

OCEAN BEACH SPECIAL CHARACTER ZONE PROPOSED CHANGES TO THE HASTINGS DISTRICT PLAN

KEY

Underlined Italics = Explanatory text

Black Text = Amendments and additions to existing District Plan text

Shaded Text = Original District Plan text

SECTION 2.7 COASTAL ENVIRONMENTAL STRATEGY

2.7.1 INTRODUCTION

At present the Hastings District's Coastal Environment is managed through a range of policies and rules, spread through the District Plan. This is likely to continue. However a strategy for the management of the effects of activities in the area is reflected in the Coastal Environment Strategy to ensure an integrated and comprehensive approach to the sustainable management of the resource. Subsequent to the Coastal Environment Strategy a comprehensive planning framework has been formulated for the Ocean Beach area, with emphasis on providing sufficient development yield for a community, whilst minimising the development footprint and protecting the areas of highest natural and character value.

2.7.2 RESOURCE MANAGEMENT ISSUES

- ***Providing for the sustainable development of coastal settlements in the Hastings District***

Waimarama, Te Awanga, Haumoana, Waipatiki and Whirinaki are all well established residential coastal settlements, which have developed over a period of time. Each settlement originally developed as a bach community, but now variously functions as both permanent residential settlements and holiday areas. The provision of commercial and service activities in these communities also reflects their permanence as residential localities.

The continued expansion of these communities is presently constrained by a lack of suitable land, infrastructural limitations, and the necessity to integrate their future development with the wider residential strategies of the Hastings District.

The Ocean Beach settlement is located on Maori owned land. This settlement is less well developed and has limited legal status as the leases there have not been renewed.

However, the Ocean Beach Special Character Zone provides for a comprehensive community development that will significantly increase the local population and resolve the legal issues surrounding the existing settlement. The zone provisions also address the service infrastructure issues associated with increased development.

The coastal communities are also an integral part of the amenity of the coast and their future form and scale needs to be consistent with the overall direction of use, activity and development in the Coastal Environment. The community will need to establish a balance between continuing demand for permanent and temporary housing in the coastal areas of the Hastings District, and the environmental values that it wishes to protect.

- ***Existing bach settlements are not properly provided for***

The Hastings District's Coastal Environment contains small bach communities at Waipatiki, Tangoio and Ocean Beach. While Waipatiki and Ocean Beach has land zoned for residential activity, Tangoio is located in the Rural Zone.

Ocean Beach

~~The limited status of Ocean Beach has contributed positively to its form, and scale, and it has accordingly developed a unique character, the typifies the bach nature.~~

~~During the life of the District Plan the Council will need to examine the future of this settlement, its long term location, design and its significance to the wider community. The Council will need to balance the impact of seeking to address the long term future of this area, against the changes that could occur to their character and as a result of any modification to its status or size.~~

Future development in the Ocean Beach area will be controlled by way of the Ocean Beach Special Character Zone, which establishes a comprehensive planning framework designed to balance community and environmental needs.

Tangoio

The Tangoio settlement...

2.7.3 OBJECTIVES

- ***CE02 To ensure development in the Ocean Beach Special Character Zone proceeds in accordance with the Ocean Beach Development Plan, the Ocean Beach Indicative Concept Plan and the provisions associated with the Ocean Beach Special Character Zone.***

2.7.4 POLICIES

- ***CEP3 Review the legal and practical future of the existing bach community at Ocean Beach as part of the Hastings District Coastal Environment Strategy***

Explanation

This bach community has limited legal status. This has restricted its development rights, but has also resulted in a form, style and density that has contributed to its unique 'bach' appeal. As part of the implementation of the Hastings Coastal Environment Strategy Council is examining how its style, form and contribution to the character of the coast and District can be maintained and enhanced.

- **CEP3** *Ensure future development at Ocean Beach proceeds in an integrated and co-ordinated manner via the Ocean Beach Development Plan, the Ocean Beach Indicative Concept Plan and the provisions associated with the Ocean Beach Special Character Zone.*

Explanation

The Ocean Beach Development Plan and the Ocean Beach Indicative Concept Plan in conjunction with sub-zone provisions within the Ocean Beach Special Character Zone establishes a comprehensive planning framework which balances community and environmental values, and includes special mechanisms for co-ordinated development. Rigorous implementation of the relevant provisions is required to ensure that desirable community and environmental outcomes are achieved.

2.7.5 METHODS

- **Hastings District Plan**

Rural, Plains, Coastal Residential Zones: These zones have land within the Coastal Environment.

