

PROPOSED CENTRAL HAWKE'S BAY DISTRICT PLAN OBJECTIVES AND POLICIES

Rural Land Resource

Objectives		Comment
RLR-O1	The productive capacity of the District's rural land resource, particularly the District's highly productive land, is maintained.	The subject site does not contain highly productive land, and is not located within the proposed Rural Production Zone. The proposed district plan does not provide any guidance as to what would constitute 'inappropriate subdivision, use and development', however the assessment of effects and specialist reports submitted with the application confirm that the proposed subdivision and subsequent development for residential use can be undertaken with less than minor effects on the surrounding rural environment, and therefore cannot be considered inappropriate in this location. It is relevant to note that the appropriateness of applying the proposed General Rural Zone to this land has not yet been tested through the Proposed District Plan submissions and hearing processes, and therefore it is premature to assume that the site will not be zoned for rural residential living once the provisions of the Proposed District Plan have been settled. The proposed subdivision will achieve the <u>relevant</u> objectives, and is consistent with the <u>relevant</u> policies.
RLR-O2	The primary production role and associated amenity of the District's rural land resource is retained, and is not compromised by inappropriate subdivision, use and development.	
RLR-O3	The District's highly productive land is protected from further fragmentation.	
RLR-O4	Residential living and other activities that are unrelated to primary production are directed to locations zoned for those purposes and that are not situated on highly productive land.	
Policies		
RLR-P1	To identify the highly productive land centred in and around the Ruataniwha and Takapau Plains and surrounding Waipukurau, Waipawa and Otane within a specific rural zone – the Rural Production Zone.	
RLR-P2	To avoid unplanned urban expansion onto the District's highly productive land where other feasible options exist.	
RLR-P3	To limit the amount of further fragmentation of the District's rural land resource through limiting lifestyle subdivision, particularly in the Rural Production Zone.	
RLR-P4	To provide for a wide range of activities to establish, which complement the resources of the rural area, provided that they do not compromise the primary production role and associated amenity of the rural land resource, particularly in the Rural Production Zone.	
RLR-P5	To enable primary production and related activities to operate in rural areas in accordance with accepted practices without being compromised by other activities demanding higher levels of amenity.	

Transport

Objectives		Comment
TRAN-O1	The transport network is safe, resilient, efficient and effective in moving people and goods within and beyond the District.	
TRAN-O2	Activities generate a type or level of traffic that is compatible with the roads they are located on.	
Policies		
TRAN-P1	To require land owners and occupiers to provide off-street parking, access and loading facilities on sites which are appropriate to the demands of the activities carried out on their sites, limit road congestion and maintain the safety, efficiency and amenity of the streetscape.	
TRAN-P2	To set standards for the design of new public roads, private roads and accessways to ensure that they are appropriate for the function they serve.	
TRAN-P3	To protect Arterial and Collector roads within the transport network from inappropriate development.	
TRAN-P4	To establish appropriate design standards for the construction of car parking spaces and loading areas that promote the safe and efficient use of vehicles.	
TRAN-P5	To control the width and location of vehicle access points from the transport network to each property to minimise the adverse effects of manoeuvring and queuing vehicles, the potential effects on pedestrian, cyclist and other road user safety, and effects on streetscape amenity.	
TRAN-P6	To promote alternative means of safe, efficient and effective transport, including cycling and walking and public transport facilities to enable people of all ages to move within the District and reduce the effects of vehicle-based transport systems.	
TRAN-P7	To ensure the roading network has capacity to accommodate new development.	

The proposed subdivision is consistent with these objectives and policies because:

- The traffic impact assessment submitted with the application confirms that the proposed subdivision and subsequent development will not adversely effect the surrounding road network.
- The private access within the site is intended to be formed to Council standards to ensure that it is constructed to an appropriate standard for access to future residential activities on the new sites.
- All sites will be able to accommodate off street parking as required for future residential activities.
- The site does not have direct access to an Arterial or Collector road.
- The site has a single access point from the transport network (from the end of Punwawaitai Road), which will be formed to an appropriate standard in accordance with the conditions of an approved subdivision consent which is currently being given effect to.
- Alternative means of transport is being provided via a private accessway from the proposed sites to Purerere Beach via an existing access track through the balance farm land.

