

Updated Table: Summary of Recommended Responses to Submissions and Further Submission

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S10.001	David Tilyard	MAPS	Include 110 Kyle Road in the Rural Lifestyle Zone - not the General Rural Zone as it is currently in the Proposed District Plan.	Reject	No
S14.001	Francis Holdings Ltd	MAPS	Amend to change the zone for land at 17 Lindsay Road Waipukurau from Rural to Industrial (the land is in title HBB1/437 and the legal description is Pt Lot 1 DP 3634 Blocks XIV and XV Waipukurau SD). [refer also submission point S14.002]	Reject	No
S14.002	Francis Holdings Ltd	[General]	In addition to rezoning land at 17 Lindsay Road Waipukurau from Rural to Industrial [refer submission point S14.001], add a site specific rule ensuring that all buildings have a minimum floor level above the 100 year flood level.	Reject	No
S20.002	Alan Delugar	MAPS	Include 20-24 Rathbone Street Waipawa into the borough of Waipawa [Waipawa urban area].	Reject	No
S46.001	Tony Robson	RLZ - Rural Lifestyle Zone	Consolidate the proposed Rural Lifestyle Zone into the General Rural Zone and approve 4000m2 sections on a case-by-case basis, or extend the Rural Lifestyle Zone out to Homewood Road and beyond.	Reject	No
S50.005	The Surveying Company (HB) Ltd	MAPS	Rezone Ōtāne to '[General] Residential Zone'.	Reject	No
FS2.1	Jill Fraser		Allow	Reject	
S50.006	The Surveying Company (HB) Ltd	MAPS	Add a deferred '[General] Residential Zone', or deferred 'Rural Lifestyle Zone', adjacent to areas already with these zonings.	Reject	No
S50.018	The Surveying Company (HB) Ltd	MAPS	Re-zone the area north-east of Waipawa that currently encases the existing Setter Subdivision, Aitken Subdivision and various subdivisions along White Road [refer to area 'RU1' on Sheet No:17 map attached to full submission] to 'Rural Lifestyle Zone'.	Reject	No
S50.019	The Surveying Company (HB) Ltd	MAPS	Re-zone the land to the east of Ireland Road and along Homewood Road [refer Area 'RU2' on Sheet No:17 map attached to full submission] to 'Rural Lifestyle Zone'.	Reject	No
S50.020	The Surveying Company (HB) Ltd	MAPS	Re-zone the land to the west and to the south of Otane [refer Area 'RU3' on Sheet No:17 map attached to full submission] to 'Rural Lifestyle Zone'.	Reject	No
S50.021	The Surveying Company (HB) Ltd	MAPS	Re-zone the land to the east of Ōtāne, north of Elsthorpe Road and then the first part of Tod Road [refer Area 'RU4' on Sheet No:17 map attached to full submission] to 'Rural Lifestyle Zone'.	Reject	No
FS2.2	Jill Fraser		Allow	Reject	

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S50.022	The Surveying Company (HB) Ltd	MAPS	Re-zone the area both to the north and south of the Patangata Tavern [refer Area 'RU5' on Sheet No:17 map attached to full submission] to 'Rural Lifestyle Zone'.	Reject	No
S50.023	The Surveying Company (HB) Ltd	MAPS	Re-zone the land between Pouterere Road, Racecourse Road and Evan Road [refer Area 'GR1' on Sheet No:17 map attached to full submission] to 'General Rural Zone'.	Reject	No
S50.024	The Surveying Company (HB) Ltd	MAPS	Potentially re-zone the racecourse adjacent to Lake Hatuma to the south-west of Waipukurau [refer Area 'RE2' on Sheet No:22 map attached to full submission] (either in its entirety or in part) to either 'Residential Zone' or 'Deferred Residential Zone'.	Reject	No
S50.025	The Surveying Company (HB) Ltd	MAPS	Re-zone the land to the western end of Kyle Road, Waipukurau [refer Area 'RU6' on Sheet No:22 map attached to full submission], to 'Rural Lifestyle Zone'.	Reject	No
S50.026	The Surveying Company (HB) Ltd	MAPS	Re-zone the land to the west of Racecourse Road between Racecourse Road and Lake Hatuma [refer Area 'RU7' on Sheet No:22 map attached to full submission] to 'Rural Lifestyle Zone'.	Reject	No
S50.027	The Surveying Company (HB) Ltd	MAPS	Re-zone extensions to the current limits around Tikokino [refer Areas 'S1', 'S2' & 'S3' on Sheet No:47 map attached to full submission] to 'Settlement Zone'.	Reject	No
S50.028	The Surveying Company (HB) Ltd	MAPS	Re-zone the land currently owned by the Porangahau Country Club [refer Area 'LR1' on Sheet No:76 map attached to full submission] to 'Large Lot Residential Zone'.	Reject	No
S54.001	David Bishop	GRZ-P5	Retain GRZ-P5. Support inclusion of Council's proposed 'Structure Plan for Porangahau Road' in the Proposed Plan.	Accept in part	No
S54.003	David Bishop	GRZ - General Residential Zone	Add similar provision for Structure Plans to support large subdivisions in Waipawa and Waipukurau.	Accept in part	No
S56.030	Powerco Limited	MAPS	Amend the legend description on the Planning Maps as follows: 'Gas Transmission Distribution Network (Takapau Pipeline - Low Intermediate Pressure)'	Accept	Yes
FS9.283	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
S59.001	Karl Tipene	MAPS	Re-zoning of Māori-owned land around the coastal settlement and Pa/Cooks Tooth Rd areas to a mix of General Residential, Rural Lifestyle, Residential Coastal and Papakainga.	Reject	No

