



**CENTRAL  
HAWKE'S BAY**  
DISTRICT COUNCIL

# OUR DRAFT DISTRICT PLAN

May 2019



Tūmatawhākatangi/hangakoauāmatatangi/pūtakapōmaramungahoronokupōkātahi

*Together we Thrive! E ora ngātahi ana!*

# **DRAFT CENTRAL HAWKE’S BAY DISTRICT PLAN**

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## **PART A INTRODUCTION AND INTERPRETATION**

**Tēnei au te tū nei i te tihi o te Atua Mahuru i Ruahine**  
*Here I stand at the peak Te Atua Mahuru in the Ruahine*

**ka titiro whakararo ki ngā waiora o Tukituki**  
*and look down at the life-giving waters of Tukituki*

**e koropiko ana, e haehae ana i te mānia Ruataniwha, e horo ra,**  
*twisting, turning and cutting across the Ruataniwha plains spread out before me*

**Ka haere taku tiro ki ngā whare pā o Tamatea,**  
*My focus moves to the settlements of Tamatea*

**Tamatea Ariki nui, Tamatea Pokaiwhenua, Pokaimoana,**  
*Tamatea the supreme chief, Tamatea who traversed the lands and the oceans*

**Ko Pukehou, ko Whatuiapiti, ko Tapairu ko Mataweka ki te raki**  
*Pukehou, Whatuiapiti, Tapairu and Mataweka are the marae to the North*

**Ka haere taku tiro ki te takutaimoana, mai Kairakau, ki Whangaehu:**  
*My gaze travels to the coastline, from Kairakau ki Whangaehu*

**ko Hikatoa, ko Kere, ko Manuhiri, ko Pihere e noho tonu ra**  
*where Ngāti Hikatoa, Kere, Manuhiri and Pihere (hapū of the coastal areas) still reside*

**Ka hoki taku tiro ki Waipukurau ki ngā pa tūwatawata**  
**ko Pukekaihau, ko Kaimananwa, e tū mokimoki ai.**  
*I look back towards Waipukurau to the fighting pa of old*  
*Pukekaihau and Kaimanawa, standing solitary and without people*

**Ka whakatitonga taku tiro ki Rakautātahi**  
*And then my gaze turns to the south to Rakautātahi*

**kei reira Te Poho o Whatuiapiti e tū whakahīhi mai.**  
*where Te Poho o Whatuiapiti (the marae) stands proudly.*

**A, ka tae ki Takapau, ki te Rangitapu-a-Whata,**  
*Finally, I arrive at Takapau at te Rangitapu-a-Whata*  
*(The hill overlooking Takapau on which the pā Horehore stood),*

**Ko Puera kei runga ko Whatumā kei raro,**  
*Puera stands above and Whatumā lies below*  
*(Lake Hatuma and Puera [the hill to the south of te Rangitapu a Whata],*  
*are both important mahinga kai, food gathering sites)*

**Tihei Tamatea!**

***Written by Dr Roger Maaka***

# 1 DISTRICT PLAN INTRODUCTION

## 1.1 PURPOSE OF THE DISTRICT PLAN

The District Plan controls the way land is used, developed and subdivided. It helps determine where activities can take place, and how land can be used and developed. It seeks to manage natural and physical resources that are important in the district and to ensure that environmental qualities and values are safeguarded for future generations to enjoy. The rules of the District Plan set out the activities you can do as of right (permitted activities) and the activities that you need resource consent for.

Under the Resource Management Act 1991 (the RMA) every local authority in New Zealand must have a District Plan. District Plans are important as they identify key resource management issues, what the community wants done about the issues and ways to achieve the outcomes the community wants. The Council is required to review its District Plan every 10 years.

## 1.2 STATUTORY CONTEXT

The District Plan forms part of a group of inter-related planning and policy documents. The intention of the RMA is that all these plans and documents should work together to achieve the integrated management of natural and physical resources.

District Plans must also give effect to National Policy Statements and Regional Policy Statements and must not be inconsistent with Regional Plans. These planning and policy documents are discussed below.

References to the RMA and other legislation, statutory regulations, National Policy Statements, Regional Policy Statements and Regional Plans were accurate at the time this Plan was approved.

### 1.2.1 NATIONAL LEVEL

At the National level the Resource Management Act provides for:

- i) National Policy Statements: which set out policy on matters of national significance relevant to achieving the purposes of the RMA. A number of National Policy Statements have been promulgated and the District Plan must give effect to these.
- ii) National Environmental Standards and Regulations: technical standards in the form of regulations which relate to the use, development and protection of natural and physical resources.

National and Environmental Standards and regulations are regulations issued under sections 43 and 44 of the RMA and apply nationally. They can prescribe technical standards, methods or other requirements for environmental matters. Each regional, city or district council must enforce the same standard. City or District Councils can amend their District Plan or Proposed Plan to include the reference to the National Environmental Standard without using the process set down in Schedule 1 of the RMA (which sets out the process for the preparation, change and review of policy statements and plans).

### 1.2.2 REGIONAL LEVEL

At the regional level, the Hawke's Bay Regional Council produces policies and plans that the District Plan must 'give effect to' or 'not be inconsistent with'.

These include:

- i) The Regional Policy Statement: which provides an overview of the significant resource management issues for the region and policies and methods to achieve the integrated management of the natural and physical resources of the whole region.

- ii) Regional Plans: which are intended to focus on particular issues and areas and to assist the Regional Council in carrying out its functions under the RMA.

The Central Hawke's Bay District Plan must give effect to the Hawke's Bay Regional Policy Statement and must not be inconsistent with the Hawke's Bay Regional Resource Management Plan or Regional Coastal Environment Plan.

Hawke's Bay Regional Council has indicated matters of regional significance to which local authorities should have regard. These include managing the built environment, sustainable management of coastal resources, loss and degradation of soil, scarcity of indigenous vegetation and wetlands, effects of conflicting land use activities, agricultural use, groundwater and surface water quantity and quality, river bed gravel extraction, natural hazards, maintenance and enhancement of physical resources, and recognition of matters of significance to iwi/hapū.

The Regional Council is also concerned that development does not compromise the natural values of the coast and waterways. The sustainable use of our coastal environment is promoted by the Hawke's Bay Regional Coastal Environment Plan.

Issues identified as being of regional significance also necessitate a level of integration with the District Plans of adjacent territorial authorities. Issues such as landscape features, coastal management and tangata whenua issues impact across boundaries with the Hastings, Tararua and Rangitikei Districts.

### **1.2.3 LOCAL LEVEL**

At the local level, the RMA provides for:

District Plans: which set out objectives, policies and methods to achieve the integrated management of the effects of the use, development and protection of land and associated natural and physical resources of the Central Hawke's Bay District.

### **1.2.4 OTHER PLANS**

Section 74 of the RMA also requires the District Plan to take into account a range of other plans, as outlined.

#### **1.2.4.1 Long Term Plan and Annual Plans**

The Long-term Plan, required under the Local Government Act 2002, is a visionary document which describes the activities of the Council and outlines the nature and direction for District growth and development, over the next 10 years. It also establishes a vision of the type of community which the people of Central Hawke's Bay wish to see develop.

Some elements of the Long-term Plan are reflected in this District Plan. However, a great deal of the Long-term Plan's vision is related to longer term development issues including socio-economic development and infrastructure planning. As such it is a complementary document providing policy direction for matters which cannot be dealt with by the District Plan.

The Annual Plan, also required under the Local Government Act, is concerned with identifying the nature, scope and financing of the activities that the Council will undertake in the following financial year (July to June). The allocation of Council's financial resources is undertaken within a policy framework of objectives and policies that also form part of the Annual Plan. A number of the District Plan methods recognise the role of the Annual Plan. In addition, a number of the District Plan's financial mechanisms are updated regularly through the Annual Plan.

#### **1.2.4.2 Iwi Management Plans**

The RMA does not define Iwi Management Plans, but requires that, when preparing or changing a district plan, local authorities must take into account *'any relevant planning document recognised by an iwi authority and lodged with the territorial authority'*, to the extent that its content is relevant to the resource management issues of the district.

The development and adoption of Iwi/Hapū Management Plans will, over time, provide guiding principles and policies that Council can refer to when administering activities located within respective areas of iwi and hapū influence within the Central Hawke's Bay District.

#### **1.2.4.3 District Plans of Adjacent Territorial Authorities**

Central Hawke's Bay shares territorial boundaries with three other local authorities. The most significant of these is with Hastings District. The common movement of people and goods between these two authorities and the proximity of industrial, residential and commercial centres means that the planning undertaken by each authority will have potential implications for the adjoining district. Hastings District and Central Hawke's Bay District have worked together to achieve some consistency of the rules that apply to activities that cross the district boundaries.

The rohe of iwi and hapū also extend into and beyond the boundaries of Central Hawke's Bay District, particularly into the Hastings District. It is important for their rights and aspirations to be mutually respected by the different local authorities and for complementary provisions to be in place for the management of papakāinga, wāhi taonga, and marae, where possible.

