

PART 3 – AREA-SPECIFIC MATTERS

ZONES

LLRZ – Large Lot Residential Zone (Coastal)

Introduction

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

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

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

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

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

Additional characteristics of each coastal settlement are described below:

Kairakau Beach

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

Mangakuri Beach

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

Pourerere Beach

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

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

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

Blackhead Beach

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

Te Paerahi Beach

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

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

Issues

LLRZ-I1 Amenity and Character

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

LLRZ-I2 Coastal Hazards and Climate Change

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

LLRZ-I3 Access to the Coast

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

LLRZ-14 Servicing

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

Explanation

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

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

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

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

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

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

Objectives

LLRZ-01 To ensure that the identity, character, and heritage values of the coastal settlements are maintained and enhanced.

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

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

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

Policies

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

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

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

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

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

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

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

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

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

LLRZ-P9 Ensure all land use activities, development and subdivision provide a suitable on-site wastewater treatment and disposal system, stormwater systems, and water supply unless an approved alternative system is available.

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

Rule Overview Table

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

Service activities

LLRZ-R15

Rules

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

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

- discharges of contaminants to land or water (e.g. on-site disposal of effluent, stormwater from industrial or trade premises).
- taking of water (e.g. from water courses or underground wells).
- vegetation clearance and soil disturbance activities in the coastal environment.
- activities in identified Coastal Hazard Zones.

LLRZ-R1 Residential activities

1. Activity Status: PER

Where the following conditions are met:

a. Compliance with:

- LLRZ-S1;
- LLRZ-S2;
- LLRZ-S3;
- LLRZ-S4;
- LLRZ-S5;
- LLRZ-S6;
- LLRZ-S7;
- LLRZ-S8;
- LLRZ-S9;
- LLRZ-S10;
- LLRZ-S11;
- LLRZ-S12;
- LLRZ-S13; and
- LLRZ-S14; and
- LLRZ-S16.

2. Activity status where compliance not achieved: RDIS

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

a. Assessment matters:

- LLRZ-AM1.
- LLRZ-AM2.
- LLRZ-AM3.
- LLRZ-AM4.
- LLRZ-AM5.

vi. [LLRZ-AM12](#);

vii. [LLRZ-AM13](#);

viii. [LLRZ-AM14](#).

b. Assessment matters in the following chapters:

- TRAN – Transport.
- LIGHT – Light.
- NOISE – Noise.

Commented [RM3]: S90.054 Centralines - Coastal Topic, Issue 7

Commented [RM4]: S57.117 FENZ - Coastal Topic, Issue 6

Commented [JKS5]: Hearing Stream 3 - Right of Reply dated 5 Aug 2022 - revised recommendation for S57.103 FENZ

Commented [JKS2]: Hearing Stream 3 - Right of Reply dated 5 Aug 2022 - revised recommendation for S57.103 FENZ

LLRZ-R2 Home businesses

1. Activity Status: PER

Where the following conditions are met:

a. Limited to:

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

<ul style="list-style-type: none"> i. Home businesses must occupy no more than 50m² of the gross floor area of the buildings on the site. ii. Goods, materials, or equipment associated with the home business must be stored within a building. iii. Manufacturing, altering, repairing, dismantling, or processing of any goods or articles associated with the home business must be carried out within a building. iv. Home businesses must be undertaken by a person(s) residing on the site and employ no more than one full-time equivalent person who does not reside on the site. <p>b. Compliance with:</p> <ul style="list-style-type: none"> i. LLRZ-S1; ii. LLRZ-S2; iii. LLRZ-S3; iv. LLRZ-S4; v. LLRZ-S5; vi. LLRZ-S6; vii. LLRZ-S7; viii. LLRZ-S8; ix. LLRZ-S9; x. LLRZ-S10; xi. LLRZ-S11; xii. LLRZ-S12; xiii. LLRZ-S13; and xiv. LLRZ-S14. 	<p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <ul style="list-style-type: none"> a. Assessment matters: <ul style="list-style-type: none"> i. LLRZ-AM1. ii. LLRZ-AM2. iii. LLRZ-AM3. iv. LLRZ-AM4. v. LLRZ-AM5. vi. LLRZ-AM12 vii. LLRZ-AM13 b. Assessment matters in the following chapters: <ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise. <p>3. Activity status where compliance with condition LLRZ-R2(1)(a) is not achieved: DIS</p>
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Commented [RM6]: S90.054 Centralines - Coastal Topic, Issue 7

