essential means for Māori to pursue their traditional relationship with the land. Enabling development of whenua Māori in this way aims to maintain and strengthen this traditional relationship provided potential adverse effects are avoided, remedied, or mitigated.

It is understood that there are some sites within the District that landowners have a historical desire to develop for papakāinga and kaumātua housing and associated marae-based development, but for various reasons are unable to be converted to Māori freehold title. It is considered that opportunities should be created to facilitate development of these lands, provided criteria can be met relating to the historical importance of the land, why it cannot be converted to Māori Freehold Title, and that long-term Māori ownership of the land can be assured.

Council will encourage papakāinga and kaumātua housing and associated marae-based developments to adopt alternative methods of servicing sites if these can adequately achieve safe and effective waste disposal. These methods will not always be the conventional methods used in the past and may be recently developed and approved systems. The Regional Policy Statement provides further guidance to the servicing of papakāinga developments under Policy UD6.2.

For Māori to achieve aspirations on their ancestral land, they should not only have the opportunity to live on the land, but also to establish a means of income. By providing opportunity to work on their land, occupants may have fewer requirements to travel to employment, and there will be a greater ability to cater for future generations on-site. The scale of such development will be controlled to ensure any adverse effects on the environment, and on the sustainability of the District's **Commercial Town Centre** and General Industrial Zones, can be avoided, remedied, or mitigated.

Commented [A11]: Kāinga Ora (S129.241) - Urban Environment Report 2A- key issue 8

Māori Land eligible for papakāinga and kaumātua housing and marae-based development is located in scattered pockets throughout the District. Such development should not adversely impact upon the use of adjoining land. Setback distances at the boundary of Māori land have been established to control the effects of conflicts with adjoining land uses and assessment criteria are designed to ensure sustainable developments that respect the environment.

For the benefit of existing and future residents, papakāinga and kaumātua housing and associated marae-based development will be required to achieve amenity standards comparable to Residential Zones. This will be achieved within the site through design requirements for outdoor living spaces and service areas to ensure that there are no adverse effects on neighbouring dwellings.

Papakāinga and kaumātua housing and associated Marae-based development will be designed in a manner to ensure that adequate sunlight and daylight is available to residential buildings. Standards are provided to ensure that buildings do not overshadow each other.

The development of papakāinga and kaumātua housing and associated marae-based development comprise not only buildings, but all additional site requirements to ensure that a suitable environment is provided. Rather than rely on a minimum site size, Council will assess the combination of all these essential services to determine the amount of land that will be required for the development.

It is recognised that by its nature, papakāinga and kaumātua housing and associated marae-based development may be developed on a communal-type basis. It will be necessary to ensure that a minimum standard of privacy between residential units is maintained for the health and wellbeing of those who will live in the development.

Anticipated Environmental Results

The environmental results anticipated from the policies and methods:

- | | |
|-----------------|--|
| PKH-AER1 | Vibrant prosperous marae that provide for Māori spiritual, cultural, social and economic aspirations and customs. |
| PKH-AER2 | Papakāinga and kaumātua housing, and associated marae-based development is undertaken in a sustainable manner. |
| PKH-AER3 | Adverse environmental effects on adjoining activities or land users will be avoided, remedied or mitigated. |

PART 3 – AREA-SPECIFIC MATTERS

ZONES

LLRZ – Large Lot Residential Zone (Coastal)

Introduction

The coastal settlements covered by the Large Lot Residential Zone(Coastal) are:

- Kairakau Beach
- Mangakuri Beach
- Pourerere Beach
- Blackhead Beach
- Te Paerahi Beach.

These settlements are highly valued for their feeling of remoteness and they each have a special and distinct character. The key characteristics across all of the settlements include:

- single baches, mainly single or 2-storey in height, on large lots;
- the absence of kerb and channel, footpaths and street lighting;
- the absence of business activities; and
- large areas of public open space and associated small scale public facilities, particularly along the beach front.

The future of the coastal settlements depends on maintaining their small scale, sense of remoteness, and their ability to provide water supply and sewage disposal systems that can meet the demands of a seasonal population.

Additional characteristics of each coastal settlement are described below:

Kairakau Beach

The landscape of Kairakau Beach settlement is easily recognisable by the imposing limestone cliffs backdrop that provide a distinct 'sense of place'. It also features the only seawall protection along the Central Hawke's Bay coastline. Residential development is clustered between the base of the cliffs, the foreshore and the Mangakuri River estuary.

Mangakuri Beach

Mangakuri Beach settlement comprises a single row of baches/holiday homes discretely located above and on the landward side of the road, between the base of the hills and the foreshore dunes. Sites in this settlement are large in size (the average site size being just under 3,000m²), with only one dwelling on each site. The character of this settlement is therefore very open, small scale and has a feeling of remoteness.

Pourerere Beach

This settlement is comprised of two distinct parts, the northern area located where Pourerere Road first meets the beach; and the historic bach settlement area further along the coast to

the south. Development is small scale, particularly in the southern area, comprising single baches and dwellings on individual sites. A camping ground is also located centrally within the southern area.

While demand for coastal living peaked in the early 2000's, provision for future development at Pourerere Beach is constrained by on-site servicing issues, coastal natural hazards and limited suitable land for new development available within the Large Lot Residential Zone.

Blackhead Beach

Blackhead Beach settlement, located off a side road at the end of Long Range Road, comprises a small cluster of baches setback some distance from the beach in a small basin of land surrounded by hills. Te Angiangi Marine Reserve, managed by the Department of Conservation, is accessed via Blackhead Beach (and Aramoana). This reserve, established in 1997, protects 446 ha of coastline in this vicinity, and comprises a coastal and marine environment that is fully protected to help allow the coastal and marine ecosystems to return to their former natural state. It is an area highly valued by locals and visitors for educational and scientific reasons as well as for recreational pursuits. It is the only Marine Reserve in Hawke's Bay.

Te Paerahi Beach

Te Paerahi Beach settlement is the largest coastal settlement and is located on land between Porangahau River and the coast. Te Paerahi is the only settlement serviced by Council reticulated water and wastewater and therefore the potential for infill is greater in this settlement.

The coastal developments at Shoal Beach (between Pourerere and Blackhead) and Whangaeahu on the southern coastline, have not been included within the Large Lot Residential Zone. These settlements have a complex set of resource consent conditions and covenants controlling their development. They retain an underlying General Rural zoning.

Issues

LLRZ-I1 Amenity and Character

Maintaining the special identity, character and heritage of the coastal settlements, including the 'remote' feel, characterised by a lack of urban kerb and channel on roadways, large sections with single dwellings, and absence of business activities.

LLRZ-I2 Coastal Hazards and Climate Change

The coastal fringe, including coastal settlements, is susceptible to natural hazards including coastal erosion and coastal inundation and the effects of storm surge, sea level rise and tsunamis. Refer CE – Coastal Environment and NH – Natural Hazards chapters.

LLRZ-I3 Access to the Coast

Public access to and along the Central Hawke's Bay District Coast is highly valued for coastal recreation and camping opportunities and needs to be maintained and enhanced. Refer PA – Public Access chapter.

LLRZ-I4 Servicing

Servicing of the coastal settlements varies. There is on-site servicing in some settlements, Council reticulated water and wastewater at Te Paerahi, Council non-potable water at Pourerere, and Council potable water supply at Kairakau. Kairakau also has a private community wastewater system which is not mandatory to join.

Explanation

The Large Lot Residential Zone (Coastal) within the coastal environment is important as it provides a place where people can live or holiday and relax in a coastal environment. The coastal settlements are valued for their sense of remoteness, small scale and lack of urban amenity and their easy access to beaches.

The zone provides for large-lot residential living in a distinctive coastal environment and land uses are managed in such a way to ensure that their effects are compatible with the amenity associated with these coastal settlements.

While there are areas within the zone where growth is possible, development is generally constrained by the need to provide on-site water supplies and wastewater services, and the limited amount of undeveloped land available.

Coastal settlements are located in dynamic natural environments and will require ongoing management and monitoring. While these are matters addressed by Hawke's Bay Regional Council through the Hawke's Bay Regional Coastal Environment Plan, the District Plan also needs to have regard to them.

New Zealanders place high value on being able to access and enjoy the coast. Much of the Central Hawke's Bay District's coast is not easily accessible to the public, and roads and public open space areas within coastal settlements provide important access points. It is important that these access points are maintained and enhanced in our coastal settlements.

Contamination of ground and surface water can result from septic tank failure and lead to subsequent health risks. Discharge to land from on-site wastewater disposal are subject to controls under the Hawke's Bay Regional Coastal Environment Plan. Areas with known on-site sewage problems will require larger sites in order to provide adequate effluent disposal fields.

Objectives

LLRZ-O1 To ensure that the identity, character, and heritage values of the coastal settlements are maintained and enhanced.

LLRZ-O2 To enable certain small-scale community and recreation facilities, and physical infrastructure, including educational facilities, [emergency service facilities](#) and network utilities, to be located in the coastal settlements in a way which maintains and enhances the character and amenity of these settlements while providing for the social, and cultural wellbeing of people in the community, as well as their health and safety.

Commented [A1]: S57.099 FENZ - Report 1C Coastal Environment including Coastal Settlements, Key Issue 6

LLRZ-O3 To avoid the extension, alteration, and construction of buildings on those parts of the coastal environment which are most at risk from erosion and inundation.

LLRZ-O4 To facilitate public access to, and enjoyment of, the District's coast and its margins in a manner that protects the natural character values of the coastal environment.

Policies

LLRZ-P1 Through the Large Lot Residential Zone (Coastal), recognise and provide for existing coastal settlements that serve an important social and recreational function and have a distinct character related to their coastal location.

LLRZ-P2 Allow for use and development that maintains or enhances the identity, character and heritage values of the Large Lot Residential Zone (Coastal).

LLRZ-P3 Provide building density controls for coastal settlements which promote an open appearance.

LLRZ-P4 Provide for limited small-scale, non-residential activities within coastal settlements that directly support the well-being of the coastal communities and their visitors.

LLRZ-P5 Subdivision, use and development in the Large Lot Residential Zone (Coastal) will retain the existing built character of the coastal settlements including the building density, height and setbacks.

LLRZ-P6 Control land use and subdivision activities in the coastal settlements where coastal hazards may potentially put communities, resources, buildings and people at risk.

LLRZ-P7 Recognise and provide for existing recreational activities within existing coastal settlements that do not have detrimental effects on the coastal environment.

LLRZ-P8 Ensure use, subdivision and development within existing coastal settlements provides for, or enhances, public access to and along the coast. Access should only be restricted for the following reasons:

1. to protect natural habitats;
2. to protect historic heritage features and areas; or
3. to protect public health and safety.

LLRZ-P9 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.

Rule Overview Table

Use/activity	Rule Number
Residential activities	LLRZ-R1
Home businesses	LLRZ-R2
Visitor accommodation	LLRZ-R3
Community facilities	LLRZ-R4
Educational facilities	LLRZ-R5
Emergency service activities and emergency aviation movements	LLRZ-R6
Community corrections activities	LLRZ-R7
Relocated buildings	LLRZ-R8
Primary production activities	LLRZ-R9
Commercial activities not otherwise provided for	LLRZ-R10
Camping grounds	LLRZ-R11
Any other activity not otherwise provided for	LLRZ-R12
Intensive primary production activities	LLRZ-R13
Industrial activities	LLRZ-R14

Commented [A2]: S97.010 Corrections - Report 1C Coastal Environment including Coastal Settlements, Key Issue 7

Service activities	LLRZ-R15
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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 Large Lot Residential Zone within the coastal environment.

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).
- vegetation clearance and soil disturbance activities in the coastal environment.
- activities in identified Coastal Hazard Zones.

LLRZ-R1 Residential activities

1. Activity Status: PER

Where the following conditions are met:

- a. Compliance with:
 - i. LLRZ-S1;
 - ii. LLRZ-S2;
 - iii. LLRZ-S3;
 - iv. LLRZ-S4;
 - v. LLRZ-S5;
 - vi. LLRZ-S6;
 - vii. LLRZ-S7;
 - viii. LLRZ-S8;
 - ix. LLRZ-S9;
 - x. LLRZ-S10;
 - xi. LLRZ-S11;
 - xii. LLRZ-S12;
 - xiii. LLRZ-S13; and
 - xiv. LLRZ-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. LLRZ-AM1.
 - ii. LLRZ-AM2.
 - iii. LLRZ-AM3.
 - iv. LLRZ-AM4.
 - v. LLRZ-AM5.
 - vi. [LLRZ-AM12](#).
 - vii. [LLRZ-AM13](#).
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

Commented [A3]: S90.041 Centralines - Report 1C Coastal Environment including Coastal Settlements, Key Issue 7

Commented [A4]: S57.103 FENZ - Report 1C Coastal Environment including Coastal Settlements, Key Issue 6 and Report 3D Rural Environment, Key Issue 20

LLRZ-R2 Home businesses

1. Activity Status: PER

Where the following conditions are met:

- a. Limited to:

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

<ul style="list-style-type: none"> 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. 	<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. LLRZ-AM1. ii. LLRZ-AM2. iii. LLRZ-AM3. iv. LLRZ-AM4. v. LLRZ-AM5. vi. LLRZ-AM12. vii. LLRZ-AM13. b. Assessment matters in the following chapters: <ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise.
<ul style="list-style-type: none"> b. Compliance with: <ul style="list-style-type: none"> i. LLRZ-S1; ii. LLRZ-S2; iii. LLRZ-S3; iv. LLRZ-S4; v. LLRZ-S5; vi. LLRZ-S6; vii. LLRZ-S7; viii. LLRZ-S8; ix. LLRZ-S9; x. LLRZ-S10; xi. LLRZ-S11; xii. LLRZ-S12; xiii. LLRZ-S13; and xiv. LLRZ-S14. 	<p>3. Activity status where compliance with condition LLRZ-R2(1)(a) is not achieved: DIS</p>

Commented [A5]: S90.041 Centralines - Report 1C Coastal Environment including Coastal Settlements, Key Issue 7

Commented [A6]: S57.117 FENZ - Report 1C Coastal Environment including Coastal Settlements, Key Issue 6 and Report 3D Rural Environment, Key Issue 20

LLRZ-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:

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

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

- a. Assessment matters:
 - i. LLRZ-AM1.
 - ii. LLRZ-AM2.
 - iii. LLRZ-AM3.
 - iv. LLRZ-AM4.
 - v. LLRZ-AM5.

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

vi. [LLRZ-AM12](#);

vii. [LLRZ-AM13](#);

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

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

Commented [A7]: S90.041 Centralines - Report 1C Coastal Environment including Coastal Settlements, Key Issue 7

Commented [A8]: S57.104 FENZ - Report 1C Coastal Environment including Coastal Settlements, Key Issue 6 and Report 3D Rural Environment, Key Issue 20

LLRZ-R4 Community facilities

1. Activity Status: PER

Where the following conditions are met:

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

2. Activity status where compliance with condition LLRZ-R4(1)(b) is not achieved: RDIS

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

- a. Assessment matters:
 - i. LLRZ-AM1.
 - ii. LLRZ-AM2.
 - iii. LLRZ-AM3.
 - iv. LLRZ-AM4.
 - v. LLRZ-AM5.
 - vi. [LLRZ-AM12](#);
 - vii. [LLRZ-AM13](#);
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

Commented [A9]: S90.041 Centralines - Report 1C Coastal Environment including Coastal Settlements, Key Issue 7

Commented [A10]: S57.105 FENZ - Report 1C Coastal Environment including Coastal Settlements, Key Issue 6 and Report 3D Rural Environment, Key Issue 20

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

LLRZ-R5 Educational facilities

1. Activity Status: PER

Where the following conditions are met:

- a. Limited to 4200m² gross floor area.
- b. Compliance with:
 - i. LLRZ-S2;
 - ii. LLRZ-S3;
 - iii. LLRZ-S4;
 - iv. LLRZ-S5;
 - v. LLRZ-S6;
 - vi. LLRZ-S7;
 - vii. LLRZ-S8;
 - viii. LLRZ-S9;
 - ix. LLRZ-S10;
 - x. LLRZ-S11;
 - xi. LLRZ-S12;
 - xii. LLRZ-S13; and
 - xiii. LLRZ-S14

2. Activity status where compliance with condition LLRZ-R5(1)(b) is not achieved: RDIS

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

- a. Assessment matters:
 - i. LLRZ-AM1.
 - ii. LLRZ-AM2.
 - iii. LLRZ-AM3.
 - iv. LLRZ-AM4.
 - v. LLRZ-AM5.
 - vi. LLRZ-AM12.
 - vii. LLRZ-AM13.
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

Commented [A11]: S73.014 Ministry of Education - Report 1C Coastal Environment including Coastal Settlements, Key Issue 7

Commented [A12]: S90.041 Centralines - Report 1C Coastal Environment including Coastal Settlements, Key Issue 7

Commented [A13]: S57.106 FENZ - Report 1C Coastal Environment including Coastal Settlements, Key Issue 6 and Report 3D Rural Environment, Key Issue 20

3. Activity status where compliance with condition LLRZ-R5(1)(a) is not achieved: DIS

LLRZ-R6 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. LLRZ-S2;
 - ii. LLRZ-S3;
 - iii. LLRZ-S4;
 - iv. LLRZ-S5;
 - v. LLRZ-S6;
 - vi. LLRZ-S7;
 - vii. LLRZ-S8;
 - viii. LLRZ-S9;
 - ix. LLRZ-S10;
 - x. LLRZ-S11;
 - xi. LLRZ-S12;
 - xii. LLRZ-S13; and
 - xiii. LLRZ-S14

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

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

- a. Assessment matters:
 - i. LLRZ-AM1.
 - ii. LLRZ-AM2.
 - iii. LLRZ-AM3.
 - iv. LLRZ-AM4.
 - v. LLRZ-AM5.
 - vi. LLRZ-AM12.
 - vii. LLRZ-AM13.
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

Commented [A14]: S57.108 FENZ - Report 1C Coastal Environment including Coastal Settlements, Key Issue 6

Commented [A15]: S90.041 Centralines - Report 1C Coastal Environment including Coastal Settlements, Key Issue 7

Commented [A16]: S57.107 FENZ - Report 1C Coastal Environment including Coastal Settlements, Key Issue 6 and Report 3D Rural Environment, Key Issue 20

		3. Activity status where compliance with condition LLRZ-R6(1)(a) is not achieved: DIS
LLRZ-R7 Community corrections activities		
1. Activity Status: PER	2. Activity status where compliance with condition LLRZ-R7(1)(b) is not achieved: RDIS	
Where the following conditions are met:	Matters over which discretion is restricted (where relevant to the infringed standard(s)):	
a. Limited to 100m ² gross floor area.	a. Assessment matters:	
b. Compliance with:	i. LLRZ-AM1.	
i. LLRZ-S2;	ii. LLRZ-AM2.	
ii. LLRZ-S3;	iii. LLRZ-AM3.	
iii. LLRZ-S4;	iv. LLRZ-AM4.	
iv. LLRZ-S5;	v. LLRZ-AM5.	
v. LLRZ-S6;	b. Assessment matters in the following chapters:	
vi. LLRZ-S7;	i. TRAN—Transport.	
vii. LLRZ-S8;	ii. LIGHT—Light.	
viii. LLRZ-S9;	iii. NOISE—Noise.	
ix. LLRZ-S10;		
x. LLRZ-S11;		
xi. LLRZ-S12;		
xii. LLRZ-S13; and		
xiii. LLRZ-S14.		
	3. Activity status where compliance with condition LLRZ-R7(1)(a) is not achieved: DIS	
LLRZ-R8 Relocated buildings		
1. Activity Status: PER	2. Activity status where compliance not achieved: RDIS	
Where the following conditions are met:	Matters over which discretion is restricted:	
a. The building must be for the purpose of accommodating a permitted or consented activity on the site.	a. LLRZ-AM1.	
b. Compliance with LLRZ-S15.	b. LLRZ-AM2.	
	c. LLRZ-AM5.	
	d. 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.	

Commented [A17]: S97.010 Department of Corrections - Report 1C Coastal Environment including Coastal Settlements, Key Issue 7

- e. The bulk and location of the building in relation to the requirements of the zone.
- f. The need for structural repairs and reinstatement of the building and the length of time for completion of that work.
- g. 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.

LLRZ-R9 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. LLRZ-S2;
 - ii. LLRZ-S3;
 - iii. LLRZ-S4;
 - iv. LLRZ-S5;
 - v. LLRZ-S6;
 - vi. LLRZ-S7;
 - vii. LLRZ-S8;
 - viii. LLRZ-S9;
 - ix. LLRZ-S10;
 - x. LLRZ-S11;
 - xi. LLRZ-S12;
 - xii. LLRZ-S13; and
 - xiii. LLRZ-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. LLRZ-AM1.
 - ii. LLRZ-AM2.
 - iii. LLRZ-AM3.
 - iv. LLRZ-AM4.
 - v. LLRZ-AM5.
 - vi. [LLRZ-AM12](#).
 - vii. [LLRZ-AM13](#).
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

Commented [A18]: S81.004 Hort NZ - Report 3A, Rural, Key Issue 1

Commented [A19]: S90.041 Centralines - Report 1C Coastal Environment including Coastal Settlements, Key Issue 7

Commented [A20]: S57.117 FENZ - Report 1C Coastal Environment including Coastal Settlements, Key Issue 6 and Report 3D Rural Environment, Key Issue 20

LLRZ-R10 Commercial activities not otherwise provided for

1. Activity Status: RDIS

Where the following conditions are met:

- a. Limited to:

2. Activity status where compliance not achieved: NC

i. Commercial activities must occupy no more than 50m² gross floor area on the site.

b. Compliance with:

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

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

c. Assessment matters:

- i. LLRZ-AM1.
- ii. LLRZ-AM2.
- iii. LLRZ-AM3.
- iv. LLRZ-AM4.
- v. LLRZ-AM5.
- vi. LLRZ-AM6.
- vii. LLRZ-AM13.

d. Assessment matters in the following chapters:

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

Commented [A21]: S57.110 FENZ - Report 1C Coastal Environment including Coastal Settlements, Key Issue 6 and Report 3D Rural Environment, Key Issue 20

LLRZ-R11 Camping grounds

1. Activity Status: DIS

Where the following conditions are met: N/A

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

Commented [A22]: S101.001 Motor Caravan Assoc - Report 1C Coastal Environment including Coastal Settlements, Key Issue 7

1. Activity Status: RDIS

Where the following conditions are met:

a. Compliance with:

- i. LLRZ-S2;
- ii. LLRZ-S3;
- iii. LLRZ-S4;

2. Activity status where compliance not achieved: DIS

- iv. [LLRZ-S5:](#)
- v. [LLRZ-S8:](#)
- vi. [LLRZ-S9:](#)
- vii. [LLRZ-S10:](#)
- viii. [LLRZ-S11:](#)
- ix. [LLRZ-S12:](#)
- x. [LLRZ-S13:](#)and
- xi. [LLRZ-S14:](#)

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

b. Assessment matters:

- i. [LLRZ-AM1.](#)
- ii. [LLRZ-AM3.](#)
- iii. [LLRZ-AM4.](#)
- iv. [LLRZ-AM5.](#)
- v. [LLRZ-AM7.](#)
- vi. [LLRZ-AM12.](#)
- vii. [LLRZ-AM13.](#)

c. LLRZ-AM11.

d. Assessment matters in the following chapters:

- i. [TRAN – Transport.](#)
- ii. [LIGHT – Light.](#)
- iii. [NOISE – Noise.](#)

Commented [A23]: S57.117 FENZ - Report 1C Coastal Environment including Coastal Settlements, Key Issue 6 and Report 3D Rural Environment, Key Issue 20

LLRZ-R12 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

LLRZ-R13 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

LLRZ-R14 Industrial activities

1. Activity Status: NC

Where the following conditions are met: N/A

2. Activity status where

compliance not achieved: N/A

LLRZ-R15 Service activities

1. Activity Status: NC

Where the following conditions are met: N/A

2. Activity status where

compliance not achieved: N/A

Standards

LLRZ-S1 Residential Density	
Mangakuri Beach Only	<ol style="list-style-type: none"> There must be no more than: <ol style="list-style-type: none"> two residential units (including minor residential units) on any site; or one residential unit and one visitor accommodation unit on any site. Minimum net site area for any site is 1500m² for each residential/visitor accommodation unit. <p><i>Note: Mangakuri Beach is not serviced by a reticulated wastewater disposal system. 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>
All Other Settlements	<ol style="list-style-type: none"> There must be no more than: <ol style="list-style-type: none"> two residential units (including minor residential units) on any site; or one residential unit and one visitor accommodation unit on any site. Minimum net site area for any site is 800m² for each residential/visitor accommodation unit where the site is connected to a reticulated wastewater disposal system. Minimum net site area for any site is 1000m² for each residential/visitor accommodation unit where it is not connected to a reticulated wastewater disposal system. <p><i>Note: Most of the coastal settlements are not serviced by reticulated wastewater disposal systems. 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>
LLRZ-S2 Height of Buildings	
All	<ol style="list-style-type: none"> Maximum height of any building(s) is 8m.