#### **1.2.4.4 New Zealand Heritage List/Rārangi Kōrero**

The New Zealand Heritage List/Rārangi Kōrero which is administered by the Heritage New Zealand Pouhere Taonga Act 2014, lists buildings, places and sites that are of special or outstanding historical or cultural significance or value (Category 1) and those of historical or cultural heritage, significance or value (Category 2). The List can include buildings, sites, archaeological sites and wāhi tapu.

#### **1.2.4.5 Plans for Public Reserves**

Within Central Hawke's Bay, there are a number of reserves administered under the provisions of the Reserves Act 1977 as well as being controlled by the District Plan. The Reserves Act, which is primarily administered by the Department of Conservation, makes provision for the acquisition, control, management, maintenance, preservation, development and use of public reserves, and for public access to the coastline and countryside.

#### **1.2.4.6 Conservation Management Strategy and Conservation Management Plans**

All natural and historic resources that are managed by the Department of Conservation are subject to Conservation Management Strategies and Conservation Management Plans required by the Conservation Act 1987. Natural and historic resources include protected natural areas and walkways. Conservation Management Strategies are designed to implement general policies and establish objectives for the management of the natural and historic resources managed by the Department of Conservation. Conservation Management Plans implement Conservation Management Strategies, and establish detailed objectives for the management of conservation assets.

### **1.3 FUTURE CHANGES TO THE DISTRICT PLAN**

#### Council-Initiated Plan Changes/Variations:

The Council wants the District Plan to be current and relevant, and to address issues and concerns as they arise. Therefore, in addition to the requirement to review the District Plan every 10 years, the District Plan may be changed or varied in the interim. Such changes may be in response to revised or up-dated National or Regional Policy Statements or Regional Plans. As the District develops, the Council will also continue to review the Plan, so that on-going and evolving resource management issues can be addressed, as required.

The process for Council to make changes or vary the District Plan is a publicly notified process as set out in Schedule 1 or Schedule 1AA to the RMA.

Private Plan Change Requests:

In addition, any person can request a private plan change (provided the District Plan has been operative for more than two years). The procedure is set out in Part 2 of Schedule 1 to the RMA. Applicants must define the proposed change, explain the purpose of and reasons for the change, describe the anticipated environmental effects of the proposed change, and include an evaluation report under section 32 of the RMA. Through the Schedule 1 process, the Council then considers the private plan change request, and decides whether to adopt, accept, or reject it.

## **2 INTERPRETATION**

### **2.1 PLAN STRUCTURE**

The framework of the District Plan is described below.

#### **2.1.1 DISTRICT-WIDE PROVISIONS**

The district-wide provisions relate to specified activities and to special areas, landscapes and features that occur across the district, which are not zone specific. Special areas, landscapes and features are identified with overlays in the planning maps and specific provisions apply to these overlays. A number of these overlays relate to matters of national importance under the Act.

- Coastal Environment
- Natural Environment (Outstanding Natural Features and Landscapes; Protection of Indigenous Vegetation and Habitats of Indigenous Fauna; Riparian Values and Public Access)
- Open Space and Recreation
- Natural Hazards and Climate Change
- Hazardous Substances
- Heritage Items and Heritage Trees
- Wāhi Tapu, Wāhi Taonga and Sites of Significance
- Papakāinga and Kaumātua Housing, and associated Marae-Based Development
- Transport
- Network Utilities
- Renewable Energy
- Subdivision
- Noise and Vibration
- Earthworks
- Signs

#### **2.1.2 ZONE PROVISIONS**

The zone provisions recognise the spatial differences of different types of land uses in the district. In order to identify and provide for these differences and to ensure compatible activities are located together and that the character and amenity values of different parts of the district are maintained, the District Plan adopts a zone-based approach.

Different areas are identified as different zones on the planning maps and linked to objectives, policies and rules, which are relevant to each zone and manage the land use, subdivision and development that can occur within each zone.

- Rural Zones (Plains Production Zone and Rural Production Zone)
- Rural Living Zone
- Residential Zone
- Rural Townships Zone
- Coastal Settlements Zone
- Commercial Zone
- Mixed-Use Industrial Zone

#### **2.1.3 APPENDICES**

These contain technical information, diagrams and information for specific matters referenced in the text of the Draft District Plan.

## 2.1.4 PLANNING MAPS

Electronic planning maps spatially define zones and features referred to within the District-Wide and Zone-based sections. The planning maps show zones, overlays, sites, and designations affecting land, water and airspace. They also show Zone and District-Wide provisions that have a spatial component.

## 2.2 HOW TO USE THIS DISTRICT PLAN

If you are considering a development in the District you may need a resource consent. To find this out, follow the steps below. If you need further help or clarification, contact the planning staff at Council - they are there to assist you.

The District Plan is underpinned by the planning maps, which show where the different zones and overlays apply. These maps will help you work out what zone and/or overlays or features apply to a property.

There are different rules that apply to these zones and overlays, which will tell you what activities you can undertake without a resource consent (e.g. can I operate a business?); and how you can do it (e.g. how tall can my building be? can I subdivide?). It may be that a resource consent is required when what you want to do is not as permitted activity in that part of the district.

The activity status is a category that determines whether a resource consent is required and what will be considered when the Council decides if a resource consent application can be approved.

1. See which zone the site is in. Each zone has its own rules.

Note: All public roads, including state highways, railways and rivers are zoned, but to avoid confusion, although they are not coloured on the planning maps. Roads, railways and rivers are zoned the same as the zoning of adjoining sites. Where a different zone applies on either side of the road, railway or river, then the zoning will apply to the centreline of the road, railway or river.

2. Determine whether the property is affected by one or more of the following:

- |  |               |
|--|---------------|
| – a Designation  | Appendix A    |
| – a Heritage Item or Heritage Tree   | Appendix B    |
| – an Archaeological Site   | Appendix C    |
| – a Wāhi Tapu, Wāhi Taonga or Site of Significance   | Appendix D    |
| – a Significant Natural Area   | Appendix E    |
| – an Area of High Natural Character  | Appendix F    |
| – an Outstanding Natural Landscape, Outstanding Natural Feature or Significant Amenity Feature | Appendix G    |
| – Natural Hazards  | Planning Maps |
| – Land subject to Esplanade Provisions   | Planning Maps |

**and** by checking the Planning Maps.

3. See what other rules may apply. There are a number of district-wide rules that will also apply in the particular zone, for example:
 

|  |                  |
|--|------------------|
| – Natural Environment Rules                              | Refer Section 8  |
| – Natural Hazard Rules                                   | Refer Section 10 |
| – Hazardous Substances Rules                             | Refer Section 11 |
| – Heritage Rules   | Refer Section 12 |
| – Wāhi Tapu, Wāhi Taonga and Sites of Significance Rules | Refer Section 13 |



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|---|--|------------------|
| – | Transport Rules                              | Refer Section 14 |
| – | Utilities Rules                              | Refer Section 15 |
| – | Renewable Energy Rules                       | Refer Section 16 |
| – | Papakāinga and Marae-Based Development Rules | Refer Section 17 |
| – | Noise Rules                                  | Refer Section 18 |
| – | Earthworks Rules                             | Refer Section 19 |
| – | Sign Rules                                   | Refer Section 20 |
| – | Subdivision Rules                            | Refer Section 21 |
4. Check the definitions, Section 3. All rules should be read in conjunction with the definitions section.
5. See what consents may be required:
- Refer Category of Activities at the start of each rule.
- Refer to the performance standards
- If your activity is Permitted, then you can continue with planning for this activity provided that you meet the relevant performance standards and/or effects standards that are identified. If you are building a structure or building, then you may still need to apply for a building consent or other requirements.
- If the activity is not Permitted, then you will need to apply to the Council for a resource consent. The steps for determining compliance are set out as part of each Rule.
- If a site is subject to a designation, then the designation requirements of the Resource Management Act apply.
- If you need a resource consent refer to Part G: Assessment Matters.
- Where resource consent is required under more than one rule in the District Plan, consent must be sought and obtained in relation to all those rules before the activity can commence.
- It is recommended that a draft resource consent application is discussed with Council staff before it is formally lodged, to identify and clarify if any necessary information is lacking, and to avoid delays once the application is formally received.**
6. See if additional consents are required by any National Environmental Standards, for example, in relation to the following types of activity:
- Electricity Transmission Activities – refer Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009.
- Subdivision or Changing the Use of Land or Soil Disturbance Activities – refer Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.
- Plantation Forestry Activities – refer Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.
7. See if consents are required from the Hawke's Bay Regional Council on, for example, the following matters:
- discharges of contaminants to land or water (e.g. effluent)
  - taking of water (e.g. from water courses or underground wells)
  - discharge of spray drift or strongly odorous substances
  - disturbance of the beds of rivers (e.g. gravel extraction)

## 2.3 CONSULTATION

Applicants do not have a duty under the RMA to consult any person about resource consent applications. Nevertheless, there are times when it is good practice to consult.

Consultation during the development of a proposal may help address and resolve concerns for the applicant, neighbours and affected parties. People are generally more comfortable with an activity or development if they have had an opportunity to ask questions and to provide feedback on the proposed activity or development. In some instances, the affected parties may be future neighbours, so it is worth taking the time to consult with them.

If undertaken early in the planning process, consultation may also help identify alternatives, which can be particularly important in the case of more significant proposals. Timely consultation can also contribute to a better and more complete resource consent application with fewer adverse effects and/or a more comprehensive set of remediation or mitigation measures.

