

6th August 2021

District Plan Submissions
Central Hawkes Bay District Council
PO Box 127
WAIPAWA 4240

Dear Sir / Madam,

Submissions to Proposed District Plan

We thank you for the opportunity to provide feedback to Council's Proposed District Plan and wish to provide the following comments / requests.

1. Provisions for Farm Park Subdivisions

Some of the premier lifestyle developments undertaken in recent years in Hawkes Bay have been completed under the Farm Park rules of the Hastings District Plan. These rules apply in both the Rural and the Rural Residential Zones of Hastings District and we request that these be added, adopting the Hastings framework, into the subdivision section for the corresponding zones of Central Hawkes Bay (but not the production zone).

The Farm Park approach takes a very holistic approach to subdivision, does not remove all of a landholding from productive use, and brings restrictions on further subdivision of the land in question. This approach often requires inputs from a range of experts and can be an expensive consenting process. Where this is the only rule framework in the District for the creation of multiple lifestyle sites it can be justified for properties suited to high quality lifestyle site development.

We will be happy to present Hawkes Bay examples to Council as part of the hearing process

2. Acknowledging Past Approvals.

Some of the Plan provisions proposed are significantly different from those currently in place under the Operative Plan and unless these are recognised many approvals will need further resource consents to achieve what the past consents had effectively granted. These consents add time, costs and uncertainty and are a process burden landowners and Council should strive to avoid by acknowledging the past approvals.

For example the side yards in the Rural Zone are currently 5 metres (section 4.9.4 of the District Plan). Under the Proposed plan the side yards for Residential Buildings in the Rural Zone will increase (GRUZ – S5) to 15 metres which will prove a significant constraint on small sites created under the previous plan.

Hastings District Council addressed this type of situation by including exceptions to various rules. For example Section 8.2.5A.f – Density in the Havelock North Residential Environment - included the exception below. Without this exception the sites would not be

able to be built on without Resource Consent contradicting the previous (legitimate) approval processes.

f. Exceptions to (a), (d) and (e) above
The following density standard shall apply under these circumstances below:

Exceptions to 8.2.5A (a), (d) and (e) above		Density per site
i)	Sites created before 12 November 1997 and greater than 300m ² net site area	One residential building
ii)	Sites created after 12 November 1997	One residential building
iii)	Where a subdivision consent application to create a site is lodged with Council before 12 September 2015, and accepted under Section 88 of the RMA 1991 and thereafter granted	One residential building

We request exceptions be included in the Rural Section of the Proposed Plan to allow small sites created under the previous (currently operative) District Plan to apply a side yard setback of 5 metres.

We do wish to speak at the hearing in support of this submission

Yours faithfully
Surveying The Bay Ltd


Andrew Taylor
Registered Professional Surveyor