

PROPOSED DISTRICT PLAN MAY 2021

Mahere ā-Rohe Hukihuki
Mei 2021



**CENTRAL
HAWKE'S BAY**
DISTRICT COUNCIL



Have your say!

Submissions on the Proposed District Plan are open from 28 May 2021 to 5pm on 6 August 2021.

KIA ORA

We are proud to present our Proposed District Plan to the community for formal consultation. It is an exciting, forward-looking document that is strongly focused on the well-being of all of our people, including future generations.

In 2016 as your newly elected Council, we fast-tracked the District Plan Review as a major enabler for the District to deliver on our community's vision for the future, developed in Project Thrive.

In a Central Hawke's Bay of today – which is vastly different from when the review began in 2016 and with growth now at unprecedented levels, the decision to prioritise the review of the plan has paid off. The review has covered a vast range of topics: Protecting our vital productive soils, recognising the important kaitiaki role of tangata whenua, natural features and flora and fauna, encouraging sustainable building practices and renewable energy options, and defining how we will develop our urban and business areas.

It also sets out how we will manage things like how close we can build to our neighbours, car parking, and noise limits.

Protecting our vital productive soils is significant to us all. Twenty-five percent of our district's land area is classed as the highly productive Land Use Classification (LUC) 1, 2 & 3 – the best food producing soils. Farming provides half of our district's income and half of our employment opportunities. A strategy that allows us to sustainably manage our precious rural resources, while meeting the needs of our people and future generations, underpins this proposed plan.

We are fortunate that our District's projected growth can be accommodated within existing urban areas, making the most of existing infrastructure while limiting our impact on the rural areas. We will monitor this growth regularly to ensure future plan changes can keep pace with future demand.

We also recognise that rural lifestyles are important to our people, so the plan will continue to make 'lifestyle block' developments possible close to our urban areas. It will also provide for papakāinga and kaumātua housing opportunities to meet the social and housing needs of tangata whenua in our community.

The inclusion of modern measures that encourage sustainable building is also exciting. Our Proposed District Plan promotes and enables the use of renewable energy options and water conservation measures.

We are proud of our Council team. They spent a great deal of time developing the plan, and carrying out broad, comprehensive community consultation and targeted engagement.

Our communities and property owners shared their valuable knowledge and experience, which enabled the team to prepare this new vision.

We know there is more we could have done in our review of the District Plan, but we recognise that the provisions of the Proposed Plan now provide a strong framework for addressing

future issues. Our programme of rolling reviews will enable us to respond to projected growth demands in the District while building and strengthening our relationship with tangata whenua.

Now it is time to publicly notify the Proposed District Plan and call for official submissions on it in the formal Resource Management Act process. There is much more in the plan than we can cover here – we encourage you to read it, understand how it might impact you, and have your say at www.chbdc.govt.nz/district-plan.

Following the submission period, a formal hearing will be held where submitters can speak directly to the qualified commissioners who weigh up the evidence. The Council will take their decisions into account before endorsing the final version of the plan.



Alex Walker

Mayor of Central Hawke's Bay



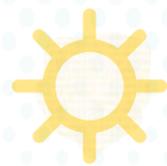
Monique Davidson

Chief Executive Officer

Together we Thrive!

E ora ngātahi ana!

OUR PROPOSED DISTRICT PLAN



Having your say is easy!

Lodge your submission on our proposed district plan by visiting www.chbdc.govt.nz/district-plan or deliver your submission to the Council office in Waipawa by post or in person.

Submissions close on Friday 6 August 2021 at 5pm.

What is a District Plan?

A District Plan is the 'rule book' that helps us sustainably manage 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. Our current District Plan is nearly 20 years old and it's time to update it so it reflects who we are today and our aspirations for the future.

To help explain the provisions of the Proposed District Plan, we have identified the following five key messages:

1. Providing for Sustainable Growth
2. Protecting our Land Resources
3. Differentiating Coastal Settlements and Rural Townships
4. Recognising our Cultural Values and Heritage Areas
5. Protecting our Unique Landscape

These messages are discussed in more detail on the following pages.

Some provisions in the Proposed Plan have immediate legal effect from the date of notification. Councils website includes more detailed information about what these provisions are and where you can find them in the Plan.

The Proposed District Plan looks different to the draft

We released the Draft District Plan for consultation in 2019. At the same time, the Government released the National Planning Standards for District Plans.

The purpose of the standards is to provide nationally consistent structure, format, definitions, electronic functionality, and accessibility for district and regional plans across the country. Councils are legally required to adopt the standards.