### **Tangata Whenua Consultation:**

It is best practice for applicants to consult with tangata whenua when developing proposals that are within an area of interest to tangata whenua or involve resources of particular interest to them. The Council can assist this process by identifying the relevant iwi authorities, the geographical areas in which they may be interested, and the issues that tangata whenua are generally concerned about (refer also Section 4 Nga Tangata Whenua o Tamatea). Early consultation is also far more likely to be appreciated by the tangata whenua concerned.

## 2.4 INFORMATION TO BE SUBMITTED WITH APPLICATIONS FOR RESOURCE CONSENTS AND DESIGNATIONS

### 2.4.1 REQUIREMENTS FOR INFORMATION FOR RESOURCE CONSENTS

Applications should be in the same or similar format as set out in Forms 9/9A of the Resource Management (Forms, Fees, and Procedure) Regulations 2003, and include the information required by Schedule 4 to the RMA. This includes (amongst other things):

- a description of the activity;
- a description of the site at which the activity is to occur;
- an assessment of environmental effects (including a description of any mitigation measures proposed);
- additional information requirements for subdivision consent; and
- identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted.

Various printable application forms are available on the Council website, as well as a 'Resource Consent Checklist for Applicants'. Paper copies of both documents are also available from the Council offices.

The applicant must provide adequate information to enable the effects of the activity to be assessed in accordance with section 88(3) of the RMA or any other assessment matters set out in the District Plan. The level of detail required depends on the type of resource consent and needs to be in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

### **Initial Check that Application is Complete**

After an application is lodged, the Council will check to ensure it is complete, i.e. that it is in the prescribed form, includes all information required by any relevant regulations, and is accompanied by an adequate Assessment of Environmental Effects (AEE) in accordance with Schedule 4 to the RMA.

At that point, if the Council determines that the application is incomplete, the application may be returned to the applicant with a written explanation for the decision, pursuant to section 88(3A) of the RMA.

*Note: this initial check is not concerned with determining the accuracy of the information provided or determining whether the application should be granted or not.*

### **Request for Further Information**

In the course of processing the application, where the Council considers there is insufficient information on any aspect, further information can be requested and/or a report(s) commissioned under section 92 of the Act, and processing of the application can be placed on hold until the information and/or the commissioned report(s) is supplied (placing the application on hold while awaiting further information can only occur once during the application process).

Pursuant to section 95C, the Council will publicly notify the application if an applicant refuses or fails to provide the information within the decided time period or does not agree to the commissioning of a report(s).

### **Notification**

Pursuant to section 95 of the Act, the Council will determine whether or not the application needs to be notified within 20 working days of an application being lodged. It may decide on public notification, limited notification, or non-notification.

## **2.4.2 REQUIREMENTS FOR INFORMATION FOR DESIGNATIONS**

A designation is a provision made in the District Plan under Part 8 of the RMA to give effect to a requirement made by a requiring authority (defined below). Designations allow land to be secured for public works or other projects and facilitate the establishment of what are often necessary or essential services, e.g. electricity transmission lines, schools, roads, Courthouses. A requiring authority is a:

- Minister of the Crown;
- Local Authority, or
- Network Utility Operator approved as a requiring authority under Section 167 of the Act.

When land is designated in the District Plan, the requiring authority can carry out the intended works without the need to obtain any further approvals under the District Plan. All designated land has an underlying zoning (generally the zoning which applies to adjacent land) and this zoning applies:

- (a) where a designation is removed or
- (b) for works which are not in accordance with the designation.

All designated land is identified on the Planning Maps and in Appendix A of the District Plan. The schedule in Appendix A indicates the body having financial responsibility for the designated work or use, any further description of the designation where necessary, and the relevant underlying zoning.

New designations may be added to the District Plan from time to time following the confirmation of a designation by any requiring authority which is responsible for a particular public work.

Section 168 of the Act sets out the information requirements for Notices of Requirement for new designations or alterations to existing designations. Notices of Requirement should be in the same or similar format as set out in Forms 18 or 20 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003. Requirements include (amongst other things):

- Details of the nature of the proposed project or work;
- An assessment of the effects that the project or work will have on the environment, and the ways in which any adverse effects will be mitigated;

- Details of the extent to which alternative sites, routes and methods have been considered;
- The reasons why the project or work and designation are reasonably necessary for achieving the objectives of the requiring authority; and
- What consultation (if any) has been undertaken with parties that are likely to be affected.

In addition, an Outline Plan of any project or work on designated land may be required pursuant to section 176A. Section 176A(3) sets out what an Outline Plan must show. This includes:

- Details as to height, shape and bulk;
- The location on the site;
- Likely finished contour of the site;
- Vehicular access, circulation and provision for parking;
- Landscaping proposed; and
- Any other matters to avoid, remedy or mitigate any adverse effects on the environment.

### 3 DEFINITIONS

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|---|---|
| <b>A-WEIGHTING</b>                          | is the process by which noise levels are corrected to account for the non-linear frequency response of the human ear.   |
| <b>ACCESS</b>                               | the area of land over which a site or lot obtains legal vehicular and/or pedestrian access to a legal road. This land may include an access leg, a private way, common land as defined on a cross-lease or company-lease, or common property as defined in Section 2 of the Unit Titles Act 1972.   |
| <b>ACCESS ROAD</b>                          | As classified under the New Zealand Transport Agency One Network Road Classification. It is a low volume road. See Figure 14E in Section 14 Transport and Parking.  |
| <b>ACCESSORY BUILDING</b>                   | a building, the use of which is incidental to the principal activity carried out on the site, and for residential activities includes a sleep out, garage or carport, garden shed, glasshouse, swimming pool, mast, shed used solely as a storage area, or other similar structure, whether attached fully or partially to another building.  |
| <b>ACCESSWAY</b>                            | any passage way, laid out or constructed by the authority of the council or the Minister of Works and Development, or the Minister of Lands (on or after 1 April 1988) for the purpose of providing the public with a convenient route for pedestrians from any road, service lane, or reserve to another, or to any public place or to any railway station, or from one public place to another public place, or from one part of any road, service land, or reserve to another part of that same road, service land or reserve. |
| <b>ACT</b>                                  | means the Resource Management Act 1991.   |
| <b>ADJOINING</b>                            | land is deemed to be adjoining other land, when it is separated from that land only by a road, railway, drain, water race, river or stream.   |
| <b>AERIAL</b>                               | the part of a radio communication facility or telecommunication facility used for transmission or reception, including the aerial mountings, but not any supporting mast or similar structure. This definition excludes any antenna dish.   |
| <b>AIRCRAFT</b>                             | as defined in section 2 of the RMA  |
| <b>AIR NOISE BOUNDARY (ANB)</b>             | the area generally within the 65dB Ldn future noise contours as shown on Planning Map 30 for the Waipukurau Aerodrome.  |
| <b>AIRPORT</b>                              | as defined in section 2 of the RMA  |
| <b>ALL WEATHER SURFACE</b>                  | a pavement which has been excavated to a sound subgrade, backfilled and compacted to properly designed drainage gradients with screened and graded aggregate and is usable by motor vehicles under all weather conditions.  |
| <b>ALTERATION (OF A HERITAGE ITEM)</b>      | any change or addition to any heritage item, including any maintenance involving new finishes or materials. For the purposes of the rules identified in Section 12 Heritage Items of the District Plan, alterations to heritage buildings, structures, features or memorials, will be deemed to exclude repairs and maintenance as defined in this District Plan, and do not include safety alterations which have a separate meaning in this Plan.   |
| <b>AMATEUR RADIO</b>                        | radio-communication services for the purpose of self-training, intercommunication and technical investigations carried out by amateurs, that is, by duly authorised persons interested in radio technique solely with a personal aim and without pecuniary interest.  |
| <b>AMATEUR RADIO CONFIGURATION</b>          | means the antennas, aerials (including rods, wires and tubes), antenna dishes and associated supporting structures which are owned and used by licensed radio operators.  |
| <b>AMENITY / AMENITY VALUES</b>             | as defined in section 2 of the RMA  |
| <b>AMENITY TREE PLANTING</b>                | means the planting of a variety of trees for amenity purposes. This definition excludes shelterbelts that exceed 2m in height.  |
| <b>ANNUAL AIRCRAFT NOISE CONTOUR (AANC)</b> | means an Ldn contour published by the operators of Waipukurau Airfield annually as a prediction of noise from Aircraft Operations for the following 12 months   |