Ocean Beach Special Character Zone (Section 11.4): This zone and the associated Ocean Beach Development Plan, Ocean Beach Indicative Concept Plan and the Sub-Zones within the Ocean Beach Special Character Zone together establish a comprehensive planning framework for Ocean Beach, which respects the high natural values in the area whilst providing for a critical threshold of settlement required to support community services and maximise sustainability.

Landscape Areas – RMU (Section 12.2): ...

SECTION 2.8 RURAL RESOURCE STRATEGY

2.8.1 INTRODUCTION

Ninety two percent of the Hastings Districts land area can generally be described as rural in nature, and is predominantly used by activities that rely on the natural resources of the environment. This rural area is covered by a Rural Zone, a Plains Zone, a Rural Residential zone, and the Te Mata, Tuki Tuki and Ocean Beach Special Character Zones. This 'rural' resource...

2.8.2 RESOURCE MANAGEMENT ISSUES

- ***Pressure on the Rural Resource Close to Urban Centres.***

There is significant pressure on rural land close to the urban centres of Hastings and Havelock North to accommodate additional residential, commercial and industrial activities. The Ocean Beach Special Character Zone and associated sub-zones also provides for urban and rural activities to locate within close vicinity. This demand is generated from activities which seek to complement the agricultural activities in the area, and from those who desire to utilise the rural ambience...

2.8.5 METHODS

- **Hastings District Plan**

Te Mata, Tukituki and Ocean Beach Special Character Zones (Section 11.1, 11.2 and 11.4): These Special Character Zones in the District Plan enable Council to recognise areas which have a particular combination of Resource Management Issues, and to target Objectives, Policies and the regulatory environment to achieve a range of particular Outcomes.

SECTION 4.0 INFORMATION REQUIREMENTS FOR SUBDIVISION AND RESOURCE CONSENT APPLICATIONS

4.4 INFORMATION TO BE SUBMITTED WITH LAND USE CONSENT APPLICATIONS

- (i) In the Ocean Beach Special Character Zone 'Comprehensive Development Plans', a 'Village Centre Outline Concept Plan' and a 'Conservation Management Plan' must be approved as a land use consent at the same time as (if not already granted) subdivision or land use consents are sought for more specific activities. The Comprehensive Development Plans and Village Centre Outline Plan must be for entire 'Comprehensive Development Areas' as identified on the Enlargement Planning Maps for the Ocean Beach Special Character Zone and will ensure that development in the zone proceeds in an orderly and co-ordinated manner. The information requirements for the Comprehensive Development Plans, Village Centre Outline Concept Plan and Conservation Management Plan are very specific and comprise the following:
 - (1) The first Comprehensive Development Plan or Village Centre Outline Plan shall include a plan showing how primary infrastructure (roads, water, stormwater and wastewater infrastructure) will connect to each of the individual Ocean Beach Comprehensive Development Areas.

- (2) In addition to other relevant matters, Comprehensive Development Plans should include the following:
- A 'Context Plan' showing the proposed development in the context of the wider Ocean Beach landscape, development, and street and open space system;
 - Open space plan showing proposed street and open space layout including carriageways, kerbs, footpaths, walkways and indicative type of paving;
 - Any mid-block shared access lanes and parking courts;
 - Position and general type of all street trees (precise species to be confirmed later);
 - Proposals for all open space and framework planting;
 - Indicative location of physical infrastructure;
 - Indicative building types and footprints; and
 - Indicative earthworks.
- (3) A Comprehensive Development Plan for the Ocean Beach Equestrian Sub-Zone should also include:
- Location, bulk and form of all buildings, and a visual analysis of these from and along the beach.
- (4) The Village Centre Outline Concept Plan for the Ocean Beach Village Centre Sub-Zone should also include:
- Indication of siting, bulk and form of public and community buildings;
 - Location and layout of a central, predominantly green communal space shown as the "Village Green" on the Ocean Beach Indicative Concept Plan;
 - Intended location of commercial buildings and activity;
 - Intended street edge conditions indicating general location and frequency of building entrances, location and extent of verandas and shopfronts;
 - Indicative location of physical infrastructure;
 - Indicative bulk and form of development including location of building frontages; and
 - Private and public car-parking arrangements.
- (5) The Comprehensive Development Plan for the Ocean Beach Commercial Service Sub-Zone should also include a technical landscape report which addresses:
- The visual impact development will have on the entry to the Ocean Beach Special Character Zone;
 - The visual impact development will have on the Ocean Beach Special Character Zone as a whole; and
 - How these visual impacts will be avoided, remedied or mitigated.

