

Before the Hearings Panel

At Central Hawke's Bay District Council

Under Schedule 1 of the Resource Management Act 1991

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

Between **Various**

Submitters

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

Respondent

**Council Reply Statement on 'Urban Environment' Topic –
Hearing Stream 2 – Janeen Kydd-Smith**

On behalf of Central Hawke's Bay District Council

Date: 6 May 2022

Introduction

1. My full name is Janeen Anne Kydd-Smith. I am a Principal Planner and Director of Sage Planning (HB) Limited.
2. I have read the evidence and statements provided by submitters relevant to the Section 42 Report on the 'Urban Environment', and the legal submissions relevant to the Section 42A Report. I also attended the hearing on Wednesday, 30 March 2022 when relevant matters were discussed.
3. I have prepared this reply statement on behalf of the Central Hawke's Bay District Council (**Council**) in respect of matters raised through Hearing Stream 2.
4. Specifically, this reply statement addresses matters raised in the Section 42A Report - Urban Environment and in the evidence and statements by submitters for the hearing.
5. I am authorised to provide this evidence on behalf of the Council.

Qualifications, Experience and Code of Conduct

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

Scope of Reply

8. Section 42A report authors have been asked to submit a written reply by close-of-business on Friday, 6 May 2022.
9. The main topics addressed in this reply include:
 - a. Response to Matters Raised by Hearing Panel
 - b. Key Issue 1 - Residential Intensification: General
 - c. Key Issue 1 – Residential Intensification: GRZ – General Residential Zone:
 - i. Planned Built Form Outcomes
 - ii. Evolution of Amenity Values Over Time
 - iii. Medium Density Development
 - iv. Minimum Net Site Area (Residential Density)
 - v. Notification Exclusion (Residential Activities)
 - vi. Outdoor Living, Outdoor Service Space and Building Coverage
 - vii. Height
 - viii. Height in Relation to Boundary
 - ix. Setback from Neighbours
 - x. Assessment Matters
 - xi. Anticipated Environmental Results
 - d. Key Issue 1 – Residential Intensification: COMZ -Commercial Zone
 - i. Introduction, Objectives and Policies
 - ii. Outdoor Living Space
 - iii. Outlook Space
10. I have followed the structure of the s42A report in this reply as I address the above matters.
11. If I have not addressed a matter in this Reply that was raised by a submitter throughout the hearings process, I have nothing further to add to what I have set out in the Section 42A Report or evidence given at the Hearing.

12. Appendix 1 of this reply contains a list of materials provided by submitters including expert evidence, legal submissions, submitter statements etc. This information is all available on the Proposed District Plan Hearings Portal on the Council website.
13. Appendix 2 contains recommended amendments to PDP provisions, with updated recommendations differentiated from those made in Appendix A of the respective Section 42A Report.
14. Appendix 3 has an updated table of recommended responses to submissions and further submissions, with updated recommendations differentiated from those made in the table in Appendix B of the respective Section 42A Report.
15. Appendix 4 contains Demographic and Economic Growth Projections for Central Hawke's Bay District, updated in February 2022.

Response to Matters Raised by the Panel

National Policy Statement on Urban Development 2020 (NPS-UD)

16. With reference to paragraphs 4.3.2 and 4.3.3 of the Section 42A Report, the Panel questioned what objectives and policies of the NPS-UD¹ they should have regard to, particularly in taking a long-term approach to planning for urban development in the District, noting that the NPS-UD contemplates the next 30 years while the District Plan is for a 10-year period.
17. Section 1.3 (in Part 1) of the NPS-UD specifies what the NPS-UD applies to:

1.3 Application

- (1) This National Policy Statement applies to:
 - (a) all local authorities that have all or part of an urban environment within their district or region (ie, tier 1, 2 and 3 local authorities); and
 - (b) planning decisions by any local authority that affect an urban environment.
- (2) However, some objectives, policies, and provisions in Parts 3 and 4 apply only to tier 1, 2, or 3 local authorities.

18. An 'urban environment' is defined in the NPS-UD as:

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

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

19. Tier 1 and Tier 2 local authorities are listed in the Appendix to the NPS-UD. Central Hawke's Bay District Council ("the Council") is not listed in the Appendix.

20. A 'Tier 3' local authority is defined in the NPS-UD as:

***"tier 3 local authority** means a local authority that has all or part of an urban environment within its region or district, but is not a tier 1 or 2 local authority, and **tier 3 regional council** and **tier 3 territorial authority** have corresponding meanings."*

21. Section 1.5 of the NPS-UD refers to implementation by Tier 3 local authorities:

1.5 Implementation by tier 3 local authorities

- (1) Tier 3 local authorities are strongly encouraged to do the things that tier 1 or 2 local authorities are obliged to do under Parts 2 and 3 of this National Policy Statement, adopting whatever modifications to the National Policy Statement are necessary or helpful to enable them to do so.

¹ <https://environment.govt.nz/assets/Publications/Files/AA-Gazetted-NPSUD-17.07.2020-pdf.pdf>

22. The current populations of the three urban areas of Ōtane, Waipawa and Waipukurau are well below 10,000 people and therefore do not fall within the definition of ‘urban environment’. As such, Council is not a ‘Tier 3 local authority’ under the NPS-UD. With reference to Section 1.3 of the NPS-UD, the NPS-UD does not apply to Central Hawke’s Bay District Council. The ‘strong encouragement’ given to Tier 3 local authorities in Section 1.5 of the NPS-UD, to do the things that tier 1 or 2 local authorities are obliged to do, is not relevant.
23. As set out in the “*Central Hawke’s Bay District Plan Review Household Growth Response*” report, (“Household Growth Report”) prepared by Sage Planning HB Limited (dated November 2020), the population growth scenarios for the three areas to 2031 and 2051 are identified in the following table.² These projections were taken from the report: “*Central Hawke’s Bay District Demographic and Economic Growth Projections 2020-2051*”, prepared for the Council by Squillions Ltd (dated July 2020).

Area	2019	Scenario	2031	2051	Change 2019-2031	Change 2019-2051
Waipawa	2,180	Low	2,220	2,090	40	(90)
		Medium	2,360	2,520	180	340
		High	2,507	2,852	327	672
Waipukurau	4,580	Low	4,760	4,190	180	(390)
		Medium	5,340	6,030	760	1,450
		High	5,890	7,540	1,310	2,960
Ōtane 1	710	Low	770	700	60	(10)
		Medium	950	1,170	240	460
		High	1,151	1,756	441	1,046

24. Under the ‘High’ scenarios, it is expected that the population of Ōtane will increase to 1,756 by 2051, Waipawa will increase to 2,852 by 2051, and Waipukurau will increase to 7,540 by 2051.
25. Squillions Ltd recently (February 2022) updated their demographic and economic projections for Central Hawke’s Bay that were originally prepared in February 2020.³ A copy of their report is attached in Appendix 4 to this report. The updated Squillions report states the following:

The population of Central Hawke’s Bay District was up 3% in the year to June 2020. However, growth slipped to 1.6% to June 2021 on the back of first-round effects of Covid-19 and a constrained building sector.

While significant near-term uncertainty remains, the high scenario from mid-2020 is looking more like a central scenario at present – where risks are balanced to the upside and the downside. The population of the district was 0.5% above the previous high scenario in June 2021.

Table 1: Revised high scenario and previously published projections

Year	July 2020 projections		Revised	
	Low	Medium	High	High
2021	15,100	15,240	15,520	15,600
2031	15,400	17,140	18,770	20,120
2041	14,800	18,330	21,320	25,280
2051	13,430	19,430	23,980	32,300

² Table 2, pages 9 of the “*Central Hawke’s Bay District Plan Review Household Growth Response*” report, prepared by Sage Planning HB Limited (dated November 2020).

³ “*Central Hawke’s Bay District Demographic and Economic Growth Projections – Update*”, prepared for Central Hawke’s Bay District Council by Squillions Ltd, February 2022.

A big jump in the number of lots being approved from subdivisions over the last two years indicates that land availability is not going to be a constraint on population growth going forward.

Supply of land however is only one side of the equation. There still needs to be builders and resources available to develop these sections and demand to live on them (demand factors being the focus of this report). Capacity in the building sector will remain an issue in the near-term, while finance costs are expected to rise over the next few years as the Reserve Bank continues to raise interest rates.

In our revised high growth scenario, annual population growth peaks at 3.1% in the year to 2026 as more young workers choose to stay in, or move to, the district and raise their families. Central Hawke's Bay District gains 4,500 people by 2031 under this scenario.

The previous high growth scenario had an average growth rate of 1.5%pa over the next thirty years, and a total change of 9,100 people (with nearly 24,000 people living in the district by 2051). If the district's population grows by 2.5%pa over this period as assumed under the revised high scenario, Central Hawke's Bay could more than double its population to 32,000+ by 2051.

Projections should not be taken as predictions. Central Hawke's Bay District has not reached this level of growth to date, and we identify several downside risks in this report. A growth rate of 2.5%pa over this time horizon would be exceptional. But it is not completely without precedent. For the 25 years to 2021, four New Zealand districts and Tauranga city experienced average growth rates of more than 2%pa – with Queenstown-Lakes and Selwyn district posting growth rates of 4.8% and 4.3%pa respectively (albeit with different underlying drivers of growth).

Central Hawke's Bay has proved itself an attractive place to live, with the population growing faster than that of New Zealand and surrounding regions over the last few years. The factors driving growth in New Zealand's regions are changing and the district has a lot to offer to an increasingly connected and mobile world, where workers are less tied to the physical location of their employer or business networks.

26. The Squillions' previous (2020 report) high growth scenario had an average growth rate of 1.5% per annum over the next 30 years, and a total change in of 9,100 people (with nearly 24,000 people living in the district by 2051). Under their revised scenario (2022 report) the district's population may grow by 2.5% per annum over the next 30 years, where the district's total population would double to 32,000+ by 2051.
27. The updated Squillion's report states the following in relation to how growth is projected to be distributed within the Central Hawke's Bay District:⁴

The Integrated Spatial Plan process identified more opportunities for infill and/or greenfield development in Waipukurau than in the other centres. Due to this greater potential for development, we have projected Waipukurau to pick up a higher share of growth over both the medium and longer term.

But analysing recent resource consents indicates there will be plenty of land available to build on in Waipawa and (proportionally speaking) Otāne over the next few years as well. Demand for sections in these localities will remain strong due to its handy location for commuters heading north.

Population growth in Waipukurau has been proportionally slower since 2018 (0.9%pa), despite an apparent availability of lots from subdivisions. If land availability in other areas within the district remains high, there is a risk that growth in Waipukurau will be slower than we have projected.

⁴ Ibid., pages 22-23.

Table 17: Population by residential area (high scenario)

Area	Population		
	2021	2031	2051
Waipawa	2,360	3,270	5,330
Waipukurau	4,660	6,100	9,980
Otāne ¹	790	1,250	2,370
Pōrangahau ¹	240	310	580
Takapau ¹	640	760	1,200
Central Hawke's Bay	15,600	20,120	32,300

1: 2021 population for small areas estimated from 2018 census and partial indicators

Assuming the makeup of households in the areas listed remain stable, the population counts in Table 17 translate into the following household counts.

Table 18: Household estimates and projections (high scenario)

Area	Households		
	2021	2031	2051
Waipawa	950	1,320	2,160
Waipukurau	1,860	2,440	3,990
Otāne	290	460	870
Pōrangahau	90	120	230
Takapau	230	270	430
Central Hawke's Bay	5,770	7,470	12,070

28. Under the Squillions' updated 'High' scenarios, it is expected that the population of Ōtane will increase to 2,370 by 2051, Waipawa will increase to 5,330 by 2051, and Waipukurau will increase to 9,980 by 2051.
29. The updated population projection figures show that, even under the 'High' scenario, it is still expected that none of the populations of Ōtane, Waipawa or Waipukurau will reach 10,000 people over the next 30 years and fall within the definition of 'urban environment'. As such, the Council is very unlikely to become a Tier 3 local authority or have any urban environment within the District over the life of the Proposed District Plan.
30. The NPS-UD includes the following eight objectives:

2.1 Objectives

Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.

Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:

- (a) the area is in or near a centre zone or other area with many employment opportunities
- (b) the area is well-served by existing or planned public transport
- (c) there is high demand for housing or for business land in the area, relative to other areas within the urban environment.

Objective 4: New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.

Objective 5: Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

Objective 6: Local authority decisions on urban development that affect urban environments are:

- (a) integrated with infrastructure planning and funding decisions; and
- (b) strategic over the medium term and long term; and
- (c) responsive, particularly in relation to proposals that would supply significant development capacity.

Objective 7: Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions.

Objective 8: New Zealand's urban environments:

- (a) support reductions in greenhouse gas emissions; and
- (b) are resilient to the current and future effects of climate change.

31. Apart from Objective 2, all of the objectives relate to the urban environment. As such, I consider that only Objective 2 may have some relevance. However, as the NPS-UD does not apply to the Council, then I consider that there is no requirement for the Panel to have regard to the Objective 2.
32. There are eleven policies in the NPS-UD that apply to Tier 1, 2 and 3 local authorities and/or urban environments. I consider that there are none that apply to Central Hawke's Bay District Council.
33. As I advised the Panel at the hearing, a high-level residential development capacity analysis was undertaken by Veros for the Council's "*Central Hawke's Bay Integrated Spatial Plan*" (ISP)⁵, dated September 2020. The ISP found that, theoretically, all three towns have capacity within their existing urban boundaries to accommodate projected household growth over the next 30 years (i.e. to 2051), such that:
 - a. Waipawa essentially has double the capacity required;
 - b. Waipukurau has nearly double the capacity required; and
 - c. Ōtāne has well over double the capacity required, provided infrastructure issues are resolved.
34. The total undeveloped, subdivided lots combined with the total minimum theoretical capacity for infill household growth within the existing urban boundaries of the three towns is over four times the total projected number of new households required to the year 2031. As such, only 20% of the minimum theoretical capacity for infill development would need to be available to accommodate all projected household growth over the 10-year life of the District Plan.
35. Veros identified that the single largest issue for yielding projected household growth within the existing towns related to infrastructure servicing, therefore, they considered that the Council needed to complete detailed infrastructure capacity assessments and structure plans. They also recognised an immediate need for the Council to plan for investment to yield growth and achieve the Council's Project Thrive outcomes of 'smart growth', 'durable infrastructure' and 'environmentally responsible'.
36. The Household Growth Report considered that, as there is anticipated to be more than sufficient capacity within the existing towns to accommodate projected household growth, even for the next 30 years (which satisfies Policy 2 of the NPS-UD), there is currently no need to rezone any land within the potential urban growth areas identified in the ISP. If household growth over the short to medium

⁵ <https://www.chbdc.govt.nz/assets/Uploads/20201104-Spatial-Plan-document-website.pdf>

term was to exceed the projections, new residential development could be directed to the medium-term potential urban and rural residential growth areas identified in the ISP in the first instance, by way of a change to the District Plan or as part of the next District Plan review.

37. The Introduction to the UFD – Urban Form and Development chapter of the Proposed Plan refers to the NPS-UD and the Hawke’s Bay Regional Policy Statement. It also refers to the ISP and includes figures showing the potential direction of future greenfield residential growth for Otane, Waipawa and Waipukurau, to provide for new residential development not anticipated as being required during the period of this District Plan, but which may be required in the medium term. It states that Council “...*will regularly review the uptake of land for infill development within the towns and settlement, which will identify if and when any future greenfield residential growth may need to be progressed outside the existing urban and settlement boundaries*”.
38. The future greenfield residential growth areas for the three towns are indicative only and would not preclude other areas being identified as suitable for urban growth during the life of the plan.
39. Therefore, while the NPS-UD does not apply, I consider that sufficient and appropriate regard has been given to projected household growth in the district over the next 10-30 years, and the capacity within the existing urban towns to accommodate it. The Proposed Plan also indicates the potential directions for extending the existing town boundaries to accommodate additional urban growth, if in the future, the demand for urban growth exceeds that anticipated by the Proposed Plan.

UFD – Urban Form and Development – Objective UFD-O2

40. With reference to Objective UFD-O2, the Panel questioned whether the wording of the objective is too inflexible in recognising that the “Draft National Policy Statement for Highly Productive Land” included policies that recognised that a proposal on Highly Productive Land could be considered.
41. In August 2019 the Ministry for Primary Industries released “*Valuing highly productive land: A discussion document on a proposed national policy statement for highly productive land*” for public consultation and submissions. This document came after the release of the Draft District Plan in May 2019. Since then, there has been no draft or proposed national policy statement on highly productive land released that Council must have regard to.
42. The recognition of highly productive soils in the Proposed District Plan was driven by the Ministry for the Environment’s ‘Our Land 2018’ and ‘Environment Aotearoa 2019’ reports, which identified that many of New Zealand’s productive areas have already been lost and the two key pressures facing highly productive land is 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 Central Hawke’s Bay District’s highly productive has been deemed to be of regional, if not national significance, warranting specific recognition in the District Plan. Reference to this is contained in the ‘Introduction’ to the Strategic Direction, RLR – Rural Land Resource chapter, of the Proposed District Plan, as follows:

“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 area⁶. 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

⁶ ‘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.

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 production purposes⁷."

43. Objective URF-O2 reflects Objective RLR-O3 in the strategic RLR – Rural Land Resource chapter, which is that “*The District's highly productive land is protected from further fragmentation*”.
44. As identified in the Section 42A Report on Key Issue 3 – Urban Form and Development (UFC) Chapter, (pages 90-93), there were three submissions on Objective UFD-O2. Two submissions (Horticulture New Zealand (S81.047) and New Zealand Pork Industry Board (S42.017) requested that the objective be retained as notified. Silver Fern Farms Limited (Silver Fern) (S116.017) requested that the objective be amended by deleting the reference to ‘valuable’ and to recognise that highly productive land is located, across the district and not just within the Rural Production Zone. None of the submissions requested that the word ‘protect’ in Objective UFD-O2 be amended or deleted. I therefore consider that there is no scope within submissions to support making further amendments to allow greater flexibility with respect to development of highly productive land. There is also no national policy statement on highly productive land yet that must be given effect to.
45. The panel also referred to the submission from Silver Fern on Objective UFD-O2, which requested that the objective be amended to refer to retaining and protecting ‘existing Major Hazardous Facilities’ in the District from urban development. In the Section 42A Report, I did not support amending the objective as requested, as I considered major hazardous facilities were not directly relevant to the UFD – Urban Form and Development chapter. I can advise further that there are objectives, policies and standards that relate specifically to new major hazardous facilities in the HAZS – Hazardous Substances chapter of the Proposed District Plan. These apply across all zones in the District, including the rural zones.
46. Silver Fern’s submission appears to relate to potential for reverse sensitivity effects on existing major hazardous facilities in rural zones associated with new greenfield urban development progressing outside the existing urban and settlement boundaries. In my opinion, that is a matter that can be considered as part of any proposed change to the District Plan to extend an existing urban boundary in the future, which will need to give effect to Hawke’s Bay Regional Policy Statement, particularly Policy UD12 (and in particular clauses (l) and (m)), and Objectives OBJ 16, OBJ 17 and OBJ 18, as follows:

OBJECTIVES

- OBJ 16** For future activities, the avoidance or mitigation of off site impacts or nuisance effects arising from the location of conflicting land use activities.
- OBJ 17** For existing activities (including their expansion), the remedy or mitigation of the extent of off site impacts or nuisance effects arising from the present location of conflicting land use activities.
- OBJ 18** For the expansion of existing activities which are tied operationally to a specific location, the mitigation of off site impacts or nuisance effects arising from the location of conflicting land activities adjacent to, or in the vicinity of, areas required for current or future operational needs.

⁷ Ibid.

POL UD12 MATTERS FOR DECISION-MAKING (REGION)

In preparing or assessing any rezoning, structure plans, or other provisions for the urban development of land within the Region, territorial authorities¹¹ shall have regard to:

- a) The principles of the New Zealand Urban Design Protocol (Ministry for the Environment, 2005);
- b) New Zealand Standard NZS4404:2010 Land Development and Subdivision Infrastructure, and subsequent revisions;
- c) Good, safe connectivity within the area, and to surrounding areas, by a variety of transport modes, including motor vehicles, cycling, pedestrian and public transport, and provision for easy and safe transfer between modes of transport;
- d) Location within walkable distance to community, social and commercial facilities;
- e) Provision for a range of residential densities and lot sizes, with higher residential densities located within walking distance of commercial centres;
- f) Provision for the maintenance and enhancement of water in waterbodies, including appropriate stormwater management facilities to avoid downstream flooding and to maintain or enhance water quality;
- g) Provision for sufficient and integrated open spaces and parks to enable people to meet their recreation needs, with higher levels of public open space for areas of higher residential density;
- h) Protection and enhancement of significant natural, ecological, landscape, cultural and historic heritage features;
- i) Provision for a high standard of visual interest and amenity;
- j) Provision for people's health and well-being through good building design, including energy efficiency and the provision of natural light;
- k) Provision for low impact stormwater treatment and disposal;
- l) Avoidance, remediation or mitigation of reverse sensitivity effects arising from the location of conflicting land use activities;
- m) Avoidance of reverse sensitivity effects on existing strategic and other physical infrastructure, to the extent reasonably possible;
- n) Effective and efficient use of existing and new infrastructure networks, including opportunities to leverage improvements to existing infrastructure off the back of proposed development;
- o) Location and operational constraints of existing and planned strategic infrastructure;
- p) Appropriate relationships in terms of scale and style with the surrounding neighbourhood; and
- q) Provision of social infrastructure.

47. Therefore, I have not changed my position with respect to Objective UFD-O2 and I recommend that it be amended as I have recommended in Section 8.5 of my Section 42A Report, in relation to Key Issue 3 – Urban Form and Development (UFD) Chapter.

Key Issue 1 – Residential Intensification - General

48. In relation to Kāinga Ora's submissions addressed in the Section 42A report under Key Issue 1 – Residential Intensification - General, Kāinga Ora's Planner, Mr Campbell, considered that the ISP report appeared to note that structure planning would be required to enable growth, which suggested to him that the 'capacity' identified is within greenfield areas, not existing urbanised areas⁸.
49. As I have mentioned above, the ISP report was referring to capacity within the existing urban boundaries to accommodate projected growth over the next 30 years (to 2051), and found that the total undeveloped, subdivided lots combined with the total minimum theoretical capacity for infill growth was four times the projected number of households required to 2031. However, it recognised that the single largest issue for yielding projected household growth within the existing towns related to infrastructure servicing, and it recognised the need for infrastructure capacity assessments and structure planning.
50. A structure plan is a framework to guide the development or redevelopment of an area by defining the future development and land use patterns, areas of open space, the layout and nature of infrastructure (including transportation links), and other key features and constraints that influence how the effects of development are to be managed.⁹ It is my understanding that structure planning is not limited to urban greenfield growth situations, but can also be used for urban consolidation.

⁸ Paragraph 4.4, page 10 of Mr Campbell's planning evidence.

⁹ <https://www.qualityplanning.org.nz/node/1135>

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

Planned Built Form Outcomes

51. Kāinga Ora requested amendments to a number of provisions within the GRZ – General Residential Zone chapter to recognise that amenity values are likely to evolve over time, consistent with the ‘planned built form outcomes’ of the Zone.
52. Mr Campbell advised¹⁰ that the intent of the requested amendments was to ensure that the assessment of objectives, policies and any matters of discretion associated with infringement to a performance standard, activity or rule, takes into account consideration of the ‘planned’ outcomes of the zone. He considers that inclusion of the word ‘planned’ is important in signalling to the community that, in order to deliver a more compact urban form and respond to demand for a range of residential housing types (as referenced in the UFD chapter), the existing amenity and character of some areas is likely to change. He also considered that the word ‘planned’ better reflects the direction of the NPS-UD, particularly Objective 4 and Policy 6(b) which state:
- Objective 4:** New Zealand’s urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.
- Policy 6:** When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:
- (a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement
 - (b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:
 - (i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and
 - (ii) are not, of themselves, an adverse effect
 - (c) the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)
 - (d) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity
 - (e) the likely current and future effects of climate change.
53. The term ‘planned urban built form’ appears only within Policy 6(a) and (b) of the NPS-UD. Policy 6 applies to ‘urban environments’. As I have advised, the three towns of Waipawa, Waipukurau and Ōtane do not fall within the NPS-UD definition of an ‘urban environment’, so I consider that there is no requirement for the Panel to have regard to the matters under Policy 6, including a ‘planned urban form’ which relates to planning documents that are required to give effect to the NPS-UD.
54. I therefore stand by the recommendation in the Section 42A report, that the use of the term ‘planned built form outcomes’ is unnecessary and potentially confusing to plan users.

¹⁰ Paragraphs 5.1-5.8, pages 11-13 of Mr Campbell’s planning evidence.

Evolution of Amenity Values Over Time

- 55. Kāinga Ora are seeking the removal and/or qualification of references in the Proposed Plan to ‘maintain and enhance’ amenity values.
- 56. Mr Campbell refers to the NPS-UD, including Policy 6(b), concerning compact urban form, responsive urban growth, efficiency of land use and providing greater opportunities for housing choice to cater for a range of families and household situations. He considers that the use of ‘maintain’ suggests a fixed state of being not subject to change, and that by-definition, there is embedded tension in the provisions, where ‘enhancing’ amenity values is contrary to ‘maintaining’ amenity values, and where ‘maintain and enhance’ requires both parts to be met. Mr Campbell considers that this creates an inability for the policy and rule framework of the Proposed Plan to efficiently and effectively enable flexibility in individual community expression in building design, architecture, and achieving a diversity of housing and lifestyle types to meet a range of community needs.¹¹
- 57. The reference to ‘maintain and enhance’ amenity values and character relates to section 7(c) of the RMA, which requires that, in managing the use, development and protection of natural and physical resources, all persons “shall have particular regard to [...] (c) the maintenance and enhancement of amenity values”.
- 58. In my opinion, ‘maintaining and enhancing’ does not mean that there cannot be change. The rules of the Proposed Plan give effect to the objectives and policies of the Proposed Plan by specifying which activities (including residential activities) are permitted within each zone, and what standards such activities must comply with to be permitted. That being the case, permitted activities must, by the fact that they are permitted, achieve the relevant objectives and policies of the zone, including those that seek to maintain and enhance the character and amenity values of the zone while still allowing flexibility for individual expression in the types of housing provided and building design, such as Objective GRZ-O3 of the GRZ – General Residential Zone, which states:

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

- 59. I therefore consider that it is appropriate to retain references in the Proposed Plan to ‘maintain and enhance’.