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S62.001	Waipukurau Jockey Club inc.	[General]	Rezoning land at 218 Racecourse Road, Waipukurau as follows: 1. Rezoning of 3.13Ha from 'Rural Production' to 'Residential' [General Residential?] 2. Rezoning of the remainder of the site as 'Special Purpose - Equine Centre' (or create a 'Scheduled Activity' overlay).	Reject	No
S67.001	Peter Watson	UFD - Urban Form and Development	We are fully in support of the Porangahau Road, Waipukurau Growth Cell, but need compensation for the land having to be set aside for the storm water flow that will be created by the construction of the many houses on the "LinZ" property to the north of us.	Reject	No
S90.051	Centralines Limited	MAPS	Retain proposed zoning of the General Industrial Zone and Commercial Zone insofar as they relate to Centralines landholdings, and in particular, the zoning of 2 Peel Street and 21 Herbert Street, Waipukurau.	Accept	No
S93.001	Robert Malcolm	MAPS	Re-zone the land located North of Waipukurau township and South of Waipawa township, between SH2 and the Railway corridor, starting at Kaimotu Road and extending to Tapairu Road (or thereabouts) from 'Rural Production Zone' to 'General Rural Zone'.	RejectAccept	NoYes
S94.001	Surveying the Bay Ltd	MAPS	Improve the methodology of selection of parcels with online maps. For instance, by cursor selection, parcel ID, appellation, title reference etc. Enable printing from a desktop computer.	Accept in part	No
S94.002	Surveying the Bay Ltd	MAPS	Rezoning Lot 2 DP 385756 (RT 343469), Lot 1 DP 6305 (RT HBM4/39) & Lots 1 & 2 DP 436815 (RT 536808)) from 'Rural Production Zone' to 'General Rural Zone' [143, 305 & 451 State Highway 2, Te Hauke - refer Appendix A attached to full submission for details]. Provide an option for landowners to request land obviously in the incorrect Zone to be reclassified or provide relief through the resource consent process.	Reject	No
S98.001	Hatuma Lime Co Ltd	MAPS	Retain the 'General Rural' zoning across both 'Hatuma Lime' sites at 520 Maharakeke Road and 711 Tikokino Road.	Accept	No
S100.001	GR Smith Children's Trust & DG Smith Tournaham Trust	MAPS	Rezoning the property Lot 2 DP 520793 Secs 28 29 SO3154 Pt Sec 2 Blk XV Waipukurau SD (47 Limpus Road, Waipawa), situated between State Highway 2 and railway line, from 'Rural Production Zone' to 'General Rural Zone'.	RejectAccept	NoYes
S102.001	Te Mata Mushrooms Land Company Limited	MAPS	Retain the 'General Rural' zoning across the Te Mata Mushrooms 'Mt Herbert Road' properties.	Accept	No
S102.004	Te Mata Mushrooms Land Company Limited	MAPS	Amend the Planning Maps to show a 'Future Development Area' overlay over land at Lot 2 DP 24989, Oruawhoro Road, Takapau - potentially extending south of SH 2 with the road and rail as geographic boundaries, and Fraser Road as the eastern extent. And introduce a new Chapter in the Proposed Plan to provide for a Structure Plan and specific provisions for the new 'Future Development Area'. The Structure Planning exercise would determine the extent of the area.	Reject	No