Natural Hazards

Objectives		Comment
NH-O1	The community's awareness and understanding of natural hazard risks in the District is enhanced.	The proposed new lots are in an area that is identified as being within an area affected by the 'Tsunami Near Source Inundation Extent'. The effects of this potential hazard have been considered within the application submitted, and are not considered to be significant.
NH-O2	The effects of natural hazards and the long-term effects of climate change on the community and the built environment are minimised.	
NH-O3	Any increase in risk to people, property, infrastructure and the environment from the effects of natural hazards is avoided.	
Policies		It is relevant to note that the provisions of the Proposed District Plan intended to give effect to these objectives and policies do not include any restrictions on private residential developments in this area. The proposed subdivision and subsequent development therefore raises no issues in terms of the relevant objectives and policies.
NH-P1	To promote the wide availability of natural hazard information to enable organisations and individuals to make sound decisions based on the best available information.	
NH-P2	To contribute to the development of up-to-date hazard information, in conjunction with the Hawke's Bay Regional Council and the Hawke's Bay CDEM Group.	
NH-P3	To take into consideration the latest pertinent hazard information when assessing subdivision and land use consent applications.	
NH-P4	To require that climate change effects be built into natural hazard risk assessments, using the latest national guidance and best information available.	
NH-P5	To control the activities that can occur in areas of significant natural hazard risk, including: <ol style="list-style-type: none"> 1. the erection of new buildings or structures, or alterations to existing buildings or structures; 2. earthworks; 3. subdivision of land; and 4. the establishment of new vulnerable activities. 	
NH-P6	To adopt and promote the best practicable options (including mitigation or the 'do nothing' option) in the management of areas of existing development actually or potentially at risk from natural hazards.	

NH-P7	To adopt and promote an avoidance approach to new development located within areas of significant natural hazard risk, rather than mitigation or remedial measures.	
NH-P8	To encourage activities that reduce the risk of adverse effects from natural hazards, including relocation or removal of structures within areas of significant natural hazard risk and designing for relocatability or recoverability from hazard events.	
NH-P9	To ensure that subdivision, land use activities or other new development is located and designed to avoid the need for further natural hazard mitigation activities.	
NH-P10	To promote the use of natural features, buffers and appropriate risk management approaches in preference to hard protection structures in mitigating natural hazard risk.	
NH-P11	To allow network utilities to establish in natural hazard areas where there is a functional or operational need to locate there, and any significant risks to people, property and the environment are avoided or mitigated.	
NH-P12	To allow public authorities exercising their statutory powers to carry out natural hazard mitigation activities.	

Sites and Areas of Significance to Maori

Objectives		Comment
SASM-O1	Recognise and provide for wāhi tapu, wāhi taonga, and sites of significance in the District as being of cultural significance to tangata whenua through whakapapa, and ensure their protection from damage, modification or destruction from land use or other activities.	Consultation has been undertaken with the relevant tangata whenua representatives, and their written approval has been provided for the application. The proposed subdivision therefore achieves the relevant objectives and is consistent with the relevant policies.
SASM-O2	Recognise the customary practices of tangata whenua in support of the protection of wāhi tapu, wāhi taonga, and sites of significance.	
SASM-O3	Develop partnership between the Council, landowners and tangata whenua in the management of wāhi tapu, wāhi taonga, and sites of significance.	
Policies		
SASM-P1	To continue to identify, in partnership with tangata whenua, land within the District which contains wāhi tapu, wāhi taonga, and sites of significance.	
SASM-P2	To avoid, remedy or mitigate any adverse effects of activities on the values of wāhi tapu, wāhi taonga, and sites of significance.	
SASM-P3	To promote a greater awareness and understanding of wāhi tapu, wāhi taonga, and sites of significance of importance to tangata whenua.	
SASM-P4	To consult with tangata whenua on applications received by the Council for subdivision consents and resource consents relating to proposals affecting or potentially affecting a wāhi tapu, wāhi taonga or site(s) of significance identified in SASM-SCHED3 and shown on the Planning Maps.	
SASM-P5	To establish a schedule of key hapū / tangata whenua representatives who will be notified of, or consulted on, applications received for subdivision consents or resource consents relating to proposals affecting or potentially affecting wāhi tapu, wāhi taonga, or site(s) of significance.	