Commented [RM7]: S57.117 FENZ - Coastal Topic, Issue 6

LLRZ-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 guest must be no greater than 3 months in any 12-month period. <i>Note: activities involving longer term tenancy within a residential unit are assessed as a 'Residential Activity'.</i> b. Compliance with: 	<p>2. Activity status where compliance with condition LLRZ-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. LLRZ-AM1. ii. LLRZ-AM2. iii. LLRZ-AM3. iv. LLRZ-AM4. v. LLRZ-AM5.

- i. LLRZ-S1;
- ii. LLRZ-S2;
- iii. LLRZ-S3;
- iv. LLRZ-S4;
- v. LLRZ-S5;
- vi. LLRZ-S6;
- vii. LLRZ-S7;
- viii. LLRZ-S8;
- ix. LLRZ-S9;
- x. LLRZ-S10;
- xi. LLRZ-S11;
- xii. LLRZ-S12;
- xiii. LLRZ-S13; and
- xiv. LLRZ-S14; and
- xv. LLRZ-S16.

- vi. LLRZ-AM12.
- vii. LLRZ-AM13.
- viii. LLRZ-AM14.

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

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

Commented [RM9]: S90.054 Centralines - Coastal Topic, Issue 7

Commented [RM10]: S57.117 FENZ - Coastal Topic, Issue 6

Commented [JKS11]: Hearing Stream 3 - Right of Reply dated 5 Aug 2022 - revised recommendation for S57.104 FENZ

LLRZ-R4 Community facilities

1. Activity Status: PER

Where the following conditions are met:

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

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

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

- a. Assessment matters:
 - i. LLRZ-AM1.
 - ii. LLRZ-AM2.
 - iii. LLRZ-AM3.
 - iv. LLRZ-AM4.
 - v. LLRZ-AM5.
 - vi. LLRZ-AM12.
 - vii. LLRZ-AM13.
 - viii. LLRZ-AM14.

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

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

Commented [RM13]: S90.054 Centralines - Coastal Topic, Issue 7

Commented [RM14]: S57.117 FENZ - Coastal Topic, Issue 6

Commented [JKS15]: Hearing Stream 3 - Right of Reply dated 5 Aug 2022 - revised recommendation for S57.105 FENZ

Commented [JKS12]: Hearing Stream 3 - Right of Reply dated 5 Aug 2022 - revised recommendation for S57.105 FENZ

LLRZ-R5 Educational facilities

1. Activity Status: PER

Where the following conditions are met:

- a. Limited to 1200m² gross floor area.
- b. Compliance with:
 - i. LLRZ-S2;
 - ii. LLRZ-S3;
 - iii. LLRZ-S4;
 - iv. LLRZ-S5;
 - v. LLRZ-S6;
 - vi. LLRZ-S7;
 - vii. LLRZ-S8;
 - viii. LLRZ-S9;
 - ix. LLRZ-S10;
 - x. LLRZ-S11;
 - xi. LLRZ-S12;
 - xii. LLRZ-S13; and
 - xiii. LLRZ-S14; and
 - xiv. LLRZ-S16.

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

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

- a. Assessment matters:
 - i. LLRZ-AM1.
 - ii. LLRZ-AM2.
 - iii. LLRZ-AM3.
 - iv. LLRZ-AM4.
 - v. LLRZ-AM5.
 - vi. LLRZ-AM12
 - vii. LLRZ-AM13
 - viii. LLRZ-AM14

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

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

LLRZ-R6 Emergency service activities and emergency aviation movements

1. Activity Status: PER

Where the following conditions are met:

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

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

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

- a. Assessment matters:
 - i. LLRZ-AM1.
 - ii. LLRZ-AM2.
 - iii. LLRZ-AM3.
 - iv. LLRZ-AM4.
 - v. LLRZ-AM5.
 - vi. LLRZ-AM12
 - vii. LLRZ-AM13
 - viii. LLRZ-AM14

- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.