Adopting the standards meant that the structure and format of the Draft District Plan had to change as it evolved into the Proposed District Plan. The main outcomes of the Proposed District Plan did not change, but you'll notice a few differences:

- Chapter order and titles
- Provision numbering and presentation
- Changes to zone titles
- Definitions updated (which led to alterations to some provisions).

How have we got here?

In late 2016, the newly elected Council prioritised the District Plan as a key project for the future of Central Hawke's Bay.

In 2017, in the development of Project Thrive, the community spoke clearly around areas of importance to them for the future of our District.

In April 2019 we released the Draft District Plan for community consultation. Changes were made as a result of feedback from communities, stakeholders and property owners. Everyone's valuable feedback helped us develop the Proposed District Plan, which is now open for formal submissions.

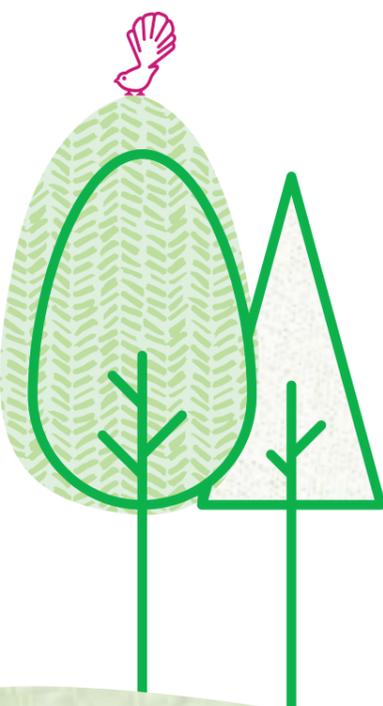
Together we Thrive!
E ora ngātahi ana!

Proud District
Prosperous District
Connected Citizens
Strong Communities
Smart Growth
Environmentally Responsible
Durable Infrastructure

District Plan Development Process



— Informal Phase — Legislative Formal Phase ✓ Completed ⚙️ In Progress



1. Protecting our land resources

Our District contains highly productive land that should be protected for future generations. We're introducing three new rural zones to make it easier to look after our soils.

Central Hawke's Bay has some areas of regionally and nationally significant productive and versatile land – land that is naturally fertile and can be used for a range of different food producing purposes. We need to manage how this land is used and developed so these valuable soils can be protected.

One of the ways that the Proposed District Plan helps us look after these areas is by introducing new rural zones that recognise the different land use capability values of the soils within them.

Of the 84,000 hectares of Land Use Classification type 1,2 &3 land in the District, over a quarter is concentrated in areas which make it highly productive and highly versatile land.

The Rural Production Zone and the **General Rural Zone** recognise the productive value of the District's soils. Provisions in those zones manage land use activities and introduce new subdivision site sizes.

The Rural Lifestyle Zone contains provisions for rural residential lifestyle development.

Looking in detail at our productive land, we've found that even land that has lower productivity and versatility still has potential and warrants some protection.

These new provisions also get the Proposed District Plan ready for the introduction of the National Policy Statement Highly Productive Lands, that Council will need to implement in the future.

Key changes

- Introduced three new rural zones to protect our most versatile and productive soils
- Created a new rural living zone to direct rural lifestyle subdivision
- Restricted the minimum lot size in the rural production zone to protect our productive land
- Placed limits on industrial and commercial activities in the rural zone not related to rural activities.



2. Providing sustainable growth

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

Central Hawke's Bay is projected to grow quickly towards a population of nearly 20,000 over the next 10 years – with 1500 new houses across the district.

Working with experts, we have weighed our projected population growth against the current housing capacity in our main towns, and identified how we can manage anticipated growth sustainably.

The Proposed District Plan addresses the need for papakāinga and kaumātua housing and marae-based activities, to ensure that the social and housing needs of tangata whenua in our community are recognised and provided for.

We've identified where future residential and industrial growth might occur, and will encourage compact urban development within existing urban areas first.

We've been monitoring existing land availability so we know our urban areas can accommodate more housing.

Urban and rural township subdivision rules in Otāne will be tightened up to limit urban sprawl. We're proposing new rural subdivision rules to protect the District's important productive soils and versatile land that still allows people to live in and enjoy our rural environments.

The Proposed District Plan encourages developers to use sustainable subdivision and design approaches in our urban environments, like rainwater harvesting, solar power, and low impact stormwater solutions. There are other methods in addition to the proposed plan to encourage sustainable development too, like the Three Waters Bylaw Review.