- (6) The Conservation Management Plan for the Ocean Beach Rural Conservation Sub-Zone should include:
- A statement of the vision, objectives and management principles for the Sub-Zone, including:
 - Habitat restoration
 - Biodiversity enhancement
 - Recreation
 - Protection of cultural and historic values
 - Education and awareness
 - Guidelines for managing the duneland conservation management area, including the identification of all significant natural and physical sites, features and other special characteristics;
 - A proposed action programme and timing of conservation and conservation-related works and activities, including:
 - Pest management
 - Vegetation enhancement
 - Scientific research
 - Public involvement

SECTION 13.2 NETWORK UTILITIES DISTRICT WIDE ACTIVITY

13.3.7 RULES

13.3.7.3 RESTRICTED DISCRETIONARY ACTIVITIES

- (a) For the following activities, the Council will restrict the exercise of its discretion to the ability of the activity to achieve the particular Performance Outcome(s) of the General or Specific Performance Standard(s) and Terms in Sections 13.3.8 and 13.3.9 which it fails to meet and the ability of the activity to meet the remaining General or Specific Performance Standards and Terms in Sections 13.3.8 and 13.3.9. Council will, in addition to the existing provisions, restrict its discretion to the ability of the activity to achieve the particular outcome(s) of the General or Specific Performance Standards and Terms in Sections 14.1.8 and 14.1.9.

- *ANY PERMITTED OR CONTROLLED ACTIVITY NOT MEETING ONE OR MORE OF THE RELEVANT GENERAL PERFORMANCE STANDARDS AND TERMS 13.3.8.1 TO 13.3.8.7 OR SPECIFIC PERFORMANCE STANDARDS AND TERMS 13.3.9.1*
- *NETWORK UTILITIES FOR WHICH THE LAYOUT WAS APPROVED UNDER RULE 11.4.7.2 AS PART OF THE FIRST COMPREHENSIVE DEVELOPMENT PLAN OR VILLAGE CENTRE OUTLINE PLAN IN*

THE OCEAN BEACH SPECIAL CHARACTER ZONE, AND WHICH MEETS THE GENERAL PERFORMANCE STANDARDS AND TERMS 13.3.8.1 TO 13.3.8.7 AND SPECIFIC PERFORMANCE STANDARDS AND TERMS 13.3.9.1 TO 13.3.9.2

For the purposes of clarification subsequent applications for network utilities in the individual Comprehensive Development Areas in the Ocean Beach Special Character Area cannot be considered under this rule and must be preceded by a Comprehensive Development Plan or Village Centre Outline Concept Plan approved under Rule 11.4.7.2 or 11.4.7.3.

- (b) Applications for Restricted Discretionary Activities...

13.3.9 SPECIFIC PERFORMANCE STANDARDS AND TERMS

Add the following additional standard:

13.3.9.2 NETWORK UTILITIES IN THE OCEAN BEACH SPECIAL CHARACTER ZONE FOR WHICH THE LAYOUT WAS APPROVED UNDER RULE 11.4.7.2

- (1) The layout of the network utility/ utilities must be in accordance with that in the Comprehensive Development Plan / Village Centre Outline Plan approved under rule 11.4.7.2.

13.3.11 ASSESSMENT CRITERIA FOR RESTRICTED DISCRETIONARY AND DISCRETIONARY ACTIVITIES

Add the following additional criteria

- (9) **Network Utilities in the Ocean Beach Special Character Zone which do not meet Specific Standard 13.3.9.2 (Discretionary Activity)**

- (a) The extent to which the layout of the network infrastructure will undermine the development of individual Comprehensive Development Areas in line with the Ocean Beach Development Plan and Indicative Concept Plan.

SECTION 13.4 EARTHWORKS

13.4.8 GENERAL PERFORMANCE STANDARDS AND TERMS

| ZONE | VOLUME | CRITERIA |
|--|--------------------|--|
| Rural (except Ocean Beach Rural Sub-Zones) | 2000m ³ | Per hectare of property per annum for all activities (including forestry activities occurring in a |

| ZONE | VOLUME | CRITERIA |
|---|-------------------|---|
| | | SLCA) |
| Rural (except Ocean Beach Rural Sub-Zones) | Unrestricted | For all forestry activities not in a SCLA |
| Plains | 100m ³ | Per hectare of property per annum |
| Residential (including Ocean Beach Residential Sub-Zones) | 25m ³ | Per property per annum |
| Urban | 25m ³ | Per property per annum |
| Ocean Beach Rural Sub-Zone | 500m ³ | Per hectare per property per annum |
| Ocean Beach Rural Conservation Sub-Zone | 500m ³ | Per property per annum |
| Ocean Beach Rural Equestrian Sub-Zone | | |
| - Cluster Housing Lots | 25m ³ | Per property per annum |
| - All other | 500m ³ | Per property per annum |

SECTION 13.5 COMMUNITY FACILITIES, RECREATION AND MARAE

13.5.2 RESOURCE MANAGEMENT ISSUES

- The establishment of appropriate community and recreation facilities will play an important role in creating a fully functioning, sustainable community at Ocean Beach*

The Ocean Beach Special Character Zone provides for the development of a comprehensive community at Ocean Beach. The provisions of this chapter allow for appropriate community and recreation facilities to establish in line with the zone provisions, although more detailed guidance on the types of facilities sought for the area is included in Section 11.4 'Ocean Beach Special Character Zone'.