Commented [RM16]: S73.014 MoE - Coastal Topic, Issue 7

Commented [RM18]: S90.054 Centralines - Coastal Topic, Issue 7

Commented [RM19]: S57.117 FENZ - Coastal Topic, Issue 6

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Commented [RM24]: S57.117 FENZ - Coastal Topic, Issue 6

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xiv. ~~LLRZ-S16.~~

- ii. ~~LIGHT – Light.~~
- iii. ~~NOISE – Noise.~~

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

Commented [JKS22]: Hearing Stream 3 - Right of Reply dated 5 Aug 2022 - revised recommendation for S57.107 FENZ

LLRZ-R7 Community corrections activities

1. Activity Status: PER

Where the following conditions are met:

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

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

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

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

3. Activity status where compliance with condition LLRZ-R7(1)(a) is not achieved: DIS

Commented [RM26]: S97.010 Corrections - Coastal Topic, Issue 7

LLRZ-R8 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 LLRZ-S15.

2. Activity status where compliance not achieved: RDIS

Matters over which discretion is restricted:

- a. LLRZ-AM1.
- b. LLRZ-AM2.
- c. LLRZ-AM5.
- d. Whether the building is structurally sound, the condition of the building and the works needed to bring the exterior of the building up to an external visual appearance that is tidy, of

appropriate standard, and compatible with other buildings in the vicinity.

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

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

LLRZ-R9 Primary production activities (including ancillary buildings and structures, but excluding post-harvest facilities, mining and quarrying)

1. Activity Status: PER

Where the following conditions are met:

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

2. Activity status where compliance not achieved: RDIS

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

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

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LLRZ-R10 Commercial activities not otherwise provided for

1. Activity Status: RDIS

Where the following conditions are met:

- a. Limited to:

2. Activity status where compliance not achieved: NC

- i. Commercial activities must occupy no more than 50m² gross floor area on the site.
- b. Compliance with:
 - i. LLRZ-S2;
 - ii. LLRZ-S3;
 - iii. LLRZ-S4;
 - iv. LLRZ-S5;
 - v. LLRZ-S6;
 - vi. LLRZ-S7;
 - vii. LLRZ-S8;
 - viii. LLRZ-S9;
 - ix. LLRZ-S10;
 - x. LLRZ-S11;
 - xi. LLRZ-S12;
 - xii. LLRZ-S13; ~~and~~
 - xiii. LLRZ-S14; and
 - xiv. LLRZ-S16.

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

- c. Assessment matters:
 - i. LLRZ-AM1.
 - ii. LLRZ-AM2.
 - iii. LLRZ-AM3.
 - iv. LLRZ-AM4.
 - v. LLRZ-AM5.
 - vi. LLRZ-AM6.
 - vii. LLRZ-AM14.
- d. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

Commented [JKS29]: Hearing Stream 3 - Right of Reply dated 5 Aug 2022 - revised recommendation for S57.110 FENZ

Commented [JKS30]: Hearing Stream 3 - Right of Reply dated 5 Aug 2022 - revised recommendation for S57.110 FENZ

LLRZ-R11 Camping grounds

1. Activity Status: RDIS

Where the following conditions are met:

- a. Compliance with:
 - i. LLRZ-S2;
 - ii. LLRZ-S3;
 - iii. LLRZ-S4;
 - iv. LLRZ-S5;
 - v. LLRZ-S8;
 - vi. LLRZ-S9;
 - vii. LLRZ-S10;

2. Activity status where compliance not achieved: DIS

- viii. [LLRZ-S11](#);
- ix. [LLRZ-S12](#);
- x. [LLRZ-S13](#); ~~and~~
- xi. [LLRZ-S14](#); and
- xii. [LLRZ-S16](#).