	<i>Note: in all instances, height is measured from the natural ground level.</i>
LLRZ-S3 Height in Relation to Boundary	
All	<ol style="list-style-type: none"> 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: <ol 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. 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.
LLRZ-S4 Setback from Roads	
All	<ol style="list-style-type: none"> 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.
LLRZ-S5 Setback from Neighbours	
Residential Activities	<ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 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.
LLRZ-S6 Outdoor Living Space	

Residential Activities	<ol style="list-style-type: none"> 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 80m² 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. 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.
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LLRZ-S7 Outdoor Service Space

Residential Activities	<ol style="list-style-type: none"> 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 15m² with a minimum dimension of 3m.
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LLRZ-S8 Hours of Operation

All (except for Residential Activities, Emergency Service Activities, or Visitor Accommodation)	<ol style="list-style-type: none"> 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 [A24]: S57.113 FENZ - Report 1C Coastal Environment including Coastal Settlements, Key Issue 6

LLRZ-S9 Heavy Vehicle Storage

All	<ol style="list-style-type: none"> There must be no more than one heavy vehicle stored on a site.
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LLRZ-S10 Screening of Outdoor Storage and Service Areas

Non-Residential Activities	<ol style="list-style-type: none"> 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. 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.
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	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 [A25]: S57.114 FENZ - Report 1C Coastal Environment including Coastal Settlements, Key Issue 6

LLRZ-S11 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).
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LLRZ-S12 Transport (Access, Parking, Loading)

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

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

All	1. Activities must comply with the provisions of the NOISE – Noise chapter.
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LLRZ-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; 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
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	<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.</p> <p>e. A Licensed Building Practitioner.</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 four 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 [A26]: S106.003 Heavy Haulage Assoc - Miscellaneous Topic 6C, Key Issue 4

Commented [A27]: Heavy Haulage Assoc (S106.005), 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).

LLRZ-AM1 Height of Buildings, Height in Relation to Boundary, Setback from Roads, 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.

LLRZ-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.

LLRZ-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.

LLRZ-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.

LLRZ-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.

LLRZ-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.

LLRZ-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.

LLRZ-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 low-density coastal 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).

LLRZ-AM9 Community Facilities and 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;
 - 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.

LLRZ-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.

LLRZ-AM11 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 and, where located within the identified coastal environment area, the natural character of the coastal environment.
2. Whether the design and appearance of the development of the site harmonises with the surrounding natural features and landscape, in particular the character of the coastal environment.
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. The proximity of the camping ground to the coastal margin and the susceptibility of the site to coastal erosion and coastal inundation both in the short and long-term, considering the health and safety of camp users and the long- term viability of safe access and egress to the site.
8. Whether the activity will make a positive contribution to the social and economic well-being of the local community.
9. The proximity to any wāhi tapu, wāhi taonga and sites of significance identified in SASM-SCHED3 and on the Planning Maps.
10. Effects on areas of high natural character identified in CE-SCHED7, or on outstanding natural landscape or feature, or significant amenity feature identified in NFL-SCHED6.

LLRZ-AM12 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 [A28]: S90.041 Centralines - Report 1C Coastal Environment including Coastal Settlements, Key Issue 7

LLRZ-AM13 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 [A29]: S57.117 FENZ - Report 1C Coastal Environment including Coastal Settlements, Key Issue 6 and Report 3D Rural Environment, Key Issue 20

Methods

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

LLRZ-M1 Other Provisions in the District Plan

Other sections of the District Plan contain additional policies, rules and standards applying to activities in the Large Lot Residential Zone within the coastal environment:

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. ECO – Ecosystems and Indigenous Vegetation – includes rules applying to the trimming and modification of indigenous vegetation and natural wetlands.
9. NFL – Natural Features and Landscapes – includes rules applying to earthworks and buildings within identified outstanding natural features or landscapes.
10. SUB – Subdivision – includes rules and standards applying to subdivision.
11. CE – Coastal Environment – includes objectives and policies relating to the coastal environment, including public access to the coastal environment.
12. EW – Earthworks – includes rules and standards relating to earthworks and land disturbance, mining, quarrying and mineral prospecting and exploration.
13. NOISE – Noise – includes rules and standards relating to the emission of noise.
14. LIGHT – Light – includes rules and standards relating to light and glare.
15. 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.
16. SIGN – Signs – includes rules and standards relating to the design and installation of signs.
17. 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:

These provisions are designed to provide for activities appropriate to the low scale and low-density coastal residential environment. Limited future community activities are envisaged where they support the residential/ coastal access function of the Large Lot Residential Zone within the coastal environment. Other small-scale, non-residential activities may be appropriate in this zone but larger retail and commercial activities, industrial and service activities are not envisaged in this zone.

Providing for larger minimum site sizes also ensures that adequate land is available for servicing these sites appropriately.

Limiting residential development in the coastal environment to the coastal settlement areas will assist with reducing the effects of coastal hazards. Subdivision consent may also be refused under section 106 of the RMA, where land is subject to serious erosion or inundation. The administration of the Building Act in the Central Hawke's Bay District will take into

account, but not be limited to, the natural hazards identified in the NH – Natural Hazards chapter of the District Plan.

The Council recognises that the public expect to be given free and unimpeded access to and along the coast for recreational or cultural reasons. Currently the community is able to enjoy such access from points within the coastal settlements and reserves.

Anticipated Environmental Results

The environmental results anticipated from the policies and methods:

- | | |
|------------------|--|
| LLRZ-AER1 | Coastal residential growth is consolidated and restricted to the existing Large Lot Residential Zone boundaries within the coastal environment. |
| LLRZ-AER2 | The open and natural landscape character of the coastal environment and amenity of the coastal settlements is retained and protected. |
| LLRZ-AER3 | Non-residential activities are limited to those necessary to support the coastal settlement community and are of a scale and design that is compatible with the surrounding residential environment and coastal landscapes. |
| LLRZ-AER4 | Public access is maintained, improved and enhanced where practicable. |
| LLRZ-AER5 | Residential development is appropriately serviced including the integrated management of stormwater, water, sewer and roading infrastructure. Low impact urban design solutions are used where practicable. |
| LLRZ-AER6 | Residential development that does not create adverse impacts in terms of overshadowing, excessive building scale, or loss of privacy. |
| LLRZ-AER7 | A residential environment free from excessive noise, odour, dust, glare and vibration nuisance. |

GRUZ – General Rural Zone

Introduction

The General Rural Zone, which encompasses the largest proportion of the rural area of the District, is used primarily for primary production (including intensive primary production). It is the area of generally undulating-to-hilly land inland of the coast, and extending through to the Ruahine Range in the west, and has a diverse range of land uses. The predominant land use is pastoral (the backbone of the District's economy) although the zone includes production forestry blocks and the conservation estates of the Ruahine Range, which forms the backdrop to the District. The General Rural Zone also encompasses the coastal environment of the District, where this falls outside of the Large Lot Residential Zone (Coastal).

Commented [A1]: S42.039 Pork Industry - Rural Topic 3C, Key Issue 13

The rural environment is generally sparsely settled and is characterised by a predominance of open space. There are a small number of commercial or industrial activities within the rural environment that are of a small scale and largely service the primary production sector and rural communities.

The rural landscape also supports a range of recreational activities, such as hunting and fishing in the rural area focusing on the Tukituki, Waipawa, and Porangahau Rivers, the Ruahine Ranges and the coast.

The Central Hawke's Bay's rural land area also accommodates a range of indigenous plant communities, including mountain forests of the Ruahine Range, podocarp-broadleaf remnant forests on the plains and coastal ranges, and coastal wetland and dune ecosystems.

Issues

GRUZ-11 Protecting the Life-Supporting Capacity of the District's Soil Resource

The District's soil resource is finite, and inappropriate development or subdivision into smaller lots for activities that are not related to land-based primary production could cumulatively, and irreversibly, diminish the productive capacity of this finite resource for current and future generations.

Explanation

Land-based primary production underpins the economic, social, and cultural well-being of the District, and the District's rural land resource is important for sustaining this production. The soils within the rural environment are a significant resource base for the District.

The fragmentation of land holdings and new housing and other development which results from subdivision has a cumulative impact upon the rural environment, particularly on future options for the use of productive land. This includes direct loss of productive land for primary production, the cumulative effects of incremental loss over time, and the increasing incidence of reverse sensitivity arising.

The historical approach to subdivision within the rural area of the District has been to enable subdivision down to relatively small lots throughout the District, rather than to channel certain types of subdivision and development to particular locations. While each proposal may only have minor effects on its own, the cumulative effects over time can be very significant. The challenge is to ensure that subdivision under the District Plan rules, particularly those stipulating minimum lot sizes, does not compromise the productive potential of the District's rural land resource.

GRUZ-12 Protecting Rural Amenity and the Quality of the Rural Environment and Primary Production Capability

Land-based pPrimary production, (including intensive primary production), and other complementary rural, residential, and recreation-based activities, underpin the social, economic, and cultural wellbeing of the District (particularly for the District's rural communities), but they can also adversely affect rural environmental, cultural, and amenity values or result in conflict that affects primary production capability.

The establishment of incompatible activities within rural areas can:

1. result in the loss of productive land;
2. conflict with existing rural activities, including through reverse sensitivity; and
3. detract from rural character and amenity.

Explanation

The rural environment supports a variety of land based primary production activities including dry stock farming, cropping, dairying, horticulture, plantation forestry, small niche farming land uses, as well as intensive primary production activities and rural service activities. These activities typically have an associated assortment of buildings and equipment, such as packing and processing sheds, milking sheds, fertiliser depots and rural contractor's yards. Infrastructural and other industrial-type activities also occur in the rural environment, such as network utility facilities (e.g. transmission lines), quarrying, aggregate processing, and gravel extraction, all of which are critical to the functioning of the District. Other complementary activities provide support services to land-based primary production or are themselves based on a natural resource (such as tourism/recreation).

The above activities also play a large role in the formation of a common rural character and amenity. Rural amenity values include landscape and scenic values, individual privacy, open rural outlook and open space, vegetation prevailing over built elements, openness, and ease of access, clean air, unique odours, overall quietness, water availability and the well-being of the community.

Productive working environments are common and may contain large utilitarian buildings associated with farming. In general, buildings or structures are typically relatively low and non-urban in density, with larger setbacks from external property boundaries, and with the height, scale, density, and number of buildings not dominating the landscape and open space qualities of the rural environment. Properties are self-serviced with respect to water supply, wastewater disposal and stormwater management.

Commented [A2]: S42.040, S42.087 Pork Industry - Rural Topic 3C, Key Issue 13

While most of these activities are generally considered acceptable, practices associated with them have the potential to generate adverse effects on the rural environment, depending on their size and location, and the proximity and sensitivity of adjacent land uses. These practices include the use of agrichemicals, shading from shelter belts, general use of farm machinery both on- and off-farm, the harvesting of crops which may occur at various times including at night, the weekend, and public holidays. These practices have the potential to create noise, dust, and odour either of a temporary or intermittent nature beyond the boundary of the property concerned. These are legitimate farming practises which may nevertheless impact on the amenity of others. Because these practices are an accepted and integral part of land-based primary production, they should not be unreasonably constrained by other activities. Setbacks from primary production activities will assist in avoiding reverse sensitivity.

Some types of activities (such as un-related commercial, retail, and industrial activities) may be incompatible with rural character and amenity values or create conflict with other existing lawfully established activities. Furthermore, these other activities may introduce urban characteristics or features, and they lend themselves to be more appropriately located in an urban location, where the servicing, infrastructure and facilities are more suitable to assist in avoiding, remedying, or mitigating their potential adverse effects.

Avoidance of inappropriate and incompatible land uses that are inconsistent with the rural environment's location-specific values is important to maintain environmental quality and ensure that the productive use of land resources (for a resilient and diverse economy) is not compromised. There is a need to strike a balance between providing for a range of uses and development of natural and physical resources, and the preservation of that character, and those amenity values (such as vegetation prevailing over built elements, open space, privacy, ease of access and landscape and scenic values).

Rural-residential dwellers are often attracted to rural areas by the perceived quality of the rural environment, particularly its amenity values. Others choose to live in the country, as this is where their work is located, or because they were previously employed in the rural area. The rural environment is the residential location of necessity for farmers and other land users. Therefore, adequate rural living opportunities are required to support sustainable rural communities.

However, cumulative pressures and demands for rural living can generate tensions between those who opt for a rural lifestyle for open space, privacy, peace, and quiet, and scenic values, and those who rely on the productive capability of the rural land resource. Rural living can result in reverse sensitivity conflicts, as residents with higher expectations of amenity move into a rural environment, where previously, noise, dust and stock movements were generally considered a usual aspect of the rural environment.

If increasing density of rural subdivision is allowed in close proximity to existing intensive primary production activities, it can undermine the viability of such activities should complaints about heavy traffic or objectionable noise, dust or odour arise.

Increasing density of subdivision can also intensify pressure on the range of infrastructure servicing (roads and reticulated services), and conflicts with infrastructure services for intensive primary production activities (e.g. if rural roads are expected to be of a higher quality).

In response to this issue, and the reverse sensitivity issues of rural subdivision on land-based primary production activities, any rural-residential living opportunities within the rural zones should be of a size, intensity and scale that is consistent with productive land uses so that the wider rural environment and associated land use activities are not compromised.

Objectives

GRUZ-O1 The General Rural Zone is predominantly used for primary production activities (including intensive primary production) and ancillary activities.

Commented [A3]: S102.037 Te Mata Mushrooms - Rural Topic 3C, Key Issue 15

GRUZ-O2 The predominant character of the General Rural Zone is maintained, which includes:

Commented [A4]: S42.042 Pork Industry - Rural Topic 3C, Key Issue 13

1. overall low-density built form, with open space and few structures;
2. a predominance of rural and land-based primary production activities and associated buildings, such as barns and sheds, post-harvest facilities, seasonal workers accommodation, and artificial crop protection structures and crop support structures, which may vary across the district and seasonally;
3. the sounds, and smells, and traffic associated with legitimate primary production activities and established rural industries, anticipated from a working rural environment;
4. existing rural communities and community activities, such as rural halls, reserves and educational facilities;
5. a landscape within which the natural environment (including farming and forest landscapes) predominates over the built one; and
6. an environmental contrast and clear distinction between town and country (including a general lack of urban infrastructure, such as street lighting, solid fences and footpaths).

Commented [A5]: S81.105 Hort NZ, Report 3B Rural, Key Issue 5

GRUZ-O3 Adverse effects of aActivities are managed to maintain-ensure rural character and amenity and, where applicable, the natural character and amenity values present within the coastal environment are maintained.

Commented [A6]: CI 16 amendment, Report 3B Rural, Key Issue 5

GRUZ-O4 The primary productive purpose and predominant character of the General Rural Zone are not compromised by the establishment of potentially incompatible activities establishing.

Commented [A7]: CI 16 amendment, Report 3B Rural, Key Issue 5

Policies

GRUZ-P1	To allow enable land based primary production (including intensive primary production) and ancillary activities, recognising which are compatible with the primary productive purpose and predominant character and amenity of the General Rural Zone.	<p>Commented [A8]: S102.041 Te Mata Mushrooms - Rural Topic 3C, Key Issue 15</p> <p>Commented [A9]: S42.043 Pork Industry - Rural Topic 3C, Key Issue 13</p> <p>Commented [A10]: S121.178 Federated Farmers, S81.107 Hort NZ, Report 3B Rural, Key Issue 5</p>
GRUZ-P2	<p>To allow activities of a limited scale which support the function and wellbeing of rural communities and/or enjoyment of the rural environment, and contribute to the vitality and resilience of the District's economy, where adverse effects are avoided, remedied or mitigated.To provide for non-primary production related activities that have a functional or operational need for a rural location, and/or that support the function and wellbeing of rural communities and/or the enjoyment of the rural environment, and contribute to the vitality and resilience of the District's economy, and where they are managed to ensure that:</p> <ol style="list-style-type: none"> 1. their scale, intensity and built form are in keeping with the rural character of the General Rural Zone; 2. they maintain a level of amenity in keeping with the rural character of the General Rural Zone; 3. they minimise reverse sensitivity effects on activities otherwise anticipated within the General Rural Zone; and 4.4. adverse effects are avoided, remedied or mitigated. 	<p>Commented [A11]: Response to other submissions Rural 3D - Key Issue 19.</p> <p>Commented [A12]: S27.022 Egg Producers, S121.179 Federated Farmers - Report 3B, Rural, Key Issue 5</p>
GRUZ-P3	To manage the scale of post-harvest facilities, rural industry and rural commercial activities to ensure that they remain compatible with the primary productive purpose of the General Rural Zone, and potential adverse effects on the character and amenity of the rural area are avoided, remedied or mitigated.	<p>Commented [A13]: S81.108 Hort NZ - Rural Topic 3C, Key Issue 15</p>
GRUZ-P4	To manage the bulk, scale and location of buildings to maintain the character and amenity of the rural area and, where applicable, to protect the natural character and amenity of the coastal environment.	
GRUZ-P5	To require sufficient separation between sensitive activities and existing primary production and intensive primary production activities, and between new intensive primary production activities and property and zone boundaries, in order to avoid, remedy or mitigate potential adverse effects, including reverse sensitivity and land use conflict.	
GRUZ-P6	To avoid adverse effects of shading from trees on adjoining public roads and properties To manage location of trees so that adjoining public roads and properties are not adversely affected by shading.	<p>Commented [A14]: Hort NZ (S81.110) & Fed Farmers (S121.183), Report 3B Rural, Key Issue 9</p>

GRUZ-P7 To ensure incompatible activities do not locate in the General Rural Zone where the activity will:

1. undermines the primary productive purpose and predominant character of the General Rural Zone;
2. constrains the establishment and use of land for primary production; and/or
3. results in reverse sensitivity and/or lead to land use conflict; and/or.
4. does not have a functional or operational need for a rural location.

Commented [A15]: S81.111 Hort NZ - Report 3A Rural, Key Issue 3

GRUZ-P8 To limit residential and rural lifestyle subdivision that results in fragmentation of the rural land and/or which that limits restricts the use of rural land for productive purposes.

Commented [A16]: FS17.91 Hort NZ (on S121.185), Report 3B Rural, Key Issue 5

GRUZ-P9 To avoid establishment of commercial or industrial activities that are unrelated to the primary productive purpose of the General Rural Zone, or that are of a scale that is incompatible with the predominant character and amenity of the rural area.

GRUZ-P10 To ensure activities within the General Rural Zone are self-sufficient in the provision of a suitable on-site wastewater treatment and disposal system, stormwater disposal system, and water supply, unless an appropriate alternative system is available to connect to.

Commented [A17]: S57.139 FENZ – Rural Topic, 3D, Key Issue 20.

Rule Overview Table

Use/activity	Rule Number
Residential activities	GRUZ-R1
Seasonal workers accommodation	GRUZ-R2
Primary production activities	GRUZ-R3
<u>Artificial crop protection structures</u>	<u>GRUZ-R20XX</u>
Agricultural aviation movements ancillary to primary production activities	GRUZ-R4
Rural airstrips and/or helicopter landing areas	GRUZ-R5
Post-harvest facilities	GRUZ-R6
Home businesses	GRUZ-R7
Visitor accommodation	GRUZ-R8

Commented [A18]: consequential amendment as a result of S81.114 Hort NZ - Rural Topic 3C, Key Issue 12

Commercial activities not otherwise provided for	GRUZ-R9
Community facilities	GRUZ-R10
Educational facilities	GRUZ-R11
Emergency service activities and emergency aviation movements	GRUZ-R12
Relocated buildings	GRUZ-R13
Intensive primary production activities	GRUZ-R14
<u>Rural industry (other than post-harvest facilities)</u>	<u>GRUZ-R21XX</u>
<u>Airport / aerodrome (other than rural airstrip), and helicopter depot</u>	<u>GRUZ-R22XX</u>
Commercial boarding and/or breeding of cats, dogs, and other domestic pets	GRUZ-R15
Camping grounds	GRUZ-R16
Relocatable building depots	GRUZ-R17
Any other activity not otherwise provided for	GRUZ-R18
<u>Industrial activities (other than post-harvest facilities and rural industry)</u>	GRUZ-R19

Commented [A19]: consequential amendment as a result of S102.059 Te Mata Mushrooms - Rural Topic 3C, Key Issue 16

Commented [A20]: consequential amendment as a result of S58.001 Calder, FS25.100 Federated Farmers, FS10.22 Aerospread Ltd, FS14.27 Agricultural Aviation Association - Rural 3C, Key Issue 17

Commented [A21]: consequential amendment as a result of S102.058 Te Mata Mushrooms - Rural Topic 3C, Key Issue 16

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 Rural 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).
- disturbance of the beds of rivers, lakes, or wetlands (i.e. earthworks in the bed, gravel extraction, culverts, and access structures).
- activities which impede access to rivers, lakes or wetlands, or artificial watercourse, within a land drainage or flood control scheme area.

GRUZ-R1 Residential activities

1. Activity Status: PER

Where the following conditions are met:

- a. Limited to:
 - i. one residential unit per site with an area less than 20 hectares, and
 - ii. one additional residential unit (i.e. a total of two) per site with an area of between 20 hectares and less than 50 hectares, and
 - iii. two additional residential units (i.e. a total of three) per site with an area of between 50 hectares and less than 100 hectares, and
 - iv. three additional residential units (i.e. a total of four) per site with an area of 100 hectares or greater, and
 - v. one minor residential unit per site:
 - a. limited to a maximum gross floor area of 100m² (exclusive of garages, and verandahs less than 20m²); and
 - b. must share vehicle access with the principal residential unit on the site; and
 - c. must be located no further than 50m from a principal residential unit on the site.
- b. Compliance with:
 - i. GRUZ-S2;
 - ii. GRUZ-S3;
 - iii. GRUZ-S4;
 - iv. GRUZ-S5;
 - v. GRUZ-S6;
 - vi. GRUZ-S7;
 - vii. GRUZ-S8;
 - viii. GRUZ-S9; and
 - ~~ix. GRUZ-S10~~
 - ~~x. ix.~~
- c. Compliance with:
 - i. GRUZ-S11 (setback from existing intensive primary production); and
 - ii. GRUZ-S12 (setback from gas transmission network).

2. Activity status where compliance with condition GRUZ-R1(1)(b) is not achieved: RDIS

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

- a. Assessment matters:
 - i. GRUZ-AM1.
 - ii. GRUZ-AM2.
 - iii. GRUZ-AM3.
 - iv. GRUZ-AM14.
 - v. GRUZ-AM15.
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

Commented [A22]: S90.043 Centralines – Rural Topic, 3D, Key Issue 18

Commented [A23]: S57.140 FENZ – Rural Topic, 3D, Key Issue 20.

3. Activity status where compliance with conditions GRUZ-R1(1)(a) and/or GRUZ-R1(1)(c) is not achieved: DIS

4. Activity status where compliance with condition GRUZ-R1(1)(d) is not achieved: NC

- d. Compliance with GRUZ-S13 (setbacks from National Grid).

Note 1: an existing principal residential unit may become the minor residential unit provided that all standards and terms are met.

Note 2: Under the Hawke's Bay Regional Resource Management Plan, there are also requirements in respect of new domestic sewage systems (including minimum land area requirements).

GRUZ-R2 Seasonal workers accommodation

1. Activity Status: PER

Where the following conditions are met:

- a. Limited to:
 - i. A maximum gross floor area of 125m².
 - ii. ~~A maximum number of people to be accommodated on site of 24.~~
 - iii. All new buildings are relocatable in design or able to be reconfigured to buildings accessory to land-based primary production.
 - iv. The site is not a 'lifestyle site' (a site created through the lifestyle site subdivision provisions of the District Plan).
- b. Compliance with:
 - i. GRUZ-S2;
 - ii. GRUZ-S3;
 - iii. GRUZ-S4;
 - iv. GRUZ-S5;
 - v. GRUZ-S6;
 - vi. GRUZ-S7;
 - vii. GRUZ-S8;
 - viii. GRUZ-S9; and
 - ix. GRUZ-S10
- c. Compliance with:
 - i. GRUZ-S11 (setback from existing intensive primary production); and
 - ii. GRUZ-S12 (setback from gas transmission network).