Key changes

- Limiting where and how often rural subdivision can occur
- Stronger urban boundaries to limit urban sprawl and maximise infrastructure.
- Creating provisions that enable papakāinga and marae based activities
- Making it easier to implement sustainability solutions like solar panels and rainwater harvesting.

3. Coastal settlements and rural townships

Our coastal environment is special and has different land and resource use issues to other parts of the District.

Central Hawke's Bay is home to diverse communities with different needs. The Proposed District Plan recognises this by treating our rural townships and coastal settlements differently.

The New Zealand Coastal Policy Statement requires our Proposed District Plan to identify and protect coastal areas because they are fragile in ways that inland areas are not. The Proposed District Plan provisions can help us protect our coastal environment's natural character and landscapes, and manage coastal settlement sizes.

The Proposed District Plan provides for commercial, retail, and industrial activities and subdivision sizes that are appropriate for the scale and character of the coastal and rural settlements. It also takes into account the natural hazards that could affect development in the coastal environment. Our rural townships reflect the rural service nature of these communities, and we'd like to continue enabling this type of development.

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



Key changes

- Clarifying the roles of different types of activities (such as shops and industry) that can occur in coastal settlements and rural townships that is appropriate to their character
- Limiting new subdivision outside of existing boundaries
- New provisions to protect the unique character of our coastal settlements and our diverse rural townships.

4. Recognising our cultural values and heritage areas

Our District has a proud history and it's vital we recognise areas of significance to tangata whenua, marae and our community.

Recognition of tangata whenua is part of the plan right from its opening pages of strategic context through to ensuring specific protection for identified sites of cultural significance, including wahi tapu and taonga, from activities like earthworks and vegetation clearance.

We've worked with Heritage New Zealand to develop a register of sites of heritage significance. We've also created registers of historic buildings and notable trees. The Proposed District Plan contains provisions to protect these sites, buildings, and trees.

We acknowledge that there is more to be done to identify and protect sites of significance to tangata whenua. We're committed to developing a more comprehensive list and appropriate methods of protection

in partnership with the hapū and the nine marae of our District.

Specific tangata whenua sections of the Proposed District Plan have been developed in partnership with Taiwhenua o Tamatea. The need for papakāinga and kaumātua housing and marae-based activities are addressed in the Proposed District Plan, to provide for the social and housing needs of the tangata whenua in our community.

This piece of work will progress beyond the notification of the Proposed District Plan.

Protection of our cultural & heritage values are an important part of aspirations for a proud district and ensuring growth and development doesn't compromise our unique identity.

Key changes

- Introduction of the District Plan's first ever chapter on historical and cultural values
- Strengthened provisions to identify and protect sites of significance to Māori
- Strengthened the opportunities for ongoing partnership with tangata whenua on cultural values and issues
- Aligned provisions to protect historic heritage with the National Historic Places Trust Register.

5. Protecting our unique landscapes

Our landscapes and natural environment are precious and we need to make sure they are protected for future generations.

Experts helped us review the existing Significant Natural Areas in our District so we could confirm the indigenous flora and fauna resources that we want to protect. Sadly, there aren't many areas like these left in our District, so the Proposed District Plan contains targeted provisions to protect our remaining Significant Natural Areas. Our consulting ecologist has spent many hours in the field assessing SNAs to accurately determine the biodiversity values of these areas.

A Landscape Architect also carried out a district-wide landscape assessment, and an assessment of the natural character of the coastal environment. We were able to identify a new Outstanding Natural Landscape and 11 natural features that we want to protect in the future.

If you'd like to learn more about how our Proposed District Plan

recognises and provides for protection of our unique landscapes head to the Natural Environmental Values Chapter (ECO) Natural Features and Landscapes (NFL) and Natural Landscapes Schedule (NFL- SCHED6) to learn more.

Provisions in the Proposed District Plan recognise farming as the primary activity in our rural district as an underlying principle.



Silver Range – Elsthorpe
A Proposed Outstanding Natural Feature

Key changes

- Identification and protection of our iconic natural features for the first time like Silver Range
- Identified the Ruahine Ranges – recognised as the District's only outstanding natural landscape
- Identified a number of significant natural areas to protect the District's indigenous flora and fauna.

Want to know more?

You can read the Proposed District Plan and learn more about the process on our website at www.chbdc.govt.nz/district-plan. Or, you can visit our Service Centres in Waipukurau (Pop-up located at the Old Railway Station), the Council Office in Waipawa, or at Waipawa Library.

