



**CENTRAL
HAWKE'S BAY**
DISTRICT COUNCIL

OUR DRAFT DISTRICT PLAN 2019

*Hear about our plans to enable smart growth
and protect our natural environment*

TELL US
YOUR
THOUGHTS!

DELIVERING ON
PROJECT THRIVE

Together we Thrive! E ora ngātahi ana!

Taumatawhakatangi hangakoauotamateaturipuka kapikimanungahoronukupokaiwhae



In November 2016, Central Hawke's Bay embarked on a bold and ambitious new journey as a Council and Community to create a new vision for Central Hawke's Bay – Together we Thrive!

From Project Thrive, a major priority for your new Council was directing the District Plan review as a key tool to bring the outcomes of Project Thrive alive for our community.

Releasing this draft District Plan for consultation is a major milestone for our community. The current District Plan is nearly 20 years old and no longer reflects a Central Hawke's Bay of today or our communities aspirations for the future.

Some of the proposed changes in the draft District Plan are significant, while others are just common sense – yet there is more we could have done! Completing the District Plan review has been a complex balancing act between addressing the previous lack of priority and underinvestment given to the District Plan, with ensuring that we have captured all of the aspirations our community has for the future of Central Hawke's Bay. Protecting what is important to our community that we live, love and play in has been front of mind for us, as we have worked through the District Plan review.

We are incredibly proud of the work our elected members, staff and technical experts have done to deliver this first phase of the District Plan review. We now move into the second phase of the District Plan review where we seek feedback from the community on what we are proposing.

We really encourage you to get to understand the challenges and opportunities the draft District Plan presents for our community. This phase of community engagement is your chance to have a local conversation about what we are proposing in the draft District Plan. It is important we hear your local voice and whether it meets your aspirations for a thriving Central Hawke's Bay of the future. The third phase of the review is a statutory legal process we are required to go through, where regional and national voices can often be louder than our local voices.

We'll be heading out to your patch of Central Hawke's Bay to hear your views on what is proposed.

Together we thrive – so please come and have a chat.



Alex Walker

Mayor of Central Hawke's Bay
Ko koromatua o te rohe o Tamatea



Monique Davidson

Chief Executive Officer

AN OVERVIEW

We've been working hard to deliver this draft District Plan for the Central Hawke's Bay Community – a major document that shapes our lives in many different ways.

Made up of 28 chapters, with nine appendices and supported by six technical documents, the draft District Plan covers matters such as where future subdivision can occur – through to providing protection of wāhi tapu, tāonga and other sites of cultural significance.

OUR DRAFT DISTRICT PLAN

DELIVERING ON PROJECT THRIVE!



DELIVERING ON PROJECT THRIVE!

During Project Thrive, we heard about a number of challenges and opportunities for the future of Central Hawke's Bay. We've listened, capturing and addressing many of the ideas, issues and aspirations for a future Central Hawke's Bay in this draft District Plan!

WHAT IS A DISTRICT PLAN?

A District Plan is the 'rule book' that manages the way land is used, developed and subdivided.

A District Plan affects everyone who lives in Central Hawke's Bay now and into the future. Council has a legal responsibility under the Resource Management Act 1991, to have a District Plan. Our current District Plan is nearly 20 years old and should be legally reviewed every ten years.

To help explain the changes we're proposing in this draft District Plan, we've summarised the plan into five key messages that we would like your feedback on:

- **Providing for Sustainable Growth**
- **Coastal Settlements and Rural Townships**
- **Protecting our Land Resources**
- **Recognising our Cultural Values and Heritage Areas**
- **Protecting our Unique Landscape**

The next five pages provide more detail on the key messages of the draft District Plan.

APRIL	MAY	JUNE	JULY	AUG/OCT TO LATE 2019	EARLY 2020	MID 2020
Complete draft District Plan adopted by Council	draft District Plan released 20 May and submissions open	Stakeholder and community meetings	Submissions close 15 July	Presentation of submissions (tentative)	Formal notification and release of the proposed District Plan	Formal submissions on the proposed District Plan
2019	WHERE WE ARE NOW			2020		

HAVING YOUR SAY IS EASY!

Let us know your thoughts on our draft District Plan by visiting www.chbdc.govt.nz or making a submission.



PROVIDING SUSTAINABLE GROWTH



DO YOU SUPPORT that we've made a bold new step to encourage sustainable housing and subdivision design?

Central Hawke's Bay is growing, and we want to enable our housing and businesses to grow in a smart way.