Ecosystems and Indigenous Biodiversity

Objectives		Comment
ECO-O1	Protect the District's areas of significant indigenous vegetation and/or significant habitats of indigenous fauna, particularly those within wetlands, braided rivers, and coastal margins, from activities that may adversely affect them.	The site does not contain any identified significant natural areas. These objectives and policies are therefore not relevant to the application.
ECO-O2	Maintain indigenous biodiversity within Central Hawke's Bay District.	
Policies		
ECO-P1	To identify Significant Natural Areas (being areas of significant indigenous vegetation and/or significant habitats of indigenous fauna) in the District where they meet one or more of the criteria below and describe these areas in ECO-SCHED5 and show their location on the Planning Maps.	

Natural Features and Landscapes

Objectives		
NFL-O1	Outstanding natural features and landscapes that are important to the identity of the District are retained and protected from inappropriate subdivision, use and development.	<p>While an Outstanding Natural Feature has been identified within the site, the proposed additional lots are located well clear of this feature, and therefore any potential adverse effects will be avoided. The proposed subdivision avoids compromising the values of the outstanding natural feature approximately 950m to the north-east of the site. The Pourērere, Aramoana and Blackhead Coastline ONF comprises the coastal cliffs from approximately Paoanui Point down to Blackhead Point. Very high landscape values are derived from the memorable steeply eroded coastal escarpments, which are visually striking. There is a very high level of expressiveness and aesthetic values, which is coupled with very high cultural values that feature frequently along this stretch of coastline. The subdivision in the inland basin does not affect the values of this ONF due to its distance from the ONF and its subservient scale to the ONF, including its coastal escarpments.</p> <p>The proposed subdivision is consistent with these objectives and associated policies.</p>
NFL-O2	The qualities and values of significant amenity features identified within the District are recognised and provided for, and considered when undertaking new subdivision, use and development.	

Subdivision

Objectives	Comment
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<p>SUB-O1</p>	<p>Subdivision of land that is consistent with the objectives and policies of the relevant zones and district-wide matters in the District Plan, including those relating to:</p> <ol style="list-style-type: none"> 1. safeguarding the rural land resource of Central Hawke’s Bay District from inappropriate subdivision (RLR – Rural Land Resource provisions in the District Plan); 2. the protection of areas identified as Outstanding Natural Landscapes and Features, Significant Natural Areas, areas of significant indigenous vegetation and significant habitats of indigenous fauna, and High Natural Character Areas from the adverse effects of inappropriate subdivision (NFL – Natural Features and Landscapes, ECO – Ecosystems and Indigenous Biodiversity, CE – Coastal Environment provisions in the District Plan); 3. the protection of historic heritage from the adverse effects of inappropriate subdivision, including historic heritage items, and sites and areas of significance to Māori (HH – Historic Heritage and SASM – Sites and Areas of Significance to Māori provisions in the District Plan); 4. managing adverse effects of inappropriate subdivision on Significant Amenity Features that contribute to the character and amenity values of the areas (NFL – Natural Features and Landscapes provisions in the District Plan); 5. managing adverse effects of inappropriate subdivision on the maintenance and enhancement of public access to and along the coast and the margins of lakes and rivers (CE – Coastal Environment and PA – Public Access provisions in the District Plan); and 6. promoting sustainable subdivision and building (SSB – Sustainable Subdivision and Building provisions in the District Plan). 	<p>It has been demonstrated that the proposed subdivision is consistent with the relevant district wide objectives and policies, although it must be noted that the proposed provisions are yet to be tested through the submissions and hearings processes, and therefore are far from settled.</p> <p>The relevant provisions related to the zoning of the land are yet to be determined, as the appropriateness of the proposed zoning has not yet been settled through the submissions and hearings processes.</p>
<p>SUB-O2</p>	<p>Lots created by subdivision are physically suitable for a range of land use activities allowed by the relevant rules of the District Plan.</p>	<p>The range of uses that might be permitted on the subject sites has yet to be confirmed. The proposed lots are</p>
<p>SUB-O3</p>	<p>The provision of appropriate services to subdivided lots, in anticipation of the likely effects of land use activities on those lots, so as to ensure the health and</p>	<p>however of sufficient size to accommodate the intended use, and are capable of being appropriately serviced in a</p>