Commented [RM1]: Hearing Stream 6 - Right of Reply dated 9 Dec 22

Commented [RM2]: Hearing Stream 6 - Right of Reply dated 9 Dec 22

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			Or Rezone the land identified from 'Rural Production Zone' to 'General Industrial Zone'.		
FS8.002	Silver Fern Farms Limited		Disallow	Accept	
S102.012	Te Mata Mushrooms Land Company Limited	RLR-01	Retain RLR-01, and/or amend if a 'Future Development Area' overlay for land near Takapau is adopted.	Accept, insofar as Objective RLR-01 is to be retained <i>[Note: retention of this objective was provisionally addressed in Key Issue 2 of Volume 1 of the s42A Rural Environment Report]</i>	No
FS8.003	Silver Fern Farms Limited		Disallow	Accept	
S102.017	Te Mata Mushrooms Land Company Limited	RLR-P2	Retain RLR-P2, and/or amend if a 'Future Development Area' overlay for land near Takapau is adopted.	Accept, insofar as Policy RLR-P2 is to be retained <i>[Note: retention of this policy was provisionally addressed in Key Issue 2 of Volume 1 of the s42A Rural Environment Report]</i>	No
FS8.004	Silver Fern Farms Limited		Disallow	Accept	
S102.021	Te Mata Mushrooms Land Company Limited	RLR-M1	Amend RLR-M1 as follows: 'The use of zoning to direct activities to appropriate locations: GRUZ - General Rural Zone The General Rural Zone encompasses the bulk of the District's rural land. This area is suitable for a wide range of activities to occur such as primary production activities, including intensive indoor primary production, associated rural industry, and other activities that require a rural location , that can require exclusive areas of land and establishes the flexibility for landowners to identify opportunities to innovatively utilise the resources of the area. Controls in this Zone are tailored to provide flexibility for landowners.' RPROZ - Rural Production Zone The Rural Production Zone encompasses the concentration of highly productive land in and around the Ruataniwha and Takapau Plains and Waipukurau, Waipawa and Ōtāne. The Rural Production Zone is to provide for land uses that are predominantly for primary production activities that rely on the productive nature of the land and intensive indoor primary production. The zone enables a range of activities that support primary production activities, including associated rural industry and other activities that require a rural location. Standards in this Zone reflect the more intensive	Accept in part <i>[insofar as parts of this submission point were recommended to be accept in Key Issue 2 of Vol 1 of s42 Rural Environment Report]</i>	No