13.5.8 GENERAL PERFORMANCE STANDARDS AND TERMS

For the purposes of clarification standard 13.5.8.1 relating to yard setbacks and building height shall not apply to community facilities, recreation facilities and marae located within the Ocean Beach Village Centre and Residential 1 Sub-Zones. For community facilities, recreation facilities and marae located in these areas the zone-based building standards shall prevail, in particular these are:

- Ocean Beach Village Centre Sub-Zone – Standards 11.4.16.1 (e) - (h); and 11.4.17.2 (e)
- Ocean Beach Residential 1 Sub-Zone – Standards 11.4.16.2 (a) – (f)

In this instance the zone-based standards prevail because these sub-zones form integral components of the Ocean Beach Special Character Zone, and the standards are directed to realise an intimate, walkable and high quality environment based on urban design principles.

13.5.9 SPECIFIC PERFORMANCE STANDARDS AND TERMS

For the purposes of clarification standard 13.5.9.1, 13.5.9.3 and 13.5.9.4 relating to site density and coverage, accessory buildings and yard setbacks and building height shall not apply to community facilities, recreation facilities and marae located within the Ocean Beach Village Centre and Residential 1 Sub-Zones. For community facilities, recreation facilities and marae located in these areas the zone-based building standards shall prevail, in particular these are:

- Ocean Beach Village Centre Sub-Zone – Standards 11.4.16.1 (e) - (h); and 11.4.17.2 (e)
- Ocean Beach Residential 1 Sub-Zone – Standards 11.4.16.2 (a) – (f)

In this instance the zone-based standards prevail because these sub-zones form integral components of the Ocean Beach Special Character Zone, and the standards are directed to realise an intimate, walkable and high quality environment based on urban design principles.

SECTION 13.10 INDIGENOUS VEGETATION AND HABITATS OF INDIGENOUS FAUNA

13.10.2 RESOURCE MANAGEMENT ISSUES

- ***The Ocean Beach coastal dunes are a valuable dune ecosystem hosting indigenous dune vegetation. Increased usage of the beach associated with the Ocean Beach Special Character Zone must be managed to ensure damage to the dune ecosystems is minimised.***

Dune ecosystems are particularly fragile and can be irreparably damaged by unrestrained access by pedestrians and vehicles. This issue is of heightened importance within the Ocean Beach area as the Ocean Beach Special Character Zone provides for a new, comprehensive community development in this area.

13.10.3 OBJECTIVES

- **IN05** *To maintain the integrity of the dune ecosystem within the Ocean Beach Special Character Zone*

13.10.4 POLICIES

- **INP6** *Create formal access points through the coastal dunes within the Ocean Beach Special Character Zone in order to protect valuable indigenous dune vegetation and the wider dune ecosystem.*

Explanation:

The Ocean Beach Special Character Zone provides for the development of the Ocean Beach area within a balanced development and conservation framework. This will result in increased beach usage and pressure on the dune ecosystems. Creating formal access points will prevent informal pathways developing throughout the dune system and minimise dune damage.

13.10.5 ANTICIPATED OUTCOMES

It is anticipated that the following outcomes will be achieved:

- Provision for access through the coastal dunes within the Ocean Beach Special Character Zone at strategic locations where damage and loss of indigenous dune vegetation is minimised.

13.10.7 RULES

13.10.7.1 PERMITTED ACTIVITIES

- *PEDESTRIAN AND MAINTENANCE VEHICLE ACCESS THROUGH THE COASTAL DUNES WITHIN THE OCEAN BEACH SPECIAL CHARACTER ZONE IN ACCORDANCE WITH THE OCEAN BEACH DEVELOPMENT PLAN AND THE OCEAN BEACH INDICATIVE CONCEPT PLAN*

13.10.8 GENERAL PERFORMANCE STANDARDS AND TERMS

13.10.8.2 Pedestrian and Maintenance Vehicle Access through the Coastal Dunes within the Ocean Beach Special Character Zone

- The access must be in accordance with an approved Comprehensive Development Plan, Village Centre Outline Concept Plan or Conservation Management Plan.
- The access will not result in removal and/or modification of more than 100m² of indigenous dune vegetation.