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

b. Assessment matters:

- i. [LLRZ-AM1](#).
- ii. [LLRZ-AM3](#).
- iii. [LLRZ-AM4](#).
- iv. [LLRZ-AM5](#).
- v. [LLRZ-AM7](#).
- vi. [LLRZ-AM12](#).
- vii. [LLRZ-AM13](#).
- viii. [LLRZ-AM14](#).

c. [LLRZ-AM11](#).

d. Assessment matters in the following chapters:

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

1. Activity Status: DIS

Where the following conditions are met: N/A

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

LLRZ-R12 Any other activity not otherwise provided for

1. Activity Status: DIS

Where the following conditions are met: N/A

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

LLRZ-R13 Intensive primary production activities

1. Activity Status: NC

Where the following conditions are met: N/A

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

LLRZ-R14 Industrial activities

1. Activity Status: NC

Where the following conditions are met: N/A

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

LLRZ-R15 Service activities

Commented [JKS31]: Hearing Stream 3 - Right of Reply dated 5 Aug 2022 - consequential amendment in relation to S57.116 FENZ

Commented [JKS32]: Hearing Stream 3 - Right of Reply dated 5 Aug 2022 - consequential amendment in relation to S57.117 FENZ

Commented [RM33]: S101.001 NZ Motor Caravan - Coastal Topic, Issue 7

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

LLRZ-S1 Residential Density	
Mangakuri Beach Only	<ol style="list-style-type: none"> 1. There must be no more than: <ol style="list-style-type: none"> a. two residential units (including minor residential units) on any site; or b. one residential unit and one visitor accommodation unit on any site. 2. Minimum net site area for any site is 1500m² for each residential/visitor accommodation unit. <p><i>Note: Mangakuri Beach is not serviced by a reticulated wastewater disposal system. Resource consent may be required from the Hawke's Bay Regional Council for new or existing on-site wastewater disposal and treatment systems. Any proposed on-site drainage fields and reserve areas will need to be identified on a site plan prior to any building consent being issued and must remain free of permanent structures.</i></p>
All Other Settlements	<ol style="list-style-type: none"> 3. There must be no more than: <ol style="list-style-type: none"> a. two residential units (including minor residential units) on any site; or b. one residential unit and one visitor accommodation unit on any site. 4. Minimum net site area for any site is 800m² for each residential/visitor accommodation unit where the site is connected to a reticulated wastewater disposal system. 5. Minimum net site area for any site is 1000m² for each residential/visitor accommodation unit where it is not connected to a reticulated wastewater disposal system. <p><i>Note: Most of the coastal settlements are not serviced by reticulated wastewater disposal systems. Resource consent may be required from the Hawke's Bay Regional Council for new or existing on-site wastewater disposal and treatment systems. Any proposed on-site drainage fields and reserve areas will need to be identified on a site plan prior to any building consent being issued and must remain free of permanent structures.</i></p>
LLRZ-S2 Height of Buildings	

All	<p>1. Maximum height of any building(s) is 8m.</p> <p><i>Note: in all instances, height is measured from the natural ground level.</i></p>
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LLRZ-S3 Height in Relation to Boundary

All	<p>1. No part of a building must exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary, except for the following:</p> <ul style="list-style-type: none"> a. chimneys, ventilation shafts, lift and stair shafts and spires, poles and masts that meet the maximum height standard for the relevant zone, provided the maximum dimension of these structures measured parallel to the boundary under consideration must not exceed 3m; b. domestic water storage tanks, provided the maximum dimension of these structures measured parallel to the boundary under consideration must not exceed 3m; c. solar panels or solar hot water systems (and associated hardware), provided that the panels do not protrude more than 500mm from the surface of the roof. <p>2. Where an internal boundary of a site immediately adjoins an access or part of an access which is owned or partly owned with that site, or has a registered right-of-way over it in favour of that site, the height in relation to boundary is measured from the far side of the access.</p>
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LLRZ-S4 Setback from Roads

All	<p>1. Minimum setback of any building(s) is 3m.</p> <p>2. Where the vehicle access to garage faces a road boundary, the garage building must be setback at least 5m from the road boundary.</p>
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LLRZ-S5 Setback from Neighbours