Working with experts, we have forecast projected household growth and how we can prepare for this growth in a sustainable way.

We are monitoring the availability of land and know we have some capacity in our urban areas and towns. We've earmarked new areas for residential and industrial growth, for when it is needed.

To protect the boundaries of our urban areas and rural townships, we are tightening subdivision rules to limit adhoc urban sprawl.

New provisions will protect the amenity and character of the urban and rural areas of our district,

as well as providing a range of lifestyle choices in response to the needs and wants of the community.

We are also proposing new subdivision rules in rural environments to protect our productive and versatile land. Our proposed new rural living zone, minimises the impact on our productive soils, by limiting where rural subdivision can occur, while enabling people to enjoy the benefits of living in rural areas.

We are encouraging that growth and development is sustainable, with minimal impact on our environment. To do this, our draft District Plan advocates for sustainable

subdivision and design in our urban environment, for example – rainwater harvesting. While there is more we could do, including mandating the requirement for water tanks in new builds, there are other enabling opportunities for this to occur outside of the District Plan.

If you'd like to learn more about how we propose to provide for sustainable growth, head to chapters 5 and 6 of the draft District Plan.



Provision has been made in the draft District Plan to encourage sustainable solutions such as solar panels.



The draft District Plan encourages sustainable subdivision using initiatives like rain water gardens for stormwater disposal.



Provision is made to enable water saving initiatives like rainwater harvesting in the draft District Plan.



"I really appreciate that this council is listening to the community and that we now have a say in shaping our future. Sustainability and resilience has to be part of that future."

Greg Hart – Mangarara, Otane



COASTAL SETTLEMENTS AND RURAL TOWNSHIPS

SMART GROWTH
ENVIRONMENTALLY
RESPONSIBLE
DURABLE
INFRASTRUCTURE
DELIVERING ON PROJECT THRIVE



Top: We are ensuring the draft District Plan protects our fragile coastal environment for future generations.

Above: The draft District Plan is working to retain the unique character of our coastal settlements and rural townships.

“My family and I have lived in Porangahau for the last 39 years. This draft District Plan helps to safeguard the unique natural environment, tranquillity and character that we’ve enjoyed, for my grandchildren and the generations to come.”

Roseanne Steele, Porangahau



Our coastal environment is special and has different land and resource use issues to other parts of the district. By addressing the coastal environment within our draft District Plan, we can protect its natural character areas, manage coastal settlement sizes and protect its high natural character areas and landscapes.

Central Hawke’s Bay is home to diverse communities with different needs – so we have recognised this within the draft District Plan by treating our rural townships and coastal settlements differently.

The Coastal Policy Statement requires that we identify and protect coastal areas, because they are fragile in ways that inland areas are not. We also have responsibilities to consider development in coastal areas in relation to natural hazards that occur in these environments.

By identifying and protecting the coastal environment in our draft District Plan, we are ensuring that we protect the natural character areas of the coastal environment, also protecting coastal landscapes.

New provisions in the draft District Plan provide for commercial, retail,

and industrial activities that are appropriate to the scale and character of the coastal and rural settlements.

These new provisions also aim to protect the unique character and heritage features of our rural townships, such as Ongaonga and Otane.

If you’d like to learn more about how our draft District Plan proposes to provide for our coastal settlements and rural townships, head to chapters 7, 24 and 25.



DO YOU SUPPORT restricting new commercial and industrial activity in settlements and townships to protect their special character?



RECOGNISING OUR CULTURAL VALUES AND HERITAGE AREAS

WE ARE PROUDLY recognising and protecting wāhi tapu, wahi tāonga and other sites of cultural significance – what else should we be doing?

Our district has a proud history and it's vital we recognise areas of significance to our tangata whenua, marae and our community. The district also has a number of important and prominent historic buildings and some notable trees.

By working with Taiwhenua o Tamatea and Heritage New Zealand, we've developed a register of sites of heritage and cultural significance and are proposing provisions to protect these. Our district's long and proud history is reflected in the number and diversity of cultural and heritage buildings and sites, in Central Hawke's Bay.

The tangata whenua sections of the draft District Plan have been developed in partnership with Taiwhenua o Tamatea. We've worked with tangata whenua to integrate their values and principles into the draft District Plan to provide direction, where rules have been developed.

We've addressed the need for papakāinga and kaumātua housing and marae based activities in our draft District Plan, to ensure that the social and housing needs of tangata whenua in our community are recognised and provided for.