SECTION 14.1 TRAFFIC SIGHTLINES, PARKING, ACCESS AND LOADING

14.1.1 INTRODUCTION

Add the following extra paragraph after the existing text:

Council may also approve variations to the Standards outlined in this Section for specific cases within the Ocean Beach Special Character Zone. This will only be acceptable where it can be demonstrated that achieving compliance will compromise the specific urban design and resource management outcomes sought for that area, and where alternative approaches can ensure access, parking and loading is provided to an adequate standard.

14.1.2 RESOURCE MANAGEMENT ISSUES

Amend the following existing resource management issues:

- ***Provision of off-street public carparking in the Central Commercial Zones.***

While many developers and landowners provide parking on their sites, there are sometimes physical limitations in activities being able to achieve on-site parking. Additionally, within the Central Retail Core of the Hastings Central Commercial Zone, some sites have been exempted by the Council (in part or in full) from providing on-site parking. This is in an effort to retain contiguous retail frontage in these areas to achieve a compact shopping area. The provision of off-street public car parking in the Central Commercial Zones, including the Ocean Beach Village Centre Sub-Zone, can therefore provide an important carparking resource which complements private on-site parking and can help to ensure that adequate off-street parking exists to make the areas functional, attractive and convenient for people visiting the areas.

14.1.4 POLICIES

- ***TSP13 Visitor parking to all forms of activity within the Ocean Beach Village Centre Sub-Zone is to be provided at the street edge on the street, in shared parking areas at the centre of the street blocks, and in designated areas within adjacent open spaces. Extensive on-site parking is not required because it has the potential to compromise the urban design outcomes sought for this Sub-Zone.***

Explanation

Whilst some on-site parking will be required to reasonably meet parking demand, extensive on site car parking is not required in the Ocean Beach Village Centre Sub-Zone. This is because large on-site parking areas / buildings can compromise urban design outcomes, particularly the spatial definition of streets and the quality of the street edge.

14.1.5 METHODS

Amend bullet points as follows:

- **Hastings District Plan**

Rules which seek to ensure accessible off-street parking and loading facilities are provided for in the Parking, Loading and Access Section of the Hastings District Plan. Dispensation for non-compliance in the Ocean Beach Special Character Zone may be allowed in certain circumstances where variations to Standards can be justified.

14.1.8 GENERAL PERFORMANCE STANDARDS

14.1.8.4 PROVISION OF ON-SITE PARKING

| TYPE OF ACTIVITY | MINIMUM NUMBER OF CARPARKING SPACES |
|---|--|
| <i>Commercial activities in the Ocean Beach Village Centre Sub-Zone</i> | <i>1 space on-site for each 90m² gross floor area of commercial space</i> |

14.1.10 ASSESSMENT CRITERIA FOR RESTRICTED DISCRETIONARY ACTIVITIES

14.1.10.1 GENERAL

- (j) *In the Ocean Beach Special Character Zone the extent to which ensuring compliance will undermine urban design and resource management outcomes, and whether alternative solutions are available to ensure adequate provision for traffic convenience, parking and safety.*

SECTION 14.2 NOISE

14.2.8 GENERAL PERFORMANCE STANDARDS

Explanation of Words, Symbols and Abbreviations in Tables 14.2.8.1-1 and 14.2.8.1-2

Commercial (Com) = Commercial Service, Central Commercial, Central Residential Commercial and Suburban Commercial Zones, and the Ocean Beach Commercial Service and Village Centre Sub-Zones.

Rural = Plains, Rural, Rural Residential, Te Mata Special Character, Deferred Industrial and Deferred Residential Zones, and the Ocean Beach Rural Sub-Zones.

Residential (Res) = General Residential, Plains Residential and Coastal Residential Zones, and the Ocean Beach Residential Sub-Zones.

SECTION 15.1 SUBDIVISION AND LAND DEVELOPMENT

15.1.2 RESOURCE MANAGEMENT ISSUES

Add the following additional issue:

- ***Inappropriate, ad hoc subdivision at Ocean Beach has the potential to compromise the special rural and coastal character of the area.***

The Ocean Beach area has particular visual and landscape qualities that could be compromised by ad hoc subdivision, particularly a ribbon pattern of subdivision along the beach edge. A comprehensive planning approach is required to ensure that development is appropriately sited to avoid adverse visual and landscape effects.