Medium Density Development

- 60. Mr Campbell considers that references in the ‘Introduction’ to the GRZ - General Residential Zone and Policy GRZ-P4 to ‘medium density’ development should be deleted and qualified in terms of the number of stories anticipated (i.e., “one to two storey development”). He considers that medium density development does not completely align with the National Planning Standards definition or appropriately reflect the character and scale of development being sought in the Proposed Plan.
- 61. The only reference to ‘medium density’ development in the National Planning Standards is in relation to the Medium Density Residential Zone, which is described in Table 13 in Section 8 of the standards as:

Medium density residential zone	Areas used predominantly for residential activities with moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments, and other compatible activities.
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- 62. There is no definition of medium density in the National Planning Standards.

¹¹ Paragraphs 5.9-5.13, pages 13-15 of Mr Campbell’s planning evidence.

63. In my opinion, referring only to the number of storeys of a building does not appropriately replace 'density', as density also relates to the number of residential units that can be built on a minimum sized site (as per Standard GRZ-S1). In my view, focussing on the number of stories (or building bulk or form) alone is too narrow and ignores other important elements of development that collectively contribute to amenity and character values, such as the intensity or concentration of residential activities on a site and its associated noise and traffic generation effects.
64. I also consider that, within the General Residential Zone, a density of one residential unit per 350m² of net site area within reticulated areas (as per Standard GRZ-S1) can be considered as being 'medium density', falling within the above description of a 'moderate concentration and bulk of buildings'.
65. For the above reasons, I consider that it is appropriate to retain references to 'medium density', including in Policy GRZ-P4. However, I consider that it is appropriate to delete the reference to 'as an alternative to medium density living environments' in Policy GRZ-P2, which relates to senior citizen's housing. I also consider that there is benefit in adding references to 'one to two storeys high in a variety forms and sizes', as Mr Campbell recommends be added to the Introduction and Policy GRZ-P4 in GRZ – General Residential Zone. This reflects the scale and variety of buildings anticipated in the General Residential Zone which, in my opinion, does not exclude promoting medium density development.

Minimum Net Site Area

66. Messrs Campbell and Rae support reducing the minimum net site area for each residential unit in the General Residential Zone (under Standard GRZ-S1(2)(a)) in reticulated areas from 350m², to 300m², to assist in accommodating two dwellings on a site as a permitted activity, particularly where efficiencies in attached dwellings (i.e., duplex buildings) can contribute to greater housing choice.¹² Mr Rae considers that it would provide an opportunity to intensify a greater number of existing sites in the range of 600m²-700m², by providing an opportunity for a "slightly smaller offering to the market" to assist with providing for a range of dwellings in support of Objective GRZ-O1. Mr Rae considers that, while it would provide additional housing opportunities, it would not compromise the overall amenity of adjoining sites (taking into account the other amendments to the Proposed Plan provisions sought by Kāinga Ora, including a building coverage limit of 50%).
67. Rule GRZ-R1(2) requires that, where a proposed residential development cannot comply with Residential Density Standard GRZ-S1, a Restricted Discretionary Activity resource consent is required under Rule GRZ-R1(2). A reduction in the minimum net site area, as requested by Kāinga Ora, would allow sites with a net site area over 600m² to be developed for two residential dwellings as a permitted activity, subject to compliance with the other standards listed under Rule GRZ-R1(1). Currently, a minimum net site area of 700m² is required for two dwellings.
68. By way of comparison, the Hastings District Plan has a density limit of one residential building per 350m² net site area, that applies to the Hastings General Residential Zone and City Living Zone.
69. The City of Napier District Plan has no density condition for the Main Residential Zone, Northern Residential Zone or Hardinge Road Residential Zone, subject to compliance with other conditions for all land uses in the Zone. A "concept plan" must be submitted to the Council which shows how a single dwelling unit or multi-unit development is able to fully comply with the conditions for permitted activities if the density is greater than one dwelling unit per 350m² of net site area in the Main Residential Zone, per 250m² of net site area in the Northern Residential Zone, and per 150m² of net site area in the Hardinge Road Residential Zone. In the Napier Hill Character Zone, there is a density limit of one dwelling unit per site, and for sites less than 500m² a concept plan must be provided which shows how a single dwelling unit is able to fully comply with the conditions.

¹² Paragraphs 5.23-5.24, pages 18-19 of Mr Campbell's planning evidence, and paragraph 9.30-9.31 of Mr Rae's urban design evidence.

70. Amending the minimum net site area as requested would provide greater opportunity for infill development to occur as a permitted activity in the GRZ – General Residential Zone. However, Waipukurau and Waipawa are not ‘urban environments’ under the NPS-UD (as per Hastings and Napier) and I am uncertain what implications there may be for Council’s reticulated services if the increased density was permitted. The residential development capacity analysis undertaken by Veros for the ISP was based on the Proposed Plan density and subdivision provisions as notified, which provide for a minimum net site area of 350m² per dwelling and a minimum lot size of 350m² in the General Residential Zone.
71. Retaining the requirement for developments not complying with Standard GRZ-S1(2)(a), to be assessed as a restricted discretionary activity (under Rule GRZ-R1(2)) on a case-by-case basis, also provides the opportunity for potential adverse environmental effects (including effects on Council reticulated services and potential cumulative environmental effects) to be considered, and conditions of consent imposed as appropriate if consent is granted.
72. Given this uncertainty, I consider that Standard GRZ-S1(2)(a) should be retained as notified.

Notification Exclusion

73. As set out in Mr Campbell’s evidence, Kainga Ora still requests that Rule GRZ-R1 be amended to include a notification exclusion, but that the wording be amended to read:

“Notification exclusion:

Where a development complies with all applicable standards under GRZ-R1.1a, but involves more than two dwellings per site area under GRZ-S1.2a, the application will be considered without public notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95(A) of the Act.”

74. The outcome of the above wording would be that, regardless of the extent to which a proposed residential development exceeded the residential density limit under Residential Density Standard GRZ-S1, provided the proposal complied with all of the other standards listed under Rule GRZ-R1(a), a resource consent application for the proposal (being a Restricted Discretionary Activity under Rule GRZ-R1(2)) would not be notified.
75. Mr Campbell gives some examples of other district plans that employ a similar notification exclusion to the one being sought by the submitter¹³. I note that two of the three examples given (i.e. Upper Hutt Operative District Plan, and the Western Bay of Plenty Operative District Plan) relate to Controlled Activities, which are excluded from public notification under s 95A(5) Resource Management Act in any event. In such cases, the Council cannot decline applications, but may impose conditions on the consent. I consider that these examples are not relevant.
76. The third example (Proposed Waimakariri District Plan) relates to a rule that provides for multi-unit residential development as a Restricted Discretionary Activity, where compliance with standards is achieved. These standards relate to the provision of habitable rooms and habitable spaces at ground floor level, and the requirement to provide a design statement. Where compliance is not achieved, a Discretionary Activity resource consent is required. The rule (GRZ-R19) relates to a specific policy (GRZ-P1(3)) which is to provide for activities and structures that support and maintain the character and amenity values anticipated for the zone, including “...opportunities for multi-unit residential development on larger sites”. I note that there is no minimum site size specified for multi-unit residential development.
77. In relation to the subject Proposed Plan, there are no objectives or policies in the GRZ-General Residential Zone chapter that refer specifically to multi-unit residential development. Policy GRZ-P4 is to promote medium density development as the predominant residential character, and Policy GRZ-P2 is to enable higher density development associated with senior citizen’s housing.

¹³ Paragraph 5.28, pages 20-21 of Mr Campbell’s planning evidence.

78. While Standard GRZ-S1(1) requires there to be no more than two residential units (including minor units) on any site, I accept that a larger site may be able to be developed for more residential units and still achieve the minimum net site area per residential unit density requirements under Standard GRZ-S1(2). In that case, while the number of residential units would exceed the maximum of two permitted, it would still achieve the density of residential development anticipated in the Proposed Plan, but over a larger site. I therefore consider that a notification exclusion clause would be appropriate in such situations. However, for development of more than two residential developments on single sites that will not achieve the residential density requirements under Standard GRZ-S1(2), I consider that it is appropriate that the Council be able to consider if there may be adverse effects that are minor or more than minor, and apply the test for notification under sections 95A-95G of the RMA.
79. On that basis, I consider that the notification exclusion requested by the submitter could be added to Rule GRZ-R1(2), but that it should be amended as follows:

“Notification exclusion:

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

80. I agree with Mr Campbell's opinion that, where a multi-unit development of more than two dwellings on a site does not comply with the provisions of the TRAN - Transport chapter, then the notification exclusion would not apply. To be permitted under Rule GRZ-R1(1), residential activities must comply with Standard GRZ-S12, which requires compliance with the provisions of the TRAN – Transport chapter. If a development does not comply with those provisions, then it would not comply with Standard GRZ-S12 and it would fall to be considered as a Restricted Discretionary Activity under Rule GRZ-R1(2) and the notification exclusion (as I have recommended it be amended) would not apply.

Outdoor Living Space, Outdoor Service Space and Building Coverage

81. Mr Rae provided illustrations of the maximum building coverage that could occur under the proposed GRZ – General Residential Zone provisions in relation residential development of two sites: one being a 510m² site at 71 Racecourse Road, Waipukurau; and the other being a 701m² site at 2A Freyberg Terrace, Waipukurau. Both sites were flat in topography and of a relatively standard shape, and it was assumed that neighbouring sites were flat. Two scenarios were developed for each site: one for the development of a single dwelling; and the other being the development of one dwelling and one minor dwelling (having a gross floor area of less than 60m²) on the Racecourse Road site, and two dwellings on the Freyberg Terrace site. Each scenario illustrated the maximum building coverage that could occur where compliance with the Proposed Plan provisions were achieved, including boundary setbacks, on-site parking, outdoor living space and outdoor service space requirements. The illustrations of the scenarios were set out in Attachments A-D of Mr Rae's evidence.
82. I note that Mr Rae considered that the definition of 'net site area' in the Proposed Plan was confusing¹⁴. I can advise that the definition in the Proposed Plan was taken directly from the National Planning Standards.
83. Mr Rae also referred to there being a 50% building coverage referred to in the National Planning Standards, which he considered was in line with Kāinga Ora's submission requesting a building coverage standard of 50%¹⁵. I have checked the Standards and I have not been able to find any reference to a 50% building coverage. It is possible that Mr Rae was referring to the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act which passed into law on 20 December 2021. It amends the RMA by bringing forward and strengthening the NPS-UD to help

¹⁴ Paragraph 9.9. page 9, of Mr Rae's evidence.

¹⁵ Paragraph 9.19, page 11, of Mr Rae's evidence.

increase housing supply in urban areas. If that is what Mr Rae intended to refer to, then it does not apply to Central Hawke's Bay District Council.

84. The building coverages identified under Mr Rae's Proposed Plan (as notified) scenarios are summarised in the following table:

Site	Scenario	Building Coverage
71 Racecourse Road (510m ²)	Scenario 1: one dwelling	61%
	Scenario 2: one dwelling and one minor dwelling	25%
2A Freyberg Terrace (701m ²)	Scenario 1: one dwelling	65.7%
	Scenario 2: two dwellings	35%

85. The table above shows that the development of one dwelling on a site could result in a building coverage of 61%-65.7%. However, where there are two residential buildings on a site, the building coverage is less, at 25%-35%. This illustrates that the provisions create variation in the amount of building-free space that is retained on sites within the General Residential Zone. Certainly, larger, single dwellings can be developed on sites, but not every dwelling will necessarily be built to the maximum extent possible, as that may not be what every developer wants or can afford. However, where there are two dwellings on sites, the Proposed Plan provisions ensure that larger areas of building-free space remain on sites (i.e., 65%-75% building-free).
86. Given the above, if a blanket 50% building coverage standard was applied, and the outdoor living space and outdoor service spaces requirements were removed (as requested by Kāinga Ora), the outcome could see an decrease in the area of building-free space on sites with single dwellings, of 11%-16%, and potentially an increase in the area of building-free space on sites with two dwellings, of 15%-25%. There would be more consistency in the minimum amount of open space retained on sites, but equally a potential for less variety in the amount of open space retained across sites in the zone.
87. Mr Campbell considers that Mr Rae's scenarios demonstrate that the Proposed Plan is not efficient or effective in managing building coverage, as unintended consequences (such as uncontrolled large buildings and excessive site coverage) could arise¹⁶. He considers that a maximum building coverage standard is appropriate to ensure that the objectives of the General Residential Zone are achieved, that the character and amenity of the residential environment is not degraded through an excessively large level of site coverage, and it will enable Council to manage the effect of built development on the stormwater network.
88. I note that the Proposed Plan provisions relating to the bulk and location of buildings within the General Residential Zone have been carried over from the Operative District Plan, which was made operative in 2003. As such, the current plan provisions have been in place for almost 20 years. I am not aware of there being any issues associated with the outcomes of the implementation of those provisions over that time, being of the nature Mr Campbell is concerned about. Through consultation undertaken with the community as part of the District Plan review, it was apparent that there was a general level of comfort in retaining the Operative District Plan approach.
89. With regard to stormwater, as I explained, in response to questions from the Hearing Panel, the Proposed Plan has adopted a more indirect approach to managing urban stormwater. This is through the SSB – Sustainable Subdivision and Building chapter, which includes Policies SSB-P1 and SSB-P2, that encourage domestic on-site water storage and promote use of on-site stormwater attenuation measures where appropriate, including rainwater harvesting devices, green roofs, site landscaping, rain gardens, wetland treatment systems and low impact stormwater attenuation systems. The provisions of the General Residential Zone also include exemptions for domestic water storage tanks from Standard GRZ-S3 Height in Relation to Boundary, and Standard GRZ-S5 Setback from

¹⁶ Paragraph 5.38, page 24 of Mr Campbell's planning evidence.

Neighbours. These are intended to make it easier for developments to include on-site water storage tanks, which has benefits for Council's stormwater and water supply systems.

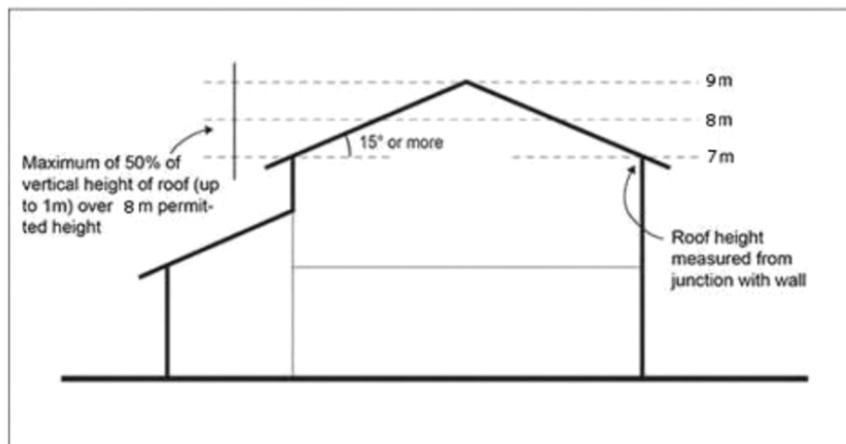
90. Given the above, I stand by the recommendation in my Section 42A Report, that Kāinga Ora's request to include a building coverage standard of 50%, and consequential amendments, be rejected.
91. For the above reasons, I also stand by my recommendation to reject Kāinga Ora's request to reduce the minimum Outdoor Living Space requirement for residential units at ground level under Standard GRZ-S6(1) and delete the Outdoor Service Space requirement under Standard GRZ-S7.
92. However, I concur with Mr Rae and Mr Campbell's recommendation¹⁷ that the minimum balcony dimension for outdoor living spaces for residential units above ground level (Standard GRZ-S6(2)) be increased from 1.5m to 1.8m, to provide a sufficiently useable depth of balcony (as a minimum requirement).

Height

93. As advised by Mr Campbell¹⁸, Kāinga Ora are no longer seeking a maximum height limit of 11m under Standard GRZ-S2, as they requested in their original submission. They now request that the notified height limit of 8m be retained, but that the standard be amended to provide for an additional 1m roof form. This is intended to provide the ability to exceed the maximum height limit while avoiding a 'flat roof' scenario where the full additional 1m of building height is occupied by roof form. The submitter requests that Standard GRZ-S2 be amended as follows:

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

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



94. Mr Rae provided in Attachment E of his evidence, an illustration of what the proposed amendment to the height standard would look like on 15m to 20m wide sections, and a shading study of associated shading effects on neighbouring properties. This included the amendment that Kāinga Ora requested be made to Standard GRZ-S3(1) Height in Relation to Boundary, where the measurement would be taken at 3m above the boundary instead of 2m (I discuss this below). The shading examples were modelled on the basis of the subject sites and neighbouring land being flat, so the Hearings Panel

¹⁷ Paragraph 5.46, page 26 of Mr Rae's evidence.

¹⁸ Paragraph 5.52, page 28 of Mr Campbell's planning evidence.

requested that Mr Rae prepare and submit comparable illustrative shading diagrams for two sloping sites: one in Waipawa and one in Waipukurau.¹⁹

95. In response to the directions of the Hearings Panel²⁰, Mr Rae provided²¹ illustrative shading diagrams to demonstrate the differences in shading between that created by compliance with the residential development controls of the Proposed Plan and those being sought by Kainga Ora, for the following two sloping sites:

- 20 Rose Street, Waipawa – Lot 1 DP 7610, area: 1000m²; and
- 87 Porangahau Road, Waipukurau – Lor 6 DP 9858, area: 800m².

96. Three building envelope scenarios were illustrated for each site:

- Scenario 1 – the building envelope recommended in the s42A report, 8m height standard and 2m+45° Height in Relation to Boundary (HIRB);
- Scenario 2 – the building envelope with a 9m height, and 2m+45° HIRB to enable the impact of an additional 1m additional height to be understood; and
- Scenario 3 -the building envelope recommended in Attachment A of Mr Campbell's evidence, 8m+1m roof form (9m) height standard and 3m+45° HIRB.

97. I note that the illustrations provided by Mr Rae, in his evidence and supplementary evidence, did not apply the height in relation to boundary requirement at the front boundary of the sites, which is required under GRZ-S3(1) (as notified) and which I have not recommended be changed. However, the effect of this omission is that the shading shown at the front boundaries of the sites in the illustrations is likely to overestimate the potential effect of shading at the front of the buildings.

98. In relation to the site at 20 Rose Street, Waipawa, the illustrations show that the impact of increasing the HIRB to 3m+45° with the 1m additional height results in a greater area of shadow being 1.52m longer than the shadow cast from Scenario 1 at 9am. There is a slightly greater shadow on the neighbouring property (at 18 Rose Street) until approximately 3pm, and thereafter the shadow falls mainly on the street. At 4pm the shadow falls mainly on the street, but there is a small area of shadow on the front yard of the property on the opposite side of the street.

99. In relation to the site at 87 Porangahau Road, Waipukurau, the illustrations show that the impact of increasing the HIRB to 3m+45° with the 1m additional height casts slightly more shadow (1.52m longer) on the neighbouring property (to the south) at 89 Porangahau Road in the morning, until approximately 12noon, where no shadow falls on the neighbour for the remainder of the afternoon. More shadow falls on the neighbouring property to the rear of the site (83 Porangahau Road) in the afternoon, being an additional 2.29m in length.

100. Mr Rae concludes that there will be additional shading to properties to the south of the test sites, and to sites to the east in the afternoon, compared to the s42A report recommendations of 8m and 2m+45° HIRB. However, he considers that the additional shading is not significant, and the surrounding properties will still receive a reasonable amount of sunlight. He notes that less shadow is likely to result than is illustrated, as not all of the building envelope modelled can be built, due to the building coverage restriction of 50% recommended as part of the suite of changes sought by Kāinga Ora.

101. I concur with Mr Rae, that the shadow effects of increasing the HIRB to 3m+45° with the 1m additional height would likely be less than what is illustrated, if the 50% building coverage restriction was

¹⁹ Paragraphs 16-18 of the Seventh Memorandum and Direction of the Hearings Panel Directions Following Hearing 2, dated 12 April 2022.

²⁰ Paragraphs 16-18 of the seventh memorandum and directions of the Hearings Panel.

²¹ Supplementary Statement of Evidence of Nicholas Rae (Urban Design), dated 29 April 2022.

imposed. That would also likely be the case if the proposed outdoor living space and outdoor service space requirements in the Proposed Plan (as notified) were retained, instead of adopting a 50% building coverage limit. Furthermore, compliance with the HIRB standard at the front boundary of sites would reduce potential shading on roads.

102. On the basis of the above, I am therefore satisfied that amending Standard GRZ-S2 as requested would not have a significant adverse effect on roads or adjoining properties. If the HIRB in Standard GRZ-S3(1) was also amended, so that it is measured at 3m above the boundary instead of 2m, the effects of that would likely be greater, but not significant (as assessed by Mr Rae).
103. I do not have a strong opinion on this matter. For that reason, I question the benefit of changing the height limit as requested by the submitter and adding further complication to a standard that is currently a simple one to apply. On that basis, I recommend that Standard GRZ-S2 be retained as notified.

Height in Relation to Boundary

104. Mr Campbell noted that, while I had recommended that Kāinga Ora’s request to amend Standard GRZ-S3(2) by replacing ‘internal boundary’ with ‘side and rear boundaries’ and to delete the definition of ‘internal boundary’ in the Interpretation – Definitions chapter, I had not included the changes in the tracked changes version of the GRZ – General Residential Zone chapter in Appendix A of my Section 42A Report. That was an error on my part, and I have now included those changes in the Updated Recommended Amendments to Plan Provisions in Appendix 2 of this report.
105. Kāinga Ora now request that, in addition to changing ‘2 metres’ to ‘3 metres’, that Standard GRZ-S3(1) be amended further by adding a reference to ‘side and rear’ site boundary and inserting a new clause (3), as follows:

GRZ-S3 Height in Relation to Boundary	
All	<p>1. No part of a building must exceed a height of 2-3 metres plus the shortest horizontal distance between that part of the building and the nearest side and rear 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>[...]</p> <p>3. <u>Where two or more residential buildings on the same or an adjoining site are connected along a common existing or proposed boundary, the requirement for a recession plane will be dispensed with along that boundary.</u></p>

106. The effect of the requested amendment to Standard GRZ-S3(1), such that the standard would only apply to side and rear boundaries, would exclude the standard from applying to front boundaries. While this may result in shading of roads, I consider that it is unlikely to adversely affect neighbours on the opposite side of the roads. I note that the Hastings District Plan (General Performance Standard 7.2.5D Height in Relation to Boundary) excludes the road or front boundary from the height in relation to boundary standard in all Hastings Residential Zones (except the City Living Zone). On that basis, I consider that it is appropriate to amend Standard GRZ-S3(1) as requested by the submitter.

107. With regard to new Standard GRZ-S3(3) requested by Kāinga Ora, while such an amendment could be appropriate, I consider that it is outside the scope of submissions and cannot be considered.

Setback from Neighbours

108. Kāinga Ora requested through evidence the addition of a new Standard GRZ-S5(2), where the setback from neighbours requirement would not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.
109. While I consider that such an amendment could be appropriate, it is outside the scope of submissions and cannot be considered.

Assessment Matters

110. In relation to Kāinga Ora's request to delete Assessment Matter GRZ-AM1(2)(e), which relates to the ability of the applicant to "mitigate any adverse effects on people affected by the proposal", my recommendation in the Section 42A Report was to reject it. Mr Campbell considers that the assessment matter is over-broad as it allows an assessment of any effect on a person²². On further reflection, I am satisfied that potentially relevant effects that would need to be considered are appropriately covered under the assessment matters, and I concur that Assessment Matter GRZ-AM1(2)(e) should be deleted.

Anticipated Environmental Results

111. Kāinga Ora requested that Anticipated Environmental Result GRZ-AER2 be deleted, which I recommended be rejected in my Section 42A Report. Mr Campbell submits that, instead of deleting GRZ-AER2, it should be amended to qualify what the predominant residential character is that is to be retained in the zone, as follows²³:

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

112. I generally support the requested amended wording, which is consistent with amendments I have recommended be made to the Introduction to the GRZ – General Residential Zone chapter, but I consider that the addition of 'built form' is unnecessary.

Key Issue 1 – Residential Intensification: COMZ – Commercial Zone

Introduction, Objectives and Policies

113. Mr Campbell noted that I did not recommend that the references to 'maintain and enhance' in the Introduction and Policies COMZ-P1, COMZ-P2 and COMZ-P3²⁴. For the reasons I have given above, in relation to retaining the references to 'maintain and enhance' in the GRZ – General Residential Zone chapter, I consider that the references should be retained in these COMZ – Commercial Zone provisions.
114. Similarly, Mr Campbell raised the issue of 'planned built form' and the 'evolution of amenity values over time'²⁵. I have addressed these matters above in relation to the GRZ – General Residential Zone, and my opinion remains the same on those matters in relation to the COMZ – Commercial Zone chapter, and for the same reasons.

²² Paragraphs 5.71 – 5.73, page 34 of Mr Campbell's planning evidence.

²³ Paragraph 5.75, page 35 of Mr Campbell's planning evidence.

²⁴ Paragraph 6.3, page 36 of Mr Campbell's planning evidence.

²⁵ Paragraph 6.4, page 36 of Mr Campbell's planning evidence.