	safety of people and communities, and the maintenance or enhancement of amenity values.	manner that will ensure the health and safety of future occupiers of the sites, and without adversely affecting the amenity values of the area. No significant risks from natural hazards have been identified within the site.
SUB-O4	Reverse sensitivity effects of subdivision on existing lawfully established activities (including network utilities) are avoided where practicable, or mitigated where avoidance is not practicable.	
SUB-O5	Avoidance of subdivision in localities where there is a significant risk from natural hazards, unless these can be mitigated without significant adverse effects on the environment.	
Policies		<p>The proposed subdivision is consistent with these policies because:</p> <ul style="list-style-type: none"> • The traffic impact assessment confirms that the existing road network can accommodate the additional traffic associated with the proposed subdivision; • Suitable provision can be made for on site services within each of the proposed lots; • The proposal is considered an innovative design, providing for additional rural living in a coastal environment in a manner that avoids any adverse effects on the amenity values of the area; • Communal open space is provided for within the development. Appropriate planting can be established with communal areas to enhance the amenity of the development. • Private pedestrian linkages will be provided through the balance land providing access for future residents directly to Pourerere Beach. • Private vehicle access within the site will be formed in accordance with Council standards;
SUB-P4	To integrate subdivision with the existing land transport network in an efficient manner which reflects expected traffic levels and the safe and convenient management of vehicles and pedestrians.	
SUB-P7	To ensure that where sites are not connected to a public water supply, wastewater disposal or stormwater disposal system, suitable provision can be made on each lot for an alternative water supply or method of wastewater disposal or stormwater disposal, which can protect the health and safety of residents and avoid or mitigate adverse effects on the environment.	
SUB-P8	To encourage innovative subdivision design consistent with the maintenance of amenity values.	
SUB-P9	To encourage the incorporation of public open space and plantings within subdivision design for amenity purposes.	
SUB-P10	To provide pedestrian and amenity linkages where useful linkages can be achieved or further developed.	
SUB-P11	To ensure that roads provided within subdivision sites are suitable for the activities likely to establish within the subdivision and are compatible with the design and construction standards of roads in the District which the site is required to be connected to.	

SUB-P12	To avoid or mitigate any adverse visual and physical effects of subdivision and development on the environment, including the appropriate underground reticulation of energy and telecommunication lines in order to protect the visual amenities of the area.	<ul style="list-style-type: none"> • All electricity and telecommunications services will be installed underground. • No significant adverse effects are anticipated in association with the minor earthworks required in association with the subdivision. • No reverse sensitivity effects are anticipated, however no complaints covenants are proposed to be registered on the new titles to ensure that future owners/occupiers are aware of the range of potential permitted activities that could be established in the vicinity of the development.
SUB-P15	To ensure that earthworks associated with constructing vehicle access, building platforms or services on land being subdivided will not detract from the visual amenities of the area, or have significant adverse environmental effects, such as dust, or result in the modification, damage or destruction of heritage items, archaeological sites or sites and areas of significance to Māori, cause natural hazards, or increase the risk of natural hazards occurring.	
SUB-P16	To avoid where practicable, or otherwise mitigate, potential reverse sensitivity effects of sensitive activities (particularly residential and lifestyle development) establishing near primary production or industrial activities and existing public works.	