15.1.4 POLICIES

Amend the following policy / explanation to reflect the Ocean Beach situation where variation to the Council's Code of Practice may be justified to achieve good resource management/ urban design outcomes:

- **SDP15** *Ensure that roads provided within subdivision sites are suitable for the activities likely to establish on them and are compatible with the design and construction standards of roads in the District Roding Network which the site is required to be connected to.*

Explanation

Where new roads are required to connect a subdivision site to the District Roding Network, it is important that they are designed and constructed to be compatible with the roads they are connecting to. This is to ensure that the roading network is sustained at a level which provides safe, practicable and convenient travel for those using it, and which mitigates any potential adverse effects on adjoining activities. Subdividers will generally be required to provide roads within the subdivision site. Standards for the design and construction of the different types of roads in the Roding Hierarchy are provided for in the Hastings District Council Engineering Code of Practice for Subdivision and Land Development (November 1997) and subdividers may be required to comply with these standards when constructing roads within the subdivision sites. Variations to the Engineering Code of Practice may be allowed within the Ocean Beach Special Character Zone where an alternative acceptable solution is available that better achieves the urban design outcomes sought for the zone.

The following policy should come immediately after SDP16, and covers the need for subdivision to be consistent with approved structure plans:

- **SDP17** *Require subdivision within the Ocean Beach Special Character Zone to be generally in accordance with the Ocean Beach Development Plan (Appendix 11.4-1) and the Ocean Beach Indicative Concept Plan (Appendix 11.4-2)*

Explanation

The Ocean Beach Special Character Zone provides a comprehensive land use framework for an approximately 920 hectare area along the coastal fringe south of Cape Kidnappers. The zone provisions have been formulated to achieve a balance between development and protection of the special rural and coastal character, and in particular to avoid ad hoc development.

Amend the following policy/explanation to allow variations to the Code of Practice for water/ stormwater / wastewater servicing where strict application of the engineering standards is inconsistent with the zone provisions or is likely to cause adverse environmental effects.

- **SDP24** *Ensure that subdivision or developments do not result in adverse effects on the environment by requiring upon subdivision and development a means of connection to a water supply and services for the disposal of wastewater and stormwater.*

Explanation

Subdivisions and developments need to be provided with adequate means of connection to a water supply and services for the disposal of wastewater and stormwater. In the urban area subdividers or developers will generally be required to connect to the Hastings District Council reticulation network and meet the requirements of the Engineering Code of Practice for Subdivision and Development (November 1997). In the Ocean Beach Special Character Zone provision for stormwater disposal will be provided using low impact design solutions such as swales and infiltration. Reticulated water supply and wastewater services are built into the provisions. Also in the Ocean Beach Special Character Zone variations to the Engineering Code of Practice may be allowed where an alternative acceptable solution is available that better achieves the urban design outcomes sought for the zone.

15.1.5 METHODS

Amend the following bullet point:

- **Hastings District Council's Engineering Code of Practice for Subdivision and Land Development (November 1997)**

The Hastings District Council's Engineering Code of Practice for Subdivision and Land Development (November 1997) establishes Standards for the design and construction of roading and service infrastructure, which can be used as a means of compliance with the Objectives, Policies and Methods of the District Plan.

15.1.7 RULES

15.1.7.2 RESTRICTED DISCRETIONARY ACTIVITIES

- *SUBDIVISION TO PROVIDE FOR CLUSTER HOUSING IN THE OCEAN BEACH RURAL EQUESTRIAN SUB-ZONE WHICH COMPLY WITH ALL RELEVANT STANDARDS AND TERMS IN 15.1.8, AND ALL RELEVANT GENERAL SITE PERFORMANCE STANDARDS AND TERMS SPECIFIED IN 15.1.9.*

15.1.7.4 NON-COMPLYING ACTIVITIES

- *SUBDIVISION WITHIN THE OCEAN BEACH RURAL SUB-ZONE.*

15.1.7.5 PROHIBITED ACTIVITIES

- *SUBDIVISION WITHIN THE OCEAN BEACH RURAL CONSERVATION SUB-ZONE.*

15.1.8 ZONE SUBDIVISION STANDARDS AND TERMS

Add the following text

TABLE 15.1.8.1 MINIMUM SITE SIZES AND DIMENSIONS

| ZONE | Minimum Net Site Area | Minimum Legal Access Width |
|--|--|-----------------------------------|
| <i>Ocean Beach Residential 1 Sub-Zone</i> | <i>250m² (Note 3)</i> | <i>3m</i> |
| <i>Ocean Beach Residential 2 Sub-Zone</i> | <i>500m²</i> | <i>3m</i> |
| <i>Ocean Beach Residential 3 Sub-Zone</i> | <i>1500m² (Note 4)</i> | <i>3m</i> |
| <i>Ocean Beach Village Centre Sub-Zone</i> | <i>No minimum (Note 2)</i> | <i>3m</i> |
| <i>Ocean Beach Commercial Service Sub-Zone</i> | <i>As per Commercial Services Zone provisions in District Plan</i> | |
| <i>Ocean Beach Rural Equestrian Sub-Zone</i> | <i>400m² (Note 5)</i> | <i>3m</i> |
| <i>Ocean Beach Rural Sub-Zone</i> | <i>Non-complying activity</i> | |
| <i>Ocean Beach Rural Conservation Sub-Zone</i> | <i>Prohibited activity</i> | |

Note 3 A minimum average lot size of 420m² must be achieved across all subdivisions.