Outdoor Living Space

- 115. In relation to the minimum dimensions of balconies providing an outdoor living space for residential units above ground floor level, Mr Rae recommended that the minimum dimension in new Standard COMZ-SX(2)(b), relating to Residential Activities in the Commercial Zone, be increased from 1.5m to 1.8m in any direction. As for the equivalent GRZ – General Residential Zone provisions, I consider that this amendment is appropriate.
- 116. Mr Campbell noted that, while I recommended that Kāinga Ora’s request to include a new outdoor living space standard for residential activities in the Commercial Zone (COMZ-SX(2)) be accepted, I had not included their requested associated assessment matters under COMZ-AM5²⁶. He questioned whether that was an oversight by me. I can confirm that it was, and I consider that Assessment Matter COMZ-AM5 should be amended to include it.

Outlook Space

- 117. Kāinga Ora sought in its submission, a new Standard COMZ-SX(3) to include a requirement for each residential unit in the Commercial Zone to have an ‘outlook space’. Mr Campbell advised that the reason for seeking the new standard is to ensure that residential units in the zone have privacy separation between habitable rooms of other residential units on the site and/or buildings on other sites, to support greater intensifies and building scales in the Commercial Zone. The intention is to manage visual dominance effects and ensure that habitable rooms have an outlook and sense of space, and to ensure that a minimum level of sunlight and daylight access to living rooms and bedrooms is provided to support the health and wellbeing of occupants. Mr Campbell provided an explanatory diagram to aid interpretation of the new standard requested.²⁷
- 118. The further explanation and diagram provided by Mr Campbell has given me clarity on what the intended outcome of the standard is and how it is to be applied, and I now support its inclusion for the reasons outlined by Mr Campbell. In that regard, I also support associated new Assessment Matter COMZ-AM5(3) that Kāinga Ora requested be added to support the new outlook area standard.

Date: 6 May 2022



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²⁶ Paragraph 6.10, page 38 of Mr Campbell’s planning evidence.

²⁷ Paragraphs 6.11-6.15, pages 37-39 of Mr Campbell’s planning evidence.

List of Materials Provided by Submitters

Submitter Evidence

1. Brendon Scott Liggett (Corporate) for Kāinga ora – Homes and Communities [S129, FS23]
2. Michael Campbell (Planning; Urban) for Kāinga ora – Homes and Communities [S129, FS23]
3. Nicholas Rae (Urban Design) for Kāinga ora – Homes and Communities [S129, FS23]
4. Philip McKay for Livingston Properties Limited [S127, FS27]

Submitter Legal Submissions

5. Nick Whittington for Kāinga Ora – Homes and Communities [S129, FS23]

Submitter Statements

6. Sean Grace for Ara Poutama Aotearoa, The Department of Corrections [S97]
7. Paul McGimpsey for Fire and Emergency New Zealand [S57]
8. Dean Raymond for Heritage New Zealand Pouhere Taonga [S55, FS7]
9. Jordyn Landers for Horticulture New Zealand [S81, FS17]

Supplementary Statements

10. Supplementary Statement of Evidence of Nicholas Rae (Urban Design), dated 29 April 2022 - for Kāinga Ora – Homes and Communities [S129, FS23].

Updated Recommended Amendments to Plan Provisions

UFD – Urban Form and Development

Introduction

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

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

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

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

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

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

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

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

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

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

Future Greenfield Direction of Growth

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

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

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

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

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

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

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

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

Figure 1 – Ōtane Growth Direction



Greenfield Growth Direction/Areas:

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



Figure 2 – Waipawa Growth Direction



Greenfield Growth Direction/Areas:

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

Figure 3 – Waipukurau Growth Direction



Greenfield / Infill Growth Direction / Areas:

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

Issues

UFD-I1 Sufficient Development Capacity for Urban Growth

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

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

Explanation

The District requires sufficient development capacity for future urban growth.

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

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

Objectives

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

Policies

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

Methods

Deleted: valuable
 Commented [RM1]: S116.017 Silver Fern Farms - Urban Topic, Key Issue 3

Commented [RM2]: S116.018 Silver Fern Farms - Urban Topic, Key Issue 3
 Deleted: and Settlement Zones

Methods for implementing the policies:

UFD-M1 Area-Specific Provisions

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

UFD-M2 Infrastructure Upgrades

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

UFD-M3 Structure Plans

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

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

UFD-M4 Monitoring and Review

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

Principal Reasons

The principal reasons for adopting the policies and methods:

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

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

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

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

Anticipated Environmental Results

The environmental results anticipated from the policies and methods:

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

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GRZ – General Residential Zone

Introduction

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

Deleted: and low height permanent living accommodation

Commented [RM1]: S129.145 Kainga Ora – Urban Topic, Key Issue 1

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

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

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

Issues

GRZ-I1 Diversity of Living Environments

Satisfying demand for diversity in living environments.

Explanation

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

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

Commented [JKS2]: S129.145 Kainga Ora – Urban Environment Report – Key Issue 1 – Residential Intensification: GRA – General Residential Zone

GRZ-I2 Residential Amenity

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

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- Commented [RM3]: S129.146 Kāinga Ora – Urban Topic, Key Issue 1

Explanation

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

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

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

Objectives

GRZ-O1 Enable a variety of housing types and sizes to meet residential needs now and in the future.

- Deleted: To enable existing and future residential needs to be met
- Commented [RM4]: S129.147 Kāinga Ora – Urban Topic, Key Issue 1

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

- Commented [RM5]: S129.148 Kāinga Ora – Urban Topic, Key Issue 1

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

Policies

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

GRZ-P2 To enable higher density development associated with senior citizens' housing.

Commented [JKS6]: S129.151 Kainga Ora – Urban Environment Report – Key Issue 1 – Residential Intensification: GRZ – General Residential Zone

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

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Commented [RM7]: S57.118 FENZ - Urban Topic, Key Issue 2

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Commented [RM8]: S129.152 Kainga Ora – Urban Topic, Key Issue 1

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

Commented [JKS9]: S129.153 Kainga Ora – Urban Environment Report – Key Issue 1 – Residential Intensification: GRZ – General Residential Zone

GRZ-P5 To confine the General Residential Zone within Waipukurau and Waipawa to those areas of the towns which are, or are likely to be, provided with infrastructural services of formed and sealed roading, footpaths, reticulated water supply, stormwater and sewage treatment and disposal.

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

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

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

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

Commented [RM11]: S129.156 Kainga Ora – Urban Topic, Key Issue 1

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Commented [RM12]: S129.157 Kainga Ora – Urban Topic, Key Issue 1

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

Commented [RM13]: S129.158 Kainga Ora – Urban Topic, Key Issue 1

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

Commented [RM14]: S57.119 FENZ - Urban Topic, Key Issue 2

Rule Overview Table

Use/activity	Rule Number
Residential activities and showhomes	GRZ-R1
Home businesses	GRZ-R2
Visitor accommodation	GRZ-R3
Day care facilities	GRZ-R4
Educational facilities	GRZ-R5
Community facilities	GRZ-R6
Emergency service activities and emergency aviation movements	GRZ-R7
Community corrections activities	GRZ-R8
Relocated buildings	GRZ-R9
Commercial activities not otherwise provided for	GRZ-R10
Retirement villages and rest homes	GRZ-R11
Relocatable building depots	GRZ-R12
Any other activity not otherwise provided for	GRZ-R13
Intensive primary production activities	GRZ-R14
Industrial activities	GRZ-R15
Service activities	GRZ-R16

(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 General Residential Zone.

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

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

GRZ-R1 Residential activities and showhomes

1. Activity Status: PER

Where the following conditions are met:

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

2. Activity status where compliance not achieved: RDIS

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

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

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

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

Commented [JKS15]: S129.239 Kainga Ora – Urban Environment Report, Key Issue 1 – Residential Intensification: GRZ – General Residential Zone

Commented [RM16]: S129.159 Kainga Ora – Urban Topic, Key Issue 1

GRZ-R2 Home businesses

1. Activity Status: PER

Where the following conditions are met:

- a. Limited to:

2. Activity status where compliance with condition GRZ-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>b. Compliance with:</p> <ul style="list-style-type: none"> i. GRZ-S1; ii. GRZ-S2; iii. GRZ-S3; iv. GRZ-S4; v. GRZ-S5; vi. GRZ-S6; vii. GRZ-S7; viii. GRZ-S8; ix. GRZ-S9; x. GRZ-S10; xi. GRZ-S11; xii. GRZ-S12; xiii. GRZ-S13; and xiv. GRZ-S14. 	<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. GRZ-AM1. ii. GRZ-AM2. iii. GRZ-AM3. iv. GRZ-AM4. v. GRZ-AM5. vi. GRZ-AM6. vii. GRZ-AM7. b. Assessment matters in the following chapters: <ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise.
<p>3. Activity status where compliance with condition GRZ-R2(1)(a) is not achieved: DIS</p>	

Commented [RM17]: S129.160 Kāinga Ora – Urban Topic, Key Issue 1

GRZ-R3 Visitor accommodation

<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. Accommodating no more than 5 guests at any one time. ii. Length of stay for any one homestay guest must be no greater than 3 months in any 12-month period. <p><i>Note: activities involving longer term tenancy within a residential unit are assessed as a 'Residential Activity'.</i></p> b. Compliance with: <ul style="list-style-type: none"> i. GRZ-S1; 	<p>2. Activity status where compliance with condition GRZ-R3(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. GRZ-AM1. ii. GRZ-AM2. iii. GRZ-AM3. iv. GRZ-AM4. v. GRZ-AM5. vi. GRZ-AM8.
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Commented [RM18]: S129.161 Kāinga Ora – Urban Topic, Key Issue 1

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

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

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

GRZ-R4 Day care facilities

1. Activity Status: PER

Where the following conditions are met:

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

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

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

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

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

Commented [RM19]: S129.162 Kāinga Ora – Urban Topic, Key Issue 1

GRZ-R5 Educational facilities

1. Activity Status: PER

Where the following conditions are met:

- a. Limited to 200m² gross floor area.
- b. Compliance with:
 - i. GRZ-S2;

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

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

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

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

3. Activity status where gross floor area is over 400m²: DIS

GRZ-R6 Community facilities

1. Activity Status: PER

Where the following conditions are met:

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

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

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

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

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

GRZ-R7 Emergency service activities and emergency aviation movements

Commented [RM20]: S73.017 Ministry of Education – Urban Topic, Key Issue 7

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Commented [RM21]: S57.126 FENZ - Urban Topic, Key Issue 2

<p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <ol style="list-style-type: none"> a. Limited to 100m² gross floor area. b. Compliance with: <ol style="list-style-type: none"> i. GRZ-S2; ii. GRZ-S3; iii. GRZ-S4; iv. GRZ-S5; v. GRZ-S6; vi. GRZ-S7; vii. GRZ-S8; viii. GRZ-S9; ix. GRZ-S10; x. GRZ-S11; xi. GRZ-S12; xii. GRZ-S13; and xiii. GRZ-S14. 	<p>2. Activity status where compliance with condition GRZ-R7(1)(b) is not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <ol style="list-style-type: none"> a. Assessment matters: <ol style="list-style-type: none"> i. GRZ-AM1. ii. GRZ-AM2. iii. GRZ-AM3. iv. GRZ-AM4. v. GRZ-AM5. b. Assessment matters in the following chapters: <ol style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise.
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<p>3. Activity status where compliance with condition GRZ-R7(1)(a) is not achieved: DIS</p>
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<p>i.</p>	<p>i.</p>
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GRZ-R9 Relocated buildings

<p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <ol style="list-style-type: none"> a. The building must be for the purpose of accommodating a permitted or consented activity on the site. b. Compliance with GRZ-S15. 	<p>2. Activity status where compliance not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> a. Whether the building is structurally sound, the condition of the building and the works needed to bring the exterior of the building up to an 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.
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Deleted: GRZ-R8 Community corrections activities

Deleted: 1. Activity Status: PER
Where the following conditions are met:
 Limited to 100m² gross floor area.
 Compliance with:
 GRZ-S2;
 GRZ-S3;
 GRZ-S4;
 GRZ-S5;
 GRZ-S6;
 GRZ-S7;
 GRZ-S8;
 GRZ-S9;
 GRZ-S10;
 GRZ-S11;
 GRZ-S12;
 GRZ-S13; and
 GRZ-S14.

Deleted: 2. Activity status where compliance with condition GRZ-8(1)(b) is not achieved: RDIS
Matters over which discretion is restricted (where relevant to the infringed standard(s)):
 Assessment matters:
 GRZ-AM1.
 GRZ-AM2.
 GRZ-AM3.
 GRZ-AM4.
 GRZ-AM5.
 Assessment matters in the following chapters:
 TRAN – Transport.
 LIGHT – Light.
 NOISE – Noise.

Commented [RM22]: S97.011 Dept of Corrections - Urban Topic, Key Issue 6

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

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

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

GRZ-R10 Commercial activities

1. Activity Status: CON

Where the following conditions are met:

- a. Limited to:
 - i. The retail sale of goods in a building of no more than 75m² gross floor area (including storage).
- b. Compliance with:
 - i. GRZ-S2;
 - ii. GRZ-S3;
 - iii. GRZ-S4;
 - iv. GRZ-S5;
 - v. GRZ-S6;
 - vi. GRZ-S7;
 - vii. GRZ-S8;
 - viii. GRZ-S9;
 - ix. GRZ-S10;
 - x. GRZ-S11;
 - xi. GRZ-S12;
 - xii. GRZ-S13; and
 - xiii. GRZ-S14.

Matters over which control is reserved:

- c. Building setback from boundaries, landscaping, and screening to ensure that:
 - i. the activity is compatible with the character and amenity values of the surrounding area.
 - ii. the privacy of neighbours is maintained.
 - iii. the openness and attractiveness of the street scene is maintained.

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

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

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

3. Activity status where compliance with condition GRZ-R10(1)(a) is not achieved: NC

<ul style="list-style-type: none"> iv. access to daylight and sunlight on adjoining sites is maintained. d. On-site carparking, vehicle access, manoeuvring and loading design to mitigate adverse effects on the safety and efficiency of the roading network from traffic associated with the activity. 	
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GRZ-R11 Retirement villages and rest homes

<p>1. Activity Status: DIS Where the following conditions are met: N/A</p>	<p>2. Activity status where compliance not achieved: N/A</p>
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GRZ-R12 Relocatable building depots

<p>1. Activity Status: DIS Where the following conditions are met: N/A</p>	<p>2. Activity status where compliance not achieved: N/A</p>
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GRZ-R13 Any other activity not otherwise provided for

<p>1. Activity Status: DIS Where the following conditions are met: N/A</p>	<p>2. Activity status where compliance not achieved: N/A</p>
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GRZ-R14 Intensive primary production activities

<p>1. Activity Status: NC Where the following conditions are met: N/A</p>	<p>2. Activity status where compliance not achieved: N/A</p>
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GRZ-R15 Industrial activities

<p>1. Activity Status: NC Where the following conditions are met: N/A</p>	<p>2. Activity status where compliance not achieved: N/A</p>
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GRZ-R16 Service activities

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

GRZ-S1 Residential Density

All	<ol style="list-style-type: none"> 1. There must be no more than two residential units (including minor residential units) on any site. 2. Minimum net site area for any site connected to a reticulated sewerage system is: <ol style="list-style-type: none"> a. 350m² for each residential unit contained within the site, except that: b. for each residential unit with a gross floor area less than 60m², the minimum net site area for any site is 150m². 3. Minimum net site area for any site is 1000m² for each residential unit where it is not connected to a reticulated sewerage system.
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GRZ-S2 Height of Buildings

All	<ol style="list-style-type: none"> 1. Maximum height of any building(s) is 8m. <p><i>Note: in all instances, height is measured from the natural ground level.</i></p>
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GRZ-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 a side or rear 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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Commented [JKS23]: S129.176 Kainga Ora, consequential amendment – Urban Environment Report – Key Issue 1 - Residential Intensification: GRZ – General Residential Zone.

GRZ-S4 Setback from Roads and Rail Network

From road boundaries	<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.
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From the Rail Network Boundary	<ol style="list-style-type: none"> 3. Minimum setback of any building(s) is 1.5m.
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GRZ-S5 Setback from Neighbours

All	<ol style="list-style-type: none"> 1. Minimum setback of buildings for an activity from <u>side and rear</u> boundaries is 1m. Domestic water storage tanks up to 2m in height are exempt from this standard.
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Commented [RM24]: S129.176 Kāinga Ora – Urban Topic, Key Issue 1

GRZ-S6 Outdoor Living Space

Residential Activities	<ol style="list-style-type: none"> 1. For each residential unit <u>at ground level</u>, there must be a minimum continuous area for outdoor living space, contained in one area within the net site area of the site, of 80m² with a minimum dimension of 5m, except that: <ol style="list-style-type: none"> a. For any residential unit with a gross floor area less than 65m², the minimum area may be reduced to 30m² with a minimum dimension of 3.5m. 2. <u>For residential units located entirely above ground level, the outdoor living space requirement may be satisfied in the form of a balcony or a deck that:</u> <ol style="list-style-type: none"> a. <u>Has a minimum area of 6m² for studio and one-bedroom residential units and a minimum dimension of 1.8m in any direction; or</u> b. <u>Has a minimum area of 10m² for two or more bedroom units and a minimum dimension of 1.8m in any direction.</u> 3. The required minimum area of outdoor living space must be readily accessible from a living area of the residential unit, and may take the form of a deck, terrace, or verandah, but must be kept free of buildings (other than cantilevered decks), access areas (including driveways and manoeuvring areas), parking spaces and dedicated outdoor service space.
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GRZ-S7 Outdoor Service Space

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

<p>All (except for Residential Activities, Emergency Service Activities, or Visitor Accommodation)</p>	<p>1. Limited to the following hours of operation:</p> <ul style="list-style-type: none"> a. 0700 – 2200 hours, seven days a week; except where: <ul style="list-style-type: none"> i. the entire activity is located within a building; and ii. each person engaged in the activity outside the above hours resides permanently on the site; and iii. there are no visitors, customers, or deliveries to the activity outside the above hours.
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Commented [RM26]: S57.133 FENZ - Urban Topic, Key Issue 2

GRZ-S9 Heavy Vehicle Storage

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

<p>Non-Residential Activities</p>	<p>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.</p> <p>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.</p> <p>3. <u>Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u></p>
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Commented [RM27]: S57.134 FENZ - Urban Topic, Key Issue 2

Deleted: GRZ-S11 Electricity Safety Distances

<p>All</p>	<p>1. ↓</p>
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Commented [RM28]: S129.181 Kāinga Ora – Urban Topic, Key Issue 5

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GRZ-S12 Transport (Access, Parking, Loading)

<p>All</p>	<p>1. Activities must comply with the provisions of the TRAN – Transport chapter.</p>
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Deleted: 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).

GRZ-S13 Light

<p>All</p>	<p>1. Activities must comply with the provisions of the LIGHT – Light chapter.</p>
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GRZ-S14 Noise**All**

1. Activities must comply with the provisions of the NOISE – Noise chapter.

GRZ-S15 Relocated Buildings**All**

1. Any relocated building intended for use as a dwelling or for visitor accommodation must have previously been designed, built and used as a dwelling or for visitor accommodation.
2. The relocated building must comply with all other relevant performance standards for the zone.
3. A Building Pre-Inspection Report must be submitted to the Council with each application to relocate a building. The report must:
 - a. state whether the building is structurally sound;
 - b. describe the condition of the building and identify all reinstatement works needed to bring the exterior of the building up to an external visual appearance that is tidy, workmanlike and compatible with other buildings in the vicinity;
 - c. state the proposed timetable to complete the external reinstatement works (including connections to all infrastructure services and closing in and ventilation to the foundations) within 12 months from the date the building is moved to the site;
 - d. provide clear photographs of the building in its current state; and
 - e. provide such plans and elevations of the building as are necessary to illustrate the new site location and likely external design and appearance of the building as a result of the reinstatement work.
4. The Building Pre-Inspection Report must be prepared by:
 - a. A Member of Engineering New Zealand (the Institute of Engineering Professionals) (Structural and Civil); or
 - b. A member of the New Zealand Institute of Building Surveyors; or
 - c. An independent person, persons or company as approved by Central Hawke's Bay District Council Building Control Authority; or
 - d. A Building Control Officer (or equivalent) from the Territorial Local Authority where the building is being relocated from outside of the District.
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

	<p>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 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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Assessment Matters

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

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

Commented [RM29]: minor amendment pursuant to clause 16(2) of Schedule 1 RMA

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

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- g. adversely affect the safe and efficient operation of the land transport network.
- 2. The ability of the applicant to:
 - a. provide adequate opportunity for garden and tree planting around buildings;
 - b. provide adequate vehicle parking and manoeuvring space on the site;
 - c. provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site; and
 - d. mitigate any adverse effects of increased height or exceedance of the height in relation to boundary, such as through increased separation distances between the building and adjoining sites or the provision of screening.
- 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.

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GRZ-AM2 Outdoor Living and Service Space

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

GRZ-AM3 Hours of Operation

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

GRZ-AM4 Heavy Vehicle Storage

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

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

GRZ-AM5 Screening of Outdoor Service Areas

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

GRZ-AM6 Home Businesses

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

GRZ-AM7 Outdoor Storage

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

GRZ-AM8 Visitor Accommodation

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

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

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

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

GRZ-AM10 Commercial Activities

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

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

Methods

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

GRZ-M1 Other Provisions in the District Plan

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

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

Principal Reasons

The principal reasons for adopting the policies and methods:

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

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

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

Anticipated Environmental Results

The environmental results anticipated from the policies and methods:

- GRZ-AER1** **A variety of housing options to meet the diversity of needs of Waipukurau and Waipawa residents.**
- GRZ-AER2** **Retention of the predominant character and scale of development within the District's residential settlements of Waipukurau and Waipawa, that is one to two storeys high in a variety of form and sizes.**
- GRZ-AER3** **Compact and coherent residential areas which achieve:**
- 1. residential accommodation close to employment and social services; and**
 - 2. diversity in housing and lifestyle types, to meet a range of community needs.**
- GRZ-AER4** **A high degree of residential amenity expressed by way of:**

Commented [JKS32]: S129.192 Kainga Ora – Urban Environment Report – Key Issue 1 – Residential Intensification: GRZ- General Residential Zone

1. ↓
2. **dominance of medium density housing;**
3. **limited high density housing; and**
4. **compatibility between activities, with residential use the predominant activity.**

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GRZ-AER5

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

COMZ – Commercial Zone

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 [RM1]: S129.196 Kāinga Ora - Urban Topic, Key Issue 1

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, and amenity of the zone while providing flexibility in built form and development. Performance Standards also apply to activities within the Commercial Zone that are on sites adjoining the General Residential Zone, to ensure that effects resulting from commercial activities at the interface are appropriately managed so as not to adversely affect residential amenity.

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Commented [RM2]: S129.196 Kāinga Ora - Urban Topic, Key Issue 1

Issues

COMZ-I1 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 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.

COMZ-I2 Reverse Sensitivity

New sensitive activities locating within the Commercial 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

COMZ-O1 Commercial activities that support the local economy and provide a pleasant work environment, while avoiding, remedying or mitigating adverse effects on the environment.

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

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

Policies

COMZ-P1 To maintain and enhance the commercial environment by avoiding, remedying or mitigating adverse dust and noise effects created by activities; by:

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

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Deleted: within and adjoining the Commercial Zones...

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Commented [RM5]: S129.199 Kāinga Ora - Urban Topic, Key Issue 1

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Deleted: such as noise, glare, dust, odour and car-parking or visual impacts

recognising that the areas need to remain pleasant to visit and work in.

COMZ-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.

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

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COMZ-P4 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.

COMZ-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.

COMZ-P6 To provide for a mix of activities within the Commercial 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.

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

Commented [RM8]: S129.206 Kāinga Ora - Urban Topic, Key Issue 1

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

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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 [RM9]: S129.207 Kāinga Ora - Urban Topic, Key Issue 1

Rule Overview Table

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

COMZ-R1 Commercial activities

1. Activity Status: PER

Where the following conditions are met:

- a. Compliance with:
 - i. COMZ-S1;
 - ii. COMZ-S2;
 - iii. COMZ-S3;
 - iv. COMZ-S4;
 - v. COMZ-S5;
 - vi. COMZ-S6;
 - vii. COMZ-S7;
 - viii. COMZ-S8;
 - ix. COMZ-S9; and
 - x. COMZ-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. COMZ-AM1.
 - ii. COMZ-AM2.
 - iii. COMZ-AM3.
 - iv. COMZ-AM4.
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

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COMZ-R2 Service activities (excluding warehouses and transport depots)

1. Activity Status: PER

Where the following conditions are met:

- a. Compliance with:
 - i. COMZ-S1;
 - ii. COMZ-S2;
 - iii. COMZ-S3;
 - iv. COMZ-S4;
 - v. COMZ-S5;
 - vi. COMZ-S6;
 - vii. COMZ-S7;
 - viii. COMZ-S8;
 - ix. COMZ-S9; and
 - x. COMZ-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. COMZ-AM1.
 - ii. COMZ-AM2.
 - iii. COMZ-AM3.
 - iv. COMZ-AM4.
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

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COMZ-R3 Community facilities

1. Activity Status: PER

Where the following conditions are met:

- a. Compliance with:

2. Activity status where compliance not achieved: RDIS

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

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

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

COMZ-R4 Educational facilities

1. Activity Status: PER

Where the following conditions are met:

- a. Compliance with:
 - i. COMZ-S1;
 - ii. COMZ-S2;
 - iii. COMZ-S3;
 - iv. COMZ-S4;
 - v. COMZ-S5;
 - vi. COMZ-S6;
 - vii. COMZ-S7;
 - viii. COMZ-S8;
 - ix. COMZ-S9; and
 - x. COMZ-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. COMZ-AM1.
 - ii. COMZ-AM2.
 - iii. COMZ-AM3.
 - iv. COMZ-AM4.
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

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COMZ-R5 Emergency service activities and emergency aviation movements

1. Activity Status: PER

Where the following conditions are met:

- a. Compliance with:
 - i. COMZ-S1;
 - ii. COMZ-S2;
 - iii. COMZ-S3;
 - iv. COMZ-S4;
 - v. COMZ-S5;
 - vi. COMZ-S6;
 - vii. COMZ-S7;
 - viii. COMZ-S8;

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. COMZ-AM1.
 - ii. COMZ-AM2.
 - iii. COMZ-AM3.
 - iv. COMZ-AM4.