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| <b>ANTENNA DISH</b>                | any flat, concave, circular, parabolic or similar-shaped radio communication or telecommunication apparatus used for transmission or reception, including the antenna dish mounting and including ancillary components (such as radio frequency units, amplifiers, controller boxes and tilt motors, or similar devices, but not any supporting mast or similar structure. This definition includes any satellite dish. Ancillary components are not included in the calculation of antenna size.  |
| <b>ARTERIAL ROAD</b>               | as classified under the New Zealand Transport Agency One Network Road Classification. It is a road that makes a significant contribution to social and economic wellbeing, link regionally significant places, industries, ports or airports, and may be the only route available to some places within the region (i.e., it may perform a significant lifeline function). In urban areas it may have significant passenger transport movements and numbers of cyclists and pedestrians using it. See Figure 14E in Section 14 Transport and Parking.  |
| <b>AUDIBLE BIRD SCARING DEVICE</b> | any device that generates audible sound waves used for the scaring of birds and other animals, and includes any firearm as defined in Section 2 of the Arms Act 1983, and any percussive, electronic or explosive device, airhorn, alarm, amplified signal, gas gun, screech, siren or warbler.  |
| <b>BIODIVERSITY OFFSETS</b>        | measurable positive outcomes resulting from actions designed to compensate for significant residual adverse impacts on indigenous flora, fauna or habitats arising from an activity after appropriate avoidance, minimisation, remediation and mitigation measures have been taken.  |
| <b>BOAT</b>                        | any vessel, appliance or equipment used or designed to be used for flotation and navigation on or through the surface of water, other than a wetsuit or life-jacket, including any amphibious aircraft while on the surface of the water. Craft or boating craft shall have the same meaning. Boating activities shall mean activities involving the use of boats on the surface of water.   |
| <b>BOUNDARY</b>                    | any boundary of the net area of a site, including any road boundary or internal boundary. Site boundary has the same meaning as boundary. Refer also 'Internal Boundary' and 'Road Boundary'.  |
| <b>BOUNDARY ADJUSTMENT</b>         | a subdivision involving two or more contiguous sites (notwithstanding any separation by any road, rail, river, stream, or water course) where no new site is created, no site area is changed by more than 10% of its original area, no existing complying lot is rendered non-complying, and no dwelling is severed from its existing site.   |
| <b>BUILDING</b>                    | any temporary or permanent moveable or immovable structure (including any structure intended for occupation by people, animals, machinery or chattels); but not including: <ul style="list-style-type: none"> <li>(a) any aerial or support structure up to 7 metres in height from its base.</li> <li>(b) any retaining wall that is of a height up to 1.5 metres from the lowest ground level adjoining and which does not support any surcharge load.</li> <li>(c) any wall (other than a retaining wall), structure, fence or hoarding up to 2 metres in height above the lowest ground level adjoining.</li> <li>(d) any tank or pool including any structural support thereof: <ul style="list-style-type: none"> <li>(i) not exceeding 25,000 litres capacity and supported directly by the ground; or</li> <li>(ii) not exceeding 2,000 litres capacity and supported not more than 2 metres above the supporting ground; or</li> <li>(iii) not exceeding 500 litres capacity and supported not more than 4 metres above the supporting ground.</li> </ul> </li> <li>(e) any tent or marquee not exceeding 100 square metres in floor area and remaining in place for not more than one month.</li> <li>(f) any platform, deck, walk, paving, or driveway of a height not exceeding 1 metre above the lowest ground level adjoining.</li> <li>(g) any vehicles and motor vehicles (including vehicles and motor vehicles as defined in Section 2(1) of the Transport Act 1962 and Section 2(1) of the Transport [vehicle and driver registration and licensing] Act 1986), but not including vehicles and motor vehicles, whether moveable or immovable which are used exclusively for permanent or long-term residential purposes.</li> </ul> |

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|  | <p>(h) any chattel, whether fixed or moveable, not described or referred to in (a) to (g) above unless such chattel shall be used as a place or as part of a place of residence, business or for storage.</p> <p>(i) any scaffolding used in the course of the construction process.</p> <p>(j) any pergola less than 3.0 metres in height.</p> <p>(k) any aerial, lightning rod, support structure, official sign or similar structure owned or controlled by any network utility operator.</p> <p>(l) any awning, canopy or similar structure less than 3.0 metres in height.</p> <p>(m) Artificial crop protection structures and crop support structures.</p>                       |
| <b>BUILDING COVERAGE</b>                         | <p>that portion of the net area of a site which is covered by buildings or parts of buildings, including overhanging or cantilevered parts of buildings, expressed as a percentage or area.</p> <p>The following shall not be included in building coverage:</p> <ul style="list-style-type: none"> <li>• pergolas</li> <li>• that part of eaves and/or spouting, fire aprons or bay or box windows projecting 600mm or less horizontally from any exterior wall</li> <li>• uncovered terraces or decks which are not more than 1m above ground level</li> <li>• uncovered swimming pools no higher than 1m above ground level</li> <li>• fences, walls and retaining walls.</li> </ul> |
| <b>BUILDING LINE RESTRICTION</b>                 | <p>a restriction imposed on a site to ensure that when new buildings are erected or existing buildings re-erected, altered or substantially rebuilt, no part of any such building shall stand within the area between the building line and the adjacent site boundary.</p>   |
| <b>CAMPING GROUND</b>                            | <p>any area of land used, or designed or intended to be used, for rent, hire, donation, or otherwise for reward, for the purposes of placing or erecting on the land temporary living places for occupation by two or more families or parties (whether consisting of one or more persons) living independently of each other, whether or not such families or parties enjoy the use in common of entrances, water supplies, cookhouses, sanitary fixtures, or other premises and equipment. Includes a motor camp, caravan or camper-van park and associated storage.</p>  |
| <b>CARRIAGEWAY</b>                               | <p>the portion of a road devoted to the use of motor vehicles.</p>  |
| <b>CLIMATE CHANGE</b>                            | <p>as defined in section 2 of the RMA.</p>  |
| <b>COASTAL ENVIRONMENT AREA</b>                  | <p>means (for the purposes of the Central Hawke's Bay District Plan) the area above MHWS to the landward edge of the Coastal Environment Area boundary as identified on the District Planning Maps, and excludes the Coastal Marine Area.</p>   |
| <b>COASTAL FLOOD AND EROSION PROTECTION WORK</b> | <p>works, structures or planting for the protection of property and people from coastal erosion or inundation from the sea; including areas of vegetation maintained or planted adjacent to the foreshore, embankments, access tracks, rock work, anchored trees, wire rope, iron structures and other structures.</p>  |
| <b>COMMERCIAL</b>                                | <p>involving payment, exchange or other consideration.</p>  |
| <b>COMMERCIAL ACTIVITY</b>                       | <p>the use of land and buildings for the display, offering, provision, sale or hire of goods, equipment, or services, and includes shops, markets, showrooms, restaurants, takeaway food bars, professional, commercial and administrative offices, Service Stations, motor vehicle sales licensed premises and associated parking areas; but excludes recreational, community and service activities, home occupations or visitor accommodation.</p>   |
| <b>COMMUNITY ACTIVITY</b>                        | <p>the use of land and buildings for the primary purpose of health, welfare, care, safety, education, culture and/or spiritual well-being, but excluding recreational activities. A community activity includes educational facilities, hospitals, rest homes, health care facilities, doctors' surgeries and other health professionals, churches, halls, libraries, community centres, courthouses, probation and detention centres, government and local government offices, and emergency service activities.</p>   |

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| <b>CONSENTED OR AUTHORISED FOOTPRINT (FOR RENEWABLE ELECTRICITY GENERATION ACTIVITIES)</b> | the area that has been consented or otherwise authorised for activity as defined in the District Plan. It also includes the maximum consented/authorised height of any structure associated with the activity; the consented/authorised maximum operating water level of any water body used in the generation of electricity; and the transmission lines to the national or local grid and electricity substations and associated infrastructure that may not be located within the consented/authorised area.  |
| <b>COUNCIL</b>   | the Central Hawke's Bay District Council or any Committee, Sub-Committee, Commissioner or person to whom any of the Council's powers, duties or discretion under this Plan have been lawfully delegated pursuant to the provisions of the Act. District Council has the same meaning.  |
| <b>COVERAGE</b>  | see definition for 'building coverage'.  |
| <b>CROP PROTECTION DEVICES</b>   | any permanently fixed or portable device designed for the purpose of preventing damage to crops from frost, hail, birds or other natural events.   |
| <b>DAY CARE FACILITY</b>   | land and/or buildings used for the care or education of children under 6 years old (not being the children of persons providing education or care), or welfare of people, including the aged, disabled and the young during the day or part of a day. It includes, but is not limited to, kindergartens, playcentres, kohanga reo, licensed childcare centres, day nurseries and creches. Such facilities shall not provide for overnight stays, and do not include home-based education and care service and educational facility.  |
| <b>dB (DECIBELS)</b>   | decibels are a logarithmic unit used to measure sound pressure. A doubling of sound pressure results in a 3 dB increase in sound level.  |
| <b>DEMOLITION (OF A HERITAGE ITEM)</b>   | the complete or partial destruction of a heritage item.  |
| <b>DESIGN AND APPEARANCE</b>   | in relation to buildings means the bulk and shape of the building including roof pitches, the materials used in its construction and the colour of exterior walls.   |
| <b>DEVELOPMENT</b>   | for the purpose of determining financial contributions development means development or re-development of a site and includes the construction, erection, establishment or alteration of any building, fixed plant or machinery, or any other works, but does not include the construction or alteration of any pipeline or associated works on land that is not otherwise subject to development.   |
| <b>DISTRICT</b>  | the Central Hawke's Bay District.  |
| <b>DUST</b>  | all depositable and suspended particulate matter, including smoke.   |
| <b>EARTHWORKS</b>  | <p>the disturbance of land by moving, placing or replacing earth, or by excavation or cutting, filling or backfilling or the removal or importation of earth (including topsoil) to or from any site. The volume of earthworks is the sum of both cut and fill operations</p> <p>Does not include excavation associated with:</p> <ul style="list-style-type: none"> <li>• tiling or cultivating of soil</li> <li>• harvesting and maintaining of crops</li> <li>• post holes</li> <li>• drilling bores</li> <li>• offal pits</li> <li>• burial of dead stock and plant waste</li> <li>• installation of services such as water pipes and troughs</li> </ul> |
| <b>EDUCATIONAL FACILITY</b>  | land and/or buildings used to provide regular instruction or training in accordance with a systematic curriculum by suitably qualified instructors, and includes schools, technical institutes, teachers' colleges and universities, kura kaupapa (primary school), and kura Māori (secondary school) and their ancillary administrative, cultural, health, retail and communal facilities, but does not include day care facilities. Refer also 'Community Activity.'   |
| <b>EMERGENCY SERVICE ACTIVITIES</b>  | those activities and associated facilities that respond to emergency call-outs, including police, fire, civil defence and ambulance services, but excluding health care facilities and hospitals. Refer also 'Community Activity'.   |