New sections of the draft District Plan introduce provisions that protect sites of cultural significance, including wāhi tapu and tāonga, from activities like earthworks and vegetation clearance.

As well as providing for our cultural areas, heritage buildings and sites, our draft District Plan now also includes provisions for notable trees. The notable trees identified in our new register are significant to the local community because of the occasion that they were planted or because of who planted them. We have not explored other notable trees on private property at this time.

If you'd like to learn more about how our draft District Plan recognises cultural values and heritage areas head to chapters 4, 12, 13 and 17.



Top: Historic Street Trees in Otane proposed to be protected in this draft District Plan. Above: The Coles Joinery Factory is a Category 1 Historic Place, which the draft District Plan makes provision to retain and protect its character.



"I support the Council introducing stronger provisions in the draft District Plan to protect sites of cultural significance, as well as building relationships with iwi. This is important so that we can develop strong communities that will thrive for generations to come."

Jo Heperi, Takapau



**SHOULD WE
be restricting
activities on
land to protect
the Districts
landscapes?**

PROTECTING OUR UNIQUE LANDSCAPES

Our landscapes and natural environment are precious, but we've not always provided for them in the District Plan.

Working with experts, we've identified new significant natural areas and for the first time outstanding natural landscapes and features.

Significant natural areas are those that include the district's indigenous flora and fauna resources that we want to protect.

Sadly, in our district there aren't many of these areas left and we've worked with technical experts to provide an informed understanding of the location and extent of these. Our plan proposes special provisions that ensure these significant natural areas are protected.

To identify our outstanding natural landscapes and features, a Landscape Architect has carried out a district wide landscape assessment, as well as an assessment of the natural character of the coastal environment. We've identified one outstanding natural landscape and 11 natural features that we want to protect into the future. Areas of high natural

character on the coast have also been identified.

The draft District Plan introduces a range of provisions to protect these special landscapes and features, from the potential effects of development.

We also know it is important to our community that we provide for public access to the margins of our lakes, rivers and the coast through processes like subdivision. This is an important part of the draft District Plan and something that came through strongly from community feedback during Project Thrive.

If you'd like to learn more about how our draft District Plan proposes to protect our unique landscapes and significant natural areas head to Chapter 8. Also see our landscape assessments and our natural heritage assessment document.

"I'm proud that this community will be protecting our unique landscapes and natural areas – a privilege that I've grown up with and now my children get to enjoy"

Matt Oliver, Otane



Lake Whatuma – identified as one of many significant natural areas.



The Three Sisters (left) and Silver Range (right). Both have been identified as proposed Outstanding Natural Features in our draft District Plan.



PROTECTING OUR LAND RESOURCES

SHOULD WE BE introducing tighter subdivision rules to protect productive land?

Our District is made up of areas of naturally productive land that should be protected. We've engaged technical experts to identify these areas and are proposing to introduce three new rural zones.

We've engaged a technical expert who has worked with us across the district to identify areas of land with high productivity and versatility. This means that this land is naturally fertile and can be used for a range of different productive purposes.

Central Hawke's Bay is comprised of areas of regionally, if not nationally significant productive and versatile land. We need to manage how we develop and use this land, protecting the primacy of these versatile and productive soils.

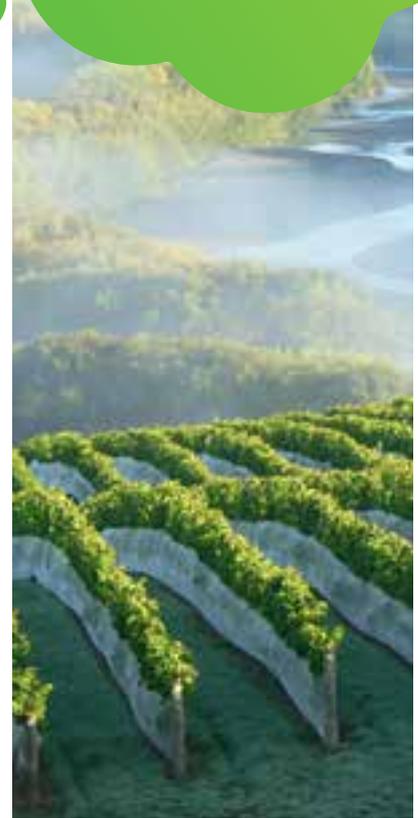
One of the ways that the draft District Plan addresses this is through the introduction of new rural zones. The plains production zone and the rural production zone, are two new proposed zones that recognise the productive value of the districts soils.