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- ix. COMZ-S9; and
- x. COMZ-S10.

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

COMZ-R6 Community corrections activities

1. Activity Status: PER

Where the following conditions are met:

- a. Compliance with:
 - i. COMZ-S1;
 - ii. COMZ-S2;
 - iii. COMZ-S3;
 - iv. COMZ-S4;
 - v. COMZ-S5;
 - vi. COMZ-S6;
 - vii. COMZ-S7;
 - viii. COMZ-S8;
 - ix. COMZ-S9; and
 - x. COMZ-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. COMZ-AM1.
 - ii. COMZ-AM2.
 - iii. COMZ-AM3.
 - iv. COMZ-AM4.
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

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COMZ-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 COMZ-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 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.

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- 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.

COMZ-RX Residential activities

1. Activity Status: PER

Where the following conditions are met:

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

2. Activity status where compliance not achieved: RDIS

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

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

COMZ-R8 Rest homes and visitor accommodation

1. Activity Status: CON

Where the following conditions are met:

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

Matters over which control is reserved:

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

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b. The implementation of noise attenuation measures to avoid compromising the ability of nearby businesses to continue to operate.

iii. NOISE – Noise.

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COMZ-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

COMZ-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

COMZ-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

COMZ-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

COMZ-R13 Industrial activities

1. Activity Status: NC

Where the following conditions are met:
N/A

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

COMZ-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

COMZ-S1 Height of Buildings	
All	<ol style="list-style-type: none"> Maximum height of any building(s) is 12m. <p><i>Note: in all instances, height is measured from the natural ground level.</i></p>
COMZ-S2 Setback from Roads and Rail Network	
Within the Commercial Frontage Area	<ol style="list-style-type: none"> <u>Maximum setback for any building(s) from road boundaries is 5m.</u> Car parks must not be constructed within the 5m setback from road boundaries. Minimum setback for any building(s) from the Rail Network Boundary is 1.5m.
Outside of the Commercial Frontage Area	<ol style="list-style-type: none"> No minimum setback for buildings from road boundaries. Minimum setback for any building(s) from the Rail Network Boundary is 1.5m.
COMZ-S3 Verandahs	
Within the Commercial Frontage Area Only	<ol style="list-style-type: none"> 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.
COMZ-S4 Windows	
Within the Commercial Frontage Area Only	<ol style="list-style-type: none"> 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).
COMZ-S5 Outdoor Storage	
All	<ol style="list-style-type: none"> 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. <u>Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u>
COMZ-S6 Amenity of Adjoining General Residential Zone	
Where adjoining a site	<ol style="list-style-type: none"> Setback from General Residential Zone boundary: <ol style="list-style-type: none"> <u>the minimum setback of residential buildings is 1m.</u>

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Commented [JKS12]: S50.003 The Surveying Company (HB) Ltd – Urban Environment Report – Key Issue 1 – Residential Intensification: COMZ – Commercial Zone

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<p>zoned General Residential</p>	<p>b. the minimum setback of buildings for any other activity is 5m.</p> <p>2. Height in relation to boundary:</p> <p>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:</p> <ul style="list-style-type: none"> i. chimneys, ventilation shafts, lift and stair shafts and spires, poles and masts that meet the maximum height standard for the relevant zone, provided the maximum dimension of these structures measured parallel to the boundary under consideration must not exceed 3m; ii. domestic water storage tanks, provided the maximum dimension of these structures measured parallel to the boundary under consideration must not exceed 3m; iii. solar panels or solar hot water systems (and associated hardware), provided that the panels do not protrude more than 500mm from the surface of the roof. <p>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.</p> <p>3. Screening:</p> <p>a. A landscaped area with a minimum width of 2m must be established and maintained along 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.</p> <p>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.</p>
<p>1.</p>	
<p>COMZ-S8 Transport (Access, Parking, Loading)</p>	
<p>All</p>	<p>1. Activities must comply with the provisions of the TRAN – Transport chapter.</p>
<p>COMZ-S9 Light</p>	

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All	1. Activities must comply with the provisions of the LIGHT – Light chapter.
COMZ-S10 Noise	
All	1. Activities must comply with the provisions of the NOISE – Noise chapter.
COMZ-S11 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. 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 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.

COMZ-SX Residential Activities within the Commercial Zone

Within the Commercial Frontage Area Only

1. Every residential unit must be provided for above ground floor level.

All

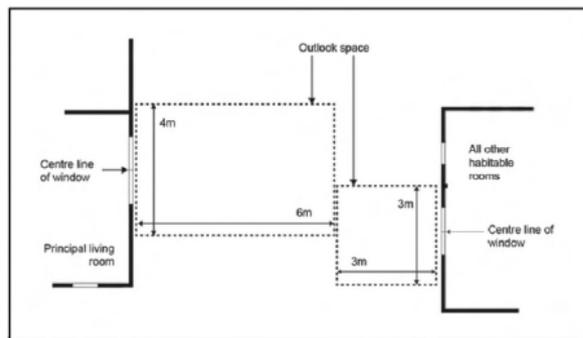
2. Each residential unit must be provided with a continuous area for outdoor living space which is contained in one area within the net site area of the site, and:
 - a. For residential units at ground level, must comprise at least 20m² with a minimum dimension of 4m in any direction;
 - b. For residential units above ground floor level, must comprise at least 6m² with a minimum dimension of 1.8m 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.

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- 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.



Assessment Matters

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

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

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

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will

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

1. Where windows or verandahs are not to be provided, the degree of the effect this will have on the visual continuity of building frontage as viewed from the street, and on the form and character of buildings in areas of intensive business activity.
2. The volume of pedestrians using the street and the potential impact that a blank wall or lack of verandah may have on the amenity, interest, and attractiveness of the street.
3. The volume of pedestrians using the street and the degree to which they will be exposed to adverse climatic conditions.
4. Whether a new verandah or window would detract from the heritage values of a building.
5. The 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.

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6. The means to mitigate the loss of continuity and character through landscaping.

COMZ-AM3 Amenity of General Residential Zone

1. Setback and Height in Relation to Boundary.
 - a. matters in COMZ-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.

COMZ-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.

COMZ-AM5 Residential Activities within the Commercial Zone

1. In relation to any non-compliances with COMZ-SX(1):
 - a. The extent to which the proposal will contribute to, or detract from, an active street frontage;
 - b. The extent to which the proposed non-compliance would result in a reduction in on-site residential amenity; and
 - c. The extent to which establishment of residential activities may compromise the ability to provide for commercial demand within the district.
2. In relation to any non-compliances with COMZ-SX(2):
 - a. Whether the outdoor living space would provide for an appropriate level of on-site residential amenity;

Commented [RM20]: S129.234 Kāinga Ora - Urban Topic, Key Issue 1

- 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 COMZ-SX(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.

Commented [JKS21]: S129.234 Kāinga Ora - Urban Topic, Key Issue 1

Methods

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

COMZ-M1 Other Provisions in the District Plan

Other sections of the District Plan contain additional rules and standards applying to activities in the Commercial 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.

COMZ-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:

- COMZ-AER1** **Enhancement or retention of the vitality, convenience, accessibility and pleasantness of the towns' commercial and retail areas.**
- COMZ-AER2** **Retention of the existing scale of commercial buildings.**
- COMZ-AER3** **Adequate car-parking for business activities with surfaces that minimise dust nuisance.**
- COMZ-AER4** **Minimal noise disturbance within the business environment.**
- COMZ-AER5** **Adequate public facilities, such as street furniture, public toilets, rubbish bins and information signage.**
- COMZ-AER6** **Preservation of the living environment adjacent to business areas through the management of light admission, noise and odour.**
- COMZ-AER7** **Maintenance of visual amenity on residential sites adjacent to business sites.**
- COMZ-AER8** **A wide range of business activities within defined locations.**

COMZ-AER9 Efficient loading and unloading of goods and convenient access to business.

COMZ-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-11 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-12 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-industrial activities within the General Industrial Zone that recognise the sensitivities and amenity levels within the zone.

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GIZ-O3 Mixed-use activities which do not detract from the standard of amenity in adjoining residential areas.

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:

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; and
3. 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 Zone and General Residential Zone areas.

- 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, 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 [RM2]: S90.048 Centralines - Urban Topic, Key Issue 5

GIZ-R2 Service activities

<p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>a. Compliance with:</p> <ul style="list-style-type: none"> i. GIZ-S1; ii. GIZ-S2; iii. GIZ-S3; iv. GIZ-S4; v. GIZ-S6; vi. GIZ-S7; vii. GIZ-S8; and viii. GIZ-S9. <p>b. Compliance with GIZ-S5 (buildings and structures by Waipukurau Aerodrome).</p>	<p>2. Activity status where compliance with condition GIZ-R2(1)(a) is not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <p>a. Assessment matters:</p> <ul style="list-style-type: none"> i. GIZ-AM1. ii. GIZ-AM2. iii. GIZ-AM3. iv. GIZ-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-R2(1)(b) is not achieved: PR</p>

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GIZ-R3 Service stations

<p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>a. Compliance with:</p>	<p>2. Activity status where compliance with condition GIZ-R3(1)(a) is not achieved: RDIS</p>
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- 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).

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.

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

GIZ-R4 Retailing

1. Activity Status: PER

Where the following conditions are met:

- a. Limited to:
 - 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 greater than 400m².
- 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).

2. Activity status where compliance with condition GIZ-R4(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-AM6](#).
- 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 GIZ-R4(1)(a) is not achieved: DIS

4. Activity status where compliance with condition GIZ-R4(1)(c) is not achieved: PR

GIZ-R5 Tyre storage

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

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.

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3. Activity status where compliance with condition GIZ-R6(1)(b) is not achieved: PR

GIZ-R7 Community corrections activities

1. Activity Status: PER

Where the following conditions are met:

- a. Compliance with:
 - i. GIZ-S1;
 - ii. GIZ-S2;
 - iii. GIZ-S3;
 - iv. GIZ-S4;
 - v. GIZ-S6;
 - vi. GIZ-S7;
 - vii. GIZ-S8; and
 - viii. GIZ-S9.

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

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

- a. Assessment matters:
 - i. GIZ-AM1.
 - ii. GIZ-AM2.
 - iii. GIZ-AM3.
 - iv. GIZ-AM6.
- b. Assessment matters in the following chapters:

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<p>b. Compliance with GIZ-S5 (buildings and structures by Waipukurau Aerodrome).</p>	<ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise.
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Activity status where compliance with condition GIZ-R7(1)(b) is not achieved: PR

GIZ-R8 All other community facilities not otherwise provided for

<p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> a. The activity is not a noise sensitive activity located within the Air Noise Boundary or Outer Control Boundary for the Waipukurau Aerodrome. b. Compliance with: <ul style="list-style-type: none"> i. GIZ-S1; ii. GIZ-S2; iii. GIZ-S3; iv. GIZ-S4; v. GIZ-S6; vi. GIZ-S7; vii. GIZ-S8; and viii. GIZ-S9. c. Compliance with GIZ-S5 (buildings and structures by Waipukurau Aerodrome). 	<p>2. Activity status where compliance with condition GIZ-R8(1)(b) is not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <ul style="list-style-type: none"> a. Assessment matters: <ul style="list-style-type: none"> i. GIZ-AM1. ii. GIZ-AM2. iii. GIZ-AM3. iv. GIZ-AM4. v. GIZ-AM6. b. Assessment matters in the following chapters: <ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise.
	<p>3. Activity status where compliance with condition GIZ-R8(1)(a) is not achieved: NC</p>
	<p>4. Activity status where compliance with condition GIZ-R8(1)(c) is not achieved: PR</p>

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GIZ-R9 Relocated buildings

<p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> a. The building must be for the purpose of accommodating a permitted or consented activity on the site. b. Compliance with GIZ-S10. 	<p>2. Activity status where compliance not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. Whether the building is structurally sound, the condition of the building and the works needed to bring the exterior of the building up to an
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- 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.

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.

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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. Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.

Commented [RM12]: S57.258 FENZ - Urban Topic, Key Issue 2

GIZ-S4 Amenity of Adjoining General Residential Zone

Where adjoining a site in the General Residential Zone

1. Setback from General Residential Zone boundary:
 - a. the minimum setback of buildings for an activity is 5m.
2. Height in relation to boundary:
 - a. No part of a building may exceed a height of 2m plus the shortest horizontal distance between that part of the building and the General Residential Zone boundary, except for the following:
 - i. 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:
 - 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.

GIZ-S5 Buildings and structures by Waipukurau Aerodrome

All

1. No building or structure in areas specified as 'Waipukurau Aerodrome - No Building' overlay.

	<ol style="list-style-type: none"> 2. No building or structure exceeding heights specified in 'Waipukurau Aerodrome – Height Restriction of 6m' overlay or 'Waipukurau Aerodrome – Height Restriction of 10m' overlay. 3. 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.
GIZ-S6 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 (NZECP 34:2001).
GIZ-S7 Transport (Access, Parking, Loading)	
All	<ol style="list-style-type: none"> 1. Activities must comply with the provisions of the TRAN – Transport chapter.
GIZ-S8 Light	
All	<ol style="list-style-type: none"> 1. Activities must comply with the provisions of the LIGHT – Light chapter.
GIZ-S9 Noise	
All	<ol style="list-style-type: none"> 1. Activities must comply with the provisions of the NOISE – Noise chapter.
GIZ-S10 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

Commented [RM13]: minor change to correct error, pursuant to clause 16(2) of Schedule 1 RMA

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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.
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 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.

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 [RM14]: S90.048 Centralines - Urban Topic, 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

SCHEM8 – 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 Poranagahau 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	▼	▼	▼
CF-35	Waipawa Pistol Club	475 Onga Onga Rd, Waipawa	16
CF-36	▼	▼	▼
CF-37	▼	▼	▼
CF-38	▼	▼	▼
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	▼	▼	▼
CF-48	▼	▼	▼
CF-49	▼	▼	▼
CF-50	▼	▼	▼
CF-51	▼	▼	▼

- Deleted: Elsthorpe Fire Station
- Deleted: 7 Kenderdine Rd, Elsthorpe
- Deleted: 18
- Deleted: Flemington Fire Station
- Deleted: 10 Rotohiwi Rd, Flemington
- Deleted: 29
- Deleted: Omakere Fire Station
- Deleted: 48 Long Range Rd, Omakere
- Deleted: 28
- Deleted: Wallingford Fire Station
- Deleted: 22 Bush Rd, Wallingford
- Deleted: 35
- Deleted: Ashley Clinton Fire Station
- Deleted: 740 Ashley Clinton Rd
- Deleted: 15
- Deleted: Waipawa Fire Station
- Deleted: 42 Waverley St, Waipawa
- Deleted: 16
- Deleted: Ongaonga Fire Station
- Deleted: 91 Bridge St, Ongaonga
- Deleted: 15
- Deleted: Takapau Fire Station
- Deleted: 50A Charlotte St, Takapau
- Deleted: 21
- Deleted: Tikokino Fire Station
- Deleted: 40 Owen St, Tikokino
- Deleted: 6

Unique Identifier	Site Identifier	Location	Map Reference
CF-52			
CF-53			
CF-54			
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			
CF-63			
CF-64	Springhill Community School	1005 Wakarara Rd, Wakarara	10

- Deleted: Waipukurau Fire Station
- Deleted: 32 Russell St, Waipukurau
- Deleted: 22
- Deleted: Ōtane Fire Station
- Deleted: 4 Campbell St, Ōtane
- Deleted: 17
- Deleted: Porangahau Fire Station
- Deleted: 9 Keppel St, Porangahau
- Deleted: 39

- Deleted: Aramoana Fire Station
- Deleted: 70 Shoal Beach Rd, Aramoana
- Deleted: 33
- Commented [RM1]: S57.263 FENZ - Urban Topic, Key Issue 2
- Deleted: Tamatea Rural Fire Station
- Deleted: 18 Lindsay Rd, Waipukurau
- Deleted: 22

Updated Table of Recommended Responses to Submissions and Further Submissions

Key Issue 1 – Residential Intensification: General

Submissions / Further Submissions Addressed

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Summary Recommendation
S129.239	Kāinga Ora - Homes and Communities (Kāinga Ora)	[General]	Oppose	<p>Reconsideration of objectives and policies within 'Strategic Direction' chapters, and in particular the 'UFD - Urban Form and Development' chapter, to refine and provide greater specificity around the Council's aspirations for urban development in the district.</p> <p>Changes to the objectives and policies of the Proposed Plan to focus on achieving the planned built form of the proposed zones, noting that in achieving the strategic objective of a compact and well-functioning urban form, the character and amenity of the urban areas will need to change.</p> <p>Greater application of notification exclusions within the Proposed Plan for residential development in the 'General Residential Zone' where specific performance standards are met to provide greater certainty to plan users regarding outcomes. Residential activities only warrant notification where there are affected persons in relation to boundary activities.</p> <p>Changes to the Proposed Plan whereby any development that meets the anticipated planned urban built form of the zone is able to be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under Section 95A(4) of the Act.</p> <p>Similarly, seek a public and limited notification preclusion clause for activities for district-wide activities, particularly for earthworks and transport matters, where resource consent is required for solely those matters and where they are associated with a residential activity.</p> <p>And that the proposed provisions of the Proposed Plan be deleted or amended, to address the matters raised in this submission and its attachments, and such further or other relief, or other consequential or other amendments, as are considered appropriate and necessary to address the concerns raised.</p> <p>[refer clause 28(a), (b), (d) and (e), and clause 29 of full submission]</p>	<p>Accept in part</p> <p>Refer to the recommendations on the specific key issues in this report which address Kāinga Ora's specific submission points relevant to the urban environment chapters</p>

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

Submissions / Further Submissions Addressed

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Summary Recommendation
S129.008	Kāinga Ora - Homes and Communities (Kāinga Ora)	Definitions	Amend	<p>Add a new definition for 'Supported Residential Care' as follows:</p> <p>'SUPPORTED RESIDENTIAL CARE means the use of a residential house(s) by people who live together and receive care or wellbeing respite support on a 24 hour basis to assist with independent living. This definition does not include Retirement Villages (and ancillary, office, nursing and medical facilities) or regular and ongoing home-based care and assistance to a dependent person.'</p>	Reject

FS20.001	[WITHDRAWN] Ara Poutama Aotearoa The Department of Corrections		Oppose	Ara Poutama seeks: 1. That the whole of submission point S129.008 be disallowed, AND 2. That the following definition be added to the District Plan: LIVING ACCOMMODATION includes land and building(s) used by a person or persons for residential purposes, on a short or long term basis, and includes situations where the resident(s) receives either temporary or permanent supervision, assistance, care and/or treatment support from any person(s) and/or entity.	N/A
FS21.002	Oranga Tamariki - Ministry for Children		Neutral	If Council were to include a new definition for supported residential care, the definition should be nested within the residential activity definition.	Accept
S129.144	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ - Introduction	Amend	Amend paragraph 1 in 'GRZ - Introduction' as follows: 'The General Residential Zone covers the residential areas of Waipukurau and Waipawa, representing the most significant concentration of residential settlement in Central Hawke's Bay, with approximately 50% of the District's population living within them. The zone provides principally for low/medium density and low height permanent living accommodation. These areas have historically been developed to provide for predominantly one to two storey standalone dwellings which are set back from boundaries and offer generous sections. Recognising the changes in demand and the need to provide for a range of housing types, the zone anticipates and provides for intensification consistent with the planned suburban built form of generally two storey detached and attached housing types, in a variety of forms and sizes. ...'	Accept in part
S129.145	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-I1	Oppose	Amend GRZ-I1 as follows: 'Diversity of Living Environments Satisfying demand for diversity in living environments. Former zoning and previous development patterns have generally provided for standalone dwellings, which does not reflect or sufficiently provide for the changing household demographics and demand within the district. Explanation The residential areas of Waipukurau and Waipawa are generally characterised by generous yards, contributing to an open low-density environment, with some consolidation and infill having taken place over time. A greater mixture of building ages and styles has developed. People's needs and lifestyle preferences for housing differ in terms of cost, location, design, size, and style. Housing may include detached and/or attached dwellings, rental accommodation, and senior citizens' housing. The District Plan recognises and provides for diversity in living environment sought by residents, while still maintaining an environmental quality appropriate to residential areas.'	Reject Accept in part
S129.146	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-I2	Oppose	Amend GRZ-I2 as follows: 'Residential Amenity	Accept in part

				Without appropriate management, the location, nature and design of buildings and activities within residential areas can may result in adverse effects on the planned amenity values of those areas. Explanation Well-being is enhanced by a pleasant living environment. This often depends on the character of existing residential areas. This character includes the location and scale of open space, density and predominant style of residential development, and heights of buildings. ...'	
S129.147	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-O1	Oppose	Amend GRZ-O1 as follows: 'To enable existing and future residential needs to be met. A variety of housing types and sizes are provided for and respond to demand now and in the future. '	Accept in part
S129.148	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-O2	Amend	Amend GRZ-O2 as follows: 'To provide for the location of appropriate and complimentary non-residential activities within residential areas which benefit local communities, but do not detract from the amenity of the area.'	Accept
S129.149	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-O3	Oppose	Amend GRZ-O3 as follows: 'Enabling individual and community expression in building design and architecture, while managing some elements of development in order to maintain and enhance the character and amenity values promote the planned built form outcomes of the residential environment.'	Reject
S129.150	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-P1	Support	Retain GRZ-P1 as notified.	Accept
S129.151	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-P2	Oppose	Delete GRZ-P2.	Reject Accept in part
S129.152	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-P3	Oppose	Amend GRZ-P3 as follows: 'To enable the establishment of certain compatible and complementary non-residential activities uses , such as home businesses, educational facilities and primary production activities, as an integral component of the General Residential Zone, to enable people to provide for their social, economic and cultural wellbeing, and for their health and safety, while maintaining and enhancing the character and amenity values of the zone. ensuring that the scale does not detract from the primary function of the zone and that adverse effects on surrounding residential activities can be appropriately avoided, remedied or mitigated. '	Accept in part
FS11.005	The Ministry of Education		Oppose		Accept, insofar as 'educational facilities' is not deleted in the policy
S129.153	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-P4	Oppose	Amend GRZ-P4 as follows: 'To promote medium-density development as the predominant residential character. To recognise that amenity values are likely to change over time and to encourage development consistent with the planned built form outcomes of the zone of generally two or three storeys in a variety of forms. '	Reject Accept in part
S129.154	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-P5	Support	Retain GRZ-P5 as notified.	Accept

S54.001	David Bishop	GRZ-P5	Support	Retain GRZ-P5. Support inclusion of Council's proposed 'Structure Plan for Porangahau Road' in the Proposed Plan.	Accept in part
S129.155	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-P6	Oppose	Amend GRZ-P6 as follows: 'To allow limited limit primary production activities in the General Residential Zone which maintain the character and amenity values of the residential environment., except for where they are compatible with, and do not compromise, the role, function, and planned urban form of the zone. '	Reject
FS17.78	Horticulture New Zealand		Oppose	Reject submission and retain GRZ-P6 as notified.	Reject
S129.156	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-P7	Amend	Amend GRZ-P7 as follows: 'To ensure manage the design and siting of development, such as through the use of standards relating to building height, building coverage, height in relation to boundaries and setbacks, provision of and outdoor living and service areas, is such that in order to ensure that: 1. development will not unreasonably deny neighbouring properties of outlook, sunlight or daylight; 2. ample on-site outdoor living space is provided for the type and size of dwellings; 3. the development supports and contributes to an attractive streetscape-is maintained; and 4. the character and scale of buildings and open space are compatible consistent with the anticipated residential environment. planned built form outcomes of the zone.'	Accept in part
S129.157	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-P8	Amend	Amend GRZ-P8 as follows: 'To ensure appropriate on-site parking and manoeuvring areas for vehicles are provided, and on-site heavy vehicle storage is restricted for the convenience and safety of residents and visitors, and to maintain the amenity of residential streets.'	Accept
S129.158	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-P9	Amend	Amend GRZ-P9 as follows: To encourage the incorporation of open space and plantings within residential developments for amenity purposes. landscaping to contribute positively to the streetscape and provide for on-site amenity.	Accept in part
S129.159	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-R1	Amend	Amend GRZ-R1 as follows: 'Residential activities and showhomes 1. Activity Status: PER Where the following conditions are met: a. Up to two residential units per site; and b. Compliance with: i. GRZ-S1; ii. GRZ-SX; ... 2. Activity status where compliance not achieved: RDIS ... Note: this rule does not include retirement villages and rest homes. Note: Where residential activities comply with GRZ-R2(1)(b), the application will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under Section 95(A0 of the Act).'	Accept in part
S97.013	Ara Poutama Aotearoa the Department of Corrections	GRZ-R1	Support	Retain GRZ-R1.	Accept in part insofar as the rule

					is retained but amended in response to other submissions.
S129.160	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-R2	Oppose	Amend GRZ-R2 as follows: 'Home businesses 1. Activity Status: PER Where the following conditions are met: a. ... b. Compliance with: i. GRZ-S1; ii. GRZ-SX; ... 2. Activity status where compliance with condition GRZ-R2(1)(b) is not achieved: RDIS Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: i. vi. GRZ-AM6. vii. GRZ-AM7. b. 3. Activity status where compliance with condition GRZ-R2(1)(a) is not achieved: DIS'	Accept in part
S129.161	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-R3	Oppose	Amend GRZ-R3 as follows: 'Visitor accommodation 1. Activity Status: PER Where the following conditions are met: a. ... b. Compliance with: i. GRZ-S1; ii. GRZ-SX; ... 2. Activity status where compliance with condition GRZ-R3(1)(b) is not achieved: RDIS Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: ... vi. GRZ-AM8. b. 3. Activity status where compliance with condition GRZ-R3(1)(a) is not achieved: DIS'	Accept in part
S129.162	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-R4	Amend	Amend GRZ-R4(1) as follows 'Day care facilities 1. Activity Status: PER Where the following conditions are met: a. ... b. Compliance with: i. GRZ-SX; ii. GRZ-S2; ...'	Accept in part
S129.163	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-R5	Amend	Amend GRZ-R5(1) as follows: 'Educational facilities 1. Activity Status: PER Where the following conditions are met: a. ... b. Compliance with: i. GRZ-SX; ii. GRZ-S2; ...'	Reject
FS11.006	The Ministry of Education		Oppose		Accept
S129.164	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-R6	Amend	Amend GRZ-R6(1) as follows: 'Community facilities 1. Activity Status: PER Where the following conditions are met: a. ...	Reject

				b. Compliance with: i. GRZ-SX; ii. GRZ-S2; ...'	
S129.165	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-R7	Amend	Amend GRZ-R7(1) as follows: 'Emergency service activities 1. Activity Status: PER Where the following conditions are met: a. ... b. Compliance with: i. GRZ-SX; ii. GRZ-S2; ...'	Reject
S129.166	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-R8	Amend	Amend GRZ-R8(1) as follows: 'Community corrections activities 1. Activity Status: PER Where the following conditions are met: a. ... b. Compliance with: i. GRZ-SX; ii. GRZ-S2; ...'	Reject
S129.168	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-R10	Amend	Amend GRZ-R10(1) as follows: 'Commercial Activities 1. Activity Status: CON Where the following conditions are met: a. ... b. Compliance with: i. GRZ-SX; ii. GRZ-S2; ...'	Reject
S129.169	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-R11	Oppose	Amend GRZ-R11 as follows: 'Retirement villages and rest homes 1. Activity Status: DISRDIS Where the following conditions are met: N/A a. GRZ-SX; b. GRZ-S2; c. GRZ-S3; d. GRZ-S4; e. GRZ-S5; f. GRZ-S6; g. GRZ-S7; h. GRZ-S8; i. GRZ-S9; j. GRZ-S10; k. GRZ-S11; l. GRZ-S12; m. GRZ-S13; and . GRZ-S14. Matters over which discretion is restricted: a. The extent to which the proposal responds to demand for rest homes and retirement villages in the community; b. The proximity of the proposed rest home or retirement village to the services and amenities likely to be required by residents including medical care; c. The extent to which increased scale is compatible with, and impacts on, other surrounding residential uses. d. In relation to any non-compliances with the above listed conditions, those assessment matters relevant to the infringed condition: i. GRZ-AM1 ii. GRZ-AM2 iii. GRZ-AM3 iv. GRZ-AM4 v. GRZ-AM5 vi. Assessment matters in chapters TRAN-Transport, LIGHT-Light, and/or NOISE-Noise.'	Reject