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| <b>ENVIRONMENTAL COMPENSATION</b>    | any action (work, services, financial contribution or restrictive covenants) to compensate for, or offset, the environmental effects of activities that cannot be avoided, remedied or mitigated. Positive measures to correct, balance or otherwise compensate for the loss of the resource or value affected.  |
| <b>ERECTION OF A BUILDING</b>        | in relation to a subdivision means the completion of all framing, firewalls, fire ceilings and fire floors, and the affixing of all roof materials.  |
| <b>EXISTING</b>                      | a building, structure or use that is lawfully in existence at the time when the rule first became enforceable and can lawfully continue.   |
| <b>EXOTIC</b>                        | in relation to trees and plants means species that are not indigenous to New Zealand.  |
| <b>EXPLORATION</b>                   | as defined in the Crown Minerals Act 1991.   |
| <b>FARMING ACTIVITY</b>              | means any of the following: <ul style="list-style-type: none"> <li>• livestock rearing which is primarily reliant on the underlying land (excludes farming of mustelids)</li> <li>• horticulture (including orcharding, cropping, berry fruit growing, nurseries and greenhouses not falling within the definition of Intensive Farming)</li> <li>• trees, plants and crops grown in the ground but under cover</li> <li>• viticulture</li> <li>• directly associated accessory buildings, structures and activities (excluding post-harvest facilities).</li> </ul> |
| <b>FLOOD PROTECTION WORK (RIVER)</b> | works, structures and plantings for the protection of property and people from floods, including areas of vegetation maintained or planted in the berm margins of flood fairways or lakes, the clearance of vegetation and debris from flood fairways, stopbanks, access tracks, rock work, anchored trees, wire rope and other structures.  |
| <b>FORESTRY ACTIVITY</b>             | the use of land primarily for the purpose of planting, tending, managing and harvesting of trees.  |
| <b>FORMED ROAD</b>                   | a road with a carriageway constructed to an all-weather standard with a minimum carriageway width of 3m.   |
| <b>FRONTAGE</b>                      | the road boundary of any site.   |
| <b>FULL-TIME EQUIVALENT PERSON</b>   | the engagement of a person or persons in an activity on a site for an average of 30 hours per week.  |
| <b>GARAGE</b>                        | included within the meaning of residential unit, meaning a building or part of a building principally used for housing motor vehicles and other ancillary miscellaneous items owned by persons living on the site.   |
| <b>GRAVEL EXTRACTION</b>             | the extraction of gravel, including red metal.   |
| <b>GREENHOUSE</b>                    | a facility used for growing plants inside, including: <ul style="list-style-type: none"> <li>• glasshouses</li> <li>• plastic houses</li> <li>• shade houses</li> <li>• tunnel houses</li> </ul> but excluding: <ul style="list-style-type: none"> <li>• domestic greenhouses accessory to dwellings</li> <li>• outdoor crop support structures.</li> </ul>  |

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| <b>GROSS FLOOR AREA</b>               | <p>the sum of the gross area of all floors of all buildings on a site measured from the exterior faces of the exterior walls or from the centre lines of walls separating two buildings. The gross floor area of a building does not include:</p> <ul style="list-style-type: none"> <li>• uncovered stairways</li> <li>• floor space in terraces (open or roofed), external balconies</li> <li>• breezeways or porches</li> <li>• roof carparking, lift towers and machinery rooms on the roof having a floor area of not more than 200 m<sup>2</sup></li> <li>• carparking areas</li> <li>• floor space of interior balconies and mezzanines not used by the public.</li> </ul>                |
| <b>GROUND LEVEL</b>                   | <p>the actual ground level at the date of public notification of this Plan, except for land for which subdivision consent has been obtained after the notification of this Plan, in which case ground level will mean the actual finished ground level when all works associated with the subdivision of the land were completed, excluding any excavation or fill associated with building activity.</p> <p>Ground slope shall mean the slope of the ground measured across the above ground level(s).</p>  |
| <b>GROUP VISITS</b>                   | pre-booked visits to a site by groups of people organised collectively.  |
| <b>HANDCRAFTS</b>                     | goods produced by hand, by the use of hand tools or the use of mechanical appliances where such appliances do not produce the goods in a repetitive manner according to a predetermined pattern for production run purpose. The person producing such goods must design the goods and have direct, complete and variable control over the production of every stage of the product.  |
| <b>HAPŪ</b>                           | district tribe.  |
| <b>HAZARDOUS SUBSTANCE</b>            | includes, but not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance.  |
| <b>HAZARDOUS WASTES</b>               | wastes of any hazardous substance(s).  |
| <b>HEALTH CARE FACILITY (MEDICAL)</b> | land and/or buildings used for the provision of services relating to the physical and mental health of people and animals but excludes facilities used for the promotion of physical fitness or beauty such as gymnasia, weight control clinics or beauticians. Refer also 'community activity'.   |
| <b>HEAVY VEHICLE</b>                  | a motor vehicle (other than a motor car that is not used, kept or available for the carriage of passengers for hire or reward) the gross laden weight of which exceeds 3500kg. Does not include a traction engine or vehicle designed solely or principally fire-fighting.   |
| <b>HEIGHT</b>                         | <p>in relation to a building means the vertical distance between ground level at any point and the highest part of the building immediately above that point.</p> <p>For the purpose of calculating height in all zones, account shall be taken of parapets, but not of:</p> <ul style="list-style-type: none"> <li>• radio and television antennas attached to a dwelling, provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 2.5m or</li> <li>• chimneys or finials (not exceeding 1.1m in any direction), provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 1.5m.</li> </ul> |
| <b>HELICOPTER DEPOT</b>               | a site regularly used as a base for the operation, servicing, refuelling and storage of helicopters.   |
| <b>HERITAGE BUILDING</b>              | any building listed in this Plan, which is of special interest, character, intrinsic or amenity value or visual appeal, or of special significance to tangata whenua, for spiritual, cultural or historic reasons.   |
| <b>HERITAGE ITEMS</b>                 | any type of historic heritage place or area listed in Appendix B. It may include a historic building, historic site (including archaeological site), a place/area of significance to Māori, or heritage landscape. The term may be used to refer to both heritage items listed in the District Plan and to those items registered by Heritage New Zealand Pouhere Taonga.  |