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			nature of activities, the increased interface between different land uses and the proximity of the Zone to the urban centres, and the pressures that this places on the soil resource. To provide for a planned and coordinated area of greenfield business land, an area east of Takapau settlement is identified as a Future Development Area whereby a Structure Plan or Development Plan will be developed to integrate the various land uses, servicing, access and infrastructure, and boundary treatments.'		
FS8.006	Silver Fern Farms Limited		Disallow	Accept in part	
S102.036	Te Mata Mushrooms Land Company Limited	GRUZ-12	Amend GRUZ-12 as follows: 'Protecting Rural Amenity and the Quality of the Rural Environment Land-based primary production, and other complementary rural, rural industry and service activities , residential, and recreation-based activities, underpin the social, economic, and cultural wellbeing of the District (particularly for the District's rural communities), but they can also adversely affect rural environmental, cultural, and amenity values. ... Explanation ... Avoidance of inappropriate and incompatible land uses that are inconsistent with the rural environment's location specific values is important to maintain environmental quality and ensure that the productive use of land resources (for a resilient and diverse economy) is not compromised. There is a need to strike a balance between providing for a range of uses and development of natural and physical resources, and the preservation of that character, and those amenity values (such as vegetation prevailing over built elements, open space, privacy, ease of access and landscape and scenic values). A Future Development Area east of Takapau settlement is to provide for intensive primary production activities, rural industrial activities, general industrial activities, dairy processing plant and renewable energy (solar farm), and commercial activities. To activate the Future Development Area for this range of activities, a structure plan or Development Plan shall be prepared in order to coordinate servicing, access and the various land use activities anticipated, to provide amenity along the stream and connect with the surrounding area, including the nearby Takapau settlement. In the interim, the area would continue to operate with the Rural Production Zone rules, albeit with some greater recognition rural industry and service activities. ... '	Reject <i>[Note: other parts of this submission point were addressed in Key Issue 6 of Volume 1 of the s42A Rural Environment Report]</i>	No
FS8.008	Silver Fern Farms Limited		Disallow	Accept	
S102.061	Te Mata Mushrooms Land Company Limited	RPROZ-02	Amend RPROZ-02 as follows: 'The rural land resource is protected from fragmentation, and from being compromised by inappropriate building and development, including from ad hoc urban expansion. Planned and coordinated areas of greenfield business land are to be considered on a case by case basis, either through rezoning or use of Future Development Areas and respective Development Plans or Structure Plans.'	Reject	No
FS17.122	Horticulture New Zealand		Disallow	Accept	
FS8.015	Silver Fern Farms Limited		Disallow	Accept	
S102.073	Te Mata Mushrooms Land Company Limited	RPROZ-P9	Amend RPROZ-P9 as follows: 'To avoid establishment of commercial or industrial activities that are unrelated to the primary productive purpose of the Rural Production Zone, or that are of a scale that is incompatible with the predominant character and amenity of the rural area and consider locating these activities within the Future Development Area at Takapau.'	Reject	No

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FS8.016	Silver Fern Farms Limited		Disallow	Accept	
S102.085	Te Mata Mushrooms Land Company Limited	RPROZ-RXX (new rule)	<p>Add a new rule in the 'Rural Production Zone' chapter in the Proposed Plan as follows:</p> <p>'RPROZ-R21 Within Future Development Zone at Oruawhoro Road, Takapau the following activities:</p> <ul style="list-style-type: none"> a. Intensive Primary Production activities, b. Post harvest activities, c. Industrial activities, d. service activities, e. service station, and f. commercial activities g. Renewable energy activities <p>1. Activity Status: Permitted</p> <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> a. Adherence to the Future Development Area plan. b. Compliance with: <ul style="list-style-type: none"> i. RPROZ -S3 (Height of buildings); ii. RPROZ -S4 (Height in Relation to Boundary); iii. RPROZ -S5 (Setback from Roads and Rail Network); iv. RPROZ -S6 (Setback from Neighbours); v. RPROZ -S7 (Shading of Land and Roads); vi. RPROZ -S8 (Electricity Safety Distances); vii. RPROZ -S9 (Transport); viii. RPROZ -S10 (Light); and ix. RPROZ -S11 (Noise). c. Compliance with <ul style="list-style-type: none"> i. RPROZ -S13 (building restrictions near Waipukurau Aerodrome); and ii. RPROZ -S14 (setback from gas transmission network). d. Compliance with RPROZ -S15 (setbacks from National Grid). <p>2. Activity status where compliance with condition RPROZ-R21(1)(a) is not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s))</p> <p>e. Assessment matters:</p> <ul style="list-style-type: none"> i. RPROZ-AM1. ii. RPROZ -AM2. iii. RPROZ -AM 4. <p>f. 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 RPROZ-R21(1)(c) is not achieved: DIS'</p>	Reject	No
FS8.007	Silver Fern Farms Limited		Disallow	Accept	
S103.003	Sandy Hill Farms Limited	MAPS	Amend the boundary line on the Planning Maps for 1046 Blackhead Road as identified on the map accompanying the full submission.	Accept in part	No