FS27.7	Livingston Properties Limited		Support		Reject
S129.170	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-RXX (new rule)	Amend	<p>Add a new rule in the 'General Residential Zone' chapter in the Proposed Plan as follows:</p> <p>'Supported Residential Care Facility</p> <p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>a. The maximum occupancy per facility does not exceed ten residents;</p> <p>b. GRZ-SX;</p> <p>c. GRZ-S2;</p> <p>d. GRZ-S3;</p> <p>e. GRZ-S4;</p> <p>f. GRZ-S5;</p> <p>g. GRZ-S6;</p> <p>h. GRZ-S7;</p> <p>i. GRZ-S8;</p> <p>j. GRZ-S9;</p> <p>k. GRZ-S10;</p> <p>l. GRZ-S11;</p> <p>m. GRZ-S12;</p> <p>n. GRZ-S13; and</p> <p>o. GRZ-S14.</p> <p>2. Activity Status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <p>a. Assessment matters:</p> <p>i. GRZ-AM1.</p> <p>ii. GRZ-AM2.</p> <p>iii. GRZ-AM3.</p> <p>iv. GRZ-AM4.</p> <p>v. GRZ-AM5.</p> <p>vi. In relation to non-compliance with GRZ-RX(1)(a):</p> <p>1) The extent to which the intensity and scale of the activity, building location, form and appearance is compatible with the planned residential amenity values of the zone;</p> <p>2) The extent to which noise, lighting and the hours of operation of the activity avoids, remedies, or mitigates adverse effects on neighbouring properties;</p> <p>3) The extent to which the activity may adversely impact on traffic generation, road safety, parking and access, including a safe pick up and drop off area.</p> <p>b. Assessment matters in the following chapters:</p> <p>i. TRAN - Transport.</p> <p>ii. LIGHT - Light.</p> <p>iii. NOISE - Noise.'</p>	Reject
S129.171	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-S1	Oppose	<p>Amend GRZ-S1 as follows:</p> <p>'Residential Density</p> <p>Where Sites are Not Connected to a Reticulated Sewerage System</p> <p>All1. There must be no more than two residential units (including minor residential units) on any site.2. Minimum net site area for any site connected to a reticulated sewerage system is:a. 350m2 for each residential unit contained within the site, except that:b. for each residential unit with a gross floor area less than</p>	Reject

				60m2, the minimum net site area for any site is 150m2. 3. For any site not connected to a reticulated sewerage system there shall be no more than one residential unit and one minor residential unit per site. Minimum net site area for any site is 4000m2 for each residential unit where it is not connected to a reticulated sewerage system.'	
S129.172	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-SXX (new standard)	Amend	Add a new standard in the 'General Residential Zone' chapter in the Proposed Plan as follows: 'GRZ-SX Building Coverage (All) 1. Building coverage must not exceed 50% of the net site area of any site.' And consequential amendments to rules so as to require that activities comply with the standard.	Reject
S129.173	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-S2	Oppose	Amend GRZ-S2 as follows: 'Height of Buildings All 1. Maximum height of any building(s) is 8m 11m. Note: in all instances, height is measured from the natural ground level.'	Reject
S129.174	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-S3	Oppose	Amend GRZ-S3 as follows: 'Height in Relation to Boundary All 1. In relation to side and rear boundaries only, No part of a building must exceed a height of 23 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary, except for the following: ...'	Reject
S129.175	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-S4	Oppose	Amend GRZ-S4 as follows: 'Setback from Roads and Rail Network-All From road boundaries: 1. Minimum setback of any building(s) is 3m. 2. Where the vehicle access to garage faces a road boundary, the garage building must be setback at least 5m from the road boundary. From the Rail Network Boundary: 3. Minimum setback of any building(s) is 1.5m.'	Reject
S129.176	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-S5	Amend	Amend GRZ-S5 as follows: 'Setback from Neighbours All 1. Minimum setback of buildings for an activity from internal side and rear boundaries is 1m. Domestic water storage tanks up to 2m in height are exempt from this standard.'	Accept
S129.177	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-S6	Oppose	Amend GRZ-S6 as follows: 'Outdoor Living Space Residential Activities 1. For each residential unit at ground level , there must be a minimum continuous area for outdoor living space, contained in one area within the net site area of the site, of 80 20m2 with a minimum dimension of 45m., except that: a. For any residential unit with a gross floor area less than 65m2, the minimum area may be reduced to 30m2 with a minimum dimension of 3.5m. 2. For units located entirely above ground level, the outdoor living space requirement can be satisfied in the form of a balcony or a deck that: a. Has a minimum area of 6m2 for studio and one-bedroom residential	Accept in part

				<p>units and a minimum dimension of 1.5m in any direction; or</p> <p>b. Has a minimum area of 10m2 for two or more bedroom residential units a minimum dimension of 1.5m in any direction.</p> <p>2.3. The required minimum area of outdoor living space must be readily accessible from a living area of the residential unit, and may take the form of a deck, terrace, or verandah, but must be kept free of buildings (other than cantilevered decks), access areas (including driveways and manoeuvring areas), parking spaces and dedicated outdoor service space.'</p>	
S129.178	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-S7	Oppose	Delete GRZ-S7.	Reject
S129.179	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-S8	Support	Retain GRZ-S8 as notified.	Accept
S129.180	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-S9	Support	Retain GRZ-S9 as notified.	Accept
S129.182	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-S12	Support	Retain GRZ-S12 as notified.	Accept
S129.183	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-S13	Support	Retain GRZ-S13 as notified.	Accept
S129.184	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-S14	Support	Retain GRZ-S14 as notified.	Accept
S129.186	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-AM1	Oppose	<p>Amend GRZ-AM1 as follows:</p> <p>'Height of Buildings, Height in Relation to Boundary, Building Coverage, Setback from Roads and Rail Network, Setback from Neighbours</p> <p>1. The degree to which the proposed buildings non-compliances:</p> <p>a. will be provide for a building form compatible with the planned character and built form amenity of the zone area, including the nature and scale of other buildings in the surrounding area;</p> <p>b. will may overshadow adjoining sites and result in reduced sunlight and daylight;</p> <p>c. will may cause a loss of privacy through being over-looked from neighbouring buildings;</p> <p>d. will block views from properties in the vicinity, or from roads or public open space in the surrounding area;</p> <p>e. will diminish or contribute to the openness and attractiveness of the street scene;</p> <p>f. will detract from the amenity of adjoining sites, in terms of such matters as noise, odour, dust, glare or vibration occurring as a result of the building; and</p> <p>g. will adversely affect the safe and efficient operation of the land transport network.</p> <p>h. May result in adverse visual dominance effects.</p> <p>i. May result in increased stormwater runoff leading to erosion and scouring.</p> <p>2. The ability of the applicant to:</p> <p>i. ...</p> <p>...</p> <p>v. mitigate any adverse effects on people affected by the proposal.</p> <p>3. ...</p> <p>4. ...</p> <p>5. ...'</p>	Accept in part
S129.187	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-AM2	Amend	<p>Amend GRZ-AM2 as follows:</p> <p>'Outdoor Living and Service Space</p> <p>1. The degree to which the reduction in outdoor living or service space and/or its</p>	Reject

				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.'	
S129.188	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-AM5	Oppose	Delete GRZ-AM5.	Reject
S129.189	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-AM6	Amend	Amend GRZ-AM6 as follows: 'Home Businesses 1. The degree to which non-compliances will remain compatible with the purpose and anticipated outcomes of the zone. the character of the site will retain open space or tree and garden plantings rather than become dominated by buildings and areas of hard surfacing. ...'	Reject
S129.190	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ - Principal Reasons	Amend	Amend paragraph 2 of 'GRZ - Principal Reasons' as follows: '... These objectives and policies are designed to allow activities appropriate to a residential environment. Residential activities are the predominant land use permitted as of right, and certain non-residential activities, such as home businesses and primary production activities, are also provided for, recognising their contribution to the social, economic, and cultural well-being of the District. The Council does not want to unnecessarily constrain individual building design and architecture but will enforce some development standards in order to maintain and enhance the character and amenity values of residential areas. ensure that built form outcomes are consistent with the planned character of the zone. ...'	Reject
S129.191	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-AER1	Support	Retain GRZ-AER1 as notified.	Accept
S129.192	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-AER2	Oppose	Delete GRZ-AER2.	Reject Accept in part
S129.193	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-AER3	Support	Retain GRZ-AER3 as notified.	Accept
S129.194	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-AER4	Oppose	Delete GRZ-AER4.	Accept in part
S129.195	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-AER5	Support	Retain GRZ-AER5 as notified.	Accept

Key Issue 1 – Residential Intensification: COMZ – Commercial Zone

Submissions / Further Submissions Addressed

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Summary Recommendation
S129.196	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ - Introduction	Oppose	Amend 'COMZ - Introduction' as follows: ... The buildings in the central retail areas are generally one or two storeys high resulting from previous zoning rules, and are often characterised by verandahs and display windows adjacent to the street frontage. The Council provides off-street parking, street furniture and public toilets in these areas. ... Performance standards aim to ensure quality built form outcomes and a high degree of amenity maintain the quality and amenity of the zone and whilst providing flexibility in site development. Performance Standards also apply to activities within the Commercial Zone that are on sites adjoining the General Residential Zone, to ensure that the amenity values and quality of the residential environment are not adversely affected. effects resulting from commercial activities at the interface are appropriately managed so as not to adversely affect residential amenity.'	Accept in part
FS7.034	Heritage New Zealand Pouhere Taonga		Oppose		Accept in part
S129.197	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-O1	Oppose	Amend COMZ-O1 as follows: 'Maintain and enhance the character and amenity values of the commercial areas Development consistent with the planned urban built form is provided for in a manner that enables commercial activities to support the local economy and provide a pleasant work environment, while avoiding, remedying or mitigating adverse effects within and on land adjoining the Commercial Zones.'	Reject
S129.198	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-O2	Amend	Amend COMZ-O2 as follow: 'Complementary and compatible non-commercial activities within the Commercial Zone that recognise the sensitivities and amenity levels within the Commercial Zones are provided for.'	Accept
S73.029	Ministry of Education	COMZ-O2	Support	Retain COMZ-O2 as proposed.	Accept in part
S129.199	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-O3	Amend	Amend COMZ-O3 as follows: 'Business activities which are consistent and/or compatible with what is reasonably anticipated within the zone and do not detract from the standard of planned amenity in adjoining residential areas.'	Reject
S129.200	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-P1	Oppose	Delete COMZ-P1.	Accept in part
S129.201	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-P2	Oppose	Amend COMZ-P2 as follows: 'To maintain and enhance the existing form and character of central commercial areas in terms of building height, setback from streets, building coverage, verandahs and display windows. To promote development consistent with the planned built form of the zone, having regard to the standards relating to building height, setback from streets, building coverage, verandahs, and display windows.'	Reject

S55.077	Heritage New Zealand Pouhere Taonga	COMZ-P2	Support	Retain COMZ-P2 as notified.	Accept
S129.202	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-P3	Amend	Amend COMZ-P3 as follows: 'To maintain and enhance the identified character values and integrity of buildings which [have?] display or presents significant cultural, historic or architectural values of significance. '	Accept in part
S129.203	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-P4	Amend	Amend COMZ-P4 as follows: 'To differentiate between types of commercial activities and the functions they serve , based on the general nature of their effects, so that incompatible activities are not located together; by: 1. ensuring the retention of a central commercial area (Commercial Zone) in Waipukurau and Waipawa, with particular focus on the retail and commercial frontage areas, so they remain convenient, accessible, identifiable and pleasant areas to undertake commercial and retail activities.'	Reject
S129.204	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-P5	Support	Retain COMZ-P5 as notified.	Accept
S129.205	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-P6	Support	Retain COMZ-P6 as notified.	Accept
FS11.015	The Ministry of Education		Support		Accept
S73.030	Ministry of Education	COMZ-P6	Support	Retain COMZ-P6 as proposed.	Accept
S129.206	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-P7	Amend	Amend COMZ-P7 as follows: 'To recognise and encourage a clear distinction between development and activities in the Commercial Zone and the General Residential Zone.'	Accept
S129.207	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-P8	Amend	Amend COMZ-P8 as follows: 'At the interface between the Commercial zone and General Residential Zone, to protect living environments residential activities from unacceptable noise, odour, shading, traffic, or reduction in visual amenity by: 1. applying the residential standards for height and admission of sunlight to buildings along boundaries on commercial sites adjoining residential areas; ...'	Accept in part
S129.208	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-R1	Support	Retain COMZ-R1 as notified.	Accept
S129.209	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-R2	Support	Retain COMZ-R2 as notified.	Accept
S129.212	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-R8	Oppose	Amend COMZ-R8 as follows: 'Residential activities, rest homes and visitor accommodation 1. Activity Status: CONPER Where the following conditions are met: a. Compliance with: ... ix. COMZ-S9; and x. COMZ-S10.; and xi. COMZ-SX. Matters over which control is reserved: a. The implementation of noise attenuation measures to avoid may compromising the ability of nearby businesses to continue to operate. 2. Activity status where compliance not achieved: RDIS Matters over which discretion is restricted (where relevant to the infringed standard(s)):	Accept in part

				a. Assessment matters: ... v. COMZ-AMX. b.'	
S129.213	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-R9	Support	Retain COMZ-R9 as notified.	Accept
S129.214	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-R10	Support	Retain COMZ-R10 as notified.	Accept
S129.215	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-R11	Support	Retain COMZ-R11 as notified.	Accept
S129.216	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-R12	Support	Retain COMZ-R12 as notified.	Accept
S129.217	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-R13	Support	Retain COMZ-R13 as notified.	Accept
S129.218	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-R14	Support	Retain COMZ-R14 as notified.	Accept
S129.219	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-S1	Oppose	Amend COMZ-S1 as follows: 'Height of Buildings All 1. Maximum height of any building(s) is 12m 15m . Note: in all instances, height is measured from the natural ground level.'	Reject
S129.220	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-S2	Oppose	Delete COMZ-S2.	Reject
FS7.033	Heritage New Zealand Pouhere Taonga		Oppose		Accept
S50.003	The Surveying Company (HB) Ltd	COMZ-S2	Amend	Correct error in COMZ-S2.	Accept
FS7.032	Heritage New Zealand Pouhere Taonga		Support		Accept
S129.221	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-S3	Support	Retain COMZ-S3 as notified.	Accept
S129.222	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-S4	Support	Retain COMZ-S4 as notified.	Accept
S129.224	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-S6	Amend	Amend COMZ-S6 as follows: 'Amenity of Adjoining General Residential Zone Where adjoining a site zoned General Residential 1. Setback from General Residential Zone boundary: a. the minimum setback of buildings for an activity is 5m 1m . 2. Height in relation to boundary: a. No part of a building may exceed a height of 3m 2m plus the shortest horizontal distance between that part of the building and the General Residential Zone boundary, except for the following: ... b. ... 3. Screening: a. A landscaped area with a minimum width of 2m must be established and maintained along internal boundaries the General Residential Zone boundary and must be planted with species, which at maturity, will screen the buildings from the adjoining sites in the General Residential Zone. b. ...'	Accept in part
S57.242	Fire and Emergency New Zealand	COMZ-S8	Support	Retain COMZ-S8 as notified.	Accept

S129.226	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-S8	Support	Retain COMZ-S8 as notified.	Accept
S129.227	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-S9	Support	Retain COMZ-S9 as notified.	Accept
S129.228	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-S10	Support	Retain COMZ-S10 as notified.	Accept
S129.230	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-SX (new standard)	Amend	<p>Add a new standard in the 'COMZ - Commercial Zone' chapter in the Proposed Plan as follows:</p> <p>'COMZ-SX Residential Activities within the Commercial Zone</p> <p>1. Within the Commercial Frontage Area, residential activities must be provided for above ground habit.</p> <p>2. Each residential unit must be provided with a continuous area for outdoor living space which is contained in one area within the net site area of the site, and:</p> <p>a. For residential units at ground level, must comprise at least 20m² with a minimum dimension of 4m in any direction;</p> <p>b. For residential units above ground level, must comprise at least 6m² with a minimum dimension of 1.5m in any direction; and</p> <p>c. Must be readily accessible from a living area of the residential unit, and may take the form of a deck, terrace, or verandah, but must be kept free of buildings (other than cantilevered decks), access areas (including driveways and manoeuvring areas), parking spaces and dedicated outdoor service space.</p> <p>3. An outlook space must be provided from the face of a building containing windows to a habitable room. Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing.</p> <p>a. The minimum dimensions for a required outlook space are as follows:</p> <p>i. a principal living room of a dwelling or main living and dining area within a boarding house or supported residential care must have a outlook space with a minimum dimension of 6m in depth and 4m in width; and</p> <p>ii. all other habitable rooms of a dwelling or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width.</p> <p>b. The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.</p> <p>c. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.</p> <p>d. The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.</p> <p>e. Outlook spaces may be within the site, over a public street, or other public open space.</p>	Accept in part Accept

				<p>f. Outlook spaces required from different rooms within the same building may overlap.</p> <p>g. Outlook spaces may overlap where they are on the same wall plane.</p> <p>h. Outlook spaces must:</p> <p>i. be clear and unobstructed by buildings;</p> <p>ii. not extend over adjacent sites, except for where the outlook space is over a public street or public open space; and</p> <p>iii. not extend over an outlook spaces or outdoor living space required by another dwelling.'</p> <p>And insert a figure 'Figure X - Minimum required outlook space'.</p>	
S129.231	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-AM1	Oppose	<p>Amend COMZ-AM1 as follows: 'Height of Buildings, Setback from Roads and Rail Network</p> <p>1. The degree to which the non-compliances to proposed buildings:</p> <p>a. will be compatible with the planned character and amenity of the areazone, including the nature and scale of other buildings in the surrounding area;</p> <p>b. willmay overshadow adjoining sites and result in reduced sunlight and daylight;</p> <p>c. will cause a loss of privacy through being over-looked from neighbouring buildings;may result in overlooking of neighbouring properties;</p> <p>d. will block views from properties in the vicinity, or from roads or public open space in the surrounding area;</p> <p>e. will diminish the openness and attractiveness of the street scenecontribute to an attractive streetscape;</p> <p>f. may result in adverse visual dominance effects;</p> <p>g. willmay 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 buildingincreased building height; and</p> <p>h. willmay adversely affect the safe and efficient operation of the land transport network, as a result of the increased scale and intensity of activities.</p> <p>2. ...</p> <p>3. ...</p> <p>4. The degree to which alternative practical locations are available for the building.'</p>	Accept in part
S129.232	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-AM2	Amend	<p>Amend COMZ-AM2 as follows: 'Windows, and Verandahs and Setback in the Commercial Frontage Area</p> <p>...</p> <p>5. The design and appearance of the building and its compatibility with other adjoining buildings in terms of design, height, setback, and scale.</p> <p>6. The degree to which setback from the road boundary will affect the visual continuity of the building frontage along the street and the character of the area.</p> <p>7. The means to mitigate the loss of continuity and character through landscaping.'</p>	Accept in part
FS7.035	Heritage New Zealand Pouhere Taonga		Oppose		Accept
S129.233	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-AM3	Support		Accept

S129.234	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-AMX (new assessment matter)	Amend	<p>Add a new assessment matter in the 'COMZ - Commercial Zone' in the Proposed Plan as follows:</p> <p>'COMZ-AMX Residential Activities with the Commercial Zone</p> <p>1. In relation to any non-compliances to COMZ-SX(1):</p> <p>a. The extent to which the proposal will contribute to, or detract from, an active street frontage;</p> <p>b. The extent to which the proposed non-compliance would result in a reduction in on-site residential amenity;</p> <p>c. The extent to which establishment of residential activities may compromise the ability to provide for commercial demand within the district.</p> <p>2. In relation to any non-compliances to COMZ-SX(2):</p> <p>a. Whether the outdoor living space would provide for a high degree of on-site residential amenity;</p> <p>b. Whether the proposal is located proximal to, and has reasonable access to, public open space;</p> <p>c. The size of residential units proposed.</p> <p>3. In relation to any non-compliances to COMZ-SX(3):</p> <p>a. Any adverse effects of reduced outlook on the amenity of adjoining sites;</p> <p>b. The ability to mitigate any adverse visual effects of reduced outlook through the use of alternative methods;</p> <p>c. The design, layout and use of the site which may compensate for reduced outlook.'</p>	Accept in part Accept
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Key Issue 3 – Urban Form and Development (UFD) Chapter

Submissions / Further Submissions Addressed

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Summary Recommendation
S11.004	Hawke's Bay Regional Council	UFD - Urban Form and Development	Support	No changes	Accept in part, insofar as changes are recommended to be made to some of the provisions of the chapter in response to other submissions
S78.039	Waka Kotahi NZ Transport Agency	UFD - Introduction	Amend	Include reference to ensuring the continued safe and efficient functioning of state highways in relation to future greenfield areas in 'Future Greenfield Direction of Growth' section of 'UFD - Introduction'.	Reject
S129.013	Kāinga Ora - Homes and Communities (Kainga Ora)	UFD - Urban Form and Development	Amend	Kāinga Ora seeks that objectives and policies in the 'UFD - Urban Form and Development' chapter are reassessed and amended in their entirety so as to ensure clear policy direction to guide urban development outcomes throughout the Plan.	Reject
FS26.001	Jeff Phillips			Disallow	Accept

FS27.1	Livingston Properties Limited			Disallow	Accept
S116.016	Silver Fern Farms Limited	UFD-O1	Support	Retain UFD-O1.	Accept
S81.047	Horticulture New Zealand	UFD-O2	Support	Retain UFD-O2.	Accept in part
S42.017	New Zealand Pork Industry Board	UFD-O2	Support	Retain UFD-O2 as proposed	Accept in part, insofar as the objective is retained, but amended in response to matters raised in other submissions
S116.017	Silver Fern Farms Limited	UFD-O2	Amend	Amend UFD-O2 as follows: 'Retain and protect valuable land in the Rural Production Zone, other highly productive land, and existing Major Hazardous Facilities in the District from urban development.'	Accept in part
S120.014	Heretaunga Tamatea Settlement Trust	UFD-OXX (new objective)	Amend	Add a new objective in the 'UFD - Urban Form and Development' chapter in the Proposed Plan as follows: 'Papakāinga housing that provides for the ongoing relationship of tangata whenua with their culture and traditions and with their ancestral lands and for their cultural, environmental, social and economic wellbeing.'	Reject
FS23.51	Kāinga Ora - Homes and Communities		Support		Reject
S81.048	Horticulture New Zealand	UFD-P2	Support	Retain UFD-P2.	Accept in part insofar as the policy is retained by amended in response to other submissions
S42.018	New Zealand Pork Industry Board	UFD-P2	Support	Retain UFD-P2 as proposed	Accept in part insofar as the policy is retained by amended in response to other submissions
S116.018	Silver Fern Farms Limited	UFD-P2	Amend	Amend UFD-P2 as follows: 'To direct urban development to identified General Residential, Commercial, General Industrial and Settlement Zones and avoid urban development onto valuable highly productive land in the Rural Production Zone and other highly productive land in the District by directing it to identified General Residential, Commercial, General Industrial Zones and Settlement Zones. '	Accept in part
S42.019	New Zealand Pork Industry Board	UFD-P3	Support	Retain UFD-P3 as proposed	Accept
S57.019	Fire and Emergency New Zealand	UFD-P4	Support	Retain UFD-P4 as notified.	Accept

S81.049	Horticulture New Zealand	UFD-P4	Support	Retain UFD-P4.	Accept
S57.020	Fire and Emergency New Zealand	UFD-M2	Support	Retain UFD-M2 as notified.	Accept
S42.020	New Zealand Pork Industry Board	UFD-M3	Support	Retain UFD-M3 as proposed.	Accept
S57.021	Fire and Emergency New Zealand	UFD-M3	Support	Retain UFD-M3 as notified.	Accept
S81.050	Horticulture New Zealand	UFD-AER3	Amend	Amend UFD-AER3 as follows: 'Urban development that avoids, remedies or mitigates adverse environmental effects, and minimises avoids the loss of valuable highly productive land.'	Accept in part