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

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

- a. Assessment matters:
 - i. GRUZ-AM1.
 - ii. GRUZ-AM2.
 - iii. GRUZ-AM3.
 - iv. ~~GRUZ-AM14.~~
 - v. ~~GRUZ-AM15.~~
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

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

Matters over which discretion is restricted:

- a. Whether the proposed building location will allow for efficient use of the remaining undeveloped land for primary production activities.
- b. Whether the scale and design of the proposed building complements the character of the area.

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- d. Compliance with GRUZ-S13 (setbacks from National Grid).

Note: Under the Hawke's Bay Regional Resource Management Plan, there are also requirements in respect of new domestic sewage systems (including minimum land area requirements).

- c. Whether the siting of the activity will impact on the amenity of adjoining properties, or any dwelling established in an adjoining zone within 100m of the activity.
- d. Whether soil values have been taken into account in selecting the site for the building.
- e. Whether traffic generation associated with the number of occupants will adversely impact on the road network.
- f. Where located within the coastal environment area, the degree to which the proposed buildings will be compatible and integrate with the natural character and amenity of the surrounding area, including the scale, design and appearance of buildings.

4. Activity status where compliance with condition GRUZ-R2(1)(c) is not achieved: DIS

5. Activity status where compliance with condition GRUZ-R2(1)(d) is not achieved: NC

GRUZ-R3 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. GRUZ-S2;
 - ii. GRUZ-S3;
 - iii. GRUZ-S4;
 - iv. GRUZ-S5;
 - v. GRUZ-S6;
 - vi. GRUZ-S7;
 - vii. GRUZ-S8;
 - viii. GRUZ-S9; and
 - ix. GRUZ-S10.

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

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

- a. Assessment matters:
- i. GRUZ-AM1.
 - ii. GRUZ-AM2.
 - iii. GRUZ-AM14.
 - iv. GRUZ-AM15.
- b. Assessment matters in the following chapters:

Commented [A27]: S81.004 Hort NZ - Report 3A, Rural, Key Issue 1

Commented [A29]: S90.043 Centralines – Rural Topic 3D, Volume 4, Key Issue 18

Commented [A30]: S57.142 FENZ – Rural Topic, 3D, Key Issue 20.

~~b. Compliance with GRUZ-S12 (setback from gas transmission network).~~

~~e.b. Compliance with GRUZ-S13 (setbacks from National Grid).~~

Note: The provisions of the Rural Production Zone in the District Plan do not apply to plantation forestry. Plantation forestry is regulated separately under the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017 which addresses such things as setbacks, earthworks management, land preparation, harvesting and replanting.

i. TRAN – Transport.

ii. LIGHT – Light.

iii. NOISE – Noise.

~~3. Activity status where compliance with condition GRUZ-R3(1)(b) is not achieved: DIS~~

3. Activity status where compliance with condition GRUZ-R3(1)(b) is not achieved: NC

Commented [A28]: S81.114 Hort NZ - Rural Topic 3D, Key Issue 18

GRUZ-R20XX Artificial Crop Protection Structures

1. Activity Status: PER

Where the following conditions are met:

a. Limited to:

i. Use of green or black cloth on vertical faces within 30m of the site boundary;

ii. Use of green, black, or white cloth on horizontal surfaces.

Shall be setback a minimum distance of:

— 5m from the site boundary;

— 15m from the nearest part of a residential dwelling on a separate site.

a.b. Compliance with:

i. GRUZ-S2 Height of buildings;

ii. GRUZ-S5(4) and GRUZ-S5(5) Setback from neighbours;

iii. GRUZ-S7 Electrical safety distances; and

iv. GRUZ-S13 Setbacks from National Grid.

2. Activity status where compliance not achieved: RDIS

Matters over which discretion is restricted:

a. The effects of not meeting the conditions in respect to cloth colour, setbacks and building height.

b. The effects of not meeting setbacks from the National Grid.

c. Assessment Matter GRUZ-AM14 in relation to not meeting electricity safety distances.

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Commented [A33]: S90.043 Centralines – Rural Topic, 3D, Key Issue 18.

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GRUZ-R4 Agricultural aviation movements ancillary to primary production activities

1. Activity Status: PER

Where the following conditions are met: N/A

Note: NOISE-S5(11) & (12) apply to noise associated with agricultural aviation activities.

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

Commented [A34]: Hort NZ (S81.115), Fed Farmers (S121.189), NZ Agricultural Aviation Assoc (S43.005) & Aerospread Ltd (S38.007) - Rural 3C - Key Issue 17

GRUZ-R5 New, or expansion of existing, rural airstrips and/or helicopter landing areas

1. Activity Status: PER

Where the following conditions are met:

- a. The rural airstrip or helicopter landing area is located a minimum distance of:
 - i. 2km from any General Residential, Large Lot Residential (Coastal), Settlement, or Rural Lifestyle Zone boundary, and
 - ii. 500m from the notional boundary of any building associated with an existing or consented noise sensitive activity not located on the same site, and
 - iii. 50m from a State Highway.
- b. ~~Total combined aircraft and helicopter movements do not exceed a total of 1,000 movements per calendar year (excluding emergency aviation movements and agricultural aviation movements ancillary to primary production activities undertaken on the same site).~~
- c. ~~Limited to 100m² gross floor area of buildings ancillary to the activity per site.~~
- d. ~~b. Compliance with:~~
 - i. GRUZ-S2;
 - ii. GRUZ-S3;
 - iii. GRUZ-S4;
 - iv. GRUZ-S5;
 - v. GRUZ-S6;
 - vi. GRUZ-S7;
 - vii. GRUZ-S8;
 - viii. GRUZ-S9; and
 - ix. GRUZ-S10.
- e. ~~Compliance with GRUZ-S12 (gas transmission network).~~
- f. ~~c. Compliance with GRUZ-S13 (setbacks from National Grid).~~

2. Activity status where compliance with condition GRUZ-R5(1)(~~bd~~) is not achieved: RDIS

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

- a. Assessment matters:
 - i. GRUZ-AM1.
 - ii. GRUZ-AM2.
 - iii. GRUZ-AM164.
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

3. Activity status where compliance with conditions GRUZ-R5(1)(a), GRUZ-R5(1)(b), GRUZ-R5(1)(c) and/or GRUZ-R5(1)(e) is not achieved: DIS

4. Activity status where compliance with condition GRUZ-R5(1)(~~cdf~~) is not achieved: NC

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Commented [A35]: Hort NZ (FS17.99, FS17.100), Fed Farmers (S121.190, FS25.100), NZ Agricultural Aviation Assoc (S43.006, FS14.25, FS14.26, FS14.27, FS14.28, FS14.29), Aerospread Ltd (S38.008, FS10.21, FS10.22, FS10.23, FS10.24) & J & S Calder (S58.001) – Report 3C Rural, Key Issue 17

Commented [A38]: Hort NZ, Fed Farmers, NZ Agricultural Aviation Assoc, Aerospread Ltd, & J & S Calder – Report Rural 3C, Key Issue 17

Commented [A36]: J & S Calder (S58.001) - Rural 3C - Key Issue 17

GRUZ-R6 Post-harvest facilities

1. Activity Status: PER

Where the following conditions are met:

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

<ul style="list-style-type: none"> a. Limited to 2500m² gross floor area per site, or 200m² gross floor area per site where located within the Coastal Environment Area. b. Compliance with: <ul style="list-style-type: none"> i. GRUZ-S2; ii. GRUZ-S3; iii. GRUZ-S4; iv. GRUZ-S5; v. GRUZ-S6; vi. GRUZ-S7; vii. GRUZ-S8; viii. GRUZ-S9; and ix. GRUZ-S10. c. Compliance with GRUZ-S12 (setback from gas transmission network); d.c. Compliance with GRUZ-S13 (setbacks from National Grid). 	<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. GRUZ-AM1. ii. GRUZ-AM2. iii. GRUZ-AM14. iv. GRUZ-AM15. 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 GRUZ-R6(1)(a) and/or GRUZ-R6(1)(c) is not achieved: DIS</p> <p>4. Activity status where compliance with condition GRUZ-R6(1)(cd) is not achieved: NC</p>
GRUZ-R7 Home businesses	
<p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> a. Compliance with GRUZ-S1 (the relevant activity thresholds). b. Compliance with: <ul style="list-style-type: none"> i. GRUZ-S2; ii. GRUZ-S3; iii. GRUZ-S4; iv. GRUZ-S5; v. GRUZ-S6; vi. GRUZ-S7; vii. GRUZ-S8; viii. GRUZ-S9; and ix. GRUZ-S10 c. Compliance with: <ul style="list-style-type: none"> i. GRUZ-S11 (setback from existing intensive primary production); and 	<p>2. Activity status where compliance with condition GRUZ-R7(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. GRUZ-AM1. ii. GRUZ-AM2. iii. GRUZ-AM3. iv. GRUZ-AM14. v. GRUZ-AM15. b. Assessment matters in the following chapters: <ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise.

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Commented [A39]: S81.116 Hort NZ - Rural Topic 3D, Key Issue 18

Commented [A42]: S90.043 Centralines – Rural Topic, 3D Key Issue 18.

Commented [A43]: S57.156 FENZ – Rural Topic, 3D, Key Issue 20.

<ul style="list-style-type: none"> ii. GRUZ-S12 (setback from gas transmission network). d. Compliance with GRUZ-S13 (setbacks from National Grid). 	<p>3. Activity status where compliance with conditions GRUZ-R7(1)(a) and/or GRUZ-R7(1)(c) is not achieved: DIS</p> <p>4. Activity status where compliance with condition GRUZ-R7(1)(d) is not achieved: NC</p>
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GRUZ-R8 Visitor accommodation

1. Activity Status: PER

Where the following conditions are met:

- a. Limited to:
 - i. Length of stay for any one guest must be no greater than 3 months in any 12-month period; and
 - ii. land not identified as Land Use Capability Class 1, 2, or 3, as mapped by the New Zealand Land Resource Inventory or by any more detailed mapping that uses the Land Use Capability classification.

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

- b. Compliance with GRUZ-S1 (the relevant activity thresholds).
- c. Compliance with:
 - i. GRUZ-S2;
 - ii. GRUZ-S3;
 - iii. GRUZ-S4;
 - iv. GRUZ-S5;
 - v. GRUZ-S6;
 - vi. GRUZ-S7;
 - vii. GRUZ-S8;
 - viii. GRUZ-S9; and
 - ix. GRUZ-S10
- d. Compliance with:
 - i. GRUZ-S11 (setback from existing primary production); and
 - ii. GRUZ-S12 (setback from gas transmission network).

2. Activity status where compliance with condition GRUZ-R8(1)(c) is not achieved: RDIS

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

- a. Assessment matters:
 - i. GRUZ-AM1.
 - ii. GRUZ-AM2.
 - iii. GRUZ-AM3.
 - iv. GRUZ-AM14.
 - v. GRUZ-AM15.
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

3. Activity status where compliance with conditions GRUZ-R8(1)(a), GRUZ-R8(1)(b) and/or GRUZ-R8(1)(d) is not achieved: DIS

4. Activity status where compliance with condition GRUZ-R8(1)(e) is not achieved: NC

Commented [A44]: S42.048 Pork Industry Board, as part of aligning PDP provisions with NPS-HPL - Rural 3D Key Issue 19

Commented [A45]: S90.043 Centralines – Rural Topic, 3D, Key Issue 18.

Commented [A46]: S57.144 FENZ – Rural Topic 3D, Volume 4, Key Issue 20.

- e. Compliance with GRUZ-S13 (setbacks from National Grid).

GRUZ-R9 Commercial activities not otherwise provided for

1. Activity Status: PER

Where the following conditions are met:

- a. Any retail sales are limited to produce reared or produced on the site.
- b. Compliance with GRUZ-S1 (the relevant activity thresholds).
- c. Compliance with:
 - i. GRUZ-S2;
 - ii. GRUZ-S3;
 - iii. GRUZ-S4;
 - iv. GRUZ-S5;
 - v. GRUZ-S6;
 - vi. GRUZ-S7;
 - vii. GRUZ-S8;
 - viii. GRUZ-S9; and
 - ix. GRUZ-S10;

~~d. Compliance with GRUZ-S12 (setback from gas transmission network);~~

~~e.d.~~ Compliance with GRUZ-S13 (setbacks from National Grid).

2. Activity status where compliance with condition GRUZ-R9(1)(c) is not achieved: RDIS

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

- a. Assessment matters:
 - i. GRUZ-AM1.
 - ii. GRUZ-AM2.
 - iii. GRUZ-AM3.
 - iv. GRUZ-AM14.
 - v. GRUZ-AM15.
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

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Commented [A49]: S57.264 FENZ – Rural Topic, 3D, Key Issue 20.

Commented [A47]: S81.118 Hort NZ - Rural Topic 3D, Key Issue 18

3. Activity status where compliance with conditions GRUZ-R9(1)(a) and/or GRUZ-R9(1)(d) is not achieved: DIS

4. Activity status where compliance with conditions GRUZ-R9(1)(b) and/or GRUZ-R9(1)(de) is not achieved: NC

GRUZ-R10 Community facilities

1. Activity Status: PER

Where the following conditions are met:

- a. Limited to:
 - i. 100m² gross floor area per site; and
 - ii. land not identified as Land Use Capability Class 1, 2, or 3, as mapped by the New Zealand Land Resource Inventory or by any more detailed mapping that uses the Land Use Capability classification.
- b. Compliance with:

2. Activity status where compliance with condition GRUZ-R10(1)(b) is not achieved: RDIS

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

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

Commented [A50]: S42.050 Pork Industry Board, as part of aligning PDP provisions with NPS-HPL - Rural 3D Key Issue 19

<ul style="list-style-type: none"> i. GRUZ-S2; ii. GRUZ-S3; iii. GRUZ-S4; iv. GRUZ-S5; v. GRUZ-S6; vi. GRUZ-S7; vii. GRUZ-S8; viii. GRUZ-S9; and ix. GRUZ-S10; 	<ul style="list-style-type: none"> iii. GRUZ-AM3. iv. <u>GRUZ-AM8.</u> v. <u>GRUZ-AM14.</u> vi. <u>GRUZ-AM15.</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. 	
<ul style="list-style-type: none"> c. Compliance with: <ul style="list-style-type: none"> i. GRUZ-S11 (setback from existing intensive primary production); <u>and</u> ii. <u>GRUZ-S12 (setback from gas transmission network).</u> 	3. Activity status where compliance with conditions GRUZ-R10(1)(a) and/or GRUZ-R10(1)(c) is not achieved: DIS
<ul style="list-style-type: none"> d. Compliance with GRUZ-S13 (setbacks from National Grid). 	4. Activity status where compliance with condition GRUZ-R10(1)(d) is not achieved: NC

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GRUZ-R11 Educational facilities

1. Activity Status: PER

Where the following conditions are met:

- a. Limited to:
 - i. 100m²200m² gross floor area per site; and
 - ii. land not identified as Land Use Capability Class 1, 2, or 3, as mapped by the New Zealand Land Resource Inventory or by any more detailed mapping that uses the Land Use Capability classification.

- b. Compliance with:
 - i. GRUZ-S2;
 - ii. GRUZ-S3;
 - iii. GRUZ-S4;
 - iv. GRUZ-S5;
 - v. GRUZ-S6;
 - vi. GRUZ-S7;
 - vii. GRUZ-S8;
 - viii. GRUZ-S9; and
 - ix. GRUZ-S10;
- c. Compliance with:

2. Activity status where compliance with condition GRUZ-R11(1)(b) is not achieved: RDIS

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

- a. Assessment matters:
 - i. GRUZ-AM1.
 - ii. GRUZ-AM2.
 - iii. GRUZ-AM3.
 - iv. GRUZ-AM14.
 - v. GRUZ-AM15.
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

3. Activity status where compliance with conditions

Commented [A56]: S73.020 Ministry of Education – Rural Topic, 3D, Key Issue 19.

Commented [A57]: S42.051 Pork Industry Board, as part of aligning PDP provisions with NPS-HPL - Rural 3D, Key Issue 19

Commented [A59]: S90.043 Centralines – Rural Topic, 3D, Key Issue 18.

Commented [A60]: S7.146 FENZ – Rural Topic, 3D, Key Issue 20.

i. GRUZ-S11 (setback from existing intensive primary production); and	GRUZ-R11(1)(a) and/or GRUZ-R11(1)(c) is not achieved: DIS
ii. GRUZ-S12 (setback from gas transmission network);	
d. Compliance with GRUZ-S13 (setbacks from National Grid).	

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GRUZ-R12 Emergency service activities and emergency service activities

1. Activity Status: PER

Where the following conditions are met:

- a. Limited to 100m² gross floor area per site.
- b. Compliance with:
 - i. GRUZ-S2;
 - ii. GRUZ-S3;
 - iii. GRUZ-S4;
 - iv. GRUZ-S5;
 - v. GRUZ-S6;
 - vi. GRUZ-S7;
 - vii. GRUZ-S8;
 - viii. GRUZ-S9; and
 - ix. GRUZ-S10;
- c. Compliance with GRUZ-S12 (setback from gas transmission network).
- d. Compliance with GRUZ-S13 (setbacks from National Grid).

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

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

- a. Assessment matters:
 - i. GRUZ-AM1.
 - ii. GRUZ-AM2.
 - iii. GRUZ-AM14.
 - iv. GRUZ-AM15.
- 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 conditions GRUZ-R12(1)(a) and/or GRUZ-R12(1)(c) is not achieved: DIS

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

GRUZ-R13 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.

2. Activity status where compliance not achieved: RDIS

Matters over which discretion is restricted:

- a. Whether the building is structurally sound, the

b. Compliance with GRUZ-S14.

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.

GRUZ-R14 Intensive primary production activities (other than commercial boarding and/or breeding of cats, dogs, and other domestic pets)

1. Activity Status: CON

Where the following conditions are met:

- a. Minimum setbacks for buildings housing animals reared intensively, enclosures accommodating animals reared intensively, and organic matter and effluent storage, treatment and utilisation associated with intensive primary production activities, from:
 - i. any Settlement, Rural Lifestyle, Large Lot Residential (Coastal) or General Residential Zone boundary is 500m.
 - ii. from a property boundary is 200m.
- b. Compliance with:
 - i. GRUZ-S2;
 - ii. GRUZ-S3;
 - iii. GRUZ-S4;
 - iv. GRUZ-S5;
 - v. GRUZ-S6;

2. Activity status where compliance with condition GRUZ-R14(1)(b) is not achieved: RDIS

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

- a. Assessment matters:
 - i. GRUZ-AM1.
 - ii. GRUZ-AM2.
 - iii. GRUZ-AM14.
 - iv. GRUZ-AM15.
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

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Commented [A66]: S90.043 Centralines – Rural Topic, 3D, Key Issue 18.

Commented [A67]: S57.149 FENZ – Rural Topic, 3D, Key Issue 20.

<ul style="list-style-type: none"> vi. GRUZ-S7; vii. GRUZ-S8; viii. GRUZ-S9; and ix. GRUZ-S10; <p>c. <u>Compliance with GRUZ-S12 (setback from gas transmission network).</u></p> <p>d-c. Compliance with GRUZ-S13 (setbacks from National Grid).</p> <p>Matters over which control is reserved:</p> <p>e-d. Effects on character and amenity of the zone from traffic generated by the proposal and the hours of operation.</p> <p>f-e. The method of storage and use of materials associated with the operation of the activity that may generate noxious, offensive, or objectionable odour beyond the site boundary.</p> <p>g-f. Methods of disposal of stormwater and wastewater for the activity.</p> <p>h-g. Setbacks from wāhi tapu, wāhi taonga and sites of significance identified in SASM-SCHED3 that are located within the site of the activity.</p>	<p>32A. Activity status where compliance with condition GRUZ-R14(1)(a)(ii) 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. GRUZ-AM9.</p> <p>3. Activity status where compliance with condition GRUZ-R14(1)(c) is not achieved: DIS</p> <p>4. Activity status where compliance with conditions GRUZ-R14(1)(a)(i) and/or GRUZ-R14(1)(cd) is not achieved: NC</p>
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Commented [A65]: S81.121 Hort NZ - Rural Topic 3D, Key Issue 18

Commented [A68]: S102.055 Te Mata Mushrooms – Rural Topic 3C, Key Issue 14

GRUZ-R16 Camping grounds

1. Activity Status: RDIS

Where the following conditions are met:

a. Compliance with:

- i. GRUZ-S2;
- ii. GRUZ-S3;
- iii. GRUZ-S4;
- iv. GRUZ-S5;
- v. GRUZ-S6;
- vi. GRUZ-S7;
- vii. GRUZ-S8;
- viii. GRUZ-S9;
- ix. GRUZ-S10; and
- x. GRUZ-S15.

b. Compliance with:

- i. GRUZ-S11 (setback from existing intensive primary production); and
- ii. GRUZ-S12 (setback from gas transmission network).

2. Activity status where compliance with conditions GRUZ-R16(1)(a) and/or GRUZ-R16(1)(b) is not achieved: DIS

3. Activity status where compliance with condition GRUZ-R16(1)(c) is not achieved: NC

Commented [A70]: S101.003 NZ Motor Caravan Association, Rural Topic, 3D, Key Issue 19

Commented [A71]: S79.095 Transpower - Rural Topic 3D - Key Issue 18

<p>c. <u>Compliance with GRUZ-S13 (setbacks from National Grid).</u></p> <p><u>Matters over which discretion is restricted:</u></p> <p>d. <u>Assessment matters (where relevant to the infringed standard(s):</u></p> <p>i. <u>GRUZ-AM1.</u></p> <p>ii. <u>GRUZ-AM2.</u></p> <p>iii. <u>GRUZ-AM3.</u></p> <p>iv. <u>GRUZ-AM11.</u></p> <p>v. <u>GRUZ-AM14.</u></p> <p>vi. <u>GRUZ-AM15.</u></p> <p>e. <u>Assessment matters in the following chapters:</u></p> <p>i. <u>TRAN – Transport.</u></p> <p>ii. <u>LIGHT – Light.</u></p> <p>iii. <u>NOISE – Noise.</u></p>	
GRUZ-R21XX Rural industry (other than post-harvest facilities)	
<p><u>1. Activity Status: DIS</u></p> <p><u>Where the following conditions are met: N/A</u></p> <p>a. <u>Compliance with GRUZ-S13 (setbacks from National Grid).</u></p> <p><u>Subject to (but not limited to) the following assessment matter:</u></p> <p>a.b. <u>The necessity of a rural location.</u></p>	<p><u>2. Activity status where compliance with condition GRUZ-R21XX(1)(a) is not achieved: N/AC</u></p>
GRUZ-R22XX Airport / aerodrome (other than rural airstrip), and helicopter depot	
<p><u>1. Activity Status: DIS</u></p> <p><u>Where the following conditions are met: N/A</u></p> <p>a. <u>Compliance with GRUZ-S13 (setbacks from National Grid).</u></p>	<p><u>2. Activity status where compliance with condition GRUZ-R22XX(1)(a) is not achieved: N/AC</u></p>
GRUZ-R15 Commercial boarding and/or breeding of cats, dogs, and other domestic pets	
<p><u>1. Activity Status: DIS</u></p> <p><u>Where the following conditions are met:</u></p> <p>a. <u>Compliance with GRUZ-S13 (setbacks from National Grid).N/A</u></p>	<p><u>2. Activity status where compliance with condition GRUZ-R15(1)(a) is not achieved: N/AC</u></p>
GRUZ-R16 Camping grounds	

Commented [A69]: Hort NZ (S81.122 & S81.166) Rural Topic 3D, key issue 19

Commented [A72]: S79.095 Transpower - Rural Topic 3D - Key Issue 18

Commented [A73]: S102.059 Te Mata Mushrooms - Rural Topic 3C, Key Issue 16

Commented [A74]: S58.001 Calder, FS25.100 Federated Farmers, FS10.22 Aerospread Ltd, FS14.27 Agricultural Aviation Association - Rural Topic 3C, Key Issue 17

Commented [A75]: S79.095 Transpower - Rural Topic 3D - Key Issue 18

Commented [A76]: S79.095 Transpower - Rural Topic 3D - Key Issue 18

1. Activity Status: DISRDIS

Where the following conditions are met: N/A

— Compliance with:

— GRUZ-S2:

— GRUZ-S3:

— GRUZ-S4:

— GRUZ-S5:

— GRUZ-S6:

— GRUZ-S7:

— GRUZ-S8:

— GRUZ-S9:

— GRUZ-S10: and

— GRUZ-S15:

— Compliance with:

— GRUZ-S11 (setback from existing intensive primary production); and

— GRUZ-S12 (setback from gas transmission network);

— Compliance with GRUZ-S13 (setbacks from National Grid);

Matters over which discretion is restricted:

— Assessment matters (where relevant to the infringed standard(s):

— GRUZ-AM1:

— GRUZ-AM2:

— GRUZ-AM3:

— GRUZ-AM11:

— GRUZ-AM14:

— GRUZ-AM15:

— Assessment matters in the following chapters:

— TRAN — Transport:

— LIGHT — Light:

i. NOISE — Noise:

2. Activity status where compliance with conditions GRUZ-R16(1)(a) and/or GRUZ-R16(1)(b) is not achieved:
N/ADIS

3. Activity status where compliance with condition GRUZ-R16(1)(c) is not achieved:
NC

Commented [A78]: S101.003 NZ Motor Caravan Association, Rural Topic, 3D, Key Issue 19

Commented [A79]: S79.095 Transpower - Rural Topic 3D - Key Issue 18

Commented [A77]: Hort NZ (S81.122 & S81.166) Rural Topic 3D, key issue 19

GRUZ-R17 Relocatable building depots

1. Activity Status: DIS

Where the following conditions are met: N/A

- a. Compliance with GRUZ-S13 (setbacks from National Grid).