Note 4 A minimum average lot size of 4000m² must be achieved across all subdivisions.

Note 5 Refers only to subdivision for cluster housing. A maximum of 25 cluster housing lots may be subdivided within the Comprehensive Development Area in the Ocean Beach Rural Equestrian Sub-Zone.

15.1.8.7 OCEAN BEACH SPECIAL CHARACTER ZONE

- (1) All subdivision located within the Ocean Beach Special Character Zone shall be carried out generally in accordance with the Ocean Beach Development Plan (Appendix 11.4-1) and the Ocean Beach Indicative Concept Plan (Appendix 11.4-2), any approved Comprehensive Development Plan or Village Centre Outline Concept Plan, Performance Standards and Outcomes.
- (2) All subdivision proposals for land within the Ocean Beach Special Character Zone shall be accompanied by an approved or proposed Comprehensive Development Plan or a Village Centre Concept Outline Plan and generally be in accordance with the zone provisions, including the Performance Standards, Outcomes and Assessment Criteria, and showing the layout of the subdivision including all roads and street connections, reserves (whether secured under the Reserves Act or some other instrument) and public access, and provision for landscaping and public facilities.
- (3) In the Ocean Beach Residential 1 and 2 Sub-Zones no single Comprehensive Development Area as shown on the Enlargement Planning Maps for the Ocean Beach Special Character Zone shall be subdivided to more than 60% of its yield potential (see Appendix 11.4-3 for guidance) unless the Ocean Beach Village Centre Sub-Zone has been subdivided to at least 40% of its yield potential.
- (4) All subdivision shall provide for strategic road connections, pedestrian access, reserves, and public parking facilities generally in accordance with the layout shown in the Ocean Beach Development Plan (Appendix 11.4-1) and the Ocean Beach Indicative Concept Plan (Appendix 11.4-2).
- (5) Within the Ocean Beach Special Character Zone, all public roads shall be vested in the Council. The road north of the public access control point shown on the Ocean Beach Development Plan (Appendix 11.4-1) will remain a private road.
- (6) Within the Ocean Beach Special Character Zone all sites created by subdivision in Comprehensive Development Areas 1 to 11 as shown on the Enlargement Planning Maps for the Ocean Beach Special Character Zone must be provided with reticulated service infrastructure for water supply, wastewater and stormwater in accordance with the plan required to be provided under Rule 11.4.7.2 (f).
- (7) In addition to any required Comprehensive Development Plan or Village Centre Outline Concept Plan every subdivision consent application must include the information required by Section 4.5 of this Plan.

15.1.9 GENERAL SITE PERFORMANCE STANDARDS AND TERMS

Add the following text

15.1.9.6 ESPLANADE STRIPS AND RESERVES

Note – these standards do not apply to development in the Ocean Beach Special Character Zone. In the Ocean Beach Special Character Zone seaside reserves and public access to the beach will be ensured through implementation of the Ocean Beach Development Plan and Indicative Concept Plan.

15.1.9.20 OCEAN BEACH SPECIAL CHARACTER ZONE

- (a) Where any portion of land within the Ocean Beach Special Character Zone is subdivided or developed as an activity other than a permitted activity, the relevant Assessment Criteria in Sections 11.4.18 to 11.4.20 and 15.1.10, and the Outcomes and Performance Standards for the Ocean Beach Special Character Zone shall apply.

Outcome

The efficient and effective development of the Ocean Beach Special Character Zone shall occur.

- (b) Within the Ocean Beach Special Character Zone Council's Code of Practice for Subdivision and Land Development (November 1997) shall apply. However, where an alternative acceptable solution is available that better achieves the urban design outcomes sought for the zone a variation to the Engineering Code of Practice may be allowed.

Outcome

Effective implementation of the Ocean Beach Development Plan and the Ocean Beach Indicative Concept Plan and vision for the wider Ocean Beach Special Character Zone, including specified resource management and urban design outcomes.