Coastal Environment

Objectives		Comment
CE-O1	<p>Preservation of the natural character of the coastal environment of Central Hawke’s Bay, comprising the following distinctive landform of:</p> <ol style="list-style-type: none"> 1. rugged eroding grey mudstone cliffs; 2. steep limestone outcrops; 3. remnant dunelands and associated interdunal wetlands, small lakes and associated vegetation; 4. wide sweeping beaches; and 5. small settlements, recessed into bays, adjoining a number of sheltered beaches. 	<p>The proposed subdivision is consistent with these objectives and policies – refer to the detailed assessment provided by Hudson & Associates (Appendix 5).</p>
CE-O2	<p>Protection of the natural character of the coastal environment of Central Hawke’s Bay from inappropriate subdivision, use and development, and identify and promote opportunities for restoration or rehabilitation.</p>	
CE-O3	<p>Activities that have a functional need to locate in the coastal environment are provided for, where they do not compromise other significant values in the coastal environment.</p>	
Policies		
CE-P1	<p>To identify and map the coastal environment area of Central Hawke’s Bay consistent with the Hawke’s Bay Regional Coastal Environment Plan.</p>	
CE-P2	<p>To avoid significant adverse effects and avoid, remedy or mitigate other adverse effects on the natural character of the coastal environment area (particularly in the areas of high natural character identified on the Planning Maps and in CE-SCHED7); including adverse effects resulting from the following activities:</p> <ol style="list-style-type: none"> 1. drainage of coastal flats and wetlands; 2. earthworks within dunes and coastal escarpments; 	

	<ol style="list-style-type: none"> 3. buildings outside of the Large Lot Residential Zone (Coastal) within the coastal environment; 4. plantation forestry; and 5. use of vehicles on beaches and adjacent public land; <p>particularly where these have been identified as a threat to the values of a particular area of high natural character.</p>	
CE-P3	To avoid sprawling or sporadic subdivision and development in the coastal environment area.	
CE-P4	<p>To manage the activities that can occur in the coastal environment area, including:</p> <ol style="list-style-type: none"> 1. expansion and consolidation of existing coastal settlements; 2. the scale, location, design and use of structures, buildings and infrastructure; 3. earthworks; and 4. subdivision. 	
CE-P5	To recognise that there are activities which have a functional need to locate and operate within the coastal environment, and provide for those activities in appropriate places.	
CE-P6	<p>To require that proposed activities within the coastal environment area demonstrate that the activity is located appropriately, having regard to:</p> <ol style="list-style-type: none"> 1. the particular natural character, ecological, historical or recreational values of the area; 2. the extent to which the values of the area are sensitive or vulnerable to change; 3. opportunities to restore or rehabilitate the particular values of the coastal environment of the area; 4. the presence of any natural hazards and whether the activity will exacerbate the hazard and/or be vulnerable to it; 	

	<ol style="list-style-type: none"> 5. the impacts of climate change; 6. appropriate opportunities for public access and recreation; and 7. the extent to which any adverse effects are avoided, remedied or mitigated. 	
CE-P7	<p>To require that proposed activities within the coastal environment area minimise any adverse effects by:</p> <ol style="list-style-type: none"> 1. ensuring the scale, location and design of any built form or land modification is appropriate in the location; 2. integrating natural processes, landform and topography into the design of the activity, including the use of naturally occurring building platforms; 3. limiting the prominence or visibility of built form; and 4. limiting buildings and structures where the area is subject to the impacts of climate change and the related impacts of sea level rise, sea temperature rise and higher probability of extreme weather events; and 5. restoring or rehabilitating the landscape, including planting using local coastal plant communities. 	
CE-P8	<p>To encourage restoration and rehabilitation of natural character, indigenous vegetation and habitats, landscape features, dunes and other natural coastal features or processes.</p>	