We've also established a new rural living zone, which provides our community with the option of enjoying a rural lifestyle.

These new rural zones recognise the different land use capability values of the soils within them.

Through the process of identifying our productive land, we've found that even land that has lower productivity and versatility, still has the potential to be productive and warrants protection.

If you'd like to learn more about how our draft District Plan proposes to protect our land resources head to chapters 22, 23 and 24.



"As a member of a family that has farmed in Central Hawke's Bay for 150 years, I support the approach that Council is taking to protect our most productive and versatile soils. Limiting subdivision and some land use activities in the rural zones is a positive move for our Districts future."

Simon White – Ludlow Farms, Kanapu Hemp



GOT A QUESTION?



Try these FAQ's. If these don't cut it, visit our website or feel free to contact us!

WHAT DOES THE DISTRICT PLAN DO AND WHY IS IT IMPORTANT?

A District Plan directs how we use, develop and subdivide our land over the next ten years. Required by law, it describes policies, rules and performance standards to ensure we balance economic and residential growth with protecting Central Hawke's Bay's natural environment for future generations.

HOW HAS THE MĀORI WORLD VIEW BEEN INCORPORATED INTO THIS DISTRICT PLAN REVIEW?

We've worked closely with local tangata whenua to develop two new chapters addressing cultural values and sites of cultural significance.

WHO DOES IT AFFECT?

Everyone who lives in Central Hawke's Bay now, and in the future. We want to enable growth, while protecting what makes Central Hawke's Bay special for future generations. Project Thrive told us that smart growth and looking after the environment is important to our community. Our draft District Plan reflects this.

WHY ARE WE DOING IT?

Council has a legal responsibility under the Resource Management Act 1991, for a District Plan to be in place. Our current District Plan is nearly 20 years old. As good practice, a District Plan should be reviewed

every ten years.

WHERE TO FROM HERE?

We encourage you to read our draft District Plan and to tell us your thoughts. Submissions are open until 15 July 2019. After this process is complete, we'll release a proposed version of the draft District Plan for formal consultation in 2020 – which when adopted by Council, will be reviewed regularly as required.

THERE IS A SIGNIFICANT NATURAL AREA ON MY PROPERTY. WHAT DOES THIS MEAN?

Your property may be shown on our planning maps as including an area as being a significant natural area. This means you have a special area on your land of high biodiversity value.

Existing and some new special provisions introduced in the draft District Plan, will ensure these areas are protected for future generations and include controls on vegetation clearance. Technical reports on the Council website provide a background to these issues and why Council is addressing these special areas in the draft District Plan.

HAVE WE CONSIDERED OUTSTANDING NATURAL LANDSCAPES AND FEATURES IN OUR DISTRICT PLAN BEFORE?

No. As a district, this is the first time that we've ever had any assessment of our outstanding natural landscapes and features. To identify these outstanding natural landscapes and features, a landscape architect has carried out a district-wide landscape assessment, as well as an assessment of the natural character of the coastal environment. We have identified one outstanding

natural landscape, and 11 outstanding natural features.

I DON'T LIKE SOMETHING IN THE DRAFT DISTRICT PLAN OR I THINK SOMETHING IS MISSING. HOW CAN I GIVE FEEDBACK?

You can make a submission:

- Online on the Central Hawke's Bay District Council website until 5.00pm 15 July 2019.
- Complete a hard copy submission form, which is available to download online from our website www.chbdc.govt.nz
- At the Waipawa and Waipukurau Libraries and Service centre
- At any of our planned meetings

HOW WAS THE DRAFT DISTRICT PLAN CREATED?

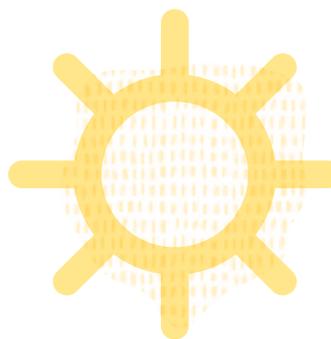
Council created a Sub-Committee, comprised of four Councillors – Mayor Alex Walker, Deputy Mayor Ian Sharp, Councillors David Tennent and Tim Aitken, and two members of Tamatea O Taiwhenua, Dr. Roger Maaka and Brian Gregory. Together they have considered and discussed the individual sections of the draft District Plan, taking advice from a range of experts, before recommending changes that form the draft District Plan.



TELL US YOUR THOUGHTS

The public consultation on our draft District Plan runs from 20 May through to 15 July 2019. There are many ways that you can make a submission and give your feedback.