2. Activity status where compliance with condition GRUZ-R17(1)(a) is not achieved:
N/AC

Commented [A80]: S79.095 Transpower - Rural Topic 3D - Key Issue 18

GRUZ-R18 Any other activity not otherwise provided for

1. Activity Status: DIS

2. Activity status where compliance with condition

Where the following conditions are met:	GRUZ-R18(1)(a) is not achieved:
a. <u>Compliance with GRUZ-S13 (setbacks from National Grid).</u>	N/A
GRUZ-R19 Industrial activities (other than post-harvest facilities <u>and rural industry</u>)	
1. Activity Status: NC	2. Activity status where compliance not achieved: N/A
Where the following conditions are met: N/A	

Commented [A81]: S79.095 Transpower - Rural Topic 3D - Key Issue 18

Commented [A82]: S102.058 Te Mata Mushrooms - Rural Topic 3C, Key Issue 16

Standards

GRUZ-S1 Activity Threshold	
Commercial Activities	1. Maximum gross floor area per site is 100m ² .
Visitor Accommodation	2. Personnel limited to: <ul style="list-style-type: none"> a. At least one person resident on the site must carry out the activity. b. A maximum of three additional employees (in addition to those resident on the site).
Home Businesses (excludes retail sales and restaurants)	<i>Note: Visitor accommodation within an existing residential unit or existing minor residential unit will be exempt from the 100m² maximum floor area, provided the existing residential activity does not cease.</i>
Retail Sales of produce reared or produced on the site	3. Maximum gross floor area per site is 100m ² . 4. Limited to the following hours of operation: <ul style="list-style-type: none"> a. 0800 – 2200 hours, seven days a week.
Restaurants	5. Maximum gross floor area for serving customers per site is 100m ² (excluding uncovered outdoor areas). 6. Maximum number of customers to be accommodated at any one time is 40 persons. 7. Limited to the following hours of operation: <ul style="list-style-type: none"> a. 0800 – 2200 hours, seven days a week.
Cumulative Limits	8. Maximum combined gross floor area per site, for any of the above activities, is 100m ² . 9. Maximum combined outdoor display area per site, for any of the above activities, is 100m ² . <i>Note: Cumulative limits are calculated per site, not per activity.</i>
GRUZ-S2 Height of Buildings	

All (except frost fans)	1. Maximum height of any building(s) is 10m.
Frost Fans	2. Maximum height, measured to the tip of the blade at its highest point, is 15m.
	<i>Note: in all instances, height is measured from the natural ground level.</i>

GRUZ-S3 Height in Relation to Boundary

All	<ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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; domestic water storage tanks, provided the maximum dimension of these structures measured parallel to the boundary under consideration must not exceed 3m; 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. 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><u>Note: This does not apply to artificial crop protection structures.</u></p>
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Commented [A83]: S81.125 Hort NZ - Rural Topic 3C, Key Issue 12

GRUZ-S4 Setback from Roads and Rail Network

Residential Activities (including accessory buildings)	<ol style="list-style-type: none"> Minimum setback of any building(s) from road boundaries is 5m. Minimum setback of any building(s) from the Rail Network Boundary is 5m.
Seasonal Workers Accommodation	3. Minimum distance of any building(s) from road boundaries is 15m.
Accessory Buildings associated with and	4. Minimum setback of any building(s) from road boundaries is 5m.

Structures (Primary Production) Activities	<p>5. Minimum setback of stockyards and stock loading ramps/races fronting roads that are classified as <u>Arterial or Primary Collector-Inter-regional Connectors, Rural Connectors, and Peri-urban Roads</u> is 20m.</p> <p>6. Minimum setback of any building(s) from the Rail Network Boundary is <u>53m</u>.</p>
All Other Buildings (including Post-Harvest Facilities)	<p>7. Minimum setback of any building(s) from road boundaries is 20m, except that:</p> <p>a. buildings less than 10m² in gross floor area, and buildings used by Emergency Service Activities, may be located within the above setbacks from road boundaries.</p> <p>8. Minimum setback of any building(s) from the Rail Network Boundary is 5m.</p> <p><i>Note: Under the Hawke's Bay Regional Resource Management Plan, there is also a requirement for setbacks from the bed of a river, lake or artificial watercourse which is within a land drainage or flood control scheme area.</i></p>

GRUZ-S5 Setback from Neighbours

Residential Activities adjacent to an existing plantation forest on an adjoining site	1. Minimum setback of buildings from an existing plantation forest on an adjoining site is 40m.
All Other Activities (excluding Accessory Buildings) and Accessory Buildings and Structures (Primary Production)	2. Minimum setback of buildings for an activity from internal boundaries is 15m. <u>Farm and Domestic</u> water storage tanks up to 2m in height are exempt from this standard.
Accessory Buildings Accessory Buildings and Structures (Primary Production)	3. Minimum setback of buildings for an activity from internal boundaries is 5m. <u>Farm and Domestic</u> water storage tanks up to 2m in height are exempt from this standard.
Artificial Crop Protection Structures	<p>4. <u>Minimum setback from side and rear internal boundaries of 15m.</u></p> <p>5. <u>Minimum setback from the nearest part of a residential dwelling on a separate site is 15m</u></p>
Sites created before 28 May 2021 and less	6. <u>Minimum setback of buildings for a residential activity from side and rear internal boundaries is 5m.</u>

Commented [A84]: S81.126 Hort NZ, Report 3B Rural, Key Issue 7

Commented [A85]: S104.012 CHBDC, Report 7C Transport, Key Issue 2

Commented [A86]: S121.194 Federated Farmers, Report 3B Rural, Key Issue 7

Commented [A88]: Clause 16(2) of Schedule 1 of the RMA, S121.224 Federated Farmers - Rural, Key Issue 7

Commented [A87]: S81.127 Hort NZ, Report 3B - Rural, Key Issue 7

Commented [A90]: Clause 16(2) of Schedule 1 of the RMA, S121.224 Federated Farmers - Rural, Key Issue 7

Commented [A89]: S81.127 Hort NZ - Report 3B Rural, Key Issue 7

Commented [A91]: S81.127 Hort NZ - Rural Topic 3C, Key Issue 12

than 4000m² net site area

Where a subdivision consent application to create a site is lodged with Council before 28 May 2021, and accepted under section 88 of the RMA 1991 and thereafter granted

7. Minimum setback of buildings for all other activities from side and rear internal boundaries is 10m.

Commented [A92]: S128.002 Surveying the Bay, Hort NZ FS17.77 - Report 3B Rural, Key Issue 6

GRUZ-S6 Shading of Land and Roads

Trees on boundaries

1. Trees forming a continuous line for a distance of more than 20 metres on an side or rear internal boundary of a property under separate ownership:
 - a. must be planted a minimum distance of 5m from an adjoining property boundary and be maintained so that the branches do not extend over that boundary; and
 - b. where planted a distance between 5m and 10m from an adjoining property boundary, must be maintained at a height of no more than their distance from the boundary +4m (for example, at a distance of 5m from the boundary, the height limit is 9m; at a distance of 9m from the boundary, the height limit is 13m).

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Trees adjoining public roads

2. Trees forming a continuous line for a distance of more than 20 metres within 5 metres of a public road must be maintained at a height of less than 9 metres.

Commented [A93]: Hort NZ (S81.128) & Fed Farmers (S121.195), Report 3B Rural, Key Issue 9

Note: this standard does not apply to plantation forestry, which is subject to permitted activity setback conditions for afforestation specified in the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.

GRUZ-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 (NZCECP 34:2001).

Commented [A94]: Error corrected pursuant to clause 16(2), First Schedule of the RMA.

GRUZ-S8 Transport (Access, Parking, Loading)

All	1. Activities must comply with the provisions of the TRAN – Transport chapter.
GRUZ-S9 Light	
All	1. Activities must comply with the provisions of the LIGHT – Light chapter.
GRUZ-S10 Noise	
All	<p>1. Activities must comply with the provisions of the NOISE – Noise chapter.</p> <p><i>Note: There are exemptions and/or specific standards provided in NOISE-S5 for the use of agricultural machinery, audible bird scaring devices, hail cannons and frost protection fans.</i></p>
GRUZ-S11 Setback from Existing Intensive Primary Production Activities	
Sensitive Activities	1. Minimum setback of buildings from any buildings or enclosure housing animals reared intensively, or from organic matter and effluent storage, treatment and utilisation associated with intensive primary production activities, is 200 metres.
GRUZ-S12 Setback from Gas Transmission Network	
Residential Activities	<p>1. Gas Transmission Pipeline:</p> <p>a. minimum setback of buildings from a gas transmission pipeline forming part of the Gas Transmission Network is 20m.</p> <p>2. Incidental Equipment:</p> <p>a. minimum setback of buildings from above ground incidental equipment forming part of the Gas Transmission Network is 30m.</p>
GRUZ-S13 Setback from National Grid Yard and National Grid Substation	
Sensitive Activities	Minimum setback of buildings and structures from the designated boundary of a National Grid substation is 25m.
All Buildings and Structures	<p>1. Under the National Grid conductors (wires):</p> <p>a. on all sites within any part of the National Grid Yard, all buildings and structures must:</p> <p>i. if for an existing sensitive activity, not involve an increase in the building height or footprint</p>

Commented [A95]: S79.095 Transpower - Rural Topic, 3D, Key Issue 18

Commented [A96]: 121.199 Federated Farmers - Rural Topic 3D, Key Issue 18

	<p>where alterations and additions to existing buildings occur; or</p> <ul style="list-style-type: none"> ii. be a fence less than 2.5m high; or iii. be an uninhabitable farm building or structure for primary production activities (but not a milking/dairy shed (excluding ancillary structures), enclosed protective canopies made from impermeable material, commercial greenhouses, or intensive primary production buildings); or iv. be an uninhabited horticultural building or structure (but not a commercial greenhouse). <p>b. all buildings or structures permitted by a. must comply with the following conditions:</p> <ul style="list-style-type: none"> i. demonstrate that safe electrical clearance distances required by <i>NZEC 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances</i> are maintained under all National Grid line operating conditions. ii. not permanently physically impede existing vehicular access to a National Grid support structure. <p>2. Around National Grid support structures: buildings and structures permitted under clause 2 above must be set back at least 12m from the outer visible edge of a tower, or 8.10m from a single pole, forming part of a National Grid support structure, except where the building or structure is:</p> <ul style="list-style-type: none"> a. a fence less than 2.5m in height and more than 5m from the nearest National Grid support structure foundation; or b. an artificial crop protection structure or crop protection support structure between 8m and 12m from a pole support structure and any associated stay wire, that: <ul style="list-style-type: none"> i. meets the requirements of the <i>NZEC 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances</i> for separation distances from the conductor; ii. is no more than 2.5m high; iii. is removable or temporary, to allow a clear working space 12 metres from the pole when necessary for maintenance and emergency repair purposes; and iv. allows all-weather access to the pole and a sufficient area for maintenance equipment, including a crane; or
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Commented [A97]: S121.200 Federated Farmers - Rural Topic 3D Key Issue 18

Commented [A98]: Clause 16(2) of the First Schedule of the RMA.

Commented [A99]: S79.095 Transpower – Rural Topic, 3D, Key Issue 18.

Commented [A100]: S81.129 Horticulture NZ, Rural Topic, 3D, Key Issue 18.

	c. a horticultural structure for which Transpower has given written approval in accordance with clause 2.4.1 of <i>NZEC 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances</i> to be located within 12m of a tower or 8m of a pole support structure.
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GRUZ-S14 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; 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: <ol style="list-style-type: none"> 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; <u>or</u> e. <u>A Licensed Building Practitioner.</u>
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Commented [A101]: S106.013 Heavy Haulage Assoc - Miscellaneous 6C, Key Issue 4

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 completed within the 12-month period. The site owner will be responsible for ensuring this work is completed.

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.

Commented [A102]: Heavy Haulage Assoc (S106.015), 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).

GRUZ-AM1 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 adversely affect the life-supporting capacity of the rural soil resource, and any potential for reverse sensitivity effects to arise;
 - c. will overshadow adjoining sites and result in reduced sunlight and daylight;
 - d. will cause a loss of privacy through being over-looked from neighbouring buildings;

- e. will block views from properties in the vicinity, or from roads or public open space in the surrounding area;
 - f. will diminish the openness and attractiveness of the street scene;
 - g. 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
 - h. 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. 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.

GRUZ-AM2 Shading of Land and Roads

1. Trees on Boundaries
- a. ~~The degree to which planting within the setback area can adversely affect the health of vegetation or stock, or cause a significant increase in the risk of fire.~~
 - b-a.** The degree to which the planting of trees will overshadow adjoining sites and result in reduced sunlight and daylight, and/or result in the loss of productive land.
 - e-b.** The degree to which trees may potentially damage structures due to wind fall or root growth.
2. Trees adjoining Public Roads
- a. The degree to which planting will cause shading and ice forming on roads in winter, or root damage to the road.
 - b. The degree to which trees may potentially cause a road safety risk due to wind fall.

Commented [A103]: Hort NZ (S81.128, FS17.115 supporting S42.058), Report 3B Rural, Key Issue 9

GRUZ-AM3 Setback for Sensitive Activities from Existing Intensive Primary Production Activities

1. The likelihood of the proposed activity to generate reverse sensitivity effects on the intensive primary production activity and the potential impact these effects may have on the continuing effective and efficient operation of the intensive primary production activity.
2. The extent to which alternative locations have been considered.

GRUZ-AM4 Setback for New Residential Activities from Gas Transmission Network

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

GRUZ-AM5 Residential Activities

1. Whether the additional residential activity will have an adverse effect on the sustainable management of the soil resource.
2. The impact of the residential activity on the character and amenity of adjoining activities and the surrounding rural environment and any potential for reverse sensitivity effects to arise.
3. Any cumulative effect of the residential activity.
4. The potential for the residential activity to have an adverse effect on road safety.
5. Whether the proposal will continue to allow for efficient use of the remaining undeveloped land for primary production activities.
6. Where located within the coastal environment area, the degree to which the proposed buildings will be compatible and integrate with the natural character and amenity of the surrounding area, including the scale, design, and appearance of buildings.

GRUZ-AM6 Post-Harvest Facilities exceeding the 2,500m² Gross Floor Area Threshold per site

1. Whether the activity is of such a scale that it is better to be located or, in the case of an existing operation, relocated in a General Industrial Zone where infrastructure and employment are more readily available and the receiving environment is less sensitive.
2. The effects of the proposal on the soil resource.
3. Whether the Post-Harvest Facility will utilise any existing building(s).
4. The impact of the scale, character and/or effects of the activity and its compatibility with surrounding activities.
5. The potential for the activity to generate adverse effects in the environment in terms of stormwater quality and quantity.
6. Whether the activity will process, store and/or package agricultural, horticultural and/or viticultural crops and/or produce, the majority of which are grown from within the General Rural and/or Rural Production Zones.

7. Whether the proposal will significantly compromise the visual amenity value of the surrounding area, recognising that it is a rural working environment.
8. The potential for the activity to generate more than minor adverse effects on the environment in terms of noise, dust, glare, and road safety.

GRUZ-AM7 Commercial Activities, Visitor Accommodation, Home Businesses

1. Whether the proposal will maintain or enhance the character and amenity values of the surrounding area.
2. The impact of the scale, character and/or effects of the activity and its compatibility with surrounding activities, including proximity to sensitive activities.
3. The potential for the activity to generate more than minor adverse effects on the environment in terms of noise, dust, glare, vibration, and road safety.
4. Whether the proposal will have an adverse effect on the sustainable management of the soil resource and any potential for reverse sensitivity effects to arise.
5. Where located within the coastal environment area, the degree to which the proposed buildings will be compatible and integrate with the natural character and amenity of the surrounding area, including the scale, design, and appearance of buildings.

GRUZ-AM8 Community Facilities and 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. the life-supporting capacity of the rural soil resource and any potential for reverse sensitivity effects to arise;
 - b. loss of privacy to neighbours through being over-looked, including by buildings;
 - c. loss of openness and attractiveness of the street scene;
 - d. noise, vibration, and glare; and
 - e. 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 rural 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 amenity of the area;
 - c. the proximity of the activity to adjacent 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 amenity.

5. Whether landscaping and/or screening is proposed to mitigate potential adverse visual effects of the activity.
6. The functional or operational need to locate in the General Rural Zone.

Commented [A104]: S81.134 Hort NZ, Report 3A Rural, Key Issue 3

GRUZ-AM9 Intensive Primary Production Activities (located more than 500 metres from a General Residential, Large Lot Residential, Rural Lifestyle, Settlement, or Commercial Town Centre Zone boundary)

Commented [A105]: Kāinga Ora (S129.241) - Urban Environment 2A - key issue 8

1. The traffic generated by the proposal.
2. Any noxious, offensive, or objectionable odour arising from the activity beyond the site boundary or any storage of materials associated with the operation of the activity.
3. The effects arising from the stormwater/wastewater management of the activity.
4. The hours of the operation of the activity and the potential for noise effects to arise.
5. Setbacks from wāhi tapu, wāhi taonga and sites of significance identified in SASM-SCHED3 and on the Planning Maps.

GRUZ-AM10 Commercial Boarding and/or Breeding of Cats, Dogs or Other Domestic Pets

1. The degree to which the boarding premises will be compatible with the character of the surrounding rural area, including the density of and proximity to residential units in the area.
2. The degree to which the proposed boarding premises are likely to lead to any adverse odour, noise, health, or amenity effects beyond the boundary of the site, and in particular, the building design and management systems proposed to mitigate noise or odour nuisance.
3. The degree to which the proposed buildings, will be compatible with the appearance, layout and scale of other buildings and sites in the surrounding area.

GRUZ-AM11 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 and, where located within the identified coastal environment area, the natural character of the coastal environment.
2. Whether the design and appearance of the development of the site harmonises with the surrounding natural features and landscape, in particular the character of the coastal environment.
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. The proximity of the camping ground to the coastal margin and the susceptibility of the site to coastal erosion and coastal inundation both in the short and long-term, considering the health and safety of camp users and the long- term viability of safe access and egress to the site.
8. Whether the activity will make a positive contribution to the social and economic well-being of the local community.
9. The proximity to any wāhi tapu, wāhi taonga and sites of significance identified in SASM-SCHED3 and on the Planning Maps.
10. Effects on areas of high natural character identified in CE-SCHED7, or on any outstanding natural landscape or feature, or significant amenity feature identified in NFL-SCHED6.

GRUZ-AM12 Expansion or Intensification of Existing Noise Sensitive Activities within the Outer Control Boundary

1. Conditions on building design to incorporate appropriate sound insulation, including provision of suitable ventilation system(s).

GRUZ-AM16XX Rural Airstrips and Helicopter Landing Areas (located within 2km of a Residential, Large Lot Residential (Coastal), Settlement or Rural Lifestyle Zone boundary, within 500m of existing noise sensitive activities on a different site, or within 50m of a State Highway)

1. The number, frequency, and hours of flight operations.
2. The position of the flight path for take-offs and landings.
3. The extent to which the rural airstrip and/or helicopter landing area, and flight operations, will have adverse effects on amenity (such as noise, light, traffic, and dust effects) on the surrounding area.
4. The necessity to locate on the site, and the availability and feasibility of other alternatives.

Commented [A106]: clause 16(2) First Schedule RMA amendment as a result of S41.003 Jill Fraser - Rural Topic 3C, Key Issue 17

GRUZ-AM13 General

1. Whether the activity is of a type or scale that means that it is better located in another zone (for example, where infrastructure and labour force are more readily available, and the receiving environment is less sensitive).
2. Effects on the visual amenity values of the surrounding area, recognising the rural character of the locality.
3. Whether the activity can be adequately serviced. The site must be capable of sustaining the infrastructural needs of the development.
4. The impact of the scale, character and/or effects of the activity and its compatibility with surrounding activities, including proximity to sensitive activities and wāhi tapu, wāhi taonga and sites of significance identified in SASM-SCHED3, as well as any potential for reverse sensitivity effects on primary production to arise.

5. The potential for the activity to generate more than minor effects on the environment in relation to traffic, parking demand, or visitor numbers.
6. The ability of the roading hierarchy to accommodate any additional traffic generated by the activity, including effects on road safety.
7. The potential for the activity to generate more than minor adverse effects in terms of noise, dust, glare, or vibration, and the extent to which mitigation options have been considered and evaluated.
8. Where located within the coastal environment area, the degree to which the activity is located appropriately, and the degree to which the scale, design and appearance of any built form or land modification is compatible with the character and amenity of the coastal environment, having regard to the effects of the activity and:
 - a. integration with natural processes, landform and topography (including the use of naturally occurring building platforms);
 - b. the particular natural character, cultural, landscape, ecological, historical or recreational values of the area;
 - c. the extent to which the values of the area are sensitive or vulnerable to change;
 - d. the extent to which the values of the adjacent areas (including coastal marine area) are sensitive or vulnerable to the long-term effects of the activity, particularly from plantation forestry;
 - e. opportunities to restore, rehabilitate or enhance natural character, indigenous vegetation and habitats, cultural values, landscape features, dunes and other natural coastal features or processes;
 - f. the presence of any natural hazards and whether the activity will exacerbate the hazard and/or be vulnerable to it; and
 - g. opportunities for public access and recreation.
9. Where located within an area of high natural character, outstanding natural landscape or feature, or significant amenity feature, refer to the assessment matters in CE-AM1 and CE-AM2, NFL-AM1 and NFL-AM2.

GRUZ-AM14 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 [A107]: S90.043 Centralines Limited, Key Issue 18, 3D, Rural Topic

GRUZ-AM15 Water supply for firefighting

1. The extent of compliance with 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 [A108]: S57.156 FENZ – Rural Topic, 3D, Key Issue 20.

Methods

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

GRUZ-M1 Other Provisions in the District Plan

Other sections of the District Plan contain additional rules and standards applying to activities in the General Rural 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. ECO – Ecosystems and Indigenous Biodiversity – includes rules applying specifically to significant indigenous vegetation and significant habitats of indigenous fauna.
9. NFL – Natural Features and Landscapes – includes rules applying specifically to identified outstanding natural features and landscapes.
10. SUB – Subdivision – includes rules and standards applying to subdivision, which will limit fragmentation of the rural land resource.
11. ASW – Activities on the Surface of Water – includes rules applying to certain activities on the surface of identified waterbodies.
12. CE – Coastal Environment – includes provisions applying specifically to the coastal environment area.
13. EW – Earthworks – includes rules and standards relating to earthworks and land disturbance, mining, quarrying and mineral prospecting and exploration.
14. LIGHT – Light – includes rules and standards relating to light and glare.
15. NOISE – Noise – includes rules and standards relating to the emission of noise.
16. 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.
17. SIGN – Signs – includes rules and standards relating to the design and installation of signs.
18. TEMP – Temporary Activities – includes rules and standards relating to temporary activities, temporary buildings, and temporary events.

GRUZ-M2 Bylaws

The Central Hawke's Bay District Council Bylaws – Part 13: 2008 *The Keeping of Animals, Poultry and Bees*.

GRUZ-M3 Industry Codes of Practice and Management Plans

Promote the use of management plans and industry codes of practice as a means of self-regulation.

GRUZ-M4 National Standards

1. The Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.
2. Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.
3. The New Zealand Standards NZS 6805:1992 Airport Noise Management and Land Use Planning, and NZS 6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas.