Want to talk?

Come and talk to one of our Planners in person or over Zoom.

You can ask specific questions or seek clarification on the Proposed District Plan.

Council Planners and consultants will be happy to answer specific questions, or give you general clarification about the plan. They can also help you understand how to go about making a formal submission.

Book a time to meet a Planner, over the phone, or on Zoom by ringing Council on **06 857 8060** or emailing districtplan@chbdc.govt.nz.

Want to make a submission?

Anyone can make a submission on the Proposed District Plan. You can do it online at www.chbdc.govt.nz/district-plan or by completing a paper submission form available at the Council Service Centre in Waipukurau, office in Waipawa, or Waipawa Library. The submission form is also on the back page of this brochure.

For tips on making a submission, go to www.chbdc.govt.nz/district-plan

Here's how you can lodge your submission:

Email:
districtplan@chbdc.govt.nz

Post:
Central Hawke's Bay District Council,
PO BOX 127, Waipawa 4240

Drop off:
Central Hawke's Bay District Council Offices
28 – 32 Ruataniwha Street, Waipawa

Drop-in sessions with staff and Planners

JUNE		
9 June	Council Chambers Ruataniwha Street, Waipawa	9am - 12pm
16 June	Te Taiwhenua o Tamatea Offices Kitchener Street, Waipukurau	1pm - 3pm
23 June	Council Chambers Ruataniwha Street, Waipawa	11am - 1pm
30 June	Council Chambers Ruataniwha Street, Waipawa	11am - 1pm
JULY		
7 July	Te Taiwhenua o Tamatea Offices Kitchener Street, Waipukurau	1pm - 3pm
14 July	Council Chambers Ruataniwha Street, Waipawa	3pm - 6pm
21 July	Council Chambers Ruataniwha Street, Waipawa	3pm - 6pm
28 July	Te Taiwhenua o Tamatea Offices Kitchener Street, Waipukurau	9am - 12pm
AUGUST		
4 August	Council Chambers Ruataniwha Street, Waipawa	3pm - 6pm

If you have other questions about the Proposed District Plan, check out www.chbdc.govt.nz/district-plan, or email districtplan@chbdc.govt.nz

Tell us your thoughts

Submissions on the Proposed District Plan are open from Friday 28 May to Friday 6 August 2021 at 5pm.

There is a submission form on the back page of this brochure, or you can go to www.chbdc.govt.nz/district-plan.



Proposed District Plan submission form

Clause 6 of the First Schedule, Resource Management Act 199.

Feel free to add more pages to your submission to provide a fuller response.

To: Central Hawke's Bay District Council			
1. Submitter details			
Full Name	Last	First	
Company/Organisation (if applicable)			
Contact Person (if different)			
Email Address			
Address			Postcode
Phone	Mobile	Home	Work
2. This is a submission on the Proposed District Plan for Central Hawke's Bay			
3. <input type="checkbox"/> I could <input type="checkbox"/> I could not – gain an advantage in trade competition through this submission <i>(Please tick relevant box)</i>			
<i>If you could gain an advantage in trade competition through this submission please complete point 4 below:</i>			
4. <input type="checkbox"/> I am <input type="checkbox"/> I am not – directly affected by an effect of the subject matter of the submission that:			
(a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition. <i>(Please tick relevant box if applicable)</i>			
<i>Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.</i>			
5. <input type="checkbox"/> I wish <input type="checkbox"/> I do not wish – to be heard in support of my submission in person <i>(Please tick relevant box)</i>			
6. <input type="checkbox"/> I will <input type="checkbox"/> I will not – consider presenting a joint case with other submitters, who make a similar submission, at a hearing. <i>(Please tick relevant box)</i>			
7. Do you wish to present your submission via Zoom? <input type="checkbox"/> Yes <input type="checkbox"/> No			
8. Please complete section below <i>(insert additional boxes per provision you are submitting on):</i>			
The specific provision of the plan that my submission relates to:			
Do you: <input type="checkbox"/> Support <input type="checkbox"/> Oppose <input type="checkbox"/> Amend <i>(Please tick relevant box)</i>			
What decision are you seeking from Council?			
Reasons:			
Please note: All submissions will be treated as public documents and will be made available on Council's website. However, you may request that your contact details (but not your name) be withheld. If you want your contact details withheld, please let us know by ticking this box. <input type="checkbox"/>			