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S105.024	James Bridge	MAPS	Rezone the land identified on the map in Figure 1 accompanying the full submission from 'General Rural Zone' to 'Large Lot Residential Zone'.	Reject	No
S105.026	James Bridge	MAPS	Extend zoning for coastal settlements to 'Large Lot Residential Zone' and account for future growth.	Reject	No
S114.001	Central Hawkes Bay District Council	SUB-R1	Amend SUB-R1 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: 'Subdivision not otherwise provided for All Zones 1. Activity Status: CON Where the following conditions are met: a. ... b. ... c. Compliance with: i. iv. SUB-S7(1) and (2) ... d. Compliance with: ... da. Compliance with SUB-S7(3). 2. ... 3. Activity status where compliance with condition SUB-R1(1)(a) and/or SUB-R1(1)(b)and/or SUB-R1(1)(da) is not achieved: DIS 4. ...'	Accept	Yes
FS23.3	Kāinga Ora - Homes and Communities		Allow in part	Accept in part	
S114.002	Central Hawkes Bay District Council	SUB-S1	Amend SUB-S1 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: 'General Residential Zone 1. ... 2. ... General Residential Zone - Waipukurau South Plan Area 1a. Where public sewerage reticulation is available - 500m2. 2a. Where public sewerage reticulation is not available - 1000m2.'	Accept in part	Yes
S114.003	Central Hawkes Bay District Council	SUB-S7	Add a new standard in SUB-S7 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: 'All Zones 1. ... 2. ... General Residential Zone - Waipukurau South Plan Area 3. Where any new lots are to be developed in the Waipukurau South Plan area the subdivider must in addition to SUB-S7(1) and SUB-S7(2) demonstrate how the development will be in accordance with a stormwater management plan (SMP) developed for the WSP precinct overlay area, and that a. all land identified as stormwater detention area will be vested in the Council (unless demonstrated in the SMP as not being required for that purpose); and	Accept in part	Yes

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			b. no land identified as stormwater detention area and required to be vested in the Council shall be subdivided, and c. any and all relevant provisions or assessment matters identified in the precinct overlay relating to stormwater have been complied with.		
S114.004	Central Hawkes Bay District Council	SUB-AM2	Add a new assessment matter in SUB-AM2 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: 'Subdivision Design 1. ... 2. ... 3. ... 4. Within the Waipukurau South Plan area, whether the subdivision design is generally in accordance with the Waipukurau South Plan.'	Accept in part	Yes
S114.005	Central Hawkes Bay District Council	SUB-AM5	Add a new assessment matter in SUB-AM5 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: 'Water Supply, Wastewater Disposal, Stormwater Disposal 1. 10. Within the Waipukurau South Plan area, a) the degree to which the subdivision is consistent with the objectives and any other provision of the WSP such as the layout, provision and location of services, b) the degree to which the subdivision may impact on the ability to service other existing or future sites in the WSP area that are compliant with SUB-S1, and c) the provision of adequate stormwater and wastewater infrastructure to service the WSP area supported by suitable technical assessment, modelling and design.'	Accept in part	Yes
S114.006	Central Hawkes Bay District Council	SUB-AM6	Add a new assessment matter in SUB-AM6 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: 'Property Access 1. ... 2. ... 3. ... 3a. Within the Waipukurau South Precinct area, the degree to which new facilities for vehicles, pedestrians and cyclists are consistent with the layout, character, provision and location of services and access, and will achieve the outcomes and objectives and other matters identified in the applicable precinct overlay. ...'	Accept in part	Yes
S114.007	Central Hawkes Bay District Council	SUB-AM8	Add a new assessment matter in SUB-AM8 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: 'General 1. 5. Where the subdivision is located within or partly within the Waipukurau South Plan area, the assessment of cumulative effects must in addition to the proposed development, take into account within the Waipukurau South Plan Area: a. any subdivision consents already granted, and b. the extent of development that could occur as a controlled activity under SUB-R1.'	Accept in part	Yes