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

LLRZ-S6 Outdoor Living Space

Residential Activities	<ol style="list-style-type: none"> 1. For each residential unit, there must be a minimum continuous area for outdoor living space, contained in one area within the net site area of the site, of 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. The required minimum area of outdoor living space must be readily accessible from a living area of the residential unit, and may take the form of a deck, terrace or verandah, but must be kept free of buildings (other than cantilevered decks), access areas (including driveways and manoeuvring areas), parking spaces and dedicated outdoor service space.
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LLRZ-S7 Outdoor Service Space

Residential Activities	<ol style="list-style-type: none"> 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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LLRZ-S8 Hours of Operation

All (except for Residential Activities, Emergency Service Activities, or Visitor Accommodation)	<ol style="list-style-type: none"> 1. Limited to the following hours of operation: <ol style="list-style-type: none"> a. 0700 – 2200 hours, seven days a week; except where: <ol style="list-style-type: none"> i. the entire activity is located within a building; and ii. each person engaged in the activity outside the above hours resides permanently on the site; and iii. there are no visitors, customers, or deliveries to the activity outside the above hours.
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Commented [RM34]: S57.113 FENZ - Coastal Topic, Issue 6

LLRZ-S9 Heavy Vehicle Storage

All	<ol style="list-style-type: none"> 1. There must be no more than one heavy vehicle stored on a site.
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LLRZ-S10 Screening of Outdoor Storage and Service Areas

Non-Residential Activities	<ol style="list-style-type: none"> 1. Any outdoor storage (including waste) or service area associated with non-residential activities must be fully screened from adjoining sites and from the street by fencing to a maximum height of 2 metres, and/or by landscaping. 2. If using landscaping to achieve the above rule, trees must have a minimum height of 2 metres at the time of planting (PB95) and shrubs must have a minimum height of 1 metre at the time of planting and be able to grow to 2 metres in height.
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	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>
LLRZ-S11 Electricity Safety Distances	
All	1. Any activity, including the establishment of buildings and structures within the vicinity of overhead electric lines must comply with the New Zealand Electrical Code of Practice for Electrical Safety Distances (NZCEP 34:2001).
LLRZ-S12 Transport (Access, Parking, Loading)	
All	1. Activities must comply with the provisions of the TRAN – Transport chapter.
LLRZ-S13 Light	
All	1. Activities must comply with the provisions of the LIGHT – Light chapter.
LLRZ-S14 Noise	
All	1. Activities must comply with the provisions of the NOISE – Noise chapter.
LLRZ-S15 Relocated Buildings	
All	<ol style="list-style-type: none"> 1. Any relocated building intended for use as a dwelling or for visitor accommodation must have previously been designed, built, and used as a dwelling or for visitor accommodation. 2. The relocated building must comply with all other relevant performance standards for the zone. 3. A Building Pre-Inspection Report must be submitted to the Council with each application to relocate a building. The report must: <ol style="list-style-type: none"> a. state whether the building is structurally sound; b. describe the condition of the building and identify all reinstatement works needed to bring the exterior of the building up to an external visual appearance that is tidy, workmanlike and compatible with other buildings in the vicinity; c. state the proposed timetable to complete the external reinstatement works (including connections to all infrastructure services and closing in and ventilation to the foundations) within 12 months from the date the building is moved to the site; d. provide clear photographs of the building in its current state; and

Commented [RM35]: S57.114 FENZ - Coastal Topic, Issue 6

- 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.