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| <b>HIGHLY SENSITIVE ACTIVITY (NATURAL HAZARDS)</b> | <p>an activity that is particularly vulnerable to exposure to a significant risk of damage from one or more identified natural hazards. Highly sensitive activities include:</p> <ul style="list-style-type: none"> <li>• health care facilities</li> <li>• emergency service facilities</li> <li>• educational facilities</li> <li>• community activities and facilities.</li> </ul>  |
| <b>HOME-BASED EDUCATION AND CARE SERVICE</b>       | <p>the provision of education or care, for gain or reward, to fewer than 5 children under the age of 6 (in addition to any child enrolled at school who is the child of the person who provides education or care and resides at the property in which the activity occurs). Refer also 'home occupation'.</p>   |
| <b>HOME OCCUPATION</b>                             | <p>the use of a site for an occupation, business, trade or profession in addition to the use of that site for a residential activity and which is undertaken by person(s) living permanently on the site. Includes home-based education and care service, but excludes homestay.</p>   |
| <b>HOMESTAY</b>                                    | <p>the use of an occupied residential unit for visitor accommodation for commercial purposes.</p>  |
| <b>HOSPITAL</b>                                    | <p>any building in which two or more persons are accommodated for the purposes of receiving any medical treatment. Refer also 'community activity'.</p>  |
| <b>INDIGENOUS</b>                                  | <p>a plant or animal species that occurs naturally that were not introduced to New Zealand by humans. Also referred to as 'native'.</p>  |
| <b>INDIGENOUS VEGETATION</b>                       | <p>any indigenous plant community comprised of throughout its growth a range of native species and habitats normally associated with that vegetation type or having the potential to develop these characteristics. Includes vegetation with these characteristics that has been regenerated with human assistance following disturbance, but excludes plantations and vegetation that have been established for commercial purposes. Refers to vegetation that occurs naturally in New Zealand or arrived in New Zealand without human assistance. For the purposes of this Plan, indigenous plant species within domestic or ornamental/landscape planting, or planted shelter belts, or plantation forestry, undergrowth, or planted indigenous forestry are excluded from the definition of indigenous vegetation.</p> |
| <b>INDUSTRIAL ACTIVITY</b>                         | <p>the use of land and/or buildings for the primary purpose of manufacturing, assembling, testing, fabricating, processing, packing, or associated storage of goods and produce. Excludes post-harvest facilities.</p>   |
| <b>INTENSIVE FARMING</b>                           | <p>refers to any of the following:</p> <ul style="list-style-type: none"> <li>• commercial livestock (excluding the farming of mustelids) kept and fed in buildings or in outdoor enclosures on a particular site, where the stocking density precludes the maintenance of pasture or ground cover</li> <li>• land and buildings used for the commercial boarding and/or breeding of cats, dogs and other domestic pets</li> <li>• farming of mushrooms or other fungi</li> <li>• commercially growing crops indoors in containers and/or on a permanent floor, with limited or no dependence on natural soil quality on the site.</li> </ul>  |
| <b>INTERNAL BOUNDARY</b>                           | <p>of a site means any boundary of the net area of a site other than a road boundary.</p>  |
| <b>INTERSECTION</b>                                | <p>in relation to two or more intersecting or meeting roadways, means that area contained within the extension or connection of the legal boundaries of each road. Distances from intersection are measured as follows:</p> <ul style="list-style-type: none"> <li>• from the nearest kerb line, or formed edge, of the intersecting road</li> <li>• along the subject site's frontage road boundary, measured generally parallel to the centre line of the frontage road.</li> </ul>  |
| <b>IWI</b>   | <p>tribe or people.</p>  |
| <b>IWI AUTHORITY</b>                               | <p>as defined in section 2 of the RMA.</p>   |
| <b>KAINGA</b>                                      | <p>a settlement.</p>   |

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| <b>KAITIAKI</b>           | guardian or guardians.  |
| <b>KAITIAKITANGA</b>      | as defined in section 2 of the RMA.   |
| <b>KOIWI TANGATA</b>      | unidentified Māori remains.   |
| <b>L<sub>90(t)</sub></b>  | the sound level that is exceeded for 90% of a chosen sample period, used to quantify background noise. Generally, A-weighted (and denoted L <sub>A90(t)</sub> ), with the suffix 't' denoting the measurement time. L <sub>90</sub> has replaced the previous L <sub>95</sub> to bring New Zealand into line with international practice.   |
| <b>L<sub>A10</sub></b>    | the A-weighted sound level that is exceeded for 10% of the sample period. Previously denoted as L <sub>10</sub> , this parameter has been used for many years to describe intrusive sound. In the latest version of New Zealand standards, it has been replaced by L <sub>Aeq(t)</sub> .  |
| <b>L<sub>AE</sub></b>     | the A-weighted Sound Exposure Level, previously known as SEL. This is a notional parameter and is the sound level, which if maintained for a constant one second, contains the same energy as the varying noise level.  |
| <b>L<sub>AFmin</sub></b>  | the minimum A-weighted sound level measured using fast response (denoted by 'F'), during a chosen sample period.  |
| <b>L<sub>Aeq(t)</sub></b> | the time-averaged, A-weighted sound pressure level during the sample period effectively representing an average value. The suffix 't' represents the time period to which the noise level relates. A 15 minute measurement previously denoted as '55 dBA L <sub>eq</sub> ' is now stated as '55 dB L <sub>Aeq(15min)</sub> '; this should however not be confused with the rating level assessment as defined in NZS6802.                 |
| <b>L<sub>AFmax</sub></b>  | the maximum A-weighted sound level measured using fast response (denoted by 'F'), during a chosen sample period and previously denoted as 'L <sub>max</sub> '.  |
| <b>L<sub>dn</sub></b>     | a 'day-night' noise level. This is an L <sub>eq</sub> measured over a 24-hour period, where night-time noise levels are penalised by 10 dB to account for additional annoyance during sleeping hours.   |
| <b>L<sub>peak</sub></b>   | the peak sound pressure level, as distinguished from L <sub>AFmax</sub> , which is the RMS value of sound measured. The L <sub>peak</sub> measurement rise time is quicker than L <sub>max</sub> and therefore may respond better to short duration events such as gunfire.   |
| <b>LAKE</b>               | as defined in section 2 of the RMA.   |
| <b>LANDSCAPING</b>        | the provision of tree and/or shrub plantings and may include any ancillary lawn, water, rocks, paved areas or amenity features, the whole of such provision being so arranged as to improve visual amenity, and/or to partially or wholly screen activities or buildings, and/or to provide protection from climate.  |
| <b>LICENSED PREMISES</b>  | any premises, or part of any premises, in which liquor may be sold pursuant to a licence; including any conveyance, or part of any conveyance on which liquor may be sold pursuant to the licence, granted pursuant to the Sale and Supply of Alcohol Act 2012. Refer also 'commercial activity'.   |
| <b>LIFESTYLE SITE</b>     | a site created and used for rural residential living in the Plains Production Zone and the Rural Production Zone.   |
| <b>LINE</b>               | as defined in section 5 of the Telecommunications Act 2001 and Section 2 of the Electricity Act 1992.   |
| <b>LIVING AREA</b>        | any room in a residential unit other than a room used principally as a bedroom, laundry or bathroom.  |
| <b>LOADING SPACE</b>      | a portion of a site, whether covered or not, clear of any road or service lane upon which a vehicle can stand while being loaded or unloaded, including also the adjustment or covering of any load and the fuelling of a vehicle. Such loading space shall have vehicular access to a road or service lane and must be provided separately from any other designated car park onsite and not be part of internal traffic movement lanes. |
| <b>LOT(S)</b>             | means the same as 'allotment' in section 2 of the RMA.  |
| <b>MAHINGA KAI</b>        | a place where traditional food resources can be produced or harvested.  |

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| <b>MAINTENANCE</b>                         | to keep in existing order, to prevent loss or deterioration, or to restore to working order. Does not include extending, replacing, removing or demolishing a structure, or any substantive change to the form, orientation, or outline of the structure.  |
| <b>MAINTENANCE<br/>(HERITAGE ITEMS)</b>    | <p>in relation to a place or area of significance to Māori or a heritage item means, maintenance includes any of the following activities:</p> <ul style="list-style-type: none"> <li>• keeping the place in good condition by controlling noxious weeds, cutting grass and light stock grazing</li> <li>• existing land uses and work that do not involve any land disturbance or destruction to a site, place or area</li> <li>• land disturbed by cultivation that does not extend beyond the area or depth previously disturbed</li> <li>• maintenance and upgrading of paved roads, modified berms and paths provided that the land disturbance does not extend beyond the area or depth previously disturbed</li> <li>• land disturbance by fencing that does not extend beyond the area or depth previously disturbed</li> <li>• work that is authorised by an archaeological authority issued under the Heritage New Zealand <i>Pouhere Taonga</i> Act 2014</li> </ul> <p>In addition, maintenance work:</p> <ul style="list-style-type: none"> <li>• will be supported by the written approval of the relevant tangata whenua if it is a place or area of significance to Māori</li> <li>• involves preservation and conservation as defined in the ICOMOS NZ Charter.</li> </ul> |
| <b>MAINTENANCE<br/>(NETWORK UTILITIES)</b> | any replacement, repair or renewal work or activity necessary to continue the operation and/or functioning of an existing network utility. Includes the replacement of an existing line, building, structure or other facilities with another of the same or similar height, size and scale, within the same or similar position and for the same or similar purpose. Also includes the addition of extra lines to existing or replacement poles or other support structures.  |
| <b>MAINTENANCE<br/>(RENEWABLE ENERGY)</b>  | the undertaking of work necessary to keep a renewable electricity generation activity operating at an efficient and safe level (e.g. activities include erosion, sediment and flood control, weed control, access requirements, maintenance of plant, machinery or structures and monitoring of operations).   |
| <b>MAJOR HAZARDOUS<br/>FACILITY</b>        | <p>any facility which involves one or more of the following activities:</p> <ul style="list-style-type: none"> <li>• manufacturing and associated storage of hazardous substances (including industries manufacturing agrochemicals, fertilisers, acids/alkalis or paints)</li> <li>• oil and gas exploration and extraction facilities</li> <li>• purpose-built bulk storage facilities for the storage of hazardous substances (other than petrol, diesel or LPG) for wholesale or restricted commercial supply</li> <li>• the storage/use of more than 100,000L of petrol</li> <li>• the storage/use of more than 50,000L of diesel</li> <li>• the storage/use of more than 6 tonnes of LPG</li> <li>• galvanising plants</li> <li>• electroplating and metal treatment facilities</li> <li>• tanneries</li> <li>• timber treatment</li> <li>• freezing works and rendering plants</li> <li>• wastewater treatment plants</li> <li>• metal smelting and refining (including battery refining or re-cycling)</li> <li>• milk treatment plants</li> <li>• fibreglass manufacturing</li> <li>• polymer foam manufacturing</li> <li>• asphalt/bitumen manufacture or storage</li> <li>• landfills</li> </ul>  |