Principal Reasons

The principal reasons for adopting the policies and methods:

The General Rural Zone contains much of the District's rural land resource and exhibits land use that is predominantly in primary production. As such, this zone provides extensively for land-based primary production activities (including post-harvest facilities and intensive primary production) and for a level of associated residential, rural commercial and rural service activities where these actively support the primary productive purpose of these zones and the people who live and work in the various rural communities.

Some activities, however, such as larger-scale commercial and industrial activities, are not provided for in this zone, as they are generally not considered compatible with the zone's character and amenity values and have greater servicing needs, trade waste, traffic effects and the like. These activities are better located in other zones, particularly the Commercial and General Industrial Zones which are specifically for this purpose and more likely to be serviced accordingly.

At the interface between rural zones and other zones, and between intensive primary production activities and those activities which are more sensitive to noise, odour, dust and other nuisance effects, there is potential for conflicts to occur between different activities and different expectations about amenity. The District Plan, therefore, requires setbacks from roads, property boundaries, zone boundaries, and from intensive primary production activities, to avoid or mitigate potential adverse cross-boundary effects and land use conflicts.

The District Plan also provides for larger subdivision lot sizes in the rural zones, and limits on the provision for residential and rural lifestyle subdivision, to avoid further fragmentation of the

District's finite soil resource. Residential and rural lifestyle lots that are unrelated to primary production activities are better located in the General Residential Zone, Large Lot Residential Zone (Coastal), Settlement Zone, and Rural Lifestyle Zone, where amenity and servicing expectations are more likely to be met.

Anticipated Environmental Results

The environmental results anticipated from the policies and methods:

- | | |
|-------------------|---|
| GRUZ-AER1 | The life-supporting capacity of the rural land resource is maintained. |
| GRUZ-AER2 | The scale and form of development utilises and protects the rural land resource and maintains the range of potentially productive purposes. |
| GRUZ-AER3 | Production activities continue to promote the sustainable management of the land resource and enhance the social, economic and cultural wellbeing of the rural community. |
| GRUZ-AER4 | Recognition and acceptance of the effects associated with the management of primary production. |
| GRUZ-AER5 | Land use and development of new activities is based on a legitimate need for a rural location. |
| GRUZ-AER6 | An environment that has low scale commercial and industrial activities linked to produce grown and/or stock farmed on the site or nearby. |
| GRUZ-AER7 | Commercial and industrial activities not directly related to primary production, or of a scale that is out of character with the rural environment, are directed to appropriate urban zones. |
| GRUZ-AER8 | The lawful operation of existing rural-based activities are not constrained by the introduction of new residential or rural residential land uses in the locality. |
| GRUZ-AER9 | Recognition of long-established infrastructure and community facilities. |
| GRUZ-AER10 | Rural activities appropriately manage their potential to create reverse sensitivity issues associated with odour, noise, dust and traffic affecting development in close proximity to them. |
| GRUZ-AER11 | Avoidance or mitigation of adverse effects on adjoining activities, including reverse sensitivity effects. |
| GRUZ-AER12 | Retention of the open character and low scale of buildings that comprise the amenity of the General Rural Zone. |

RPROZ – Rural Production Zone

Introduction

The Rural Production Zone represents the identified concentration of highly productive land centred in and around the Ruataniwha and Takapau Plains and surrounding Waipukurau, Waipawa and Ōtane.

The Zone encompasses the contiguous, flat to undulating terrain within the District that collectively supports regionally (and nationally) significant primary production and associated secondary services, based on:

- an exceptionally high proportion of Class 1-3 soils (comprising almost 25% of the District),
- Class 7 soils that are recognised as having very high value for viticultural production (which comprise almost 2% of the District),
- its proximity to a cluster of national and international processing industries and associated qualified labour force within the Hawke Bay Region, and
- its proximity to the Port of Napier and other regionally strategic transport networks providing efficient transport of produce.

The predominant land uses within this part of the rural area of the District are primary production (including intensive primary production), cropping, livestock farming, and horticulture (including viticulture).

Commented [A1]: S42.065 Pork Industry - Rural Topic 3C, Key Issue 13

The rural landscape within the Rural Production Zone also supports a range of recreational activities, and areas of indigenous vegetation and habitat of indigenous fauna, particularly along the riparian margins of the incised river and streams that pass through the zone.

The Zone is generally sparsely settled and is characterised by a predominance of open space. There are a small number of small scale commercial or industrial activities and a small number of larger established rural industries within the Zone that are of a small scale, and a small number of larger established rural industries, largely servicing the primary production sector and rural communities within the zone.

Commented [A2]: S81.139 Hort NZ - Rural Topic 3C, Key Issue 15

Issues

refer Issues RLR-I1, and GRUZ-I1 and GRUZ-I2.

Objectives

RPROZ-O1 The Rural Production Zone is predominantly used for primary production activities (including intensive primary production) and associated ancillary activities.

Commented [A3]: S42.066 Pork Industry - Rural Topic 3C, Key Issue 13 and S102.060 Te Mata Mushrooms - Rural Topic 3C, Key Issue 15

- RPROZ-O2 The rural land resource is protected from fragmentation, and from being compromised by inappropriate building and development, including from ad hoc urban expansion.
- RPROZ-O3 Activities do not reduce the potential for the highly productive land of the District to be used in a productive and sustainable manner.
- RPROZ-O4 The predominant character of the Rural Production Zone is maintained, which includes:

1. ~~overall~~ low-density built form, with open space and few structures;
2. a predominance of ~~rural and land-based~~ primary production activities and associated buildings such as barns and sheds, ~~post-harvest facilities, seasonal workers accommodation, and artificial crop protection structures and crop support structures, which may vary across the district and seasonally;~~
3. ~~the sounds, and smells, and traffic associated with legitimate primary production activities, and established rural industries, anticipated from a working rural environment;~~
4. existing rural communities and community activities, such as rural halls, reserves and educational facilities;
5. a landscape within which the natural environment (including farming and forest landscapes) predominates over the built one;
6. an environmental contrast and clear distinction between town and country (including a general lack of urban infrastructure, such as street lighting, solid fences and footpaths).

Commented [A4]: S116.031 Silver Fern Farms - Rural Topic 3C, Key Issue 15

Commented [A5]: S81.143 Hort NZ, Report 3B Rural, Key Issue 4

- RPROZ-O5 ~~Adverse effects of a~~Activities are managed to maintain ensure that rural character and amenity ~~are maintained~~.

Commented [A6]: S81.144 Hort NZ, Report 3B Rural, Key Issue 4

- RPROZ-O6 The primary productive purpose and predominant character of the Rural Production Zone are not compromised by potentially incompatible activities establishing.

- RPROZ-O7 The Waipukurau Aerodrome is protected from noise sensitive activities establishing within the air noise boundary.

Policies

- RPROZ-P1 ~~To allow enable land-based~~ primary production ~~(including intensive primary production)~~ and ancillary activities, ~~recognising which are compatible with~~ the primary productive purpose and predominant character and amenity of the Rural Production Zone.

Commented [A7]: S42.067 Pork Industry - Rural Topic 3C, Key Issue 13 and S102.066 Te Mata Mushrooms - Rural Topic 3C, Key Issue 15

- RPROZ-P2 ~~To allow activities of a limited scale, which support the function and wellbeing of rural communities and/or enjoyment of the rural environment and contribute to the vitality and resilience of the~~

Commented [A8]: S121.207 Federated Farmers, S81.146 Hort NZ - Report 3B Rural, Key Issue 4

District's economy, where adverse effects are avoided, remedied or mitigated. To provide for non-primary production activities that have a functional or operational need for a rural location, and/or that support the function and wellbeing of rural communities and/or the enjoyment of the rural environment, and contribute to the vitality and resilience of the District's economy, and where they are managed to ensure that:

1. their scale, intensity and built form are in keeping with the rural character of the Rural Production Zone;
2. they maintain a level of amenity in keeping with the rural character of the Rural Production Zone;
3. they minimise reverse sensitivity effects on activities otherwise anticipated within the Rural Production Zone; and
4. adverse effects are avoided, remedied or mitigated

Commented [A9]: Rural 3D - Key Issue 18 - response to other submission points

RPROZ-P3

To manage the scale of post-harvest facilities, rural industry and rural commercial activities to ensure that they remain compatible with the primary productive purpose of the Rural Production Zone, and potential adverse effects on the character and amenity of the rural area are avoided, remedied or mitigated.

Commented [A10]: S81.147 Hort NZ, Report 3B Rural, Key Issue 4

RPROZ-P4

To manage the bulk, scale and location of buildings to maintain the character and amenity of the rural area, while recognising that it is a rural working environment.

Commented [A11]: S81.148 Hort NZ - Rural Topic 3C, Key Issue 15

RPROZ-P5

To require sufficient separation between sensitive activities and existing primary production and intensive primary production activities, and between new intensive primary production activities and property and zone boundaries, in order to avoid, remedy or mitigate potential adverse effects, including reverse sensitivity and land use conflict.

Commented [A12]: S81.149 Hort NZ, Report 3B Rural, Key Issue 4

RPROZ-P6

To avoid adverse effects of shading from trees on adjoining public roads and properties To manage location of trees so that adjoining public roads and properties are not adversely affected by shading.

Commented [A13]: Hort NZ (S81.151) & Fed Farmers (S121.212), Report 3B, Rural, Key Issue 9

RPROZ-P7

To ensure activities do not locate in the Rural Productive Zone where the activity:

1. has no functional or operational need for a rural location;
2. is/will be inconsistent with the primary productive purpose and predominant character of the Rural Productive Zone;
3. will constrain the establishment and use of land for primary production;
4. exhibits no exceptional or unusual features that would differentiate it from possible later applications, which in combination would lead to incremental creep of urban activities

and/or sporadic urban activities onto the highly productive land of the District; and/or

4.5. will results in reverse sensitivity and/or leads to land use conflict.

Commented [A14]: S81.152 Hort NZ, Report 3A, Rural, Key Issue 3

RPROZ-P8 To avoid residential and rural lifestyle subdivision that results in fragmentation of land within the Rural Production Zone and/or which that limits the use of land for primary-productive purposes (including through the potential creation or exacerbation of reverse sensitivity effects).

Commented [A15]: S116.036 Silver Fern Farms, Report 3B Rural, Key Issue 4

RPROZ-P9 To avoid establishment of commercial or industrial activities that are unrelated to the primary productive purpose of the Rural Production Zone, or that are of a scale that is incompatible with the predominant character and amenity of the rural area.

RPROZ-P10 To avoid the establishment or intensification of noise sensitive activities within the airnoise boundary of the Waipukurau Aerodrome, and to require appropriate sound insulation of noise sensitive activities between the airnoise boundary and outer control boundary.

RPROZGRUZ-P110 To ensure activities within the General Rural Production Zone are self-sufficient in the provision of a suitable on-site wastewater treatment and disposal system, stormwater disposal system, and water supply, unless an appropriate alternative system is available to connect to.

Commented [A16]: S57.177 FENZ – Rural Topic 3D, Volume 4, Key Issue 20.

Rule Overview Table

Use/activity	Rule Number
Residential activities	RPROZ-R1
Seasonal workers accommodation	RPROZ-R2
Primary production activities	RPROZ-R3
<u>Artificial Crop Protection Structures</u>	<u>RPROZ-R21XX</u>
Agricultural aviation movements ancillary to primary production activities	RPROZ-R4
Rural airstrips and/or helicopter landing areas	RPROZ-R5
Post-harvest facilities	RPROZ-R6
Home businesses	RPROZ-R7

Commented [A17]: consequential amendment as a result of S81.157 Hort NZ - Rural Topic 3C, Key Issue 12

Visitor accommodation	RPROZ-R8
Commercial activities not otherwise provided for	RPROZ-R9
Community facilities	RPROZ-R10
Educational facilities	RPROZ-R11
Emergency service activities and emergency aviation movements	RPROZ-R12
Relocated buildings	RPROZ-R13
Intensive primary production activities	RPROZ-R14
<u>Rural industry (other than post-harvest facilities)</u>	<u>RPROZ-R22XX</u>
<u>Airport / aerodrome (other than rural airstrip), and helicopter depot</u>	<u>RPROZ-R23XX</u>
Commercial boarding and/or breeding of cats, dogs, and other domestic pets	RPROZ-R15
Camping grounds	RPROZ-R16
Relocatable building depots	RPROZ-R17
Any other activity not otherwise provided for	RPROZ-R18
<u>Industrial activities (other than post-harvest facilities and rural industry)</u>	RPROZ-R19
Noise sensitive activities within the Air Noise Boundary or Outer Control Boundary for the Waipukurau Aerodrome	RPROZ-R20

Commented [A18]: consequential amendment as a result of S102.084 Te Mata Mushrooms, S116.039 Silver Fern Farms - Rural Topic 3C, Key Issue 16

Commented [A19]: consequential amendment as a result of S58.002 Calder, FS10.29 Aerospread Ltd, FS14.35 Agricultural Aviation Association - Rural Topic 3D, Key Issue 17

Commented [A20]: consequential amendment as a result of S102.083 Te Mata Mushrooms - Rural Topic 3C, Key Issue 16

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 Rural Production 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).
- disturbance of the beds of rivers, lakes, or wetlands (i.e. earthworks in the bed, gravel extraction, culverts, and access structures).
- activities which impede access to rivers, lakes or wetlands, or artificial watercourse, within a land drainage or flood control scheme area.

RPROZ-R1 Residential activities

2. Activity Status: PER

Where the following conditions are met:

- Limited to:
 - one residential unit per site with an area less than 12 hectares, and
 - one additional residential unit (i.e. a total of two) per site within an area of 12 hectares or greater, and
 - one minor residential unit per site:
 - limited to a maximum gross floor area of 100m² (exclusive of garages, and verandahs less than 20m²); and
 - must share vehicle access with the principal residential unit on the site; and
 - must be located no further than 25m from a principal residential unit on the site.
- Compliance with:
 - RPROZ-S2;
 - RPROZ-S3;
 - RPROZ-S4;
 - RPROZ-S5;
 - RPROZ-S6;
 - RPROZ-S7;
 - RPROZ-S8;
 - RPROZ-S9;
 - RPROZ-S10; and
 - RPROZ-S11;
 - .
- Compliance with:
 - RPROZ-S12 (setback from existing intensive primary production).
 - RPROZ-S13 (building restrictions near Waipukurau Aerodrome).
 - RPROZ-S14 (setback from gas transmission network).

2. Activity status where compliance with condition RPROZ-R1(1)(b) is not achieved: RDIS

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

- Assessment matters:
 - RPROZ-AM1.
 - RPROZ-AM2.
 - RPROZ-AM3.
 - RPROZ-AM4.
 - [RPROZ-AM15](#).
 - [RPROZ-AM16](#).
- Assessment matters in the following chapters:
 - TRAN – Transport.
 - LIGHT – Light.
 - NOISE – Noise.

3. Activity status where compliance with conditions RPROZ-R1(1)(a) and/or RPROZ-R1(1)(c) is not achieved: DIS

4. Activity status where compliance with condition RPROZ-R1(1)(d) is not achieved: NC

Commented [A21]: S90.045 Centralines – Rural Topic, 3D, Key Issue 18

Commented [A22]: S57.178 FENZ – Rural Topic, 3D, Ky Issue 20.

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

Note 1: an existing principal residential unit may become the minor residential unit provided that all standards and terms are met.

Note 2: Under the Hawke's Bay Regional Resource Management Plan, there are also requirements in respect of new domestic sewage systems (including minimum land area requirements).

RPROZ-R2 Seasonal workers accommodation

1. Activity Status: PER

Where the following conditions are met:

- a. Limited to:
 - i. A maximum gross floor area of 125m².
 - ii. ~~A maximum number of people to be accommodated on site of 24.~~
 - iii. All new buildings are relocatable in design or able to be reconfigured to buildings accessory to land-based primary production.
 - iv. The site is not a 'lifestyle site' (a site created through the lifestyle site subdivision provisions of the District Plan).
- b. Compliance with:
 - i. RPROZ-S2;
 - ii. RPROZ-S3;
 - iii. RPROZ-S4;
 - iv. RPROZ-S5;
 - v. RPROZ-S6;
 - vi. RPROZ-S7;
 - vii. RPROZ-S8;
 - viii. RPROZ-S9;
 - ix. RPROZ-S10; and
 - x. RPROZ-S11;
- c. Compliance with:
 - i. RPROZ-S12 (setback from existing intensive primary production);
 - ii. RPROZ-S13 (building restrictions near Waipukurau Aerodrome); and
 - iii. RPROZ-S14 (setback from gas transmission network).

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

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

a. Assessment matters:

- i. RPROZ-AM1.
- ii. RPROZ-AM2.
- iii. RPROZ-AM3.
- iv. RPROZ-AM4.
- v. RPROZ-AM15.
- vi. RPROZ-AM16.

b. Assessment matters in the following chapters:

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

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

Matters over which discretion is restricted:

- a. Whether the proposed building location will allow for efficient use of the remaining undeveloped land for primary production activities.
- b. Whether the scale and design of the proposed building

Commented [A23]: Hort NZ (S81.156) - Rural 3C - Key Issue 12

Commented [A24]: S90.045 Centralines – Rural Topic, 3D, Key Issue 18.

Commented [A25]: S57.179 FENZ – Rural Topic, 3D, Key Issue 20

<p>d. Compliance with RPROZ-S15 (setbacks from National Grid).</p> <p><i>Note: Under the Hawke's Bay Regional Resource Management Plan, there are also requirements in respect of new domestic sewage systems (including minimum land area requirements).</i></p>	<p>complements the character of the area.</p> <p>c. Whether the siting of the activity will impact on the amenity of adjoining properties, or any dwelling established in an adjoining zone within 100m of the activity.</p> <p>d. Whether soil values have been taken into account in selecting the site for the building.</p> <p>e. Whether traffic generation associated with the number of occupants will adversely impact on the road network.</p> <p>4. Activity status where compliance with condition RPROZ-R2(1)(c) is not achieved: DIS</p> <p>5. Activity status where compliance with condition RPROZ-R2(1)(d) is not achieved: NC</p>
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RPROZ-R3 Primary production activities (including ancillary accessory buildings and structures (primary production), but excluding post-harvest facilities, mining and quarrying)

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1. Activity Status: PER

Where the following conditions are met:

- a. Compliance with:
 - i. RPROZ-S2;
 - ii. RPROZ-S3;
 - iii. RPROZ-S4;
 - iv. RPROZ-S5;
 - v. RPROZ-S6;
 - vi. RPROZ-S7;
 - vii. RPROZ-S8;
 - viii. RPROZ-S9;
 - ix. RPROZ-S10;
 - x. RPROZ-S11;
- b. Compliance with:
 - i. RPROZ-S13 (building restrictions near Waipukurau Aerodrome); ~~and~~

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

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

- a. Assessment matters:
 - i. RPROZ-AM1.
 - ii. RPROZ-AM2.
 - iii. RPROZ-AM4.
 - iv. RPROZ-AM15.
 - v. RPROZ-AM16.
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

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<p>ii. <u>RPROZ-S14 (setback from gas transmission network);</u></p> <p>c. Compliance with RPROZ-S15 (setbacks from National Grid).</p> <p><i>Note: The provisions of the Rural Production Zone in the District Plan do not apply to plantation forestry. Plantation forestry is regulated separately under the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017 which addresses such things as setbacks, earthworks management, land preparation, harvesting and replanting.</i></p>	<p>3. Activity status where compliance with condition RPROZ-R3(1)(b) is not achieved: DIS</p> <p>4. Activity status where compliance with condition RPROZ-R3(1)(c) is not achieved: NC</p>
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Commented [A27]: S81.157 Hort NZ - Rural Topic 3D, Key Issue 18

RPROZ-R21XX Artificial Crop Protection Structures

1. Activity Status: PER

Where the following conditions are met:

a. Limited to:

- i. Use of green or black cloth on vertical faces within 30m of the site boundary;
- ii. Use of green, black, or white cloth on horizontal surfaces.

— Shall be setback a minimum distance of:

- 5m from the site boundary;
- 15m from the nearest part of a residential dwelling on a separate site.

b. Compliance with:

- i. RPROZ-S3 Height of buildings;
- ii. RPROZ-S6(4) and RPROZ-S6(5) Setback from neighbours;
- iii. RPROZ-S8 Electrical safety distances; and
- iv. RPROZ-S15 Setbacks from National Grid.

2. Activity status where compliance with conditions RPROZ-R21XX(1)(a) and/or RPROZ-R21XX(1)(b) and/or RPROZ-R21(1)(c)(i) and/or RPROZ-R21XX(1)(bc)(ii) and/or RPROZ-R21(1)(c)(iii) is not achieved: RDIS

Matters over which discretion is restricted:

- a. The effects of not meeting the conditions in respect to cloth colour, setbacks and building height.
- b. The effects of not meeting setbacks from the National Grid.
- c. Assessment Matter RPROZ-AM15 in relation to not meeting electricity safety distances.

3. Activity status where compliance with condition RPROZ-R21XX(1)(c)(iv)(b)(iii) is not achieved: NC

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Commented [A32]: consequential amendment to be consistent with other amendments made to the rules in response to S79.114, S79.115, S79.116, S79.117, S79.118, S79.119, S79.120, S79.121, S79.122, S79.123, S79.124 and S79.125 Transpower, in relation to their submission points requesting a Non-Complying Activity status where compliance with Standard GRUZ-S15 (setbacks from National Grid) is not achieved.

Commented [A33]: Hort NZ (S81.158), Fed Farmers (S121.218), NZ Agricultural Aviation Assoc (S43.007) & Aerospread Ltd (S38.009) - Rural 3C - Key Issue 17

RPROZ-R4 Agricultural aviation movements ancillary to primary production activities

1. Activity Status: PER

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

Where the following conditions are met: N/A

Note: NOISE-S5(11) & (12) apply to noise associated with agricultural aviation activities.

RPROZ-R5 New, or expansion of existing, rural airstrips and/or helicopter landing areas

1. Activity Status: PER

Where the following conditions are met:

- a. The rural airstrip or helicopter landing area is located a minimum distance of:
 - i. 2km from any General Residential, Settlement, or Rural Lifestyle Zone boundary, and
 - ii. 500m from the notional boundary of any building associated with an existing or consented noise sensitive activity not located on the same site, and
 - iii. 50m from a State Highway.

b. Total combined aircraft and helicopter movements do not exceed a total of 1,000 movements per calendar year (excluding emergency aviation movements and agricultural aviation movements ancillary to primary production activities undertaken on the same site).

c. Limited to 100m² gross floor area of buildings ancillary to the activity per site.

d.b. Compliance with:

- i. RPROZ-S2;
- ii. RPROZ-S3;
- iii. RPROZ-S4;
- iv. RPROZ-S5;
- v. RPROZ-S6;
- vi. RPROZ-S7;
- vii. RPROZ-S8;
- viii. RPROZ-S9;
- ix. RPROZ-S10; and
- x. RPROZ-S11.

e.c. Compliance with:

- i. RPROZ-S13 (building restrictions near Waipukurau Aerodrome); and
- ii. RPROZ-S14 (setback from gas transmission network).

2. Activity status where compliance with condition RPROZ-R5(1)(**bd**) is not achieved: RDIS

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

a. Assessment matters:

- i. RPROZ-AM1.
- ii. RPROZ-AM2.
- iii. RPROZ-AM4.
- iv. RPROZ-AM175.

b. Assessment matters in the following chapters:

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

3. Activity status where compliance with conditions RPROZ-R5(1)(a), RPROZ-R5(1)(b), RPROZ-R5(1)(c) and/or RPROZ-R5(1)(**ce**) is not achieved: DIS

4. Activity status where compliance with condition RPROZ-R5(1)(**df**) is not achieved: NC

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Commented [A34]: Hort NZ (FS17.139), Fed Farmers (FS25.100), NZ Agricultural Aviation Assoc (S43.008, FS14.31, FS14.34, FS14.35, FS14.36), Aerospread Ltd (S38.010, FS10.28, FS10.29, FS10.30) & J & S Calder (S58.002) - Rural 3C - Key Issue 17

Commented [A35]: J & S Calder (S58.002) - Rural 3C - Key Issue 17

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

RPROZ-R6 Post-harvest facilities

1. Activity Status: PER

Where the following conditions are met:

- a. Limited to 2500m² gross floor area per site.
- b. Compliance with:
 - i. RPROZ-S2;
 - ii. RPROZ-S3;
 - iii. RPROZ-S4;
 - iv. RPROZ-S5;
 - v. RPROZ-S6;
 - vi. RPROZ-S7;
 - vii. RPROZ-S8;
 - viii. RPROZ-S9;
 - ix. RPROZ-S10; and
 - x. RPROZ-S11;
 - xi. .
- c. Compliance with:
 - i. RPROZ-S13 (building restrictions near Waipukurau Aerodrome); and
 - ii. RPROZ-S14 (setback from gas transmission network);
- d. Compliance with RPROZ-S15 (setbacks from National Grid).