LLRZ-S16 Water supply for firefighting

All buildings (excluding accessory buildings that do

1. Where water is not supplied to a site by Council or a private community supply, or water is supplied by Council but is a restricted supply flow, access to a water supply for firefighting purposes shall be made available to all buildings on a site that is or will be:
 - a. accessible to firefighting equipment; and

<p><u>not include a habitable room)</u></p>	<p>b. <u>between 6 and 90 metres from the buildings on the site; and</u></p> <p>c. <u>on the same site as the buildings (except where the specified volume or flow of water is in a pond, dam or river that is within the required distances); and</u></p> <p>d. <u>either:</u></p> <p>i. <u>stores at least 45,000 litres, in addition to a potable water supply on the site; or</u></p> <p>ii. <u>provides at least 25 litres per second for a minimum of 30 minutes.</u></p> <p><u><i>Note: Further advice and information about managing fire risk and storage of water for firefighting purposes can be obtained from Fire and Emergency New Zealand and SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice.</i></u></p> <p><u><i>Note: The above does not replace Regional Council rules which control the taking and use of groundwater and surface water.</i></u></p>
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Commented [JKS36]: Hearing Stream 3 - Right of Reply dated 5 Aug 2022 - revised recommendation for S57.116 FENZ

Assessment Matters

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

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

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

- d. mitigate any adverse effects of increased height or exceedance of the height in relation to boundary, such as through increased separation distances between the building and adjoining sites or the provision of screening; and
- e. mitigate any adverse effects on people affected by the proposal.

~~3.1. 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.~~

~~4.3. The degree to which the non-compliance with the standard allows more efficient, practical and/or pleasant use of the remainder of the site.~~

~~5.4. The degree to which alternative practical locations are available for the building.~~

Commented [RM37]: consequential amendment - S57.117 FENZ - Coastal Topic, Issue 6

LLRZ-AM2 Outdoor Living and Service Space

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

LLRZ-AM3 Hours of Operation

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

LLRZ-AM4 Heavy Vehicle Storage

1. The degree to which the vehicles being stored can be viewed from adjoining sections, the road and public places and the degree to which screening (either by fences, buildings, or landscaping) may mitigate any adverse visual impact.
2. The degree of noise that may be generated from the starting, manoeuvring and mechanical repair of vehicles on site and the degree to which this will contrast with the existing noise environment.
3. Where a heavy vehicle to be stored has been used for the cartage of animals the procedures to be adopted for the washing down of the vehicles and the disposal of the waste and wash water.

LLRZ-AM5 Screening of Outdoor Service Areas

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

LLRZ-AM6 Home Businesses

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

LLRZ-AM7 Outdoor Storage

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

LLRZ-AM8 Visitor Accommodation

1. Any adverse effects of the likely traffic and pedestrian generation from the proposed visitor accommodation in terms of:
 - a. Noise, vibration and glare from vehicles entering and leaving the site or adjoining road, which is incompatible with the levels acceptable in a low-density coastal residential environment;
 - b. Loss of privacy;

- c. Levels of traffic congestion, reduction in levels of traffic safety, or reduction in availability of on-street parking, which are inconsistent with the classification of the adjoining road; and
 - d. Any cumulative effect of traffic generation from the activity in conjunction with traffic generation from other activities in the vicinity.
2. The ability to mitigate any adverse effects of the additional traffic generation such as through the location and design of vehicle crossings, parking and loading areas or through the provision of screening. (Other factors may reduce the effect of the additional traffic generation, such as infrequency of the activity, or limited total time over which the traffic movements occur).

LLRZ-AM9 Community Facilities and Educational Facilities

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

LLRZ-AM10 Commercial Activities

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

- c. noise, vibration, and glare; and
 - d. admission of sunlight and daylight to adjoining sites.
3. The volume and type of traffic which may be generated by the activity and the ability to avoid or mitigate any adverse effects on the function of the road network and/or the safety of pedestrians, cyclists and vehicles using the road network (including cumulative effects) through the provision of appropriate on-site parking, vehicle queuing, loading, manoeuvring and access design, as well as any necessary landscaping.