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|  | <p>The following activities are not considered to be major hazardous facilities:</p> <ul style="list-style-type: none"> <li>• the incidental use and storage of hazardous substances in minimal domestic-scale quantities</li> <li>• retail outlets for hazardous substances intended for domestic usage (e.g. supermarkets, hardware stores and pharmacies)</li> <li>• the incidental storage and use of agrichemicals, fertilisers and fuel for land-based primary production activities.</li> <li>• pipelines used for the transfer of hazardous substances such as gas, oil, trade waste and sewage</li> <li>• fuel in motor vehicles, boats, airplanes and small engines</li> <li>• military training activities</li> <li>• the transport of hazardous substances (e.g. in trucks or trains)</li> </ul>  |
| <b>MANA WHAKAHONO A ROHE</b>                 | as defined in section 2 of the RMA.   |
| <b>MANA WHENUA</b>                           | as defined in section 2 of the RMA.   |
| <b>MANOEUVRING AREA</b>                      | part of a site used by vehicles to move from the vehicle crossing to any parking, garage or loading space, including all driveways and aisles, or as part of an access strip.   |
| <b>MANUFACTURING OF HAZARDOUS SUBSTANCES</b> | any process that produces a substance that is hazardous under the United Nations Transportation of Dangerous Goods Code, including any process that comprises the mixing of material or making of a compound product that is hazardous under the United Nations Transportation of Dangerous Goods Code.   |
| <b>MARAE</b>                                 | a site reserved under the Māori Affairs Act 1953 which is owned or administered by legally appointed trustees or a trust body for the common benefit of a defined group of Māori people.  |
| <b>MAST</b>                                  | any mast, pole, or similar structure designed to carry aerials or antenna dishes or to facilitate radio communication or telecommunication.   |
| <b>MINERAL</b>                               | as defined in section 2(1) of the Crown Minerals Act 1991.  |
| <b>MINING ACTIVITY</b>                       | to take, win or extract, by whatever means, a mineral existing in its natural state in land, or a chemical substance from that mineral, for the purpose of obtaining the mineral or chemical substance. Includes gravel extraction, quarrying, and the processing of minerals, but does not include prospecting or exploration, or any of the foregoing where the material is for use on the same site (e.g. for the establishment or maintenance of tracks on a farm). To 'mine' has a corresponding meaning.  |
| <b>MINOR UPGRADING (NETWORK UTILITIES)</b>   | <p>an increase in the carrying capacity, efficiency or security of electricity and telecommunication lines, which utilise the existing or replacement support structures, and includes any of the following activities:</p> <ul style="list-style-type: none"> <li>• the re-conductoring of the line with higher capacity conductors</li> <li>• the re-sagging of conductors</li> <li>• the addition of longer and more efficient insulators</li> <li>• a support structure placement within a similar location as the support structure that is replaced</li> <li>• the addition of earthwire, which may contain telecommunication lines, earthpeaks and lightning rods</li> <li>• the addition of electrical or telecommunication fittings</li> <li>• support structure replacement in the same location or within the existing alignment of the transmission line corridor</li> <li>• the replacement of existing cross arms, including with cross arms of an alternative design of a similar scale</li> <li>• an increase in support structure height to achieve compliance with the clearance distances specified in NZECP34:2001</li> <li>• the addition of overhead lines to provide individual service connects to a site (including any connection to a building within that site) from an existing overhead network, provided no more than one new support structure is required.</li> </ul> <p>Minor upgrading does not include:</p> |

- increasing the carrying capacity of existing structures
- any increase in the voltage of the line unless the line was originally constructed to operate at the higher voltage but has been operating at a reduced voltage
- any increase in any individual wire, cable, or other similar conductor to a diameter that exceeds 35 millimetres
- the bundling together of any wire, cable, or other similar conductor so that the bundle exceeds 30 millimetres in diameter
- the addition of any new circuits, lines or utility structures.

**MODIFICATION** in relation to vegetation means the felling, removal, damage or destruction of the vegetation, including the following activities within the vegetation drip line:

- work that involves compaction, sealing or removal of soil
- drilling or excavation
- discharge of toxic substances

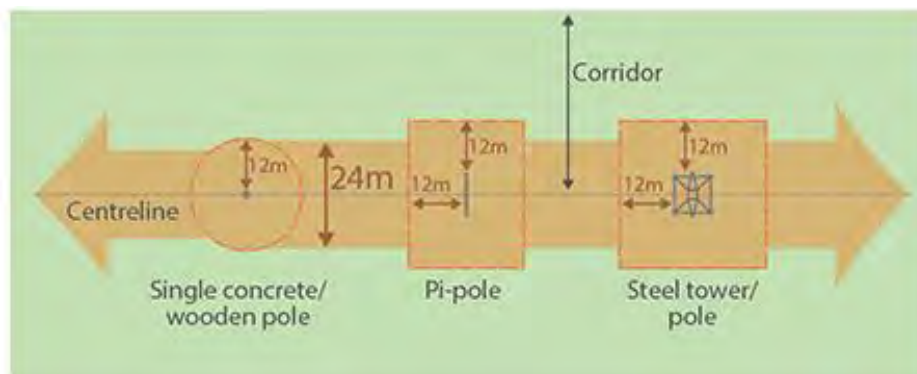
but excludes any trimming authorised as a permitted activity under this Plan.

**MOTORISED CRAFT** any boat powered by an engine.

**NATIONAL GRID** as defined in the National Policy Statement on Electricity Transmission (2008) and as identified as the 'National Grid Line' on the Planning Maps.

**NATIONAL GRID SUBDIVISION CORRIDOR** the area measured either side of the centreline of above ground National Grid line as follows:

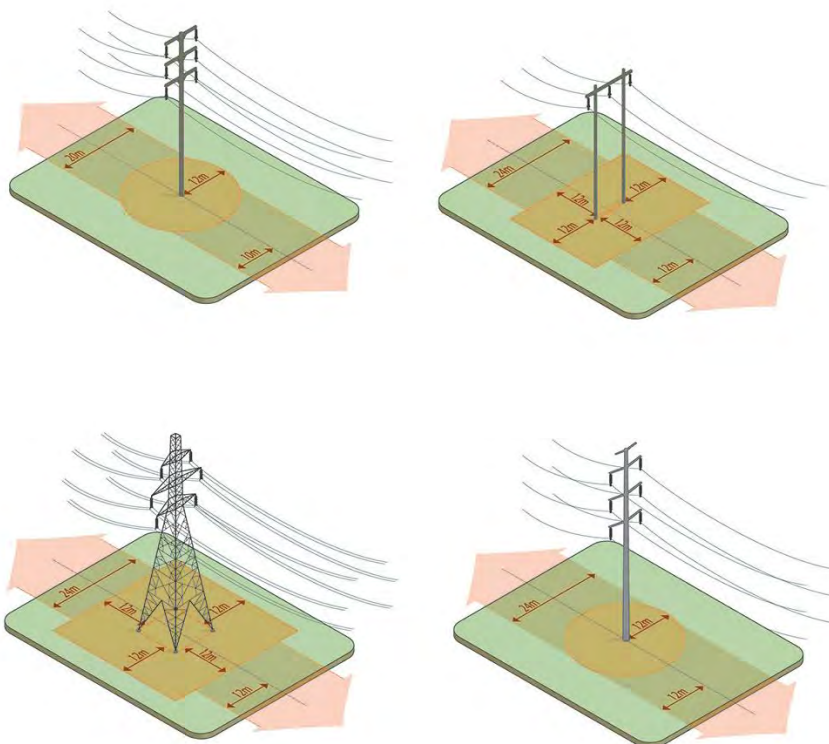
- 16m for 110kV transmission lines on pi-poles
- 32m for 110kV transmission lines on towers
- 37m for 220kV transmission lines.



The National Grid Subdivision Corridor and National Grid Yard do not apply to underground cables or any underground transmission lines (or sections of line) that are designated.

**NATIONAL GRID YARD**

the area located 12m in any direction from the outer edge of a National Grid support structure or the area located 10m either side of the centreline of an overhead 110kV National Grid line on single poles or the area located 12m either side of the centreline of any overhead National Grid line on pi-poles or towers (including tubular steel towers where these replace steel lattice towers). The National Grid Yard does not apply to underground cables or any transmission lines (or sections of line) that are designated.