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

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

- a. Assessment matters:
 - i. RPROZ-AM1.
 - ii. RPROZ-AM2.
 - iii. RPROZ-AM4.
 - iv. RPROZ-AM15.
 - v. RPROZ-AM16.
- 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 conditions RPROZ-R6(1)(a) and/or RPROZ-R6(1)(c) is not achieved: DIS

Commented [A38]: S81.159 Hort NZ - Rural Topic 3D, Key Issue 18

4. Activity status where compliance with condition RPROZ-R6(1)(d) is not achieved: NC

RPROZ-R7 Home businesses

1. Activity Status: PER

Where the following conditions are met:

- a. Compliance with RPROZ-S1 (the relevant activity thresholds).
- b. Compliance with:
 - i. RPROZ-S2;
 - ii. RPROZ-S3;
 - iii. RPROZ-S4;
 - iv. RPROZ-S5;
 - v. RPROZ-S6;
 - vi. RPROZ-S7;
 - vii. RPROZ-S8;

2. Activity status where compliance with condition RPROZ-R7(1)(b) is not achieved: RDIS

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

- a. Assessment matters:
 - i. RPROZ-AM1.
 - ii. RPROZ-AM2.
 - iii. RPROZ-AM3.
 - iv. RPROZ-AM4.
 - v. RPROZ-AM15.

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<ul style="list-style-type: none"> viii. RPROZ-S9; ix. RPROZ-S10; and x. RPROZ-S11; <p>c. Compliance with:</p> <ul style="list-style-type: none"> i. RPROZ-S12 (setback from existing intensive primary production); ii. RPROZ-S13 (building restrictions near Waipukurau Aerodrome); and iii. RPROZ-S14 (setback from gas transmission network). <p>d. Compliance with RPROZ-S15 (setbacks from National Grid).</p>	<ul style="list-style-type: none"> vi. RPROZ-AM16. <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 RPROZ-R7(1)(a) and/or RPROZ-R7(1)(c) is not achieved: DIS</p> <p>4. Activity status where compliance with condition RPROZ-R7(1)(d) is not achieved: NC</p>
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RPROZ-R8 Visitor accommodation

<p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>a. Limited to:</p> <ul style="list-style-type: none"> i. Length of stay for any one guest must be no greater than 3 months in any 12-month period; and ii. land not identified as Land Use Capability Class 1, 2, or 3, as mapped by the New Zealand Land Resource Inventory or by any more detailed mapping that uses the Land Use Capability classification. <p><i>Note: activities involving longer term tenancy within a residential unit are assessed as a 'Residential Activity'.</i></p> <p>b. Compliance with RPROZ-S1 (the relevant activity thresholds).</p> <p>c. Compliance with:</p> <ul style="list-style-type: none"> i. RPROZ-S2; ii. RPROZ-S3; iii. RPROZ-S4; iv. RPROZ-S5; v. RPROZ-S6; vi. RPROZ-S7; vii. RPROZ-S8; viii. RPROZ-S9; ix. RPROZ-S10; x. RPROZ-S11; <p>d. Compliance with:</p>	<p>2. Activity status where compliance with condition RPROZ-R8(1)(c) is not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <p>a. Assessment matters:</p> <ul style="list-style-type: none"> i. RPROZ-AM1. ii. RPROZ-AM2. iii. RPROZ-AM3. iv. RPROZ-AM4. v. RPROZ-AM15. vi. RPROZ-AM16. <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 RPROZ-R8(1)(a), RPROZ-R8(1)(b) and/or RPROZ-R8(1)(d) is not achieved: DIS</p> <p>4. Activity status where compliance with condition RPROZ-R8(1)(e) is not achieved: NC</p>
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Commented [A43]: S42.072 Pork Industry Board and S81.161 Hort NZ, Report 6C, Key Issue 18

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- i. RPROZ-S12 (setback from existing intensive primary production);
- ii. RPROZ-S13 (building restrictions near Waipukurau Aerodrome); and
- iii. RPROZ-S14 (setback from gas transmission network).
- e. Compliance with RPROZ-S15 (setbacks from National Grid).

RPROZ-R9 Commercial activities not otherwise provided for

1. Activity Status: PER

Where the following conditions are met:

- a. Any retail sales are limited to produce reared or produced on the site.
- b. Compliance with RPROZ-S1 (the relevant activity thresholds).
- c. Compliance with:
 - i. RPROZ-S2;
 - ii. RPROZ-S3;
 - iii. RPROZ-S4;
 - iv. RPROZ-S5;
 - v. RPROZ-S6;
 - vi. RPROZ-S7;
 - vii. RPROZ-S8;
 - viii. RPROZ-S9;
 - ix. RPROZ-S10; and
 - x. RPROZ-S11;
- d. Compliance with:
 - i. RPROZ-S12 (setback from existing intensive primary production); and
 - ii. RPROZ-S13 (building restrictions near Waipukurau Aerodrome); and
 - iii. RPROZ-S14 (setback from gas transmission network).
- e. Compliance with RPROZ-S15 (setbacks from National Grid).

2. Activity status where compliance with condition RPROZ-R9(1)(c) is not achieved: RDIS

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

- a. Assessment matters:
 - i. RPROZ-AM1.
 - ii. RPROZ-AM2.
 - iii. RPROZ-AM3.
 - iv. RPROZ-AM4.
 - v. RPROZ-AM15.
 - vi. RPROZ-AM16.
- 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 conditions RPROZ-R9(1)(a) and/or RPROZ-R9(1)(d) is not achieved: DIS

4. Activity status where compliance with conditions RPROZ-R9(1)(b) and/or RPROZ-R9(1)(e) is not achieved: NC

Commented [A46]: S81.162 Hort NZ - Rural Topic 3D, Key Issue 18

RPROZ-R10 Community facilities

1. Activity Status: PER

Where the following conditions are met:

- a. Limited to:

2. Activity status where compliance with condition RPROZ-R10(1)(b) is not achieved: RDIS

<ul style="list-style-type: none"> i. 100m² gross floor area per site; <u>and</u> ii. <u>land not identified as Land Use Capability Class 1, 2, or 3, as mapped by the New Zealand Land Resource Inventory or by any more detailed mapping that uses the Land Use Capability classification.</u> 	<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. RPROZ-AM1. ii. RPROZ-AM2. iii. RPROZ-AM3. iv. RPROZ-AM4. v. <u>RPROZ-AM9.</u> vi. <u>RPROZ-AM15.</u> vii. <u>RPROZ-AM16.</u> b. Assessment matters in the following chapters: <ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise.
<ul style="list-style-type: none"> b. Compliance with: <ul style="list-style-type: none"> i. RPROZ-S2; ii. RPROZ-S3; iii. RPROZ-S4; iv. RPROZ-S5; v. RPROZ-S6; vi. RPROZ-S7; vii. RPROZ-S8; viii. RPROZ-S9; ix. RPROZ-S10; and x. RPROZ-S11; c. Compliance with: <ul style="list-style-type: none"> i. RPROZ-S12 (setback from existing intensive primary production); <u>and</u> ii. RPROZ-S13 (building restrictions near Waipukurau Aerodrome); <u>and</u> iii. <u>RPROZ-S14 (setback from gas transmission network).</u> d. Compliance with RPROZ-S15 (setbacks from National Grid). 	<p>3. Activity status where compliance with conditions RPROZ-R10(1)(a) and/or RPROZ-R10(1)(c) is not achieved: DIS</p> <p>4. Activity status where compliance with condition RPROZ-R10(1)(d) is not achieved: NC</p>

Commented [A49]: S42.074 Pork Industry Board and S81.163 Hort NZ - Report 6C, Key Issue 18

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Commented [A50]: S81.163 Hort NZ - Rural Topic 3D, Key Issue 18

Commented [A51]: S81.119 Hort NZ - Rural Topic 3D, Key Issue 19.

RPROZ-R11 Educational facilities

<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. <u>100m²200m²</u> gross floor area per site; <u>and</u> ii. <u>land not identified as Land Use Capability Class 1, 2, or 3, as mapped by the New Zealand Land Resource Inventory or by any more detailed mapping that uses the Land Use Capability classification.</u> b. Compliance with: <ul style="list-style-type: none"> i. RPROZ-S2; ii. RPROZ-S3; iii. RPROZ-S4; iv. RPROZ-S5; v. RPROZ-S6; vi. RPROZ-S7; vii. RPROZ-S8; 	<p>2. Activity status where compliance with condition RPROZ-R11(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. RPROZ-AM1. ii. RPROZ-AM2. iii. RPROZ-AM3. iv. RPROZ-AM4. v. <u>RPROZ-AM15.</u> vi. <u>RPROZ-AM16.</u> b. Assessment matters in the following chapters: <ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light.
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Commented [A58]: S57.185 FENZ – Rural Topic, 3D, Key Issue 20

viii. RPROZ-S9; ix. RPROZ-S10; and x. RPROZ-S11;	iii. NOISE – Noise.
c. Compliance with: i. RPROZ-S12 (setback from existing intensive primary production); <u>and</u> ii. RPROZ-S13 (building restrictions near Waipukurau Aerodrome); <u>and</u> iii. <u>RPROZ-S14 (setback from gas transmission network).</u>	3. Activity status where compliance with conditions RPROZ-R11(1)(a) and/or RPROZ-R11(1)(c) is not achieved: DIS
d. Compliance with RPROZ-S15 (setbacks from National Grid).	4. Activity status where compliance with condition RPROZ-R11(1)(d) is not achieved: NC

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RPROZ-R12 Emergency service activities and emergency aviation movements

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1. Activity Status: PER

Where the following conditions are met:

- Limited to 100m² gross floor area per site.
- Compliance with:
 - RPROZ-S2;
 - RPROZ-S3;
 - RPROZ-S4;
 - RPROZ-S5;
 - RPROZ-S6;
 - RPROZ-S7;
 - RPROZ-S8;
 - RPROZ-S9;
 - RPROZ-S10; and
 - RPROZ-S11;
- Compliance with:
 - RPROZ-S13 (building restrictions near Waipukurau Aerodrome); and
 - RPROZ-S14 (setback from gas transmission network).
- Compliance with RPROZ-S15 (setbacks from National Grid).

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

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

- Assessment matters:
 - RPROZ-AM1.
 - RPROZ-AM2.
 - RPROZ-AM4.
 - RPROZ-AM15.
 - RPROZ-AM16.
- Assessment matters in the following chapters:
 - TRAN – Transport.
 - LIGHT – Light.
 - NOISE – Noise.

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3. Activity status where compliance with conditions RPROZ-R12(1)(a) and/or RPROZ-R12(1)(c) is not achieved: DIS

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

RPROZ-R13 Relocated buildings

1. Activity Status: PER

Where the following conditions are met:

2. Activity status where compliance not achieved: RDIS

- a. The building must be for the purpose of accommodating a permitted or consented activity on the site.
- b. Compliance with RPROZ-S16.

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.

RPROZ-R14 Intensive primary production activities (other than commercial boarding and/or breeding of cats, dogs, and other domestic pets)

1. Activity Status: CON

Where the following conditions are met:

- a. Minimum setbacks for buildings housing animals reared intensively, enclosures accommodating animals reared intensively, and organic matter and effluent storage, treatment and utilisation associated with intensive primary production activities, from:
 - i. any Settlement, Rural Lifestyle, or General Residential Zone boundary is 500m.
 - ii. from a property boundary is 200m.
- b. Compliance with:
 - i. RPROZ-S2;
 - ii. RPROZ-S3;
 - iii. RPROZ-S4;

2. Activity status where compliance with condition RPROZ-R14(1)(b) is not achieved: RDIS

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

- a. Assessment matters:
 - i. RPROZ-AM1.
 - ii. RPROZ-AM2.
 - iii. RPROZ-AM4.
 - iv. RPROZ-AM15.
 - v. RPROZ-AM16.
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.

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Commented [A64]: S90.045 Centralines – Rural Topic, 3D, Key Issue 18.

Commented [A65]: S57.188 FENZ – Rural Topic, 3D, Key Issue 20

iv. RPROZ-S5; v. RPROZ-S6; vi. RPROZ-S7; vii. RPROZ-S8; viii. RPROZ-S9; ix. RPROZ-S10; and x. RPROZ-S11; c. Compliance with: i. RPROZ-S13 (building restrictions near Waipukurau Aerodrome); and ii. <u>RPROZ-S14 (setback from gas transmission network)</u> ; d. Compliance with RPROZ-S15 (setbacks from National Grid). Matters over which control is reserved: e. Effects on character and amenity of the zone from traffic generated by the proposal and the hours of operation. f. The method of storage and use of materials associated with the operation of the activity that may generate noxious, offensive, or objectionable odour beyond the site boundary. g. Methods of disposal of stormwater and wastewater for the activity. h. Setbacks from wāhi tapu, wāhi taonga and sites of significance identified in SASM-SCHED3 that are located within the site of the activity.	iii. NOISE – Noise. <u>2A3. Activity status where compliance with condition RPROZ-R14(1)(a)(ii) is not achieved: RDIS</u> <u>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</u> a. <u>Assessment Matters:</u> i. <u>RPROZ-AM10.</u> <u>34. Activity status where compliance with condition RPROZ-R14(1)(c) is not achieved: DIS</u> <u>45. Activity status where compliance with conditions RPROZ-R14(1)(a)(i) and/or RPROZ-R14(1)(d) is not achieved: NC</u>
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Commented [A66]: S102.080 Te Mata Mushrooms – Rural Topic, Key Issue 14

Commented [A63]: S81.165 Hort NZ - Rural Topic 3D, Key Issue 18

RPROZ-R16 Camping grounds

1. Activity Status: <u>RDIS</u> Where the following conditions are met: a. <u>Compliance with:</u> i. <u>RPROZ-S2;</u> ii. <u>RPROZ-S3;</u> iii. <u>RPROZ-S4;</u> iv. <u>RPROZ-S5;</u> v. <u>RPROZ-S6;</u> vi. <u>RPROZ-S7;</u> vii. <u>RPROZ-S8;</u> viii. <u>RPROZ-S9;</u> ix. <u>RPROZ-S10;</u> x. <u>RPROZ-S11; and</u> xi. <u>RPROZ-S17.</u> b. <u>Compliance with:</u>	2. Activity status where compliance with condition <u>RPROZ-R16(1)(a) and/or RPROZ-R16(1)(b) is not achieved: <u>DIS</u></u> 3. Activity status where compliance with condition <u>RPROZ-R16(1)(c) is not achieved: <u>NC</u></u>
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Commented [A67]: S101.005 NZ Motor Caravan Association – Rural Topic, 3D, Key Issue 19

<p>i. <u>RPROZ-S12 (setback from existing intensive primary production); and</u></p> <p>ii. <u>RPROZ-S13 (building restrictions near Waipukurau Aerodrome); and</u></p> <p>iii. <u>RPROZ-S14 (setback from gas transmission network).</u></p> <p>c. <u>Compliance with RPROZ-S15 (setbacks from National Grid Yard).</u></p> <p>Matters over which discretion is restricted:</p> <p>d. <u>Assessment matters (where relevant to the infringed standard(s):</u></p> <p>i. <u>RPROZ-AM1.</u></p> <p>ii. <u>RPROZ-AM2.</u></p> <p>iii. <u>RPROZ-AM3.</u></p> <p>iv. <u>RPROZ-AM4.</u></p> <p>v. <u>RPROZ-AM12.</u></p> <p>vi. <u>RPROZ-AM15.</u></p> <p>vii. <u>RPROZ-AM16.</u></p> <p>e. <u>Assessment matters in the following chapters:</u></p> <p>i. <u>TRAN – Transport.</u></p> <p>ii. <u>LIGHT – Light.</u></p> <p>iii. <u>NOISE – Noise.</u></p>	
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RPROZ-R22XX Rural Industry (other than post-harvest facilities)

1. Activity Status: DIS

Where the following conditions are met: N/A

- a. Compliance with GRUZ-S15 (setbacks from National Grid).

Subject to (but not limited to) the following assessment matter:

- a-b. The necessity of a rural location.

2. Activity status where compliance with condition RPROZ-R22XX(1)(a) is not achieved: NC/A

Commented [A68]: S102.084 Te Mata Mushrooms, S116.039 Silver Fern Farms - Rural Topic 3C, Key Issue 16

Commented [A69]: consequential amendment to be consistent with other amendments made to the rules in response to S79.114, S79.115, S79.116, S79.117, S79.118, S79.119, S79.120, S79.121, S79.122, S79.123, S79.124 and S79.125 Transpower, in relation to their submission points requesting a Non-Complying Activity status where compliance with Standard GRUZ-S15 (setbacks from National Grid) is not achieved.

Commented [A70]: S58.002 Calder, FS10.29 Aerospread Ltd, FS14.35 Agricultural Aviation Association - Rural Topic 3C, Key Issue 17

RPROZ-R23XX Airport / aerodrome (other than rural airstrip), and helicopter depot

1. Activity Status: DIS

Where the following conditions are met: N/A

- a. Compliance with GRUZ-S15 (setbacks from National Grid).

2. Activity status where compliance with condition RPROZ-R23XX(1)(a) is not achieved: NC/A

Commented [A71]: consequential amendment to be consistent with other amendments made to the rules in response to S79.114, S79.115, S79.116, S79.117, S79.118, S79.119, S79.120, S79.121, S79.122, S79.123, S79.124 and S79.125 Transpower, in relation to their submission points requesting a Non-Complying Activity status where compliance with Standard GRUZ-S15 (setbacks from National Grid) is not achieved.

Commented [A72]: consequential amendment to be consistent with other amendments made to the rules in response to S79.114, S79.115, S79.116, S79.117, S79.118, S79.119, S79.120, S79.121, S79.122, S79.123, S79.124 and S79.125 Transpower, in relation to their submission points requesting a Non-Complying Activity status where compliance with Standard GRUZ-S15 (setbacks from National Grid) is not achieved.

RPROZ-R15 Commercial boarding and/or breeding of cats, dogs, and other domestic pets

1. Activity Status: DIS

Where the following conditions are met: N/A

- a. Compliance with GRUZ-S15 (setbacks from National Grid).

2. Activity status where compliance with condition RPROZ-R15(1)(a) is not achieved: NC/A

RPROZ-R16 Camping grounds

1. Activity Status: RDIS

Where the following conditions are met:

— Compliance with:

— RPROZ-S2:

— RPROZ-S3:

— RPROZ-S4:

— RPROZ-S5:

— RPROZ-S6:

— RPROZ-S7:

— RPROZ-S8:

— RPROZ-S9:

— RPROZ-S10:

— RPROZ-S11; and

— RPROZ-S17:

— Compliance with:

— RPROZ-S12 (setback from existing intensive primary production); and

— RPROZ-S13 (building restrictions near Waipukurau Aerodrome); and

— RPROZ-S14 (setback from gas transmission network);

— Compliance with RPROZ-S15 (setbacks from National Grid Yard).

Matters over which discretion is restricted:

— Assessment matters (where relevant to the infringed standard(s):

— RPROZ-AM1:

— RPROZ-AM2:

— RPROZ-AM3:

— RPROZ-AM4:

— RPROZ-AM12:

— RPROZ-AM15:

— RPROZ-AM16:

— Assessment matters in the following chapters:

2. Activity status where compliance with condition RPROZ-R16(1)(a) and/or RPROZ-R16(1)(b) is not achieved: DIS

3. Activity status where compliance with condition RPROZ-R16(1)(c) is not achieved: NC

Commented [A73]: S101.005 NZ Motor Caravan Association – Rural Topic, 3D, Key Issue 19

TRAN Transport. LIGHT Light. ii-iv. NOISE Noise.	
RPROZ-R17 Relocatable building depots	
1. Activity Status: DIS Where the following conditions are met: N/A a. <u>Compliance with GRUZ-S15 (setbacks from National Grid).</u>	2. Activity status where compliance with condition RPROZ-R17(1)(a) is not achieved: NC/A
RPROZ-R18 Any other activity not otherwise provided for	
1. Activity Status: DIS Where the following conditions are met: N/A a. <u>Compliance with GRUZ-S15 (setbacks from National Grid).</u>	2. Activity status where compliance with condition RPROZ-R18(1)(a) is not achieved: NC/A
RPROZ-R19 Industrial activities (other than post-harvest facilities and rural industry)	
1. Activity Status: NC Where the following conditions are met: N/A	2. Activity status where compliance not achieved: N/A
RPROZ-R20 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

Commented [A74]: consequential amendment to be consistent with other amendments made to the rules in response to S79.114, S79.115, S79.116, S79.117, S79.118, S79.119, S79.120, S79.121, S79.122, S79.123, S79.124 and S79.125 Transpower, in relation to their submission points requesting a Non-Complying Activity status where compliance with Standard GRUZ-S15 (setbacks from National Grid) is not achieved.

Commented [A75]: S102.083 Te Mata Mushrooms - Rural Topic 3C, Key Issue 16

Standards

RPROZ-S1 Activity Threshold	
Commercial Activities Visitor Accommodation Home Businesses (excludes retail sales and restaurants)	1. Maximum gross floor area per site is 100m ² . 2. Personnel limited to: a. At least one person resident on the site must carry out the activity. b. A maximum of three additional employees (in addition to those resident on the site). <i>Note: Visitor accommodation within an existing residential unit or existing minor residential unit will be exempt from the 100m²</i>

	<i>maximum floor area, provided the existing residential activity does not cease.</i>
Retail Sales of produce reared or produced on the site	<ol style="list-style-type: none"> Maximum gross floor area per site is 100m². Limited to the following hours of operation: <ol style="list-style-type: none"> 0800 – 2200 hours, seven days a week.
Restaurants	<ol style="list-style-type: none"> Maximum gross floor area for serving customers per site is 100m² (excluding uncovered outdoor areas). Maximum number of customers to be accommodated at any one time is 40 persons. Limited to the following hours of operation: <ol style="list-style-type: none"> 0800 – 2200 hours, seven days a week.
Cumulative Limits	<ol style="list-style-type: none"> Maximum combined gross floor area per site, for any of the above activities, is 100m². Maximum combined outdoor display area per site, for any of the above activities, is 100m². <p><i>Note: Cumulative limits are calculated per site, not per activity.</i></p>
RPROZ-S2 Total Building Coverage	
All	<ol style="list-style-type: none"> Maximum building coverage (including hardstand and sealed areas) must not exceed 35% of the net site area or 1500m², whichever is the lesser, except: <ol style="list-style-type: none"> for sites containing post-harvest facilities, the maximum building coverage is 35% of the net site area or 2500m², whichever is the lesser. Netting, structures <u>(including artificial crop protection structures)</u>, and greenhouses where crops are grown under or within those structures directly in the soil of the site, are excluded from total building coverage calculations.
RPROZ-S3 Height of Buildings	
All (except frost fans)	<ol style="list-style-type: none"> Maximum height of any building(s) is 10m.
Frost Fans	<ol style="list-style-type: none"> Maximum height, measured to the tip of the blade at its highest point, is 15m.
	<i>Note: in all instances, height is measured from the natural ground level.</i>
RPROZ-S4 Height in Relation to Boundary	
All	<ol style="list-style-type: none"> No part of a building must exceed a height of 2 metres plus the shortest horizontal distance between that part of the

Commented [A76]: S81.168 - Rural Topic 3C, Key Issue 12

	<p>building and the nearest site boundary, except for the following:</p> <ol style="list-style-type: none"> 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; domestic water storage tanks, provided the maximum dimension of these structures measured parallel to the boundary under consideration must not exceed 3m; 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> <p><i>Note: This does not apply to artificial crop protection structures.</i></p>
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Commented [A77]: S81.170 Hort NZ - Rural Topic 3C, Key Issue 12

RPROZ-S5 Setback from Roads and Rail Network

Residential Activities (including accessory buildings)	<ol style="list-style-type: none"> Minimum setback of any building(s) from road boundaries is 5m. Minimum setback of any building(s) from the Rail Network Boundary is 5m.
Seasonal Workers Accommodation	<ol style="list-style-type: none"> Minimum distance of any building(s) from road boundaries is 15m.
Accessory Buildings and Structures (Primary Production) associated with Primary Production Activities	<ol style="list-style-type: none"> Minimum setback of any building(s) from road boundaries is 5m. Minimum setback of stockyards and stock loading ramps/races fronting roads that are classified as Arterial or Primary Collector-Inter-regional Connectors, Rural Connectors, and Peri-urban Roads is 20m. Minimum setback of any building(s) from the Rail Network Boundary is 53m.
All Other Buildings (including Post-Harvest Facilities)	<ol style="list-style-type: none"> Minimum setback of any building(s) from road boundaries is 20m, except that: <ol style="list-style-type: none"> buildings less than 10m² in gross floor area, and buildings used by Emergency Service Activities, may

Commented [A78]: S81.171 Hort NZ, Report 3B - Rural, Key Issue 6

Commented [A79]: S104.014 CHBDC, Report 7C Transport, Key Issue 2

Commented [A80]: S121.223 Federated Farmers, Report 3B, Rural, Key Issue 6

	<p>be located within the above setbacks from road boundaries.</p> <p>8. Minimum setback of any building(s) from the Rail Network Boundary is 5m.</p> <p><i>Note: Under the Hawke's Bay Regional Resource Management Plan, there is also a requirement for setbacks from the bed of a river, lake or artificial watercourse which is within a land drainage or flood control scheme area.</i></p>
RPROZ-S6 Setback from Neighbours	
Residential Activities adjacent to an existing plantation forest on an adjoining site	1. Minimum setback of buildings from an existing plantation forest on an adjoining site is 40m.
All Other Activities (excluding Accessory Buildings and Accessory Buildings and Structures (Primary Production))	2. Minimum setback of buildings for an activity from <u>internal side and rear</u> boundaries is 15m. <u>Farm and Domestic</u> water storage tanks up to 2m in height are exempt from this standard.
Accessory Buildings Ancillary Accessory Buildings and Structures (Primary Production)	3. Minimum setback of buildings for an activity from <u>internal side and rear</u> boundaries is 5m. <u>Farm and Domestic</u> water storage tanks up to 2m in height are exempt from this standard.
Artificial Crop Protection Structures	<p>4. <u>Minimum setback from side and rear internal boundaries is of 54m.</u></p> <p>5. <u>Minimum setback from the nearest part of a residential dwelling on a separate site is 15m.</u></p>
<p><u>Sites created before 28 May 2021 and less than 4000m² net site area</u></p> <p><u>Where a subdivision consent application to create a site is lodged with Council before 28 May 2021, and accepted under section 88 of the RMA</u></p>	<p>6. <u>Minimum setback of buildings for a residential activity from side and rear boundaries is 5m.</u></p> <p>7. <u>Minimum setback of buildings for all other activities from side and rear boundaries is 10m.</u></p>

Commented [A82]: S121.224 Federated Farmers - Report 3B, Rural, Key Issue 6

Commented [A81]: S81.172 Hort NZ, Report 3B - Rural, Key Issue 6

Commented [A84]: S121.224 Federated Farmers - Report 3B Rural, Key Issue 6

Commented [A83]: S81.172 Hort NZ - Rural, Key Issue 6

Commented [A85]: S81.172 Hort NZ - Rural Topic 3C, Key Issue 12

Commented [A86]: S128.002 Surveying the Bay, FS17.77 Hort NZ, - Report 3B Rural, Key Issue 6

1991 and thereafter granted

RPROZ-S7 Shading of Land and Roads

Trees on boundaries	1. Trees forming a continuous line for a distance of more than 20 metres on a side or rear boundary of a property under separate ownership: <ul style="list-style-type: none">a. must be planted a minimum distance of 5m from an adjoining property boundary and be maintained so that the branches do not extend over that boundary;⁷ <u>and</u>b. <u>where planted a distance between 5m and 10m from an adjoining property boundary, must be maintained at a height of no more than their distance from the boundary +4m (for example, at a distance of 5m from the boundary, the height limit is 9m; at a distance of 9m from the boundary, the height limit is 13m).</u>
Trees adjoining public roads	2. Trees forming a continuous line for a distance of more than 20 metres within 5 metres of a public road must be maintained at a height of less than 9 metres.