15.1.10 ASSESSMENT CRITERIA – RESTRICTED DISCRETIONARY ACTIVITIES

15.1.10.2 (15) OCEAN BEACH RURAL EQUESTRIAN SUB-ZONE

Subdivision for cluster housing within the Ocean Beach Rural Equestrian Sub-Zone shall be assessed against the objectives and policies of the Ocean Beach Special Character Zone as well as the following criteria:

- (i) *The extent to which the activity is consistent with and promotes the achievement of the Ocean Beach Development Plan, and in particular the specific role of the Ocean Beach Rural Equestrian Sub-Zone.*
- (ii) *The extent to which the subdivision design and layout is likely to cause adverse effects on the rural character, particularly landscape and visual effects.*

- (iii) *The extent to which the activity is likely to generate significant adverse effects on the environment*
- (iv) *Whether the land is subject to material damage by erosion, falling debris, subsidence, slippage and inundation, and the extent which these effects can be appropriately avoided, remedied or mitigated.*

15.1.11 ASSESSMENT CRITERIA – NON-COMPLYING ACTIVITIES

15.1.11.1 OCEAN BEACH RURAL SUB-ZONE – SUBDIVISION

An assessment of the effects of rural subdivision on the objectives and policies of the Ocean Beach Special Character Zone shall be made as well as the following criteria:

- *The extent to which the activity is consistent with and promotes the achievement of the vision for the Ocean Beach Special Character Zone, particularly in terms of the residential densities required and the purpose of zones in ensuring a transition of densities.*
- *The extent to which the activity causes or is likely to cause adverse effects on the rural character and amenity of adjoining land uses.*
- *The extent to which the activity is likely to generate significant adverse effects on the environment.*

SECTION 18.0 DEFINITIONS

Cluster Housing means housing associated with subdivision where the layout of the subdivision is such that housing on each site is clustered around a common central point to minimise the visual effects of built development and maximise the open space in the surrounding area.

Comprehensive Development Area means one of the 12 individual comprehensive development areas shown on the Enlargement Planning Maps for the Ocean Beach Special Character Zone.

Conference Facilities means purpose-built facilities and buildings for overnight visitor accommodation, seminars and other conference related activities including the service of food and beverages.

Conservation-related Activity means activities necessary for the protection and conservation of identified species and sites, and includes vegetation removal and planting, nesting structures, weed control, boardwalks, bird-watching towers.

Ecotourism means nature based tourism involving passive observation of native flora, fauna or landscapes, and may incorporate active preservation or restoration measures. Also includes provision for ancillary visitor activities such as souvenir shops, cafés and learning centres.

Equestrian activities means commercial horse related activities, including trekking and horse training, and associated car and trailer parking, and associated buildings including stables and ancillary residential activity.

Educational Accommodation means overnight accommodation and boarding facilities associated with an educational facility.

Fine Grain of Development means intricate, human-scaled development that by avoiding dominant horizontal lines provides visual rhythm and interest along the street edge.

Ground Level: means the average ground level in the vicinity i.e. not in a local hollow or depression, except in the Ocean Beach Special Character Zone where, for the purposes of assessing building height, it means either average ground level or 0.5 metres above the relevant level of the Coastal Flood Hazard defined by Coastal Management Consultancy Ltd (June 2005), whichever is the higher.

Horse Trekking means commercial horse trekking activities on identified tracks and/or trails (not including any associated buildings or structures).

Local Service Retail Facility means retail facilities whose primary catchment is the Ocean Beach Special Character Zone.

Predator Proof Fencing means fencing purpose built to exclude predator animals including mustelids, cats and opossums.

Produce Stalls means temporarily erected outdoor stalls for the sale of fresh produce.

Recreational Equipment Storage means purpose built storage sheds within the Ocean Beach Special Character Zone, used specifically for the storage of recreation related goods, particularly boats and associated equipment.

Side Boundary means the boundary adjoining the lesser of the two streets fronted. Boundaries onto the main collector road and facing the beach will be regarded as front boundaries.

Temporary Equestrian Event Days means the short term intermittent use of land or buildings not carried out on a regular basis for equestrian and/or horse related activities within the Ocean Beach Rural Equestrian Sub-Zone. Activities may fall outside the hours or scale otherwise prescribed in the District Plan. Any event within the Ocean Beach Rural Equestrian Sub-Zone for which a Special License under the Sale of Liquor Act is required shall be deemed to be a temporary equestrian event day.

Urban Block means a generally contiguous group of lots, generally in a square or rectangular configuration, that are bounded by a public road, reserve or other public space, or a combination thereof.

Waste Transfer Station means a facility to which waste is taken for onward transfer for treatment, recycling or landfill elsewhere.

Workers Accommodation means accommodation associated with a workplace and specifically directed to provide residential lodgings for no more than two workers.