You are welcome to provide your feedback and ask questions in person and on social media, however we will only be able to consider formal submissions when we are reviewing our community feedback.



WANT TO KNOW MORE?

Come and talk with us at one of our public events. This is the opportunity for you to learn more about our draft District Plan and ask questions about the content. We'll have subject-matter experts available to explain some of the more technical chapters, as well as council staff who can give you an overview of what's in the draft District Plan and why it matters.

MAKE YOUR FORMAL SUBMISSION



ONLINE (using our online submission form)

You can make a submission online at www.chbdc.govt.nz

IN WRITING

You can fill out the attached submission form and drop it into the Council Service Centres or any library or send it to:

*District Plan Review
Central Hawke's Bay District Council
PO Box 127, Waipawa, 4210*

You can also email the submission form or any other feedback to us at districtplan@chbdc.govt.nz

COMMUNITY MEETINGS

WAIPUKURAU CLUB	4th June 4pm - 7.30pm 10 Russell St, Waipukurau
OTANE TOWN HALL	11th June 4pm - 7.30pm Higginson St, Otane
PORANGAHAU HALL	12th June 4pm - 7.30pm Abercromby St, Porangahau
TAKAPAU TOWN HALL	18th June 4pm - 7.30pm 37 Charlotte St, Takapau
TIKOKINO HALL	19th June 4pm - 7.30pm Owen St, Tikokino
CHB MUNICIPAL THEATRE	25th June 4pm - 7.30pm 18 Kenilworth St, Waipawa

Alternatively if you have questions for one or more of your Councillors or Mayor you can phone them.

Alex Walker	027 860 7752
Tim Aitken	027 472 4587
Kelly Annand	027 479 4000
Shelley Burne-Field	027 630 6363
Tim Chote	027 448 2014
Gerard Minehan	027 479 3773
Brent Muggerridge	021 332 353
Ian Sharp	021 614 311
David Tennent	027 445 0952

HUI

PORANGAHAU HUI	6th June 10am - 12pm Rongamaraeroa Marae, 36 Pah Road, Porangahau
WAIPUKURAU HUI	20th June 5.30pm - 7pm Tamatea Taiwhenua, Kitchener Street, Waipukurau

There's no need to pre-register, and you can attend any of the above events (even if it's not in your area).

If you have other questions about the draft District Plan, check out www.chbdc.govt.nz, or email districtplan@chbdc.govt.nz

DRAFT DISTRICT PLAN SUBMISSION FORM

TELL US YOUR THOUGHTS ON OUR DRAFT DISTRICT PLAN

Submissions close on 15 July 2019 at 5pm.

We've released the draft District Plan ahead of the statutory process that we are required by law to follow. This is because we want to hear from the community, so we can create a more robust version of the draft District Plan, that reflects the feedback of our community.

You are able to comment on anything included in the draft District Plan document. Please note that this feedback form (including any personal information supplied) will be made available to Council and public.

NEED EXTRA ROOM?

You can attach extra pages but please make sure they include your name and contact information.

YOUR DETAILS

Submitter's Name

Postal Address

Day Phone

Night Phone

Mobile

Email

Do you wish to present and discuss your submission in person with the Council?

Yes No

Tick this box if you do not want to receive updates on the District Plan Review by email. You can unsubscribe at any time.

YOUR SUBMISSION

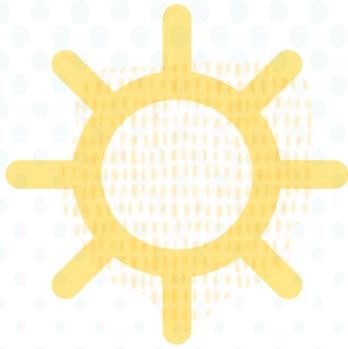
Do you agree with the general direction that the draft District Plan is taking?

Do you think that the draft District Plan delivers on the outcomes of Project Thrive? If not, what more should we be doing?

What things in the draft District Plan (if any) concern you most?

Any other comments or things you want us to know?





HAVE YOUR
SAY!

**THIS DRAFT DISTRICT
PLAN IS DELIVERING
ON OUR OUTCOMES
OF PROJECT THRIVE**



CENTRAL HAWKE'S BAY DISTRICT COUNCIL

www.chbdc.govt.nz • districtplan@chbdc.govt.nz • 06 857 8060

PO Box 127 • 28 - 32 Ruataniwha Street, Waipawa 4210

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