Key Issue 4 – Camping Grounds Provisions

Submissions / Further Submissions Addressed

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Summary Recommendation
S101.002	New Zealand Motor Caravan Association	GRZ-RXX (new rule)	Oppose	Add a new rule in the 'GRZ - General Residential Zone' chapter providing for 'camping grounds' as a Permitted Activity, subject to conditions.	Reject
S101.006	New Zealand Motor Caravan Association	COMZ-RXX (new rule)	Oppose	Add a new rule in the 'COMZ - Commercial Zone' chapter providing for 'camping grounds' as a Permitted Activity, subject to conditions.	Reject
S101.007	New Zealand Motor Caravan Association	GIZ-RXX (new rule)	Oppose	Add a new rule in the 'GIZ - General Industrial Zone' chapter providing for 'camping grounds' as a Permitted Activity, subject to conditions.	Reject

Key Issue 5 – Electricity Safety Distances Provisions

Submissions / Further Submissions Addressed

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Summary Recommendation
S90.042	Centralines Limited	GRZ - Rules	Amend	Insert new matters for discretion for RDIS activities which relate to a breach of the Electricity Safety Distance standard (GRZ-S11) in all relevant rules in the 'GRZ - General Residential Zone' to include: 'a. Impacts on the operation, maintenance, upgrading and development of the electricity network. b. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.	Reject

				<p>c. The risk to the structural integrity of any support structures associated with the electricity network.</p> <p>d. Technical advice provided by the National Grid owner (Transpower) or electricity distribution network operator (Centralines Limited).'</p> <p>And insert a notification clause requiring written approval.</p>	
S129.181	Kāinga Ora - Homes and Communities (Kāinga Ora)	GRZ-S11	Oppose	Delete GRZ-S11.	Accept
S90.055	Centralines Limited	GRZ-S11	Support	Retain GRZ-S11.	Reject
S90.046	Centralines Limited	SETZ - Rules	Amend	<p>Insert new matters for discretion for RDIS activities which relate to a breach of the Electricity Safety Distance standard (SETZ-S11) in all relevant rules in the 'SETZ - Settlement Zone' to include:</p> <p>'a. Impacts on the operation, maintenance, upgrading and development of the electricity network.</p> <p>b. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.</p> <p>c. The risk to the structural integrity of any support structures associated with the electricity network.</p> <p>d. Technical advice provided by the National Grid owner (Transpower) or electricity distribution network operator (Centralines Limited).'</p> <p>And insert a notification clause requiring written approval.</p>	Accept in part
S90.059	Centralines Limited	SETZ-S11	Support	Retain SETZ-S11.	Accept
S90.047	Centralines Limited	COMZ - Rules	Amend	<p>Insert new matters for discretion for RDIS activities which relate to a breach of the Electricity Safety Distance standard (COMZ-S7) in all relevant rules in the 'COMZ - Commercial Zone' to include:</p> <p>'a. Impacts on the operation, maintenance, upgrading and development of the electricity network.</p> <p>b. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.</p> <p>c. The risk to the structural integrity of any support structures associated with the electricity network.</p> <p>d. Technical advice provided by the National Grid owner (Transpower) or electricity distribution network operator (Centralines Limited).'</p> <p>And insert a notification clause requiring written approval.</p>	Reject
S90.060	Centralines Limited	COMZ-S7	Support	Retain COMZ-S7.	Reject
S129.225	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-S7	Oppose	Delete COMZ-S7.	Accept

S90.048	Centralines Limited	GIZ - Rules	Amend	Insert new matters for discretion for RDIS activities which relate to a breach of the Electricity Safety Distance standard (GIZ-S6) in all relevant rules in the 'GIZ - General Industrial Zone' to include: 'a. Impacts on the operation, maintenance, upgrading and development of the electricity network. b. The risk of electrical hazards affecting public or individual safety, and the risk of property damage. c. The risk to the structural integrity of any support structures associated with the electricity network. d. Technical advice provided by the National Grid owner (Transpower) or electricity distribution network operator (Centralines Limited).' And insert a notification clause requiring written approval.	Accept in part
S90.061	Centralines Limited	GIZ-S6	Support	Retain GIZ-S6.	Accept

Key Issue 6 – Community Corrections Activities Provisions

Submissions / Further Submissions Addressed

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Summary Recommendation
S97.011	Ara Poutama Aotearoa the Department of Corrections	GRZ-R8	Oppose	Delete GRZ-R8. N.B. 'community corrections activities' would then default to a Discretionary Activity as 'any other activity not otherwise provided for' under GRZ-R13.	Accept
S97.007	Ara Poutama Aotearoa the Department of Corrections	SETZ-R10	Support	Retain SETZ-R10.	Accept
S97.008	Ara Poutama Aotearoa the Department of Corrections	COMZ-R6	Support	Retain COMZ-R6.	Accept
S129.210	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ-R6	Support	Retain COMZ-R6 as notified.	Accept
S97.009	Ara Poutama Aotearoa the Department of Corrections	GIZ-R7	Support	Retain GIZ-R7.	Accept

Key Issue 7 – Educational Facilities Provisions

Submissions / Further Submissions Addressed

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Summary Recommendation
S73.017	Ministry of Education	GRZ-R5	Amend	Amend GRZ-R5(1)(a) as follows: '1. Activity Status: PER Where the following conditions are met:	Accept in part

				<p>a) Limited to 200400m² gross floor area. b) ...' And amend GRZ-R5(2) as follows: '2. Activity status where gross floor area is 200-400m² and/or compliance with condition GRZ-R5(1)(b) is not achieved: RDIS ...'</p> <p>And amend GRZ-R5(3) as follows: '3. Activity status where gross floor area is over 400m²where compliance with condition GRZ-R5(1)(a) is not achieved: DIS'</p>	
FS23.84	Kāinga Ora - Homes and Communities		Support		Accept in part
S73.034	Ministry of Education	GRZ-AM9	Support	Retain GRZ-AM9 as proposed.	Accept
S73.026	Ministry of Education	SETZ-O3	Oppose	Amend SETZ-O3 as follows: 'To provide for existing and new non-residential activities, within limits, that are compatible with the surrounding environment, to locate in the settlements such that their amenity is maintained and enhanced, and to provide for the social, economic and cultural well-being of the people in these rural communities, and for their health and safety.'	Reject
S73.027	Ministry of Education	SETZ-P6	Oppose	Amend SETZ-P6 as follows: 'Provide for existing and new commercial, industrial, community and educational facilities, while ensuring any changes or expansion of these activities do not adversely affect the qualities of the settlement.'	Accept
S73.028	Ministry of Education	SETZ-R8	Amend	Amend SETZ-R8(1) as follows: '1. Activity Status: PER Where the following conditions are met: a) Limited to 200m² gross floor area. b) Compliance with: i. SETZ-S2; ii....' And add as follows: '3. Activity status where compliance with conditions SETZ-R8(1)(a) is not achieved: DIS'	Accept in part
S73.038	Ministry of Education	SETZ-AM8	Support	Retain SETZ-AM8 as proposed.	Accept

Key Issue 8 – Remaining Urban Environment Chapters Provisions

Submissions / Further Submissions Addressed

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Summary Recommendation
S94.004	Surveying the Bay Ltd	GRZ - General Residential Zone	Amend	Give more guidance in the Proposed Plan around the design and consenting requirements for retirement villages, to encourage innovative solutions.	Reject
S50.035	The Surveying Company (HB) Ltd	GRZ - Standards	Support	Retain the standards in the GRZ - General Residential Zone.	Accept in part, insofar as amendments to the GRZ –

					General Residential Zone standards are recommended in response to matters raised in other submissions
S73.015	Ministry of Education	GRZ-O2	Support	Retain GRZ-O2 as proposed.	Accept in part, insofar as the objective is retained, but amended in response to matters raised in other submissions
S73.016	Ministry of Education	GRZ-P3	Support	Retain GRZ-P3 as proposed.	Accept in part, insofar as the policy is retained, but amended in response to matters raised in other submissions
S57.132	Fire and Emergency New Zealand	GRZ-S5	Support	Retain GRZ-S5 as notified.	Accept
S57.135	Fire and Emergency New Zealand	GRZ-S12	Support	Retain GRZ-S12 as notified.	Accept
S129.241	Kāinga Ora - Homes and Communities (Kāinga Ora)	COMZ - Commercial Zone	Amend	Re-name 'COMZ - Commercial Zone' to 'TCZ - Town Centre Zone'.	Reject
S55.076	Heritage New Zealand Pouhere Taonga	COMZ - Introduction	Support	As requested elsewhere in this submission, consider adding more locally significant places to HH-SCHED2.	Accept in part, insofar as the Introduction is retained, but amended in response to matters raised in other submissions
FS23.74	Kāinga Ora - Homes and Communities		Oppose		Accept in part
S57.229	Fire and Emergency New Zealand	COMZ-O2	Support	Retain COMZ-O2 as notified.	Accept in part, insofar as the objective is retained, but amended in response to matters raised in other submissions
FS11.013	The Ministry of Education		Support		Accept in part, insofar as the objective is retained, but amended in response to matters raised in other submissions
S55.078	Heritage New Zealand Pouhere Taonga	COMZ-P3	Support	Include more commercial buildings in HH-SCHED2.	Accept in part, insofar as the policy is retained, but amended in response to matters raised in other submissions
FS23.75	Kāinga Ora - Homes and Communities		Oppose		Accept in part

S57.230	Fire and Emergency New Zealand	COMZ-P6	Support	Retain COMZ-P6 as notified.	Accept
FS11.014	The Ministry of Education		Support		Accept
S97.018	Ara Poutama Aotearoa the Department of Corrections	COMZ-R8	Support	Retain COMZ-R8.	Accept in part, insofar as the rule is retained, but amended in response to matters raised in other submissions
S55.079	Heritage New Zealand Pouhere Taonga	COMZ-AER10	Oppose	Retain COMZ-AER10 as notified. Enable it to be achieved by amending other aspects of the Proposed Plan.	Accept in part, insofar as COMZ-AER10 is retained, but amended in response to matters raised in other submissions
S57.196	Fire and Emergency New Zealand	SETZ-O3	Support	Retain SETZ-O3 as notified.	Accept in part, insofar as the objective is retained, but amended in response to matters raised in other submissions
S57.197	Fire and Emergency New Zealand	SETZ-P5	Support	Retain SETZ-P5 as notified.	Accept
S97.017	Ara Poutama Aotearoa the Department of Corrections	SETZ-R1	Support	Retain SETZ-R1.	Accept
S57.215	Fire and Emergency New Zealand	SETZ-S6	Support	Retain SETZ-S6 as notified.	Accept
S57.218	Fire and Emergency New Zealand	SETZ-S12	Support	Retain SETZ-S12 as notified.	Accept
S57.245	Fire and Emergency New Zealand	GIZ-O2	Amend	Amend GIZ-O2 as follows: 'Provide for complementary and compatible non-commercial industrial activities within the General Industrial Zone that recognise the sensitivities and amenity levels within the zone.'	Accept
S73.031	Ministry of Education	GIZ-O2	Support	Retain GIZ-O2 as proposed.	Accept in part, insofar as the objective is retained, but amended in response to matters raised in other submissions
S57.246	Fire and Emergency New Zealand	GIZ-P1	Support	Retain GIZ-P1 as notified.	Accept
S73.032	Ministry of Education	GIZ-R10	Support	Retain GIZ-R10 as proposed.	Accept in part, insofar as the rule is retained, but amended in response to

					matters raised in other submissions
S90.049	Centralines Limited	GIZ-R16	Oppose	Amend GIZ-R16 as follows: '1. Activity Status: PRNC Where the following conditions are met: N/A'. Or alternatively, delete the 'Outer Control Boundary' over Lot 2 DP 339439 on the Planning Maps.	Reject
S90.050	Centralines Limited	GIZ-S1	Oppose	Amend GIZ-S1 as follows: '1. Maximum height of any building(s) is 12m 15m . Note: in all instances, height is measured from the natural ground level.'	Reject
S57.260	Fire and Emergency New Zealand	GIZ-S7	Support	Retain GIZ-S7 as notified.	Accept
S73.039	Ministry of Education	GIZ-AM4	Support	Retain GIZ-AM4 as proposed.	Accept

Key Issue 9 – Definitions

Submissions / Further Submissions Addressed

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Summary Recommendation
S66.002	Woolworths New Zealand Limited	COMMERCIAL ACTIVITY (Definition)	Amend	Amend the definition of 'Commercial Activity' as follows: 'means any activity trading in goods, equipment or services, including retail sales/retail/retailing . It includes any ancillary activity to the commercial activity (for example administrative or head offices).'	Reject
S97.001	Ara Poutama Aotearoa the Department of Corrections	COMMUNITY CORRECTIONS ACTIVITY (Definition)	Support	Retain the definition of 'Community Corrections Activity'.	Accept
S57.001	Fire and Emergency New Zealand	COMMUNITY FACILITY (Definition)	Amend	Add the following note to the definition of 'Community Facility': Note: 'Community facility' excludes land and buildings used for emergency service activities which is covered by the definition 'EMERGENCY SERVICE ACTIVITIES'	Reject
.					
S57.002	Fire and Emergency New Zealand	EMERGENCY AVIATION MOVEMENTS (Definition)	Support	Retain the definition of 'Emergency Aviation Movements' as notified.	Accept
S57.003	Fire and Emergency New Zealand	EMERGENCY SERVICE ACTIVITIES (Definition)	Support	Retain the definition of 'Emergency Service Activities' as notified.	Accept

S102.009	Te Mata Mushrooms Land Company Limited	INDUSTRIAL ACTIVITY (Definition)	Support	Retain the definition of 'Industrial Activity' as proposed.	Accept
.					
S97.002	Ara Poutama Aotearoa the Department of Corrections	RESIDENTIAL ACTIVITY (Definition)	Support	Retain the definition of 'Residential Activity'.	Accept
FS21.001	Oranga Tamariki - Ministry for Children		Support		Accept
S97.003	Ara Poutama Aotearoa the Department of Corrections	RESIDENTIAL UNIT (Definition)	Support	Retain the definition of 'Residential Unit'.	Accept

**Demographic and Economic Growth Projections for Central Hawke's Bay
February 2022 Update**



**CENTRAL
HAWKE'S BAY**
DISTRICT COUNCIL

Central Hawke's Bay District

DEMOGRAPHIC AND ECONOMIC
GROWTH PROJECTIONS - UPDATE

2022



Contents

Executive summary	1
New Zealand economic roundup	2
Key insights	2
“Unprecedented” times and the “new normal”	3
How has the population of Central Hawke's Bay District changed?	3
Are young people staying by choice?	5
What has happened to migration under Covid restrictions?	6
How much “churn” is behind the net migration?	7
How will migration shape the future of Central Hawke's Bay District?	8
What is the shape of the Central Hawke's Bay economy?	8
Key insights	8
Which industries gained and lost the most businesses since Covid 19?	9
How did entrepreneurship hold up under Covid-19?	9
How has employment by industry changed?	10
Where is building activity currently concentrated?	11
What has happened to tourism?	12
What does the state of the economy mean for growth?	13
What is driving population growth?	13
Commuting a boon for Central Hawke's Bay District	13
What proportion of residents derive income from outside Central Hawke's Bay?	13
Where do residents earn their income from?	14
What is the benefit of commuting to the district?	14
What proportion of the workforce lives outside the district?	15
Where does the workforce of employers in Central Hawke's Bay District live?	15
What do commuters mean for Central Hawke's Bay District?	16
Is housing still a drawcard?	16
Will building overshoot and lead to an oversupply?	18
What will the future look like for Central Hawke's Bay?	19
A revised high-growth scenario	19
Why revise?	19
Interpreting growth scenarios	19
What has changed?	19

Build it and they will come?	20
Key assumptions (high scenario)	20
Highlights (high scenario)	21
Projected population and households	21
How will growth be distributed within Central Hawke's Bay District?	22
Rural areas	23
Risks to the outlook for Central Hawke's Bay District	23
Downside economic risks	24
Housing market risks	24
Inflationary pressures	24
Climate change and adverse events	25

Background

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Prepared for: Central Hawke's Bay District Council, February 2022

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Executive summary

This report updates the Central Hawke's Bay District Demographic and Economic Projections 2020 - 2051 report from June 2020¹. It is designed to give an overview of the enablers and barriers to economic progress in Central Hawke's Bay District, providing a baseline for planning for population growth. The analysis covers historic trends, with a focus on what has changed over the last 18 months, and future growth prospects for the district and selected areas within.

Central Hawke's Bay District is showing signs of resilience in the face of Covid-19. Migration into the district has been supported by several factors:

- The net outflow from Auckland to the rest of New Zealand was up 20% in 2021 from the previous two years.
- The Central Hawke's Bay economy is in historically good shape, despite ongoing challenges related to Covid-19, wider supply chain issues, two dry summers, and capacity constraints.
- Commuting is enabling migration into Central Hawke's Bay, evidenced by the increasing proportion of residents drawing income from outside the district (61% in 2020). Commuters bring income into Central Hawke's Bay and create secondary opportunities. Commuting trends point to the continued appeal of Central Hawke's Bay District as a place to live, work, and start a family.
- Investment is also creating local job opportunities. The total number of businesses in the district increased slightly in the year to February 2021 on the back of an increase in both business closures and new businesses starting. The total number of people employed by those businesses was up 1.6%. New businesses have the potential to be more innovative, boosting productivity and therefore incomes.

Additionally, domestic tourism has held up well in the district, based on the 1% rise in total card spending attributed to tourists in Central Hawke's Bay over the last year. New Zealand residents unable to travel abroad appear to have been spending some of that money locally instead.

The population of Central Hawke's Bay District was up 3% in the year to June 2020. However, growth slipped to 1.6% to June 2021 on the back of first-round effects of Covid-19 and a constrained building sector.

While significant near-term uncertainty remains, the high scenario from mid-2020 is looking more like a central scenario at present – where risks are balanced to the upside and the downside. The population of the district was 0.5% above the previous high scenario in June 2021.

Table 1: Revised high scenario and previously published projections

Year	July 2020 projections		Revised	
	Low	Medium	High	High
2021	15,100	15,240	15,520	15,600
2031	15,400	17,140	18,770	20,120
2041	14,800	18,330	21,320	25,280
2051	13,430	19,430	23,980	32,300

¹ [Squillions-Demographic-Growth-Projections-CHBDC-2020-2048.pdf](#)

A big jump in the number of lots being approved from subdivisions over the last two years indicates that land availability is not going to be a constraint on population growth going forward.

Supply of land however is only one side of the equation. There still needs to be builders and resources available to develop these sections and demand to live on them (demand factors being the focus of this report). Capacity in the building sector will remain an issue in the near-term, while finance costs are expected to rise over the next few years as the Reserve Bank continues to raise interest rates.

In our revised high growth scenario, annual population growth peaks at 3.1% in the year to 2026 as more young workers choose to stay in, or move to, the district and raise their families. Central Hawke's Bay District gains 4,500 people by 2031 under this scenario.

The previous high growth scenario had an average growth rate of 1.5%pa over the next thirty years, and a total change of 9,100 people (with nearly 24,000 people living in the district by 2051). If the district's population grows by 2.5%pa over this period as assumed under the revised high scenario, Central Hawke's Bay could more than double its population to 32,000+ by 2051.

Projections should not be taken as predictions. Central Hawke's Bay District has not reached this level of growth to date, and we identify several downside risks in this report. A growth rate of 2.5%pa over this time horizon would be exceptional. But it is not completely without precedent. For the 25 years to 2021, four New Zealand districts and Tauranga city experienced average growth rates of more than 2%pa – with Queenstown-Lakes and Selwyn district posting growth rates of 4.8% and 4.3%pa respectively (albeit with different underlying drivers of growth).

Central Hawke's Bay has proved itself an attractive place to live, with the population growing faster than that of New Zealand and surrounding regions over the last few years. The factors driving growth in New Zealand's regions are changing and the district has a lot to offer to an increasingly connected and mobile world, where workers are less tied to the physical location of their employer or business networks.

New Zealand economic roundup

Key insights

- Headline GDP growth was 17%pa in the June 2021 quarter, an impressive result even off a weak base, but slipped 3.7% in the September quarter.
- The COVID-19 Delta Variant and resulting local lockdowns or restrictions (previous and future) will continue to constrain activity over the near-term.
- Upward pressure on prices has been widespread across industries as supply chains struggle to keep up with demand.
- Difficulty sourcing goods, new equipment, and parts for existing plant and machinery is becoming a handbrake on activity.
- Supply of labour has been an issue in some sectors, especially where short-term gaps were previously plugged with migrant labour.
- Businesses remain confident about a recovery with pent-up demand expected to see spending and investment bounce back as we learn to live with Covid.

- Rising interest rates, Covid restrictions, ongoing disruptions to international markets, and supply chain pressures will continue to constrain growth over the coming year.

“Unprecedented” times and the “new normal”

Buzzwords abound as the New Zealand economy finds itself in relatively good shape at this stage of the pandemic. The government has stuck to the Keynesian economic playbook, using its balance sheet to absorb a large chunk of the impact of Covid through subsidies and other spending.

Net core Crown debt was 30% of GDP in June 2021, which compares favourably with Australia and other trading partners. However, concerns about “money printing” – asset purchases funded directly by the Reserve Bank – have surfaced. The Reserve Bank’s own advisors warned in early 2020 that “unconventional monetary policy” measures risked fuelling asset price inflation and worsening inequality. As the economy heats up next year, the Reserve Bank is expected to raise interest rates further to catch up.

Strong headline GDP growth suggests the economy bounced back well from the first period of restrictions in early to mid-2020. However, supply chain shortages have started to bite across several sectors as stocks run low around the world. A surge in shipping costs and disruptions at ports has presented challenges to exporters and seen prices for imported goods rise.

The Consumer Price Index (CPI) is increasing at its fastest rate since the late 1980s (excluding the effect of a GST hike in 2011), with CPI inflation reaching 5.9%pa in the year to December 2021. The size of the jump inflation during 2021 caught some onlookers by surprise. Inflation expectations jumped almost 1.5% between September and December (to 4.4%), according to the ANZ Business Outlook survey.

Despite these challenges, and uncertainty around Covid, business confidence remains somewhat resilient. While confidence slid firmly into the negative in the ANZ survey, a net 12% of firms surveyed still expect to increase their own activity in the coming months.

In the short-term, the Government will continue to pull the levers on Covid restrictions as the current Delta outbreak runs its course. The prospect of a “long tail” to the pandemic will weigh heavily on confidence. But pent-up demand from months of restrictions will see household spending playing catch up as restrictions begin to ease.

Houses have become expensive by any measure, with the national median house price reaching a nominal \$905,000 in December, according to REINZ data. Over the next few years, as interest rates rise and the supply of housing increases, there is a risk a house price correction would dampen confidence, spending, and investment.

How has the population of Central Hawke's Bay District changed?

The total population of Central Hawke's Bay District was up 1.6% in June 2021 compared to the previous year. The biggest increases over the last year were in the over 65 and 15-39 age brackets (more on that soon).

Figure 1: Population of Central Hawke's Bay District by age group

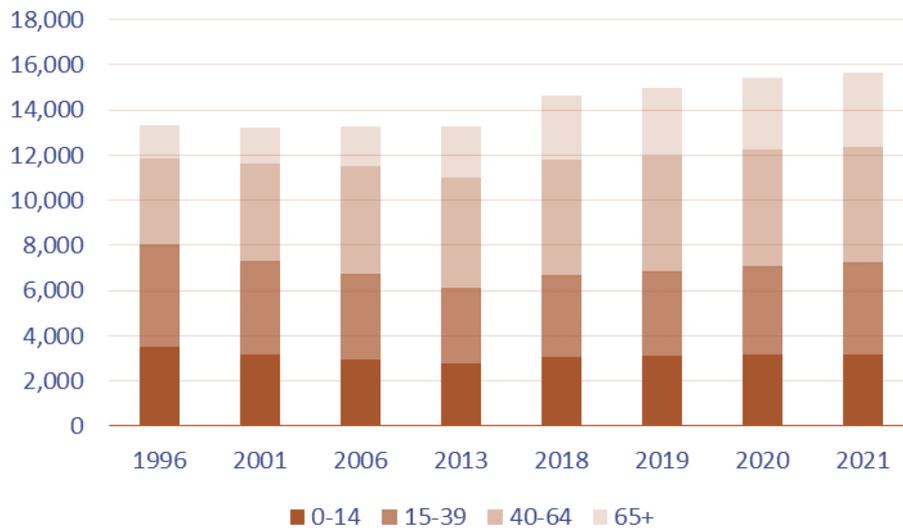
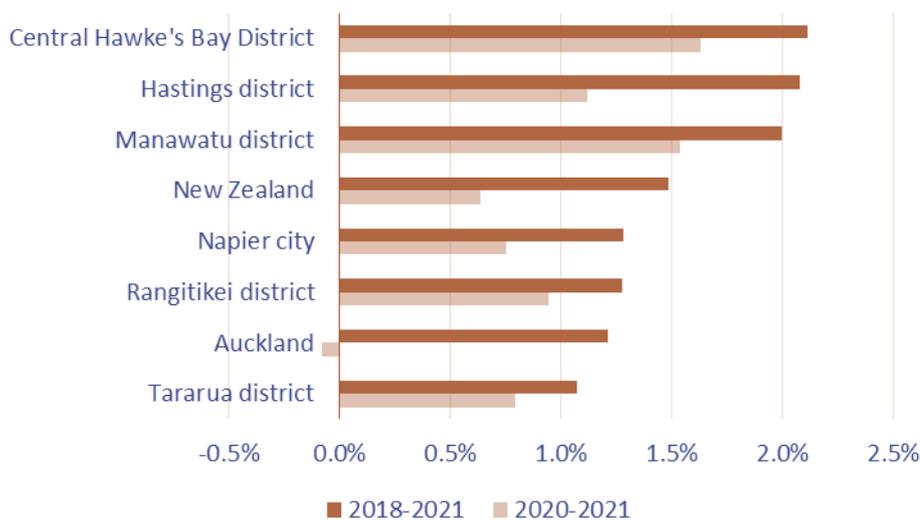


Table 2: Estimated resident population for Central Hawke's Bay District (Statistics NZ areas)

Area	Estimated population				Annual change		
	2018	2019	2020	2021	2019	2020	2021
Central Hawke's Bay District	14,650	14,900	15,350	15,600	1.7%	3.0%	1.6%
Waipawa	2,160	2,190	2,290	2,360	1.4%	4.6%	3.1%
Waipukurau	4,530	4,580	4,660	4,660	1.1%	1.7%	0.0%
Mangaonuku	990	1,030	1,070	1,090	4.0%	3.9%	1.9%
Mangarara	2,490	2,540	2,650	2,710	2.0%	4.3%	2.3%
Taurekaitai	1,960	2,010	2,050	2,070	2.6%	2.0%	1.0%
Makaretu	2,540	2,580	2,640	2,720	1.6%	2.3%	3.0%

Figure 2 shows that Central Hawke's Bay District has been growing relatively rapidly since 2018, exceeding New Zealand's population growth rate by a significant margin.