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S114.008	Central Hawkes Bay District Council	SUB - Principal Reasons	Add a new sentence into 'SUB - Principal Reasons' [to insert special provisions applicable to Waipukurau South Plan Area] as follows: '... The specific methods and policies that relate to the Waipukurau South Plan area recognise constraints and the need for coordinated development of this part of the residential zone, and the specific requirements of the area with respect to infrastructure and natural hazards.'	Accept in part	Yes
S114.009	Central Hawkes Bay District Council	GRZ-R1	Amend GRZ-R1 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: '1. Activity Status: PER Where the following conditions are met: a. Compliance with: ... b. Compliance with: i. GRZ-S16. 2. Activity status where compliance not achieved with conditions GRZ-R1(a)(ii), GRZ-R1(a)(iii), GRZ-R1(a)(iv), GRZ-R1(a)(v), GRZ-R1(a)(vii), GRZ-R1(a)(viii), GRZ-R1(a)(ix), GRZ-R1(a)(x), GRZ-R1(a)(xi), GRZ-R1(a)(xii), GRZ-R1(a)(xiii) or GRZ-R1(a)(xiv): RDIS Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. ... b. ... 3. Activity status where compliance not achieved with conditions GRZ-R1(a)(i) or GRZ(a)(vi) in the Waipukurau South Plan area: DIS [4.] Activity status where compliance with condition GRZ-R1(b) is not achieved: DIS'	Accept in part	Yes
FS23.5	Kāinga Ora - Homes and Communities		Disallow	Reject	
S114.013	Central Hawkes Bay District Council	GRZ-R2	Amend GRZ-R2 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: '1. Activity Status: PER Where the following conditions are met: a. Limited to: ... b. Compliance with: ... c. Compliance with: i. GRZ-S16. 2. ... 3. Activity Status where compliance with conditions GRZ-R2(1)(a) or GRZ-R2(1)(c) is not achieved: DIS'	Accept in part	Yes
FS23.6	Kāinga Ora - Homes and Communities		Disallow	Reject	
S114.015	Central Hawkes Bay District Council	GRZ-R3	Amend GRZ-R3 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: '1. Activity Status: PER Where the following conditions are met: a. Limited to: ... b. Compliance with: ... c. Compliance with: i. GRZ-S16. 2. ... 3. Activity Status where compliance with conditions GRZ-R3(1)(a) or GRZ-R3(1)(c) is not achieved: DIS'	Accept in part	Yes

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.			b. Compliance with: ... c. Compliance with: i. GRZ-S16 2. ... 3. Activity status where compliance with conditions GRZ-R3(1)(a) or GRZ-R3(1)(c) is not achieved: DIS'		
S114.017	Central Hawke Bay District Council	GRZ-R4	Amend GRZ-R4 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: '1. Activity Status: PER Where the following conditions are met: a. ... b. Compliance with: ... [c.] Compliance with i. GRZ-S16 2. ... 3. Activity status where compliance with conditions GRZ-R4(1)(a) or GRZ-R4(1)(c) is not achieved: DIS'	Accept in part	Yes
S114.019	Central Hawke Bay District Council	GRZ-R9	Introduce a new condition into Rule GRZ-R9(1) [to insert special provisions applicable to Waipukurau South Plan Area] as follows: 1. Activity Status: PER Where the following conditions are met: a. ... b. Compliance with: ... [c.] Compliance with: i. GRZ-S16 2. ... 3. Activity status where compliance with conditions [GRZ-R9(1)(a)] or [GRZ-R9(1)(c)] is not achieved: DIS'	Reject	No
S114.021	Central Hawke Bay District Council	GRZ-S1	Amend GRZ-S1 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: '1. ... 2. Minimum net site area for any site connected to a reticulated sewerage system is: a. 350m ² for each residential unit contained within the site, except that: b. for each residential unit with a gross floor area less than 60m ² , the minimum net site area for any site is 150m ² . c. notwithstanding gross floor area, for each residential unit in the WSP area the minimum net site area for any unit is 500m². 3. ...'	Accept in part	Yes
S114.022	Central Hawke Bay District Council	GRZ-SXX (new standard)	Introduce a new standard in the 'General Residential Zone' chapter of the Proposed Plan [to insert special provisions applicable to Waipukurau South Plan Area] as follows: 'GRZ-S16 Impervious Surfaces All	Accept in part	Yes