Note: this standard does not apply to plantation forestry, which is subject to permitted activity setback conditions for afforestation specified in the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.

RPROZ-S8 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 (NZCECP 34:2001).</u>
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RPROZ-S9 Transport (Access, Parking, Loading)

All	1. Activities must comply with the provisions of the TRAN – Transport chapter.
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RPROZ-S10 Light

All	1. Activities must comply with the provisions of the LIGHT – Light chapter.
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RPROZ-S11 Noise

Commented [A87]: Hort NZ (S81.173) & Fed Farmers (S121.225), Report 3B Rural, Key Issue 9

Commented [A88]: Error corrected pursuant to clause 16(2), First Schedule of the RMA.

All	<ol style="list-style-type: none"> Activities must comply with the provisions of the NOISE – Noise chapter. <p><i>Note: There are exemptions and/or specific standards provided in NOISE-S5 for the use of agricultural machinery, audible bird scaring devices, hail cannons and frost protection fans.</i></p>
RPROZ-S12 Setback from Existing Intensive Primary Production Activities	
Sensitive Activities	<ol style="list-style-type: none"> Minimum setback of buildings from any buildings or enclosure housing animals reared intensively, or from organic matter and effluent storage, treatment and utilisation associated with intensive primary production activities, is 200 metres.
RPROZ-S13 Buildings and structures by Waipukurau Aerodrome	
All	<ol style="list-style-type: none"> No building or structure in areas specified as 'Waipukurau Aerodrome - No Building' overlay. 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.
RPROZ-S14 Setback from Gas Transmission Network	
Residential Activities	<ol style="list-style-type: none"> Gas Transmission Pipeline: <ol style="list-style-type: none"> minimum setback of buildings from a gas transmission pipeline forming part of the Gas Transmission Network is 20m. Incidental Equipment: <ol style="list-style-type: none"> minimum setback of buildings from above ground incidental equipment forming part of the Gas Transmission Network is 30m.
RPROZ-S15 Setback from National Grid Yard and National Grid Substation	
Sensitive Activities	<ol style="list-style-type: none"> Minimum setback of buildings and structures from the designated boundary of a National Grid substation is 25m.
All Buildings and Structures	<ol style="list-style-type: none"> Under the National Grid conductors (wires): <ol style="list-style-type: none"> on all sites within any part of the National Grid Yard, all buildings and structures must:

Commented [A89]: S79.111 Transpower - Rural Topic, 3D, Key Issue 18.

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Commented [A90]: S121.229 Federated Farmers - Rural Topic 3D, Key Issue 18

- i. if for an existing sensitive activity, not involve an increase in the building height or footprint where alterations and additions to existing buildings occur; or
 - ii. be a fence less than 2.5m high; or
 - iii. be an uninhabitable farm building or structure for primary production activities (but not a milking/dairy shed (excluding ancillary structures), enclosed protective canopies made from impermeable material, commercial greenhouses, or intensive primary production buildings); or
 - iv. be an uninhabited horticultural building or structure (but not a commercial greenhouse).
- b. all buildings or structures permitted by a. must comply with the following conditions:
 - i. demonstrate that safe electrical clearance distances required by *NZEC 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances* are maintained under all National Grid line operating conditions.
 - ii. not permanently physically impede existing vehicular access to a National Grid support structure.

3.2. Around National Grid support structures: buildings and structures permitted under clause 2 above must be set back at least 12m from the outer visible edge of a tower, or 810m from a single pole, forming part of a National Grid support structure, except where the building or structure is:

- a. a fence less than 2.5m in height and more than 5m from the nearest National Grid support structure foundation; or
- b. an artificial crop protection structure or crop protection support structure between 8m and 12m from a pole support structure and any associated stay wire, that:
 - i. meets the requirements of the *NZEC 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances* for separation distances from the conductor;
 - ii. is no more than 2.5m high;
 - iii. is removable or temporary, to allow a clear working space 12 metres from the pole when necessary for maintenance and emergency repair purposes; and

Commented [A91]: S121.230 Federated Farmers Rural Topic 3D, Key Issue 18

Commented [A92]: S79.111 Transpower – Rural Topic, 3D, Key Issue 18.

Commented [A93]: S81.174 Horticulture NZ, Rural Topic, 3D, Key Issue 18.

	<ul style="list-style-type: none"> iv. allows all-weather access to the pole and a sufficient area for maintenance equipment, including a crane; or c. a horticultural structure for which Transpower has given written approval in accordance with clause 2.4.1 of <i>NZEC 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances</i> to be located within 12m of a tower or 8m of a pole support structure.
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RPROZ-S16 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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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
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	<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 <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 [A94]: S106.023 Heavy Haulage Assoc - Miscellaneous Topic 6C, Key Issue 4

Commented [A95]: Heavy Haulage Assoc (S106.025), 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).

RPROZ-AM1 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 adversely affect the life-supporting capacity of the rural soil resource, particularly the highly productive land of Central Hawke's Bay, and any potential for reverse sensitivity effects to arise;

- c. will overshadow adjoining sites and result in reduced sunlight and daylight;
 - d. will cause a loss of privacy through being over-looked from neighbouring buildings;
 - e. will block views from properties in the vicinity, or from roads or public open space in the surrounding area;
 - f. will diminish the openness and attractiveness of the street scene;
 - g. 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
 - h. 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. 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.

RPROZ-AM2 Shading of Land and Roads

1. Trees on Boundaries
- a. ~~The degree to which planting within the setback area can adversely affect the health of vegetation or stock, or cause a significant increase in the risk of fire.~~
 - b-a. The degree to which the planting of trees will overshadow adjoining sites and result in reduced sunlight and daylight, and/or result in the loss of productive land.
 - e-b. The degree to which trees may potentially damage structures due to wind fall or root growth.
2. Trees adjoining Public Roads
- a. The degree to which planting will cause shading and ice forming on roads in winter, or root damage to the road.
 - b. The degree to which trees may potentially cause a road safety risk due to wind fall.

Commented [A96]: Hort NZ (S81.173, FS17.154 supporting S42.082), Report 3B Rural, Key Issue 9

RPROZ-AM3 Setback for Sensitive Activities from Existing Intensive Primary Production Activities

1. The likelihood of the proposed activity to generate reverse sensitivity effects on the intensive primary production activity and the potential impact these effects may have on the continuing effective and efficient operation of the intensive primary production activity.
2. The extent to which alternative locations have been considered.

RPROZ-AM4 Buildings within the Air Noise Boundary or Outer Control Boundary for the Waipukurau Aerodrome

1. The degree to which any building may compromise the safety of aircraft arriving or departing from Waipukurau Aerodrome.

RPROZ-AM5 Setback for New Residential Activities from Gas Transmission Network

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

RPROZ-AM6 Residential Activities

1. Whether the additional residential activity will have an adverse effect on the sustainable management of the soil resource.
2. The impact of the residential activity on the character and amenity of adjoining activities and the surrounding rural environment and any potential for reverse sensitivity effects to arise.
3. Any cumulative effect of the residential activity.
4. The potential for the residential activity to have an adverse effect on road safety.
5. Whether the proposal will continue to allow for efficient use of the remaining undeveloped land for primary production activities.

RPROZ-AM7 Post-Harvest Facilities exceeding the 2,500m² Gross Floor Area Threshold per site

1. Whether the activity is of such a scale that it is better to be located or, in the case of an existing operation, relocated in a General Industrial Zone where infrastructure and employment are more readily available and the receiving environment is less sensitive.
2. The effects of the proposal on the soil resource.
3. Whether the Post-Harvest Facility will utilise any existing building(s).
4. The impact of the scale, character and/or effects of the activity and its compatibility with surrounding activities.

5. The potential for the activity to generate adverse effects in the environment in terms of stormwater quality and quantity.
6. Whether the activity will process, store and/or package agricultural, horticultural and/or viticultural crops and/or produce, the majority of which are grown from within the Rural Production and/or General Rural Zones.
7. Whether the proposal will significantly compromise the visual amenity value of the surrounding area, recognising that it is a rural working environment.
8. The potential for the activity to generate more than minor adverse effects on the environment in terms of noise, dust, glare, and road safety.

RPROZ-AM8 Commercial Activities, Visitor Accommodation, Home Businesses

1. Whether the proposal will maintain or enhance the character and amenity values of the surrounding area.
2. The impact of the scale, character and/or effects of the activity and its compatibility with surrounding activities, including proximity to sensitive activities.
3. The potential for the activity to generate more than minor adverse effects on the environment in terms of noise, dust, glare, vibration, and road safety.
4. Whether the proposal will have an adverse effect on the sustainable management of the soil resource and any potential for reverse sensitivity effects to arise.

RPROZ-AM9 Community Facilities and 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. the life-supporting capacity of the rural soil resource, particularly the highly productive land of Central Hawke's Bay and any potential for reverse sensitivity effects to arise;
 - b. loss of privacy to neighbours through being over-looked, including by buildings;
 - c. loss of openness and attractiveness of the street scene;
 - d. noise, vibration, and glare; and
 - e. 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 rural 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 amenity of the area;
 - c. the proximity of the activity to adjacent 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 amenity.
- 5. Whether landscaping and/or screening is proposed to mitigate potential adverse visual effects of the activity.
- 6. The functional or operational need to locate in the Rural Production Zone.

Commented [A97]: S81.178 Hort NZ, Report 3A, Rural, Key Issue 3

RPROZ-AM10 Intensive Primary Production Activities (located more than 500 metres from a General Residential, Rural Lifestyle, Settlement, or Commercial Zone boundary)

- 1. The traffic generated by the proposal.
- 2. Any noxious, offensive, or objectionable odour arising from the activity beyond the site boundary or any storage of materials associated with the operation of the activity.
- 3. The effects arising from the stormwater/wastewater management of the activity.
- 4. The hours of the operation of the activity and the potential for noise effects to arise.
- 5. Setbacks from wāhi tapu, wāhi taonga and sites of significance identified in SASM-SCHED3 and on the Planning Maps.

RPROZ-AM11 Commercial Boarding and/or Breeding of Cats, Dogs or Other Domestic Pets

- 1. The degree to which the boarding premises will be compatible with the character of the surrounding rural area, including the density of and proximity to residential units in the area.
- 2. The degree to which the proposed boarding premises are likely to lead to any adverse odour, noise, health, or amenity effects beyond the boundary of the site, and in particular, the building design and management systems proposed to mitigate noise or odour nuisance.
- 3. The degree to which the proposed buildings, will be compatible with the appearance, layout and scale of other buildings and sites in the surrounding area.

RPROZ-AM12 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.
9. Effects on any outstanding natural landscape or feature, or significant amenity feature identified in NFL-SCHED6.

RPROZ-AM13 Expansion or Intensification of Existing Noise Sensitive Activities within the Outer Control Boundary

1. Conditions on building design to incorporate appropriate sound insulation, including provision of suitable ventilation system(s).

RPROZ-AM17XX Rural Airstrips and Helicopter Landing Areas (located within 2km of a Residential, Large Lot Residential (Coastal), Settlement or Rural Lifestyle Zone boundary, within 500m of existing noise sensitive activities on a different site, or within 50m of a State Highway)

1. The number, frequency, and hours of flight operations.
2. The position of the flight path for take-offs and landings.
3. The extent to which the rural airstrip and/or helicopter landing area, and flight operations, will have adverse effects on amenity (such as noise, light, traffic, and dust effects) on the surrounding area.
4. The necessity to locate on the site, and the availability and feasibility of other alternatives.

Commented [A98]: S41.003 Jill Fraser - Rural Topic 3D, Key Issue 17

RPROZ-AM14 General

1. Whether the activity is of a type or scale that means that it is better located in another zone (for example, where infrastructure and labour force are more readily available, and the receiving environment is less sensitive).
2. Effects on the visual amenity values of the surrounding area, recognising the rural character of the locality.
3. Whether the activity can be adequately serviced. The site must be capable of sustaining the infrastructural needs of the development.
4. The impact of the scale, character and/or effects of the activity and its compatibility with surrounding activities, including proximity to sensitive activities and wāhi tapu, wāhi taonga and sites of significance identified in SASM-SCHED3, as well as any potential for reverse sensitivity effects on primary production to arise.
5. The potential for the activity to generate more than minor effects on the environment in relation to traffic, parking demand, or visitor numbers.
6. The ability of the roading hierarchy to accommodate any additional traffic generated by the activity, including effects on road safety.

7. The potential for the activity to generate more than minor adverse effects in terms of noise, dust, glare, or vibration, and the extent to which mitigation options have been considered and evaluated.
8. Where located within an outstanding natural landscape or feature, or significant amenity feature, refer to the assessment matters in NFL-AM1 and NFL-AM2.

RPROZ-AM15 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 [A99]: S90.045 Centralines Limited, Key Issue 18, Rural Topic 3D

RPROZ-AM16 Water supply for firefighting

1. The extent of compliance with 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 [A100]: S57.195 – Rural Topic, 3D, Key Issue 20.

Methods

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

RPROZ-M1 Other Provisions in the District Plan

Other sections of the District Plan contain additional rules and standards applying to activities in the Rural Production 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. ECO – Ecosystems and Indigenous Biodiversity – includes rules applying specifically to significant indigenous vegetation and significant habitats of indigenous fauna.
9. NFL – Natural Features and Landscapes – includes rules applying specifically to identified outstanding natural features and landscapes.
10. SUB – Subdivision – includes rules and standards applying to subdivision, which will control fragmentation of the District's highly productive land.
11. ASW – Activities on the Surface of Water – includes rules applying to certain activities on the surface of identified waterbodies.
12. EW – Earthworks – includes rules and standards relating to earthworks and land disturbance, mining, quarrying and mineral prospecting and exploration.
13. LIGHT – Light – includes rules and standards relating to light and glare.
14. NOISE – Noise – includes rules and standards relating to the emission of noise.
15. 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.
16. SIGN – Signs – includes rules and standards relating to the design and installation of signs.
17. TEMP – Temporary Activities – includes rules and standards relating to temporary activities, temporary buildings, and temporary events.

RPROZ-M2 Bylaws

The Central Hawke's Bay District Council Bylaws – Part 13: 2008 *The Keeping of Animals, Poultry and Bees*.

RPROZ-M3 Industry Codes of Practice and Management Plans

Promote the use of management plans and industry codes of practice as a means of self-regulation.

RPROZ-M4 National Standards

1. The Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.
2. Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.
3. The New Zealand Standards NZS 6805:1992 Airport Noise Management and Land Use Planning, and NZS 6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas.

Principal Reasons

The principal reasons for adopting the policies and methods:

The Rural Production Zone encompasses the District's concentration of highly productive land and is where the majority of the District's intensive cropping, horticulture and viticulture occurs, as well as traditional livestock farming. The zone provides extensively for land-based primary production activities (including post-harvest facilities and intensive primary production) and for a level of associated residential, rural commercial and rural service activities where these actively support the primary productive purpose of the zone and the people who live and work in the various rural communities.

Some activities, however, such as larger-scale commercial and industrial activities, are not provided for in this zone, as they are generally not considered compatible with the zone's character and amenity values and have greater servicing needs, trade waste, traffic effects and the like. These activities are better located in other zones, particularly the [Commercial Town Centre](#) and General Industrial Zones which are specifically for this purpose and more likely to be serviced accordingly.

Commented [A101]: Kāinga Ora (S129.241) - Urban Environment 2A - key issue 8

At the interface between rural zones and other zones, and between intensive primary production activities and those activities which are more sensitive to noise, odour, dust and other nuisance effects, there is potential for conflicts to occur between different activities and different expectations about amenity. The District Plan, therefore, requires setbacks from roads, property boundaries, zone boundaries, and from intensive primary production activities, to avoid or mitigate potential adverse cross-boundary effects and land use conflicts.

The District Plan also provides for larger subdivision lot sizes in the rural zones, and strictly controls the provision for residential and rural lifestyle subdivision in the Rural Production Zone, to avoid further fragmentation of the District's highly productive land. Residential and rural lifestyle lots that are unrelated to primary production activities are better located in the General Residential Zone, Large Lot Residential Zone (Coastal), Settlement Zone, and Rural Lifestyle Zone, where amenity and servicing expectations are more likely to be met.

In addition, the District Plan controls the establishment or intensification of noise sensitive activities within the air noise and outer control boundaries of the Waipukurau Aerodrome within the Rural Production Zone, to ensure that the ongoing efficient operation of the airport is not unreasonably constrained, whilst similarly protecting noise sensitive activities from the adverse effects of the airport.

Anticipated Environmental Results

The environmental results anticipated from the policies and methods:

- | | |
|-------------------|--|
| RPROZ-AER1 | The life-supporting capacity of the highly productive land of the District is protected. |
| RPROZ-AER2 | The scale and form of development utilises and protects the rural land resource and maintains the range of potentially productive purposes. |

RPROZ-AER3	Production activities continue to promote the sustainable management of the land resource and enhance the social, economic and cultural wellbeing of the rural community.
RPROZ-AER4	Recognition and acceptance of the effects associated with the management of primary production.
RPROZ-AER5	The area of land available for primary production purposes is not reduced by ad hoc and unplanned development.
RPROZ-AER6	Land use and development of new activities is based on a legitimate need for a rural location.
RPROZ-AER7	An environment that has low scale commercial and industrial activities linked to produce grown and/or stock farmed on the site or nearby.
RPROZ-AER8	Commercial and industrial activities not directly related to primary production, or of a scale that is out of character with the rural environment, are directed to appropriate urban zones.
RPROZ-AER9	The lawful operation of existing rural-based activities are not constrained by the introduction of new residential or rural residential land uses in the locality.
RPROZ-AER10	Recognition of long-established infrastructure and community facilities.
RPROZ-AER11	Rural activities appropriately manage their potential to create reverse sensitivity issues associated with odour, noise, dust and traffic affecting development in close proximity to them.
RPROZ-AER12	Avoidance or mitigation of adverse effects on adjoining activities, including reverse sensitivity effects.
RPROZ-AER13	Retention of the open character and low scale of buildings that comprise the amenity of the Rural Production Zone.
RPROZ-AER14	Retention of the ongoing operation of the Waipukurau Aerodrome as an important infrastructure asset for Central Hawke's Bay District.

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 Oruawhoro 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:
 - 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 [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:
 - i. Commercial activities must occupy no more than 250m² gross floor area on the site.
- 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 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:
 - i. SETZ-AM1.
 - ii. SETZ-AM2.
 - iii. SETZ-AM3.
 - iv. 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.

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

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

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

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.