Figure 2: Annual population growth comparison



Are young people staying by choice?

Between 1996 and 2013 the total population of Central Hawke's Bay District was static, and the number of residents aged 15-39 dropped by an average of 1.8% every year.

After 2013 total population growth picked up, and the 15-39 year age group had a proportionally bigger turnaround on the back of improving economic prospects, commuting opportunities, and relatively affordable housing.

Still, the conspicuous outlier in Table 3 is the 5.3% increase in the 15-39 age group for the year to June 2020 – a jump of 200 people.

Table 3: Annual growth by age group, Central Hawke's Bay District (1996-2021)

To June	0-14 Years	15-39 Years	40-64 Years	65 Years +	Total
2001	-1.8%	-2.1%	2.5%	1.3%	-0.2%
2006	-1.6%	-1.5%	2.0%	1.8%	0.1%
2013	-1.0%	-1.8%	0.4%	3.7%	0.0%
2018	2.1%	1.7%	0.8%	4.8%	2.0%
2019	1.6%	2.7%	0.0%	5.3%	1.7%
2020	1.6%	5.3%	1.0%	5.0%	3.0%
2021	1.6%	2.5%	-1.0%	4.8%	1.6%

Growth rates prior to 2019 are annual average from previous listed year

Young workers who desire to leave the district for “greener pastures” elsewhere in New Zealand or overseas have faced significant barriers over the last two years thanks to Covid-19. As restrictions ease, some young people will once again look for adventure and opportunities elsewhere.

However, the overall trend suggests Central Hawke's Bay District is seen as a desirable place to work and raise a family. Younger working migrants are increasingly bringing their own opportunities (see *Commuting a boon for Central Hawke's Bay District*, page 13). Migration is shoring-up the younger age brackets in the face of lower birth rates and an ageing population.

Figure 3: Population by five-year age group, Central Hawke's Bay District

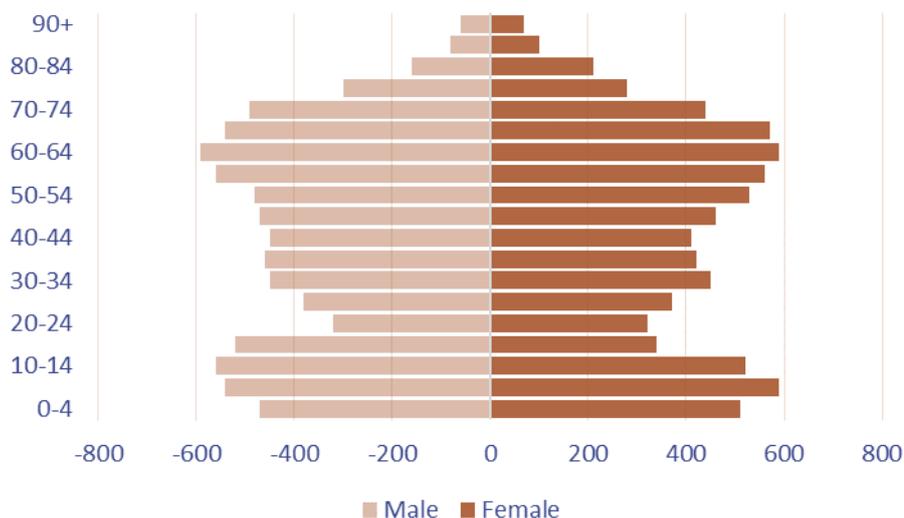


Figure 3 shows that there are many people in Central Hawke's Bay who will be reaching the traditional retirement age over the next few years.

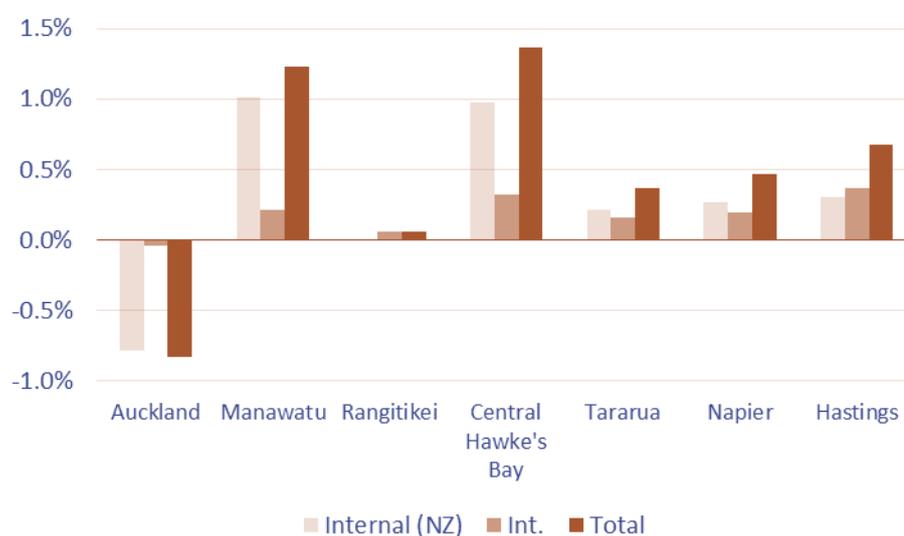
What has happened to migration under Covid restrictions?

Central Hawke's Bay District stands in contrast to Auckland, where a drop in international migrants and a large net outflow to the rest of New Zealand led to a slight fall in the total population.

Table 4: Components of population change, June 2021

Area	Natural increase	Net migration (within NZ)	Net migration (international)	Net migration (total)	Population
Central Hawke's Bay District	50	150	50	210	15,600
New Zealand	27,700	0	4,700	4,700	5,122,600
Auckland	12,900	(13,500)	(670)	(14,200)	1,715,600
Hastings district	420	270	330	600	90,100
Manawatu district	120	330	70	400	33,000
Napier city	170	180	130	310	66,700
Rangitikei district	100	0	10	10	16,050
Tararua district	90	40	30	70	19,050

Figure 4: Net migration as a percentage of population*, year to June 2021



*Net migration during the year, expressed as a % of population at the start of the year

New Zealanders relocating out of Auckland is nothing new, but the net outflow from Auckland was up 20% in 2021 from the previous two years. Unlike in previous years, there was not a large net gain in international migrants to offset the exodus out of Auckland.

The other regions listed in Table 4 all gained from international migration in 2021. Some New Zealand residents who have been living overseas are relocating home and spreading out around the country.

Meanwhile, some migrants living in Auckland (where international migrants disproportionately settle) may be returning to their home countries also.

How much “churn” is behind the net migration?

Net migration tells us the net gain or loss for an area, but not how many people have arrived or left during the year. A small net gain for a region could mask a large outflow, made up by a larger inflow of people.

There were an estimated 45,300 permanent and long-term arrivals into New Zealand during the year to June 2021. This was down 73% from the previous year, with outward migration down 46% over the same period.

The breakdown of international and internal (within NZ) migration² for Central Hawke's Bay District is shown in Table 5. Total inward migration was down 12% in 2021, back to 2019 levels.

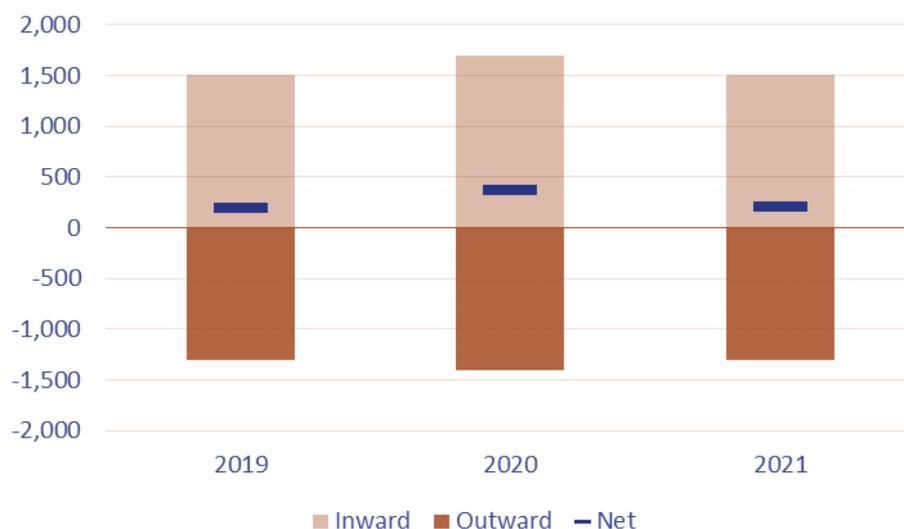
The number of people moving to the district from overseas fell 72%, but this fall was offset by lower international departures.

Reassuringly, migration from other areas of New Zealand into Central Hawke's Bay District remained steady.

Table 5: Components of net migration, Central Hawke's Bay District

Year to June	Internal (NZ)			International			Total migration		
	In	Out	Net	In	Out	Net	In	Out	Net
2019	1,300	1,200	100	180	90	80	1,500	1,300	190
2020	1,400	1,200	170	320	120	210	1,700	1,400	370
2021	1,400	1,300	150	90	30	50	1,500	1,300	210

Figure 5: Components of total migration, Central Hawke's Bay District



² Included in internal migration are migrants who may have arrived from overseas in previous years and first lived in another area of New Zealand.

Central Hawke's Bay District is middle of the pack for the areas listed in Table 6, ranked on churn relative to population size.

An estimated 2,800 people moved into or out of the district during the year to June 2021, nearly one fifth the number of people who were living in the district at the start of the year. For Auckland, this ratio was almost a quarter.

Table 6: Migration churn rate, year to June 2021

Area	Churn ¹		
	Internal (NZ)	International	Total
Auckland	22%	2.3%	25%
Manawatu district	20%	0.6%	20%
Rangitikei district	19%	0.8%	19%
Central Hawke's Bay district	18%	0.8%	18%
Tararua district	17%	0.8%	17%
Napier city	14%	1.3%	15%
Hastings district	13%	1.2%	14%

1: Inward + outward migration expressed as percentage of population at start of year

How will migration shape the future of Central Hawke's Bay District?

While some international migrants settle in Central Hawke's Bay, the population of the district is heavily influenced by regional migration trends.

There will be significant pent-up demand for people moving into New Zealand and out of New Zealand's cities in the near-term. While there will also be pent-up demand in the other direction (people waiting to move overseas or out of the district), the net result will be a gain to the district if current trends continue.

Migration will continue to influence the demographic makeup of Central Hawke's Bay and slow the ageing trend. See page 19 for more on the outlook for Central Hawke's Bay District.

What is the shape of the Central Hawke's Bay economy?

Key insights

- Entrepreneurial activity remained steady during the first year of Covid disruptions, with a provisional estimate of 183 new businesses started during the year to February 2021.
- New businesses represented 8% of the business stock in Central Hawke's Bay District, compared to 11% nationally.
- Total business units increased just 0.3% during these challenging times, with business closures estimated to be up 20% from the previous year.
- High property prices and strong demand has led to several new businesses starting in construction.
- Capacity constraints and supply issues continue to constrain building activity.
- Domestic tourism spending remains healthy overall despite Covid-19

Which industries gained and lost the most businesses since Covid 19?

The total number of businesses in Central Hawke's Bay grew by 0.3% in the year to February 2021, to 2,262 business units. Growth in the number of businesses has slowed since the year to February 2020, prior to the first lockdown, when the total number of businesses increased 1.1%.

Table 7: Business units by industry in Central Hawke's Bay District, as at February 2021

Industry	Business units	Annual change
Agriculture, Forestry and Fishing	819	1.5%
Rental, Hiring and Real Estate Services	516	-3.4%
Construction	165	7.8%
Financial and Insurance Services	138	-2.1%
Retail Trade	93	0.0%
Professional, Scientific and Technical Services	69	-4.2%
Other Services	66	4.8%
Manufacturing	63	0.0%
Accommodation and Food Services	54	12.5%
All others	279	-1.1%
Total	2,262	0.3%

How did entrepreneurship hold up under Covid-19?

Entrepreneurial activity remained steady during the first year of Covid disruptions, with a provisional estimate of 183 new businesses started during the year to February 2021 – an average of one every two days. New businesses represented 8% of the business stock in Central Hawke's Bay District, which was lower than in New Zealand as a whole (11%).

Table 8: Business births and deaths over the year to February 2021

Industry	Births	Deaths
Rental, Hiring and Real Estate Services	36	60
Agriculture, Forestry and Fishing	51	42
Construction	24	18
Financial and Insurance Services	12	9
Accommodation and Food Services	9	9
Professional, Scientific and Technical Services	6	12
Other Services	9	6
Manufacturing	6	6
Health Care and Social Assistance	9	3
Retail Trade	6	6
Transport, Postal and Warehousing	6	6
All others	9	15
Total	183	192

The births and deaths in Table 8 are provisional estimates from administrative data sources. Due to estimation methods and timing issues (of when a closure is recorded), births and deaths will not add exactly to total business unit change over a given period.

When looking at the industry level, it's important to note that businesses can move between industries or be reclassified if acquired or merged. These events affect the counts in Table 8, but are not counted as births or deaths within an industry.

Closures tended to be higher in industries that also had high numbers of new businesses starting over the last year. This pattern is encouraging because challenging economic times can lead to marginal businesses shutting and a reorganisation of labour and capital within an economy. New businesses have the potential to be more innovative, boosting productivity and therefore incomes.

Previous recessions have seen a lag between the toughest times and business closures. This can be due to administrative factors of when a business closure is picked up, but also because some businesses hold on through hard times but can't quite claw back even when the economy is on the up.

Therefore, there will be more business closures to come. But high rates of new businesses opening will put the Central Hawke's Bay economy in a good position to take advantage of opportunities that emerge. The industry makeup of Central Hawke's Bay District will continue to evolve as businesses adjust to the "new normal".

How has employment by industry changed?

The changing industry composition in Central Hawke's Bay District is less pronounced when looking at the total number of employees across all businesses in an industry.

Table 9 shows that in February 2021 the number of employees in the two biggest industries (Agriculture, Forestry and Fishing, and Manufacturing) remained unchanged from the previous year.

Employment in construction was up 8.3% from the previous year, representing an additional 40 jobs. Sixty jobs were added in education and training, while Accommodation and Food Services added thirty jobs (during a period that included tight restrictions).

The biggest drop in total jobs was in Transport, Postal and Warehousing (shedding 40 workers). It's important to note that these jobs didn't necessarily go away as employers can move between industries (as previously noted). Business closures have contributed to job losses in some industries though (see Table 8).

Some growth industries tended to have high rates of churn, with both births and deaths. The notable exception was Agriculture with high churn yet static employment, reflecting the traditionally steady demand for labour in this industry when compared on a year-to-year basis (removing seasonal effects).

Table 9: Employee count by industry in Central Hawke's Bay District, February 2021

Industry	Employee count		Annual change
	2021	2020	
Agriculture, Forestry and Fishing	1,950	1,950	0.0%
Manufacturing	1,400	1,400	0.0%
Construction	520	480	8.3%
Education and Training	450	390	15.4%
Retail Trade	430	440	-2.3%
Health Care and Social Assistance	310	300	3.3%
Accommodation and Food Services	180	150	20.0%
Professional, Scientific and Technical Services	170	170	0.0%
Other Services	150	140	7.1%
Public Administration and Safety	140	150	-6.7%
Transport, Postal and Warehousing	130	170	-23.5%
Wholesale Trade	100	100	0.0%
Financial and Insurance Services	65	65	0.0%
Electricity, Gas, Water and Waste Services	65	50	30.0%
Administrative and Support Services	65	75	-13.3%
Rental, Hiring and Real Estate Services	45	25	80.0%
Arts and Recreation Services	40	50	-20.0%
Mining	35	35	0.0%
Information Media and Telecommunications	21	20	5.0%
Total	6,300	6,200	1.6%

Source: Business demography statistics (BDS), Statistics NZ

Where is building activity currently concentrated?

The number of consents being issued for new residential dwellings in Central Hawke's Bay District has remained historically elevated but hasn't picked up yet to match the large number of residential sections in the pipeline (see page 20). Waipawa picked up 15% of total consents for the district for the year to November 2021, while Waipukurau had almost 30% of the total.

Table 10: Building consents by SA2 area in Central Hawke's Bay District, year ended November

	Notes	Consents issued			Annual change		Share (2021)
		2019	2020	2021	2020	2021	
Waipawa		14	20	16	6	-4	15%
Waipukurau East		9	15	12	6	-3	11%
Waipukurau West		8	11	19	3	8	18%
Mangaonuku	Rural Northwest	2	3	1	1	-2	1%
Mangarara	Rural Northeast (inc. Otane)	23	43	33	20	-10	31%
Taurekaitai	Rural Southeast (inc. Porangahau)	9	11	17	2	6	16%
Makaretu	Rural Southwest (inc. Takapau)	6	9	10	3	1	9%
Central Hawke's Bay		71	112	108	41	-4	100%

Source: Statistics NZ

What has happened to tourism?

The Ministry of Business, Innovation, and Employment (MBIE) discontinued its Monthly Regional Tourism Estimates due to issues from COVID-19.

The Tourism Electronic Card Transactions series (an alternative measure) estimates electronic card transactions attributable to tourism. This series does not attempt to estimate total visitor spend but can still give insights into what has happened to tourism since Covid hit.

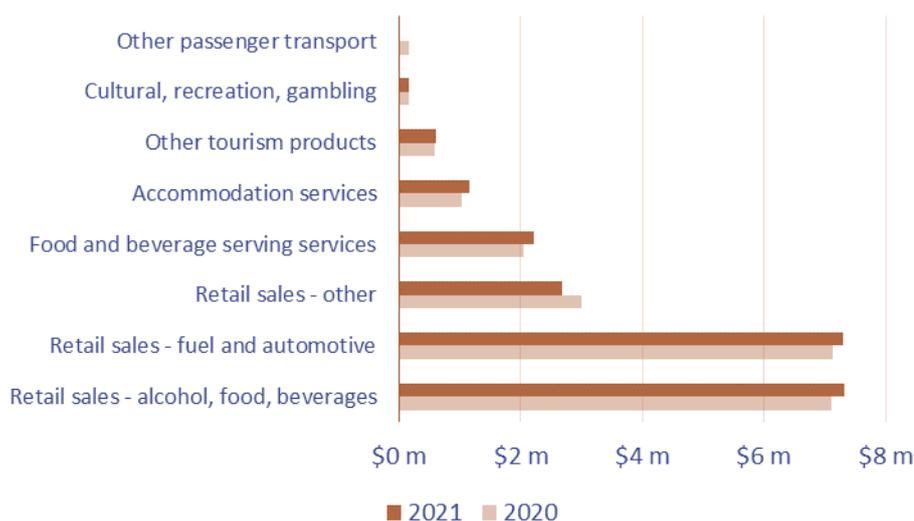
Table 11: Electronic card spending attributed to tourism, year to August (\$m)

Year to Sep.	New Zealand		Central Hawke's Bay	
	Total	International	Total	International
2018	5,487	1,136	9.3	0.3
2019	12,792	3,265	21.2	1.0
2020	11,317	2,414	21.2	0.9
2021	11,788	900	21.4	0.6

There was a 63% fall in electronic card spending attributed to international tourists in New Zealand for the year to September 2021 – a drop of over \$1.5 billion. For Central Hawke's Bay District, the fall was 40%, or just over \$360,000 for the year.

Domestic tourism, however, has held up well in the district, based on the 1% rise in total card spending attributed to tourists in Central Hawke's Bay over the last year.

Figure 6: Tourism electronic card spending by category, Central Hawke's Bay District



Card spending on passenger transport took a bit hit over the year to September 2021, dropping over \$140,000. The biggest fall in dollar terms was in the retail – other category, down over \$300,000.

The falls in these categories are consistent with the effects of lockdowns and dampened confidence. However, the robustness of total tourism card spending is encouraging, suggesting New Zealand residents unable to travel abroad have been spending some of that money locally.

As domestic restrictions ease some of the pent-up demand for tourism will be directed towards domestic spending, as travellers are likely to take a cautious approach towards international travel even as border restrictions ease.

What does the state of the economy mean for growth?

The upshot is that the factors that have driven migration into Central Hawke's Bay District and boosted the population since 2018 have not gone away.

The economy is still in relatively good shape despite ongoing challenges related to Covid-19, supply chain issues, two particularly dry summers, and capacity constraints. Businesses appear to be confident enough to invest and create jobs.

What is driving population growth?

Commuting a boon for Central Hawke's Bay District

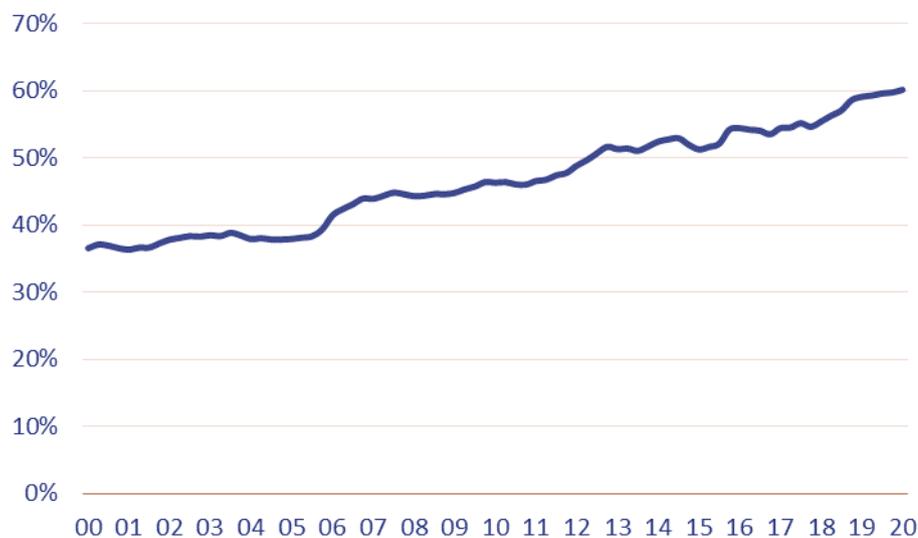
Linking employer and employee records from IRD gives insight into where residents of Central Hawke's Bay District draw their income from.

What proportion of residents derive income from outside Central Hawke's Bay?

61% of employed residents derived income from outside the district

In June 2020, 61% of employed residents (excluding self-employment) drew income from outside Central Hawke's Bay District. This figure (which includes remote work arrangements) has steadily increased over the last 20 years as shown in Figure 7.

Figure 7: Share of Central Hawke's Bay District residents drawing income from outside the district

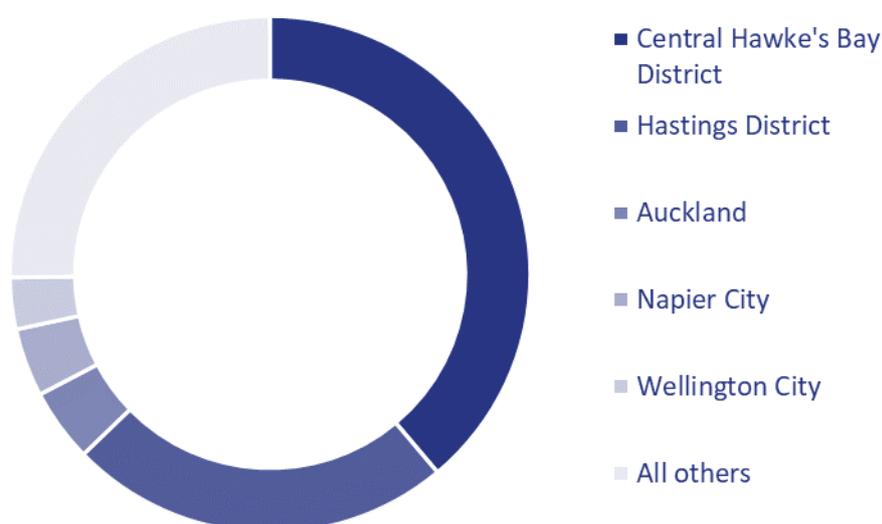


Where do residents earn their income from?

The top external employer of Central Hawke's Bay District residents was Hastings, with 24% of total employment. Auckland was a distant second with 5%, reflecting the growing flexibility of remote-working and long-distance employment relationships.

There were 190 residents employed by employers based in Palmerston North City in June 2020. In the 2018 census very few people said they commute to Palmerston North on a regular basis, which makes sense given the distance (it is 119km from Waipawa to Palmerston North via Saddle Road). But it is likely these employees make the trip to Palmerston North at least occasionally.

Figure 8: Employer address for residents of Central Hawke's Bay District, June 2020



Employers based in Taranaki District employed 140 residents of Central Hawke's Bay District in June 2020.