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			Within the Waipukurau Plan Area WSP, not more than 65% of the site may be occupied by impervious surfaces such as (but not restricted to) buildings and/or driveways.'		
S114.023	Central Hawkes Bay District Council	GRZ-AM2	Amend GRZ-AM2 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: '1. 4. A stormwater management plan (SMP) shall be developed that identifies and assesses the potential increase in the volume and rate of stormwater discharge from the site and the impact on Council stormwater infrastructure WSP. In addition reference must also be had to precinct overlay Outcome WSP-1 and assessment matters WSP-AM1 - WSP-AM9.'	Accept in part	Yes
S114.024	Central Hawkes Bay District Council	GRZ - Principal Reasons	Add the following to 'GRZ - Principal Reasons' [to insert special provisions applicable to Waipukurau South Plan Area] as follows: '... Within the Waipukurau South Plan area the performance standards also recognise limitations on the ability to service development, particularly with regard to stormwater, and the opportunity to ensure adequate access to required infrastructure across the entire precinct overlay plan area.'	Accept in part	Yes
S114.025	Central Hawkes Bay District Council	GRZ-AERXX (new anticipated environmental results)	Add a new 'Anticipated Environmental Result' in the 'General Residential Zone' chapter of the Proposed Plan [to insert special provisions applicable to Waipukurau South Plan Area] as follows: 'GRZ-AER6 Logical and efficient development of serviced residential land on the southern edge of Waipukurau.'	Accept in part	Yes
S114.026	Central Hawkes Bay District Council	MAPS	Introduce a new overlay and/or notations on the relevant Planning Maps to show the extent of the 'Waipukurau South Plan' precinct area (as indicated by the shaded green area on the map accompanying the full submission).	Accept in part	Yes
S114.027	Central Hawkes Bay District Council	GRZ - General Residential Zone	Introduce a new precinct plan called the 'Precinct Plan - Waipukurau South Plan (WSP)' into the 'General Residential Zone' chapter of the Proposed Plan, and include within that the suite of new and/or amended provisions proposed (as contained in the full submission).	Accept in part	Yes
S120.001	Heretaunga Tamatea Settlement Trust	MAPS	Include provision for the opportunity for tangata whenua to live on the margins of the Lake Whatumā. Amend the zoning over part of Section 7 Block II Motutaraia Survey District from 'Rural Production Zone' to 'Rural Lifestyle Zone' (as shown in Appendix 2 of the full submission).	Reject	No
S120.002	Heretaunga Tamatea Settlement Trust	MAPS	Include provision to enable the development of an environmental education facility. Amend the zoning of Lot 1 DP 7057 to include the 'Community Facility (CF)' notation over the site, to enable the use of the site for environmental education purposes and associated facilities (as shown in Appendix 2 of the full submission).	Reject	No

Proposed Central Hawke’s Bay District Plan

Officer’s Report: Maps & Rezoning Requests

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S120.003	Heretaunga Tamatea Settlement Trust	MAPS	Include provision for tangata whenua to live on their land on Pukeora Scenic Drive. Amend the zoning of Pt Lot 1 DP 25272 from 'General Rural Zone' to 'Rural Lifestyle Zone' in line with the Indicative Structure Plan (as shown in Appendix 2 of the full submission).	Reject	No
S120.004	Heretaunga Tamatea Settlement Trust	MAPS	Include provision for tangata whenua to live on their land on Pukeora Scenic Drive. Amend the zoning over approximately 39ha of Lot 4 DP 25272 from 'General Rural Zone' to 'Rural Lifestyle Zone', and a further 11ha from 'General Rural Zone' to '[General] Residential Zone' in line with the Indicative Structure Plan (as shown in Appendix 2 of the full submission).	Accept in part	Yes
S120.005	Heretaunga Tamatea Settlement Trust	MAPS	Amend the Planning Map to include a 'Community Facility (CF)' notation over the area of Te Aute College (as shown in Appendix 2 of the full submission).	Accept	Yes
S127.001	Livingston Properties Limited	Figure 3	Amend 'Figure 3 - Waipukurau Growth Direction' map to include within the urban boundaries the portion of 96 Mt Herbert Road requested to be zoned 'General Residential' by this submission. And make any necessary consequential amendments to the supporting text within the 'UFD - Urban Form and Development' chapter.	Reject	No
S127.002	Livingston Properties Limited	MAPS	Rezone portions of the property at 96 Mt Herbert Road, Waipukurau on the Planning Maps, from 'General Rural Zone' to as follows: - approximately 18.7ha to 'General Residential Zone'; - approximately 4,900m2 to 'Commercial Zone'; and - approximately 39.1ha to 'Rural Lifestyle Zone'; leaving the remainder zoned 'General Rural' (84.5ha). The areas requested to be rezoned are defined in the Concept Plan attached as Appendix A in the submission. And make any consequential amendments to the text of the Proposed Plan to support the above requested mapping changes, including the incorporation of the concept plan to provide certainty for the nature of development on the Livingston Properties land.	Reject	No
S129.236	Kāinga Ora - Homes and Communities (Kāinga Ora)	MAPS	Expand the 'COMZ - Commercial Zone' on the Planning Maps, for the reasons set out.	Reject	No