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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 **CommercialTown Centre** zone and General Residential Zone, to protect **living-environmentsresidential 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> |
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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

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	<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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TCZ-S12X Residential Activities within the CommercialTown Centre Zone

<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>

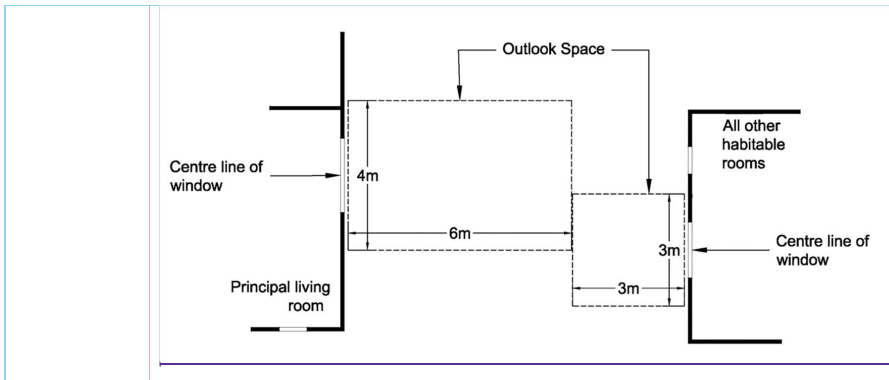
- a. For residential units at ground level, must comprise at least 20m² with a minimum dimension of 4m in any direction;
- b. For residential units above ground floor level, must comprise at least 6m² with a minimum dimension of 1-51.8m in any direction; and
- c. Must be readily accessible from a living 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 | 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:

<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:

<ul style="list-style-type: none"> 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>	<ul style="list-style-type: none"> i. GIZ-AM1. ii. GIZ-AM2. iii. GIZ-AM3. iv. 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>3. Activity status where compliance with condition GIZ-R1(1)(a) is not achieved: DIS</p>
	<p>4. Activity status where compliance with condition GIZ-R1(1)(c) is not achieved: PR</p>

Commented [A3]: S90.048 Centralines - Urban Topic 2A, Key Issue 5

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:

Commented [A9]: S90.048 Centralines - Urban Topic 2A, Key Issue 5

b. Compliance with GIZ-S5 (buildings and structures by Waipukurau Aerodrome).	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	
1. Activity Status: PER Where the following conditions are met: <ol style="list-style-type: none"> The activity is not a noise sensitive activity located within the Air Noise Boundary or Outer Control Boundary for the Waipukurau Aerodrome. Compliance with: <ol style="list-style-type: none"> GIZ-S1; GIZ-S2; GIZ-S3; GIZ-S4; GIZ-S6; GIZ-S7; GIZ-S8; and GIZ-S9. Compliance with GIZ-S5 (buildings and structures by Waipukurau Aerodrome). 	2. Activity status where compliance with condition GIZ-R8(1)(b) is not achieved: RDIS Matters over which discretion is restricted (where relevant to the infringed standard(s)): <ol style="list-style-type: none"> Assessment matters: <ol style="list-style-type: none"> GIZ-AM1. GIZ-AM2. GIZ-AM3. GIZ-AM4. GIZ-AM6. Assessment matters in the following chapters: <ol style="list-style-type: none"> TRAN – Transport. LIGHT – Light. NOISE – Noise. 3. Activity status where compliance with condition GIZ-R8(1)(a) is not achieved: NC 4. Activity status where compliance with condition GIZ-R8(1)(c) is not achieved: PR
GIZ-R9 Relocated buildings	
1. Activity Status: PER Where the following conditions are met: <ol style="list-style-type: none"> The building must be for the purpose of accommodating a permitted or consented activity on the site. Compliance with GIZ-S10. 	2. Activity status where compliance not achieved: RDIS Matters over which discretion is restricted: <ol style="list-style-type: none"> 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>
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GIZ-R10 Hospitals and educational facilities

1. Activity Status: CON

Where the following conditions are met:

- a. The activity must not be located within the Air Noise Boundary or Outer Control Boundary for the Waipukurau Aerodrome.
- 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 noise attenuation measures to avoid compromising the ability

2. Activity status where compliance with condition GIZ-R10(1)(b) 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-AM4.
 - v. **GIZ-AM6.**
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

Activity status where compliance with condition GIZ-R10(1)(a) is not achieved: NC

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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	<ol style="list-style-type: none"> 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 decisions on submissions and further submissions

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue Reference	Officer Recommendation (as per s42A unless specified otherwise)	Panel Recommendation	Amendments to Proposed Plan
S73.002	Ministry of Education	DAY CARE FACILITY (Definition)	Retain definition of 'Day Care Facility' as proposed.	Key Issue 3	Accept	Accept	No
.							
S73.003	Ministry of Education	EDUCATIONAL FACILITY (Definition)	Retain definition of 'Educational Facility' as proposed.	Key Issue 3	Accept	Accept	No
.							
S119.018	Vodafone New Zealand Limited	SERVICE (Definition)	Delete the definition of 'Service' in its entirety.	Key Issue 3	Accept	Accept	Yes
.							
S117.007	Chorus New Zealand Limited	HEIGHT (Definition)	Retain the definition of 'Height' as proposed.	Key Issue 3	Accept	Accept	No
FS9.435	Royal Forest and Bird Protection Society of New Zealand Incorporated				Reject	Reject	
S118.018	Spark New Zealand Trading Limited	SERVICE (Definition)	Delete the definition of 'Service' in its entirety.	Key Issue 3	Accept	Accept	Yes
.							
S117.020	Chorus New Zealand Limited	STRUCTURE (Definition)	Retain the definition of 'Structure' as proposed.	Key Issue 3	Accept	Accept	Yes
FS9.448	Royal Forest and Bird Protection Society of New Zealand Incorporated				Reject	Reject	
S73.004	Ministry of Education	HABITABLE ROOM (Definition)	Retain definition of 'Habitable Room' as proposed.	Key Issue 3	Accept	Accept	No
.							
S120.007	Heretaunga Tamatea Settlement Trust	COMMUNITY FACILITY (Definition)	Amend the definition of 'Community Facility' as follows: 'means land and buildings and other facilities used by members of the community for educational, environmental and training , recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.'	Key Issue 3	Reject	Reject	No

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue Reference	Officer Recommendation (as per s42A unless specified otherwise)	Panel Recommendation	Amendments to Proposed Plan
FS17.4	Horticulture New Zealand		Reject submission to amend the definition of community facility.	Key Issue 3	Accept	Accept	
S129.003	Kāinga Ora - Homes and Communities (Kainga Ora)	INTERNAL BOUNDARY (Definition)	Delete the definition of 'Internal Boundary'.	Key Issue 3	Reject	Reject	No
.							
S129.004	Kāinga Ora - Homes and Communities (Kainga Ora)	LANDSCAPING (Definition)	Delete the definition of 'Landscaping'.	Key Issue 3	Accept	Reject	Yes
.							
S117.018	Chorus New Zealand Limited	SERVICE (Definition)	Delete the definition of 'Service' in its entirety.	Key Issue 3	Accept	Accept	Yes
FS9.446	Royal Forest and Bird Protection Society of New Zealand Incorporated				Reject	Reject	
S73.001	Ministry of Education	COMMUNITY FACILITY (Definition)	Retain definition of 'Community Facility' as proposed.	Key Issue 3	Accept	Accept	No
.							
S119.007	Vodafone New Zealand Limited	HEIGHT (Definition)	Retain the definition of 'Height' as proposed.	Key Issue 3	Accept	Accept	No
.							
S118.020	Spark New Zealand Trading Limited	STRUCTURE (Definition)	Retain the definition of 'Structure' as proposed.	Key Issue 3	Accept	Accept	No
.							
S118.007	Spark New Zealand Trading Limited	HEIGHT (Definition)	Retain the definition of 'Height' as proposed.	Key Issue 3	Accept	Accept	No
.							
S90.001	Centralines Limited	BUILDING (Definition)	Amend the definition of 'Building' to exclude power poles, support structures and mast poles from the definition as per section 9(a), (ab), (ac) of the Building Act 2004.	Key Issue 3	Reject	Reject	No
FS7.003	Heritage New Zealand Pouhere Taonga			Key Issue 3			
S79.002	Transpower New Zealand Ltd	BUILDING (Definition)	Retain the definition of 'Building'.	Key Issue 3	Accept	Accept	No
.							

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue Reference	Officer Recommendation (as per s42A unless specified otherwise)	Panel Recommendation	Amendments to Proposed Plan
S101.009	New Zealand Motor Caravan Association	BUILDING (Definition)	Amend the definition of 'Building' as follows: Either: 'means a temporary or permanent movable or immovable physical construction that is: (a) partially or fully roofed; and (b) fixed or located on or in land; but excludes any motorised vehicle or other mode of transport that could be moved under its own power, and non-motorised caravans (and tents). ' Or: 'means a temporary or permanent movable or immovable physical construction that is: (a) partially or fully roofed; and (b) fixed or located on or in land; but excludes any motorised vehicle or other mode of transport that could be moved under its own power, and non-motorised caravans... other than those used for a [residential accommodation / business purpose] for a continuous period of more than XX months.'	Key Issue 3	Reject	Reject	No
.							
S119.020	Vodafone New Zealand Limited	STRUCTURE (Definition)	Retain the definition of 'Structure' as proposed.	Key Issue 3	Accept	Accept	No
.							
S81.016	Horticulture New Zealand	HEALTH CARE FACILITY (Definition)	Clarify the relationship of 'Health Care Facility' to 'Community Facility'.	Key Issue 3	Accept	Accept	Yes
.							
S81.012	Horticulture New Zealand	DAY CARE FACILITY (Definition)	Clarify the relationship of 'Day Care Facility' to 'Community Facility'.	Key Issue 3	Accept	Accept	Yes
.							
S101.004	New Zealand Motor Caravan Association	RLZ-RXX (new rule)	Add a new rule in the 'RLZ - Rural Lifestyle Zone' chapter providing for 'camping grounds' as a Permitted Activity, subject to conditions.	Key Issue 1	Accept in part	Accept in part	Yes
.							
S8.001	Shane Bayley	[General]	Bylaws need to be reviewed to clarify how the rules apply for the new zone names. Rural, Urban and Township references will no longer apply given the new zone names.	Key Issue 1	Reject	Reject	No
.							

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue Reference	Officer Recommendation (as per s42A unless specified otherwise)	Panel Recommendation	Amendments to Proposed Plan
S19.001	Mountain View Farms	[General]	I would like to see the section of unsealed road on Pagets Road sealed.	Key Issue 1	Reject	Reject	No
.							
S125.074	Ngā hapū me ngā marae o Tamatea (Nga hapu me nga marae o Tamatea)	[General]	We support provisions of the Plan that give effect to the National Policy Statement for Freshwater Management 2020 (NPSFM 2020), and request that any provisions that are inconsistent with the NPSFM 2020 are amended.	Key Issue 2	Accept	Accept in part	No
.							
S87.006	Robbie & Dave Christiansen	[General]	Support: 1. Protecting our land resources. 2. Providing sustainable growth. 3. Coastal settlements and rural townships (Blackhead). 5. Protecting our unique landscape.	Key Issue 1	Accept	Accept	No
.							
S105.025	James Bridge	LLRZ - Large Lot Residential Zone (Coastal)	Delete '(Coastal)' from all instances of the term 'Large Lot Residential Zone (Coastal)' in the Proposed Plan.	Key Issue 1	Reject	Reject	No
.							
S90.053	Centralines Limited	[General]	Add provisions across the Proposed Plan, to note that where reference is made to regulations, such as the Electricity (Hazards from Trees) Regulations 2003, that the applicable rule applies also to any updated version of that regulation.	Key Issue 1	Accept in part	Accept in part	Yes
.							
S80.001	Central Hawke's Bay Aeroclub	SCHED8	Add the 'Waipukurau Aerodrome' to District Amenities Schedule ['SCHED8 - Schedule of Identified Community Facilities?'].	Key Issue 1	Accept	Accept	Yes
.							
S66.001	Woolworths New Zealand Limited	[General]	None.	Key Issue 1	Accept	Accept	No
.							
S90.052	Centralines Limited	[General]	Add a new Permitted Activity rule throughout the 'Zones' in the Proposed Plan, which explicitly provides for the construction of buildings and structures, subject to compliance with relevant standards.	Key Issue 1	Reject	Reject	No

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue Reference	Officer Recommendation (as per s42A unless specified otherwise)	Panel Recommendation	Amendments to Proposed Plan
FS17.76	Horticulture New Zealand		Clarify the status of construction of buildings and structures and ensure that an appropriate activity status is applied.	Key Issue 1	Accept	Accept	No
S117.002	Chorus New Zealand Limited	General Approach	Retain the 'General Approach' section as proposed.	Key Issue 2	Accept	Accept	No
FS9.430	Royal Forest and Bird Protection Society of New Zealand Incorporated			Key Issue 2	Reject	Reject	
S119.001	Vodafone New Zealand Limited	Statutory Context	Retain the 'Statutory Context' section as proposed.	Key Issue 2	Accept		No
.							
S79.015	Transpower New Zealand Ltd	[General]	Retain the 'National Policy Statements and New Zealand Coastal Policy Statement' and 'National Environmental Standards' reference tables in the 'National Direction Instruments' section.	Key Issue 2	Accept	Accept	No
.							
S119.024	Vodafone New Zealand Limited	National Environmental Standards	Retain the 'National Direction Instruments' section as notified.	Key Issue 2	Accept	Accept	No
.							
S117.001	Chorus New Zealand Limited	Statutory Context	Retain the 'Statutory Context' section as proposed.	Key Issue 2	Accept	Accept	No
FS9.429	Royal Forest and Bird Protection Society of New Zealand Incorporated			Key Issue 2	Reject	Reject	
S118.024	Spark New Zealand Trading Limited	National Environmental Standards	Retain the 'National Direction Instruments' section as notified.	Key Issue 2	Accept	Accept	No
.							
S119.002	Vodafone New Zealand Limited	General Approach	Retain the 'General Approach' section as proposed.	Key Issue 2	Accept	Accept	No
.							
S117.024	Chorus New Zealand Limited	National Environmental Standards	Retain the 'National Direction Instruments' section as notified.	Key Issue 2	Accept	Accept	No
FS9.452	Royal Forest and Bird Protection Society of New Zealand Incorporated				Reject	Reject	
S64.001	Department of Conservation	National Policy Statements and New Zealand	National Policy Statements be given effect to within the Proposed Plan.	Key Issue 2	Accept in part	Accept in part	No

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue Reference	Officer Recommendation (as per s42A unless specified otherwise)	Panel Recommendation	Amendments to Proposed Plan
		Coastal Policy Statement					
FS9.284	Royal Forest and Bird Protection Society of New Zealand Incorporated			Key Issue 2	Accept in part	Accept in part	
S118.001	Spark New Zealand Trading Limited	Statutory Context	Retain the 'Statutory Context' section as proposed.	Key Issue 2	Accept	Accept	No
.							
S118.002	Spark New Zealand Trading Limited	General Approach	Retain the 'General Approach' section as proposed.	Key Issue 2	Accept	Accept	No
FS18.1	Transpower New Zealand Limited			Key Issue 2	Accept	Accept	
S106.021	House Movers Section of the New Zealand Heavy Haulage Association Inc	RPROZ-R13	Retain RPROZ-R13.	Key Issue 4	Accept		No
.							
S106.022	House Movers Section of the New Zealand Heavy Haulage Association Inc	RPROZ-S16	Retain RPROZ-S16(1), (2), (3), (7), and (8)	Key Issue 4	Accept	Accept	No
.							
S106.041	House Movers Section of the New Zealand Heavy Haulage Association Inc	RELOCATED BUILDING (Definition)	Retain the definition of 'Relocated Building' in the Proposed Plan.	Key Issue 4	Accept	Accept	No
.							
S106.011	House Movers Section of the New Zealand Heavy Haulage Association Inc	GRUZ-R13	Retain GRUZ-R13.	Accept	Accept	Accept	No
.							
S106.012	House Movers Section of the New Zealand Heavy Haulage Association Inc	GRUZ-S14	Retain GRUZ-S14(1), (2), (3), (7), and (8)	Accept	Accept	Accept	No
.							
S129.185	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-S15	Delete GRZ-S15.	Accept	Reject	Reject	No
.							
S129.167	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-R9	Delete GRZ-R9.	Accept	Reject	Reject	No

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue Reference	Officer Recommendation (as per s42A unless specified otherwise)	Panel Recommendation	Amendments to Proposed Plan
.							
S129.143	Kāinga Ora - Homes and Communities (Kainga Ora)	PKH-S13	Delete PKH-S13.	Key Issue 4	Reject	Reject	No
.							
S106.017	House Movers Section of the New Zealand Heavy Haulage Association Inc	RLZ-S15	Retain RLZ-S15(1), (2), (3), (7), and (8)	Key Issue 4	Accept	Accept	No
.							
S106.016	House Movers Section of the New Zealand Heavy Haulage Association Inc	RLZ-R9	Retain RLZ-R9.	Key Issue 4	Accept	Accept	No
.							
S106.032	House Movers Section of the New Zealand Heavy Haulage Association Inc	COMZ-S11	Retain COMZ-S11(1), (2), (3), (7), and (8)	Key Issue 4	Accept	Accept	No
.							
S106.037	House Movers Section of the New Zealand Heavy Haulage Association Inc	GIZ-S10	Retain GIZ-S10(1), (2), (3), (7), and (8)	Key Issue 4	Accept	Accept	No
.							
S106.036	House Movers Section of the New Zealand Heavy Haulage Association Inc	GIZ-R9	Retain GIZ-R9.	Key Issue 4	Accept	Accept	No
.							
S106.001	House Movers Section of the New Zealand Heavy Haulage Association Inc	LLRZ-R8	Retain LLRZ-R8.	Key Issue 4	Accept	Accept	No
.							
S106.007	House Movers Section of the New Zealand Heavy Haulage Association Inc	GRZ-S15	Retain GRZ-S15(1), (2), (3), (7), and (8).	Key Issue 4	Accept	Accept	No
.							

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue Reference	Officer Recommendation (as per s42A unless specified otherwise)	Panel Recommendation	Amendments to Proposed Plan
S106.002	House Movers Section of the New Zealand Heavy Haulage Association Inc	LLRZ-S15	Retain LLRZ-S15(1), (2), (3), (7), and (8).	Key Issue 4	Accept	Accept	No
.							
S106.006	House Movers Section of the New Zealand Heavy Haulage Association Inc	GRZ-R9	Retain GRZ-R9.	Key Issue 4	Accept	Accept	No
.							
S129.229	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-S11	Delete COMZ-S11.	Key Issue 4	Reject	Reject	No
.							
S129.211	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-R7	Delete COMZ-R7.	Key Issue 4	Reject	Reject	No
.							
S106.027	House Movers Section of the New Zealand Heavy Haulage Association Inc	SETZ-S15	Retain SETZ-S15(1), (2), (3), (7), and (8)	Key Issue 4	Accept	Accept	No
.							
S106.026	House Movers Section of the New Zealand Heavy Haulage Association Inc	SETZ-R14	Retain SETZ-R14.	Key Issue 4	Accept	Accept	No
.							
S106.031	House Movers Section of the New Zealand Heavy Haulage Association Inc	COMZ-R7	Retain COMZ-R7.	Key Issue 4	Accept	Accept	No
.							
S106.023	House Movers Section of the New Zealand Heavy Haulage Association Inc	RPROZ-S16	Amend RPROZ-S16(4) as follows: '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	Key Issue 4	Accept	Accept	No

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue Reference	Officer Recommendation (as per s42A unless specified otherwise)	Panel Recommendation	Amendments to Proposed Plan
			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.' And any further consequential amendments to give effect to this submission.				
.							
S106.024	House Movers Section of the New Zealand Heavy Haulage Association Inc	RPROZ-S16	Delete RPROZ-S16(5) as follows: '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. ' And make any consequential amendments to give effect to this submission.	Key Issue 4	Reject	Reject	No
.							
S106.020	House Movers Section of the New Zealand Heavy Haulage Association Inc	RLZ-S15	Amend RLZ-S15(6) as follows: '6. The building must be placed on permanent foundations no later than two weeks months from the date the building is moved to the site.' And make any consequential amendments to give effect to this submission.	Key Issue 4	Accept in part	Accept in part	Yes
.							
S106.019	House Movers Section of the New Zealand Heavy Haulage Association Inc	RLZ-S15	Delete RLZ-S15(5) as follows: '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. ' And make any consequential amendments to give effect to this submission.	Key Issue 4	Reject	Reject	No
.							
S106.018	House Movers Section of the New Zealand Heavy Haulage Association Inc	RLZ-S15	Amend RLZ-S15(4) as follows: '4. The Building Pre-Inspection Report must be prepared by:	Key Issue 4	Accept	Accept	Yes

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue Reference	Officer Recommendation (as per s42A unless specified otherwise)	Panel Recommendation	Amendments to Proposed Plan
			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.' And any further consequential amendments to give effect to this submission.				
.							
S106.008	House Movers Section of the New Zealand Heavy Haulage Association Inc	GRZ-S15	Amend GRZ-S15(4) as follows: '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.' And any further consequential amendments to give effect to this submission.	Key Issue 4	Accept	Accept	Yes
.							
S106.013	House Movers Section of the New Zealand Heavy Haulage Association Inc	GRUZ-S14	Amend GRUZ-S14(4) as follows: '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	Key Issue 4	Accept	Accept	Yes

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue Reference	Officer Recommendation (as per s42A unless specified otherwise)	Panel Recommendation	Amendments to Proposed Plan
			relocated from outside of the District; or e. A Licensed Building Practitioner.' And any further consequential amendments to give effect to this submission.				
.							
S106.009	House Movers Section of the New Zealand Heavy Haulage Association Inc	GRZ-S15	Delete GRZ-S15(5) as follows: '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. ' And make any consequential amendments to give effect to this submission.	Key Issue 4	Reject	Reject	No
.							
S106.010	House Movers Section of the New Zealand Heavy Haulage Association Inc	GRZ-S15	Amend GRZ-S15(6) as follows: '6. The building must be placed on permanent foundations no later than two weeks months from the date the building is moved to the site.' And make any consequential amendments to give effect to this submission.	Key Issue 4	Accept in part	Accept in part	Yes
.							
S106.040	House Movers Section of the New Zealand Heavy Haulage Association Inc	GIZ-S10	Amend GIZ-S10(6) as follows: '6. The building must be placed on permanent foundations no later than two weeks months from the date the building is moved to the site.' And make any consequential amendments to give effect to this submission.	Key Issue 4	Accept in part	Accept in part	Yes
.							
S106.039	House Movers Section of the New Zealand Heavy Haulage Association Inc	GIZ-S10	Delete GIZ-S10(5) as follows: '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. '	Key Issue 4	Reject	Reject	No

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue Reference	Officer Recommendation (as per s42A unless specified otherwise)	Panel Recommendation	Amendments to Proposed Plan
			And make any consequential amendments to give effect to this submission.				
S106.015	House Movers Section of the New Zealand Heavy Haulage Association Inc	GRUZ-S14	Amend GRUZ-S14(6) as follows: '6. The building must be placed on permanent foundations no later than two-weeks months from the date the building is moved to the site.' And make any consequential amendments to give effect to this submission.	Key Issue 4	Accept in part	Accept in part	Yes
S106.014	House Movers Section of the New Zealand Heavy Haulage Association Inc	GRUZ-S14	Delete GRUZ-S14(5) as follows: '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. ' And make any consequential amendments to give effect to this submission.	Key Issue 4	Reject	Reject	No
S106.034	House Movers Section of the New Zealand Heavy Haulage Association Inc	COMZ-S11	Delete COMZ-S11(5) as follows: '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. ' And make any consequential amendments to give effect to this submission.	Key Issue 4	Reject	Reject	No
S106.035	House Movers Section of the New Zealand Heavy Haulage Association Inc	COMZ-S11	Amend COMZ-S11(6) as follows: '6. The building must be placed on permanent foundations no later than two-weeks months from the date the building is moved to the site.' And make any consequential amendments to give effect to this submission.	Key Issue 4	Accept in part	Accept in part	Yes

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue Reference	Officer Recommendation (as per s42A unless specified otherwise)	Panel Recommendation	Amendments to Proposed Plan
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S106.033	House Movers Section of the New Zealand Heavy Haulage Association Inc	COMZ-S11	Amend COMZ-S11(4) as follows: '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.' And any further consequential amendments to give effect to this submission.	Key Issue 4	Accept	Accept	Yes
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S106.038	House Movers Section of the New Zealand Heavy Haulage Association Inc	GIZ-S10	Amend GIZ-S10(4) as follows: '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.' And any further consequential amendments to give effect to this submission.	Key Issue 4	Accept	Accept	Yes
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S106.004	House Movers Section of the New Zealand Heavy Haulage Association Inc	LLRZ-S15	Delete LLRZ-S15(5) as follows: '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	Key Issue 4	Reject	Reject	No

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue Reference	Officer Recommendation (as per s42A unless specified otherwise)	Panel Recommendation	Amendments to Proposed Plan
			met provided that the building is relocated within 5 days of the notified date.' And make any consequential amendments to give effect to this submission.				
S106.005	House Movers Section of the New Zealand Heavy Haulage Association Inc	LLRZ-S15	Amend LLRZ-S15(6) as follows: '6. The building must be placed on permanent foundations no later than two-weeks months from the date the building is moved to the site.' And make any consequential amendments to give effect to this submission.	Key Issue 4	Accept in part	Accept in part	Yes
S106.003	House Movers Section of the New Zealand Heavy Haulage Association Inc	LLRZ-S15	Amend LLRZ-S15(4) as follows: '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.' And any further consequential amendments to give effect to this submission.	Key Issue 4	Accept	Accept	Yes
S106.028	House Movers Section of the New Zealand Heavy Haulage Association Inc	SETZ-S15	Amend SETZ-S15(4) as follows: '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	Key Issue 4	Accept	Accept	Yes

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue Reference	Officer Recommendation (as per s42A unless specified otherwise)	Panel Recommendation	Amendments to Proposed Plan
			relocated from outside of the District; or e. A Licensed Building Practitioner.' And any further consequential amendments to give effect to this submission.				
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S106.025	House Movers Section of the New Zealand Heavy Haulage Association Inc	RPROZ-S16	Amend RPROZ-S16(6) as follows: '6. The building must be placed on permanent foundations no later than two-weeks months from the date the building is moved to the site.' And make any consequential amendments to give effect to this submission.	Key Issue 4	Accept in part	Accept in part	Yes
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S106.029	House Movers Section of the New Zealand Heavy Haulage Association Inc	SETZ-S15	Delete SETZ-S15(5) as follows: '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.' And make any consequential amendments to give effect to this submission.	Key Issue 4	Reject	Reject	No
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S106.030	House Movers Section of the New Zealand Heavy Haulage Association Inc	SETZ-S15	Amend SETZ-S15(6) as follows: '6. The building must be placed on permanent foundations no later than two-weeks months from the date the building is moved to the site.' And make any consequential amendments to give effect to this submission.		Accept in part	Accept in part	Yes
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