LLRZ-AM11 Camping Grounds

1. The size of the camping ground, number of camp sites/accommodation units, carparks, and scale of buildings to ensure that they are consistent with the surrounding character and amenity and, where located within the identified coastal environment area, the natural character of the coastal environment.
2. Whether the design and appearance of the development of the site harmonises with the surrounding natural features and landscape, in particular the character of the coastal environment.
3. Whether the location of the camping ground will give rise to reverse sensitivity effects, particularly in terms of primary production and associated activities.
4. Whether the proposed land use will have an adverse effect on any cultural values or heritage values of the area.
5. The design of infrastructure to ensure it is of a standard capable of servicing the camping ground, assuming 100% capacity.
6. Whether the activity is, or will be, located in an identified natural hazard area, considering the health and safety of camp users and the long- term viability of safe access and egress to the site.
7. The proximity of the camping ground to the coastal margin and the susceptibility of the site to coastal erosion and coastal inundation both in the short and long-term, considering the health and safety of camp users and the long- term viability of safe access and egress to the site.
8. Whether the activity will make a positive contribution to the social and economic well-being of the local community.
9. The proximity to any wāhi tapu, wāhi taonga and sites of significance identified in SASM-SCHED3 and on the Planning Maps.
10. Effects on areas of high natural character identified in CE-SCHED7, or on outstanding natural landscape or feature, or significant amenity feature identified in NFL-SCHED6.

LLRZ-AM12 Electricity Safety Distances

1. Impacts on the operation, maintenance, upgrading and development of the electricity network.
2. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.
3. The risk to the structural integrity of any support structures associated with the electricity network.

4. Technical advice provided by the National Grid owner (Transpower) or electricity distribution network operator (Centralines Limited).

Commented [RM38]: S90.054 Centralines - Coastal Topic, Issue 7

LLRZ-AM13 Servicing

1. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided.
2. The provisions of the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.
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.

Commented [RM39]: S57.117 FENZ - Coastal Topic, Issue 6

Commented [RM40]: consequential amendment - S57.117 FENZ - Coastal Topic, Issue 6

LLRZ-AM14 Water Supply for firefighting

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

Commented [JKS41]: Hearing Stream 3 Right of Reply, dated 5 Aug 2022 - S57.117 FENZ

Methods

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

LLRZ-M1 Other Provisions in the District Plan

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

1. NU – Network Utilities – includes rules and standards relating to network utility operations.
2. TRAN – Transport – includes rules and standards relating to access, parking, and loading.
3. HAZS – Hazardous Substances – includes rules relating to the storage, handling and use of hazardous substances, and rules applying to major hazardous facilities.
4. NH – Natural Hazards – includes rules applying in areas specifically identified as subject to natural hazards.
5. HH – Historic Heritage – includes rules applying specifically to identified heritage buildings.
6. TREE – Notable Trees – includes rules applying specifically to identified notable trees.

7. SASM – Sites and Areas of Significance to Māori – includes rules applying specifically to identified sites of significance.
8. ECO – Ecosystems and Indigenous Vegetation – includes rules applying to the trimming and modification of indigenous vegetation and natural wetlands.
9. NFL – Natural Features and Landscapes – includes rules applying to earthworks and buildings within identified outstanding natural features or landscapes.
10. SUB – Subdivision – includes rules and standards applying to subdivision.
11. CE – Coastal Environment – includes objectives and policies relating to the coastal environment, including public access to the coastal environment.
12. EW – Earthworks – includes rules and standards relating to earthworks and land disturbance, mining, quarrying and mineral prospecting and exploration.
13. NOISE – Noise – includes rules and standards relating to the emission of noise.
14. LIGHT – Light – includes rules and standards relating to light and glare.
15. PKH – Papakāinga and Kaumātua Housing, and associated Marae-based Development – includes rules and standards relating to papakāinga and kaumātua housing and marae-based developments on Māori land.
16. SIGN – Signs – includes rules and standards relating to the design and installation of signs.
17. TEMP – Temporary Activities – includes rules and standards relating to temporary activities, temporary buildings, and temporary events.

Principal Reasons

The principal reasons for adopting the policies and methods:

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

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

Limiting residential development in the coastal environment to the coastal settlement areas will assist with reducing the effects of coastal hazards. Subdivision consent may also be refused under section 106 of the RMA, where land is subject to serious erosion or inundation. The administration of the Building Act in the Central Hawke's Bay District will take into account, but not be limited to, the natural hazards identified in the NH – Natural Hazards chapter of the District Plan.

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

Anticipated Environmental Results

The environmental results anticipated from the policies and methods:

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