Table 12: Employed Central Hawke's Bay residents by TA of employer

Employer TA	Filled Jobs, Jun 20		Total earnings (\$m), year ended Jun 20	
Central Hawke's Bay District	2,640	39%	127	38%
Hastings District	1,620	24%	79	24%
Auckland	310	5%	16	5%
Napier City	290	4%	15	5%
Wellington City	220	3%	13	4%
All others	1,710	25%	84	25%
Total ex. Central Hawke's Bay	4,150	61%	206	62%
Total	6,790	100%	333	100%

What is the benefit of commuting to the district?

Average earnings for jobs (not accounting for hours worked) were 3.5% higher for residents of Central Hawke's Bay employed outside the district for the year ended June 2020.

Average earnings were 3.5% higher for residents employed outside the district

Unsurprisingly, earnings were higher in Auckland and Wellington than in other locations, showing the benefit to the individual from these long-distance employment relationships.

The total amount earned in wages and salary by residents from outside the district for the year to June 2020 was \$206 million.

Table 13: Average earnings of residents by employer location

Employer TA	Average earnings
Central Hawke's Bay District	48,000
Hastings District	48,700
Auckland	50,300
Napier City	51,700
Wellington City	58,000
All others	49,300
Total ex. Central Hawke's Bay	49,700
Total	49,100

What proportion of the workforce lives outside the district?

51% of the workforce lives outside Central Hawke's Bay District

In June 2020, 51% of the workforce of employers based in Central Hawke's Bay lived outside the district.

Where does the workforce of employers in Central Hawke's Bay District live?

The top employer of residents working outside Central Hawke's Bay District was also Hastings, at 14%.

Table 14: Jobs for employers based in Central Hawke's Bay District by TA of residence

TA of residence	Filled Jobs, Jun 20		Total earnings (\$m), year ended Jun 20	
	Count	%	Count	%
Central Hawke's Bay District	2,640	49%	127	48%
Hastings District	760	14%	39	15%
Napier City	230	4%	12	5%
Tararua District	220	4%	11	4%
Whanganui District	150	3%	0	0%
All others	1,410	26%	77	29%
Total ex. Central Hawke's Bay	2,770	51%	139	52%
Total	5,410	100%	266	100%

As with outward commuting, average earnings were higher for longer distance employment relationships. Average earnings were 14% higher for employees based outside Central Hawke's Bay District, suggesting employers are looking further afield for some of their higher-skilled workers.

Total earnings paid by employers in Central Hawke's Bay to residents outside the district was \$139m. There was a net gain to the district of \$67 million over the year to June 2020 from these long-distance employment relationships captured by IRD data (based on employee address).

\$67 million – net annual gain to Central Hawke's Bay based on employee address

Table 15: Average earnings of employees by TA of residence

TA of residence	Average earnings
Central Hawke's Bay District	48,020
Hastings District	51,344
Napier City	53,022
Tararua District	51,063
Whanganui District	0
All others	54,598
Total ex. Central Hawke's Bay	50,337
Total	49,206

What do commuters mean for Central Hawke's Bay District?

Commuters and remote workers bring income into Central Hawke's Bay and create secondary opportunities. Some may even leave their place of employment in time and start businesses in the district.

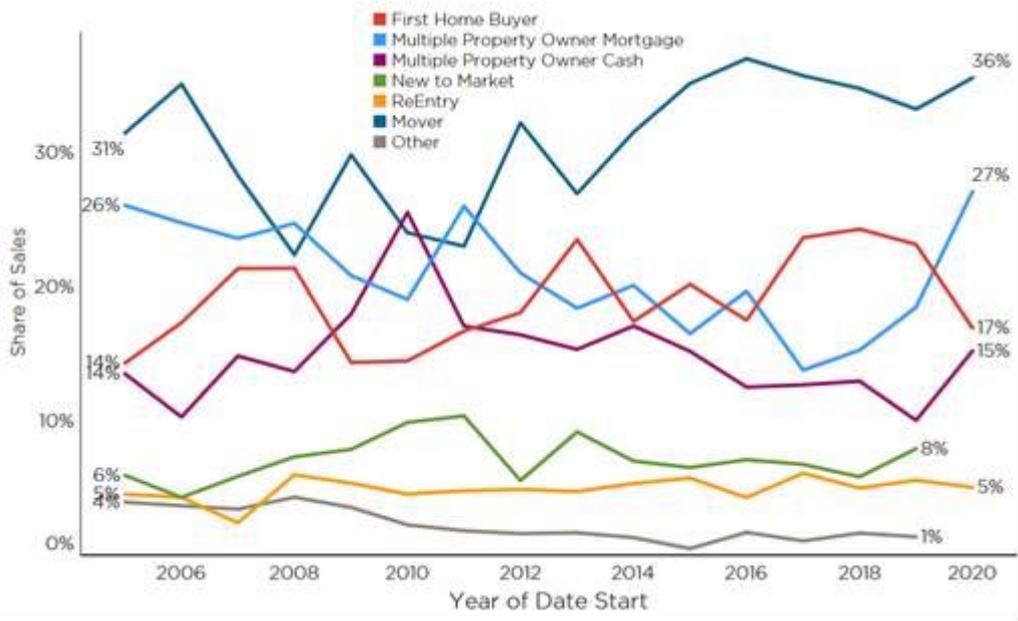
Commuting trends point to the continued appeal of Central Hawke's Bay District as a place to live, work, and start a family.

Is housing still a drawcard?

Over the last few years, the relative affordability of property has been a big drawcard for people moving to Central Hawke's Bay.

Figure 9 shows that there has been an uptick in first home buyers as a percentage of house sales in Central Hawke's Bay District since 2020. The share of buyers who already own multiple properties has taken a sharp turn in the wake of the Government's measures announced earlier this year targeting property investors.

Figure 9: House buyer classification in Central Hawke's Bay District

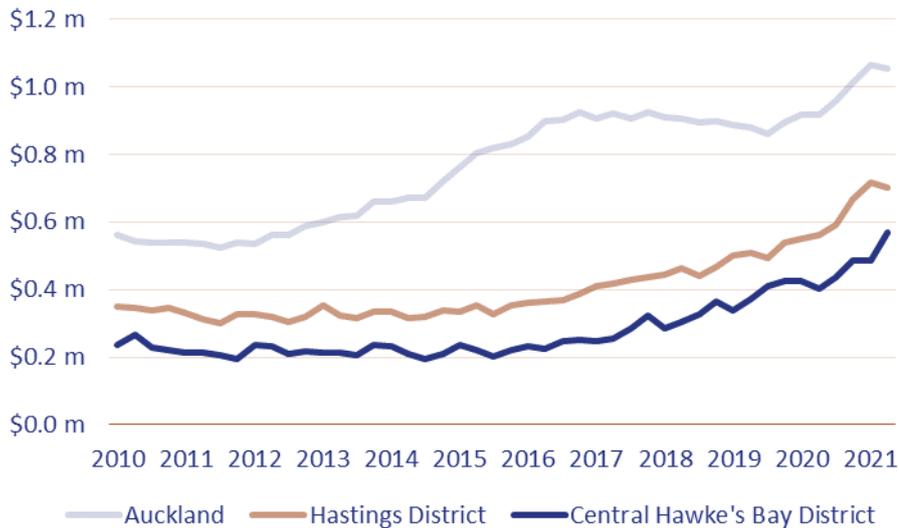


Source: CoreLogic

On an inflation-adjusted basis, the rapid growth in the median house price started to abate in some of the main centres in the first half of 2020. High prices and concerns about rising borrowing costs could be starting to bite.

However, low numbers of listings remain a feature in many regions. The low levels of building seen up until recently should limit the extent of any price falls in the short term.

Figure 10: Median house price, inflation adjusted



Source: Housing and Urban Development (HUD)

House price growth in Central Hawke's Bay has remained relatively strong to date (see Figure 10). For those who draw their income outside the region, or those considering moving, a narrowing of the affordability gap between Central Hawke's Bay District and the main centres could make living in the district less attractive, at least at the margin.

If house price growth continues to be elevated relative to other New Zealand regions, it would suggest that supply of residential houses is not currently meeting demand. But the large supply of sections coming onto the market in the district (see Build it and they will come?, page 20) should help with affordability.

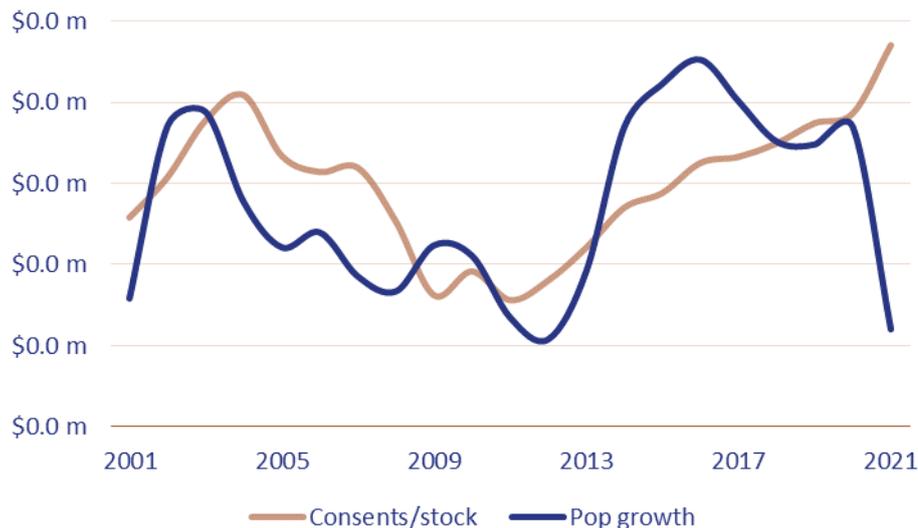
Opinions abound as to the cause of rapid house price growth in recent years, from foreign buyers to low interest rates and other monetary policy measures (see section “Unprecedented” times and the “new normal” on page 3). The issue is complex and multi-faceted.

The upshot is that supply simply hasn't kept pace with demand in recent years. But this could be changing.

Will building overshoot and lead to an oversupply?

The demand for housing in Central Hawke's Bay District is heavily tied to the national housing market. Figure 11 plots the annual population growth in New Zealand (year ended September) with the total number of residential consents expressed as a percentage of the estimated dwelling stock.

Figure 11: New Zealand population growth and residential building rates (annual, September)



Over the past decade, even without factoring in replacement of existing stock, consents were struggling to keep up with population growth.

Strong demand, high prices, and a raft of policy measures to free up supply for housing have pushed building to record highs even as the construction sector battles with labour and material shortages.

Meanwhile, population growth has slowed sharply since Covid 19 first arrived here in early 2020.

Will we see an oversupply lead to a hard landing in the housing market? In the near term the following factors will moderate any fall in house prices:

- Pent up demand for international migration into New Zealand
- Catching up from the last ten years of underbuilding
- Capacity issues in the building sector

However, in the longer term there is a risk that the market will overcorrect. Policy and investment decisions made now will have impacts for years to come, and housing projects have a long lead time. See discussion Housing market risks, page 24, for more information.

What will the future look like for Central Hawke's Bay?

Central Hawke's Bay has a lot to offer an increasingly connected and mobile world, where workers are less tied to the physical location of their employer or business networks.

A revised high-growth scenario

Squillions published projections for low, medium, and high growth scenarios in July 2020 for Central Hawke's Bay District. Since then, the district has been tracking at or slightly above the high growth scenario (see How has the population of Central Hawke's Bay District changed?, page 3).

Why revise?

Between 2018 and 2021 the population of Central Hawke's Bay District grew by an average of 317 people per year – according to the latest Statistics NZ estimates. If growth was to continue at this rate the population would reach 16,870 in June 2025 – almost exactly what was projected under the high scenario in the 2020 report.

Why revise up the high scenario then? The high scenario from 2020 is looking more like a central scenario at present – where risks are balanced to the upside and the downside. Therefore, Central Hawke's Bay District Council has commissioned a revised high-growth scenario to assist with planning for growth.

Interpreting growth scenarios

The high scenario is an optimistic scenario for planning purposes and should be read in conjunction with the discussion about risks to the outlook (see page 22).

Projections should not be mistaken for predictions about the future. The scenario approach we have used allows for modelling how the future may look based on different underlying assumptions – when there is a degree of uncertainty about those assumptions. This report highlights what the drivers of growth are and what the factors are that may shift the district off its current growth track – upside and downside risks.

Projections are demand-focused, highlighting where growth pressure is likely to occur. Future policy decisions by Central Hawke's Bay District Council may constrain or enable growth in certain areas.

See the 2020 report (referenced on page 1) for a full discussion of the assumptions and outlook under low, medium, and high growth scenarios. This section updates the high-growth scenario from that report.

What has changed?

Covid lingers and there continues to be a high degree of uncertainty regarding the shape and the timing of the economic recovery. However, nearly 18 months of data since the projections were published has confirmed some of the near-term assumptions:

- Migration into the district has held up well as expected
- Young people are moving to or remaining in the district (see Are young people staying by choice?, page 5)

Build it and they will come?

Land availability is not going to be a constraint on development going forward.

Analysis of resource and building consents for the last five years indicates there are up to 2,500 unbuilt sections in the pipeline – 80% of these are from applications since the start of 2020 (including those still in the processing stage). Not all proposals will be approved, and some may be scaled back, but this figure only includes applications received up to November 2021.

There are also plans to release further areas for development. To deliver on the Central Hawke's Bay District Integrated Spatial Plan, the Council has been working towards enabling further areas for development in Waipukurau. This includes applying for government funding to accelerate building and infrastructure to service development in Waipukurau South Growth Precinct, more commonly known as the area around the "Old Hospital Site". This area has the potential to hold 950 lots which could be built over the next 15 years.

Figure 12: Annual new dwelling consents and resource consent pipeline, year to June



Source: Central Hawke's Bay District Council

Supply of land however is only one side of the equation. There still needs to be builders and resources available to develop these sections and demand to live on them (demand factors being the focus of this report). Capacity in the building sector is constrained and finance costs are expected to rise over the next few years as the Reserve Bank tightens monetary policy (raising interest rates).

If we were to use a “build it and they will come” approach and ignore demand factors, we would project an additional 2,000 residents by 2031 (10% higher than projected in Table 14) based on current consenting trends. To hit this population number would require an exceptional 3.6%pa growth rate for each of the next ten years.

But even under the most optimistic set of assumptions (which this high scenario uses), it is hard to see this level of growth in this timeframe. Central Hawke's Bay District is competing with other councils who have also been releasing land for development. While people will continue to move out of the cities, they will have plenty of choice as to where to locate themselves and their families.

Key assumptions (high scenario)

- Higher rates of migration slow the ageing trend in the population

- The natural increase in the population (births less deaths) trends towards almost zero by 2051 but does not turn negative.
- Some of the jump in the 15-39 age bracket proves temporary as Covid restrictions ease but commuting and lifestyle opportunities continue to attract working age people and families into the district.

Highlights (high scenario)

- Central Hawke's Bay District gains 4,500 people by 2031
- Population growth peaks at 3.1% in the year to 2026 as more young workers choose to stay in or move to the district and raise their families.
- Growth remains high by historical standards in the outer years of the projection horizon, even as the population ages and birth rates fall.
- There will be an additional 1,700 households by 2031

Projected population and households

We have projected growth under this high scenario to remain elevated between 2031 and 2051. With an average growth rate of 2.5%pa over the next thirty years the district could more than double its population.

Central Hawke's Bay District has not reached this level of growth to date, and 2.5%pa over this time horizon would be exceptional. But it is not completely without precedent. For the twenty-five years to 2021, four New Zealand districts and Tauranga city experienced average growth rates of more than 2%pa.

Figure 13: Estimated and projected share of population by broad age group (high scenario)

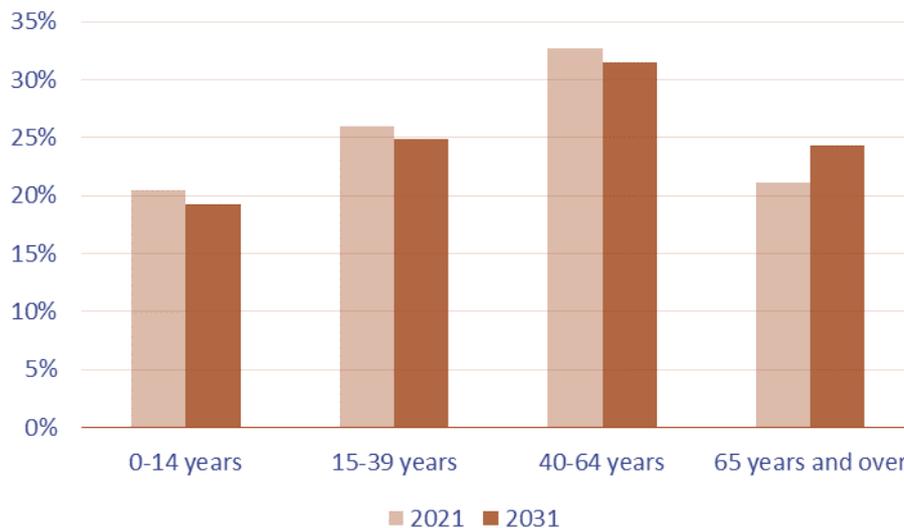


Table 16: Central Hawke's Bay District projected population (high scenario)

Year	Total	0-14 years	15-39 years	40-64 years	65+ years	Households
2018	14,650	3,050	3,650	5,100	2,850	5,418
2019	14,900	3,100	3,750	5,100	3,000	5,510
2020	15,350	3,150	3,950	5,150	3,150	5,680
2021	15,600	3,200	4,050	5,100	3,300	5,770
2022	15,960	3,250	4,090	5,150	3,470	5,910
2023	16,350	3,300	4,000	5,400	3,650	6,040
2024	16,750	3,360	4,090	5,470	3,830	6,180
2025	17,190	3,420	4,200	5,570	4,000	6,330
2026	17,720	3,500	4,370	5,710	4,140	6,510
2027	18,230	3,580	4,520	5,840	4,290	6,710
2028	18,700	3,650	4,650	5,950	4,450	6,900
2029	19,170	3,720	4,770	6,080	4,600	7,090
2030	19,650	3,800	4,890	6,210	4,750	7,280
2031	20,120	3,870	5,010	6,340	4,900	7,470
2036	22,570	4,260	5,640	7,050	5,620	8,390
2041	25,280	4,690	6,320	7,950	6,320	9,420
2046	28,550	5,230	7,050	9,130	7,140	10,650
2051	32,300	5,860	7,840	10,510	8,090	12,070

Households counts 2019-2021 are estimates, 2018 count is from census

How will growth be distributed within Central Hawke's Bay District?

Commuting will remain a key driver of where people choose to locate. But there will also be local opportunities for employment in the district. For example, the developing Te Mata Mushroom development is expected to employ up to 200 staff.

Residents that draw their income from outside the district (see page 13) will create local employment opportunities as they spend a portion of that income in Central Hawke's Bay District.

The Integrated Spatial Plan process identified more opportunities for infill and/or greenfield development in Waipukurau than in the other centres. Due to this greater potential for development, we have projected Waipukurau to pick up a higher share of growth over both the medium and longer term.

But analysing recent resource consents indicates there will be plenty of land available to build on in Waipawa and (proportionally speaking) Otāne over the next few years as well. Demand for sections in these localities will remain strong due to its handy location for commuters heading north.

Population growth in Waipukurau has been proportionally slower since 2018 (0.9%pa), despite an apparent availability of lots from subdivisions. If land availability in other areas within the district remains high, there is a risk that growth in Waipukurau will be slower than we have projected.

Table 17: Population by residential area (high scenario)

Area	Population		
	2021	2031	2051
Waipawa	2,360	3,270	5,330
Waipukurau	4,660	6,100	9,980
Otāne ¹	790	1,250	2,370
Pōrangahau ¹	240	310	580
Takapau ¹	640	760	1,200
Central Hawke's Bay	15,600	20,120	32,300

1: 2021 population for small areas estimated from 2018 census and partial indicators

Assuming the makeup of households in the areas listed remain stable, the population counts in Table 17 translate into the following household counts.

Table 18: Household estimates and projections (high scenario)

Area	Households		
	2021	2031	2051
Waipawa	950	1,320	2,160
Waipukurau	1,860	2,440	3,990
Otāne	290	460	870
Pōrangahau	90	120	230
Takapau	230	270	430
Central Hawke's Bay	5,770	7,470	12,070

Rural areas

As with the residential areas listed in Table 17, we have considered current trends, land availability, and subdivision applications in distributing projected growth across rural areas. There is some judgement used in allocating growth between the urban areas listed and the rest of the district, as town boundaries are not fixed over time.

Table 19: Projected population by rural area (high scenario)

Area	2021	2031	2051
Rural North West (Mangaonuku)	1,090	1,240	1,830
Rural North East (Mangarara)	1,920	2,330	3,580
Rural South West (Makaretu)	2,080	2,720	4,230
Rural South East (Taurekaitai)	1,830	2,140	3,220

Risks to the outlook for Central Hawke's Bay District

Most of the attention since the projections were published in mid-2020 has focused on the high scenario. Indeed, Central Hawke's Bay District has been tracking close to the high scenario (on balance) over the last 18 months, and forward-looking indicators point to further upside potential (see page 3).

But a robust planning framework also requires careful examination of the factors that could knock the district off its current high growth track.

Key risks identified for Central Hawke's Bay District:

- The Covid-19 crisis and subsequent economic effects drag on for longer than anticipated, supply chain and labour shortages persist for longer, and the building sector can't meet demand.
- A widespread housing market correction impacts people's net worth and changes the equation on housing affordability, impacting on confidence, spending, and migration into the district.
- Inflationary pressures become entrenched in wage and price expectations, leading to stubbornly high inflation, dampening confidence, and constraining investment.
- Increasing frequency of adverse events from climate change undermine the agricultural sector.

Downside economic risks

The prospect of new Covid-19 variants has been in the media recently – with Omicron the latest emerging variant. If restrictions drag on here and around the world, supply chain issues could constrain key sectors (e.g., building) for longer than anticipated.

A weak global economy could dampen demand for our exports, and earnings from international tourism could take longer to recover (further constraining New Zealand's export earnings).

Housing market risks

Decisions made now, by planners and businesses, impact the supply of housing 2-3 years or more down the track. This lag leads to momentum that can cause an oversupply of housing if underlying demand changes.

Councils around New Zealand are releasing land for development. Despite the near-term capacity issues in the building sector, over the longer term the risk of an oversupply emerges if building rates remain elevated.

In 2008 house prices fell about 8% nominally but there were significant regional differences. If New Zealand goes into the next recession with an oversupply of housing, the effects could be much more pronounced.

If house prices were to fall in Central Hawke's Bay relative to other areas, it could drive migration in the short-term. But in the longer term it would undermine confidence and investment in residential development.

Inflationary pressures

CPI inflation is currently being driven by price increases across a wide range of goods and services, including transport and shipping costs, pent up consumer demand, supply constraints, energy prices, food prices, and labour shortages.

Some of these factors are expected to ease in the near-term. But inflationary expectations can easily become self-fulfilling. If businesses expect prices to increase, they will put their own prices up more readily and be more amenable to the wage demands of their staff (who are also expecting prices to keep going up).

The reserve bank has a significant challenge ahead of it to rein in expectations before higher inflation becomes entrenched. This will mean higher interest rates in the near-term, and the outside chance of a costly war on inflation further down the track.

Climate change and adverse events

Population growth is being driven primarily by commuters, remote-workers, and industries disconnected from agriculture. Agriculture nonetheless remains a critical part of the economy and the character of Central Hawke's Bay District.

The district has had two dry summers in a row and is staring down the barrel of a third. Conventional scientific opinion is that such events will become increasingly common.

Climate change presents both threats and opportunities. A recent report by The Economist³ argues that economic growth does not have to be linked to rising CO₂. To date, policy and industry efforts have focused on switching to lower-carbon energy sources and making industries more efficient (using less energy). Progress has been mixed, leading some to suggest radical “degrowth” solutions – a reduction in population and/or living standards.

But growth breeds growth, The Economist argues, and it also breeds innovation. Companies like Tesla are blazing a path for others to follow and show that consistent, cumulative improvements in existing technologies can be as powerful as new, radical innovations.

Despite the optimism from some, there is much to contend with. The Intergovernmental Panel on Climate Change (IPCC) now expects an average rise in global temperatures of 1.5-1.6°C in the near term (to 2040), and 1.6-2.4°C by 2060. The uncertainty comes from modelling assumptions and different scenarios of how society may respond to the threat, but the trend is clear⁴.

Each increase in average global temperatures causes further changes in regional average temperature, rainfall patterns and soil moisture levels.

The National Institute of Water and Atmospheric Research (NIWA) has identified several areas of concern for New Zealand⁵. For agriculture:

- Rainfall changes and rising temperatures are expected to change the timing of growing seasons, and where certain crops can be grown economically.
- The outlook for pasture-based farming is mixed. Some areas are likely to benefit from climate change, but areas near the east coast (including Central Hawke's Bay) are expected to experience lower average rainfall and more frequent drought conditions.
- Warmer conditions could present new problems from pests, weeds, and diseases.

Uncertainty in projected rainfall changes creates significant challenges for adaptation. In agriculture, when the rain falls is as important as how much. Coastal areas and flood plains are expected to see increased erosion and risk of flooding.

The opportunities and challenges from Climate Change will not be evenly spread across industries in Central Hawke's Bay. Agriculture will be under increasing pressure to adapt, through water

³ The Economist, (2021) *The economics of the climate*. Accessed 19 January 2022. <https://www.economist.com/special-report/2021/10/27/the-economics-of-the-climate>

⁴ The Intergovernmental Panel on Climate Change, (2021) *Working Group I Contribution to the Sixth Assessment Report of the Intergovernmental Panel on Climate Change*. Accessed 19 January 2022.

https://www.ipcc.ch/report/ar6/wg1/downloads/report/IPCC_AR6_WGI_SPM_final.pdf

⁵ NIWA (2020), IPCC Fifth Assessment Report - New Zealand findings. Accessed 19 January 2022.

https://niwa.co.nz/sites/niwa.co.nz/files/NZCCC%20Summary_IPCC%20AR5%20NZ%20Findings_April%202014%20WEB.pdf

management, selecting the right cultivators, and timing of planting. But new businesses will emerge to service a low-carbon economy, providing employment opportunities for displaced workers.