Earthworks

Objectives		Comment
EW-01	Protect the safety of people and avoid, remedy or mitigate the adverse environmental effects of earthworks.	<p>The proposed new lots are located on relatively flat land. Minor earthworks will therefore be required in association with the proposed subdivision. Appropriate erosion and sediment control measures can be put in place to ensure that there are no adverse effects on the environment in association with the required earthworks.</p> <p>The proposed subdivision is consistent with these objectives and associated policies.</p>
EW-02	Ensure that the life-supporting capacity of air, water, soil and ecosystems is safeguarded and that adverse effects of mining, quarrying and hydrocarbon extraction activities on the environment are avoided, remedied or mitigated, while meeting the needs of the District (and wider Region) for minerals.	
Policies		
EW-P2	<p>To ensure earthworks are appropriately located and designed to avoid, remedy or mitigate adverse effects by:</p> <ol style="list-style-type: none"> 1. controlling volume and vertical extent of earthworks, to maintain the role, function and predominant character of each zone and reduce effects on neighbouring properties and the environment; and 2. controlling the movement of dust and sediment beyond the area of development, particularly to avoid nuisance effects and/or adverse amenity effects on neighbouring sites or any Council reticulated stormwater system. 	
EW-P3	To ensure that earthworks are designed to reflect natural landforms, and where appropriate, landscaped to reduce and soften their visual impact having regard to the character and visual amenity of the surrounding area.	
EW-P4	To require the re-pasture or re-vegetation of land where vegetation is cleared as a consequence of earthworks.	

General Rural Zone

Objectives		Comment
GRUZ-O1	The General Rural Zone is predominantly used for primary production activities and ancillary activities.	The use of the proposed lots for rural residential activities will not prevent the subject site as a whole being used predominantly for primary production activities, with the development area occupying only 5% of the total site area.
GRUZ-O2	<p>The predominant character of the General Rural Zone is maintained, which includes:</p> <ol style="list-style-type: none"> 1. low-density built form, with open space and few structures; 2. a predominance of rural and land-based primary production activities and associated buildings, such as barns and sheds; 3. sounds and smells associated with legitimate primary production activities; 4. existing rural communities and community activities, such as rural halls, reserves and educational facilities; 5. a landscape within which the natural environment (including farming and forest landscapes) predominates over the built one; and 6. an environmental contrast and clear distinction between town and country (including a general lack of urban infrastructure, such as street lighting, solid fences and footpaths). 	<p>The clustering of the proposed lots will protect the low-density built form of the remainder of the site.</p> <p>Urban infrastructure is not proposed.</p> <p>The effects on rural character have been assessed in detail by Hudson and Associates, and determined to be less than minor (the assessment contained in Appendix 5).</p> <p>Rural residential activities are not considered to be incompatible with primary productive land uses on surrounding farms.</p>
GRUZ-O3	Adverse effects of activities are managed to maintain rural character and amenity and, where applicable, the natural character and amenity values present within the coastal environment.	
GRUZ-O4	The primary productive purpose and predominant character of the General Rural Zone are not compromised by potentially incompatible activities establishing.	
Policies		
GRUZ-P2	To allow activities of a limited scale which support the function and wellbeing of rural communities and/or enjoyment of the rural environment, and contribute to the vitality and resilience of the District's economy, where adverse effects are avoided, remedied or mitigated.	The proposed development for residential use will support the function and wellbeing, and contribute to the vitality and resilience of the Pourerere community.

GRUZ-P4	To manage the bulk, scale and location of buildings to maintain the character and amenity of the rural area and, where applicable, to protect the natural character and amenity of the coastal environment.	The assessment undertaken by Hudson and Associates (Appendix 5) confirms that the future development of the sites can be undertaken in a manner that does not adversely effect the character and amenity of the coastal environment in this area.
GRUZ-P7	<p>To ensure incompatible activities do not locate in the General Rural Zone where the activity will:</p> <ol style="list-style-type: none"> 1. undermine the primary productive purpose and predominant character of the General Rural Zone; 2. constrain the establishment and use of land for primary production; and/or 3. result in reverse sensitivity and/or lead to land use conflict. 	<p>Residential activities are not considered to be incompatible with the range of normal farming activities able to be undertaken in the area.</p> <p>The clustering of the proposed lots will ensure that fragmentation of the subject site is avoided, with reduced lot sizes minimising the impacts on the ongoing use of the balance farm land for productive purposes.</p>
GRUZ-P8	To limit residential and rural lifestyle subdivision that results in fragmentation of the rural land and/or which limits the use of rural land for productive purposes.	