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| <b>NATURAL HAZARD</b>                       | as defined in section 2 of the RMA.   |
| <b>NATURAL HAZARD MITIGATION ACTIVITIES</b> | activities that are carried out by a network utility operator to reduce the risks posed by natural hazards to human life, property or the environment (includes stopbanks, sea walls and vegetation planting).  |
| <b>NET AREA</b>                             | in relation to a site or lot, means the total area of the site or lot less any area subject to a designation for any purpose, and/or any area contained in the access to the site or lot, and/or any strip of land less than 6m in width.   |
| <b>NETWORK UTILITIES OR NETWORK UTILITY</b> | <p>the use of land and/or buildings, including incidental equipment, for any of the following activities:</p> <ul style="list-style-type: none"> <li>• pipelines for the distribution or transmission of natural or manufactured gas, petroleum, hydrogen, carbon dioxide or geothermal energy</li> <li>• networks for the purpose of telecommunications</li> <li>• lines for the purpose of line function services as defined in section 2 of the Electricity Act 1992</li> <li>• a system for the distribution of water for supply (including irrigation)</li> <li>• drainage or sewage systems</li> <li>• railway lines and roads</li> <li>• airports operated by an airport authority (as defined by the Airport Authorities Act 1966)</li> <li>• an approach control service as defined by the Civil Aviation Act 1990</li> <li>• meteorological facilities, including equipment to measure, collect and distribute meteorological information, including telecommunication radio and satellite links</li> <li>• all structures and incidental facilities such as lines, support structures, pipes, pumping stations, aerials and similar structures which directly form part of the network</li> <li>• any other network utility operation as defined by section 166 of the Act.</li> </ul> |



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| <b>NOISE</b>                        |                  | where standards for noise are specified, means the sound level or maximum level measured and assessed in accordance with the following standards as applicable: <ul style="list-style-type: none"> <li>• NZS 6801:1991 Measurement of Sound</li> <li>• NZS 6802:1991 Assessment of Environmental Sound</li> <li>• NZS 6805:1992 Airport Noise Management and Land Use Planning</li> <li>• NZS 6807P:1994 Noise Management and Land Use Planning for Helicopter Landing Areas</li> <li>• NZS 6803P:1984 The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work.</li> </ul>                               |
| <b>NOISE ACTIVITY</b>               | <b>SENSITIVE</b> | any of the following activities: <ul style="list-style-type: none"> <li>• residential activity</li> <li>• marae &amp; urupa</li> <li>• visitor accommodation</li> <li>• educational facility</li> <li>• home-based education and care service</li> <li>• day care facility</li> <li>• hospital</li> <li>• rest home.</li> </ul>   |
| <b>NOTIONAL GARAGE</b>              |                  | any area of land measuring 18.5m <sup>2</sup> when a garage, carport or other vehicle parking space is not provided, or is not existing on the site, and shall be required to meet all bulk and location requirements for the relevant zone.<br><i>Note: 5.5m by 3.3m garage size plus eaves equals 18.5m<sup>2</sup>.</i>  |
| <b>NZS6801</b>                      |                  | New Zealand Standard NZS 6801:2008 Acoustics – Measurement of Environmental Sound   |
| <b>NZS6802</b>                      |                  | New Zealand Standard NZS 6802:2008 Acoustics – Environmental Noise  |
| <b>OFFICE</b>                       |                  | any of the following: <ul style="list-style-type: none"> <li>• administrative offices where the administration of any entity, whether trading or not, and whether incorporated or not, is conducted</li> <li>• commercial offices such as banks, insurance agents, typing services, duplicating services and real estate agents, being places where trade (other than that involving the immediate exchange for goods or the display or production of goods) is transacted</li> <li>• professional offices such as the offices of accountants, solicitors, architects, surveyors and engineers.</li> </ul> Refer also 'community activity'. |
| <b>OPEN SPACE</b>                   |                  | any land, body of water or other land that is not substantially occupied by buildings and which provides benefits to the general public as an area of aesthetic, visual, scenic, cultural, educational, scientific, recreational amenity values, or social interest.  |
| <b>OPERATION (RENEWABLE ENERGY)</b> |                  | the working of a renewable electricity generation activity on a day-to-day basis to generate and transmit electricity.  |
| <b>OUTDOOR LIVING SPACE</b>         |                  | an area of open space required by this Plan to be provided for the exclusive use of the occupants of the residential unit to which the space is allocated.  |
| <b>OUTDOOR STORAGE</b>              |                  | land used for the purpose of storing vehicles, equipment, machinery, natural and processed products and wastes, outside a fully enclosed building for periods in excess of 4 weeks in any one year.   |
| <b>OUTDOOR SPACE</b>                | <b>SERVICE</b>   | an area of service space to be provided for the exclusive use of each household unit to which the space has been allocated, for such functions or structures as clotheslines, storage of rubbish bins and wood. No outdoor service space shall be occupied by an access or parking space.   |
| <b>OUTER BOUNDARY (OCB)</b>         | <b>CONTROL</b>   | the area generally between 60dB Ldn and 65dB Ldn future noise contours as shown on Planning Maps 32 and 34 for the Waipukurau Aerodrome.  |
| <b>PAPAKĀINGA KAUMĀTUA HOUSING</b>  | <b>OR</b>        | one or more houses on whenua Māori functioning as a 'community' (refer also 'whenua Māori').  |

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| <b>PARKING AREA</b>                            | that part of a site within which vehicle parking spaces required by this Plan or otherwise provided are accommodated, and includes all parking spaces, manoeuvre areas and required landscape areas.  |
| <b>PARKING SPACE</b>                           | a space of usable dimensions and condition, including in terms of access and manoeuvring area. A garage or carport may count as one parking space for a household unit.   |
| <b>PLANTATION FOREST / PLANTATION FORESTRY</b> | as defined in the Resource Management (National Environment Standards for Plantation Forestry) Regulations 2017.  |
| <b>PLANTED INDIGENOUS FORESTRY</b>             | planting and management (including thinning) of indigenous timber trees or tree ferns, or areas specifically planted in indigenous vegetation for the purpose of harvesting or commercial use.  |
| <b>POST-HARVEST FACILITY</b>                   | <p>buildings operated by one or more growers and used for wine-making, or the storage, packaging, washing, inspecting and grading of eggs, fruit, vegetables, or other (natural and unprocessed) primary produce brought to the post-harvest facility from a range of locations, and includes all activities that are an integral aspect of post-harvest operations.</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• pack-houses, cool-stores and wineries</li> <li>• use of the site for the collection and distribution of horticultural products (including grapes)</li> <li>• preparation and shrink wrapping horticultural products in preparation for distribution to retail outlets</li> <li>• collection and distribution of agricultural products including the cross loading of trucks used in the collection and delivery of horticultural products</li> <li>• the on-site servicing and maintenance of vehicles and equipment associated with the activities.</li> </ul> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• retail sales.</li> <li>• industrial activities.</li> </ul> |
| <b>PRIMARY COLLECTOR ROAD</b>                  | As classified under the New Zealand Transport Agency One Network Road Classification. It is a locally important road that provides a primary distributor/collector function, linking significant local economic areas or areas of population. It may be the only route available to some places within the region and in urban areas it has moderate passenger transport movements and numbers of cyclists and pedestrians using the road. See Figure 14E in Section 14 Transport and Parking.  |
| <b>PRINCIPAL BUILDING</b>                      | a building, buildings or part of a building accommodating the activity for which the site is primarily used.  |
| <b>PRIVATE ROAD</b>                            | any roadway, place, or arcade laid out or formed on private land by the owner of the land, but intended for the use of the public generally.  |
| <b>PRIVATE WAY</b>                             | any way or passage over private land, the use of which is confined or intended to be confined to certain persons or classes of persons, and which is not intended to be used by the public generally.   |
| <b>PROSPECTING</b>                             | those activities undertaken at an early stage of mineral resource identification and definition, with the objective of appraising the mineral potential of a large area using standard geological surveying techniques, and ranking any mineralisation identified as being worthy of more detailed exploration. Prospecting activities include geological mapping, geological surveys, geochemical surveys, gridding and line-surveying, and the use of hand held equipment and where practicable, existing access roads or tracks.   |
| <b>PUBLIC PLACE</b>                            | any public thoroughfare, park, reserve, lake, river or place to which the public has access with or without the payment of a fee, and which is under the control of the District Council, Regional Council, the New Zealand Transport Agency or the Department of Conservation or the Crown.  |
| <b>RADIO COMMUNICATION FACILITIES</b>          | any mast, aerial, antenna dish or other structure, facility or apparatus used or intended for the purpose of facilitating radio communication.  |

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| <b>RECESSION LINES</b>                              | <p>the lines constructed from points on or above a boundary surface or a road surface, the angle of inclination of which is measured from the horizontal, at right angles to a site boundary and in towards the site. No building features may protrude through or above the building envelope constructed by the recession lines except the following:</p> <ul style="list-style-type: none"> <li>• chimneys, ventilation shafts, roof water tanks, lift and stair shafts and spires, poles and masts that meet the maximum height of buildings performance standard for the relevant zone, provided the maximum dimension of these structures measured parallel to the boundary under consideration shall not exceed 3m</li> <li>• in Residential or Rural Township Zones where a single gable or hip end with a base (excluding eaves) of 7.5m or less faces a boundary and a recession line strikes no lower than half way between the eaves and ridge line, a gable or hip-end may penetrate the recession lines</li> <li>• solar panels or solar hot water systems (and associated hardware) on northern boundaries, provided that the panels do not protrude more than 500mm from the surface of the roof.</li> </ul>   |
| <b>RECREATIONAL ACTIVITY</b>                        | <p>the use of land and/or buildings for the primary purpose of recreation and/or entertainment. Includes the sale of food and beverages for consumption on the site provided it is ancillary to the recreational activity. Recreational activities include sport clubs, art, craft and hobby clubs (e.g. painting, pottery, bridge, chess, photography clubs), aerodromes, and outdoor recreation pursuits, but excludes any recreational activity within the meaning of residential activity.</p>   |
| <b>RELOCATABLE BUILDING DEPOT</b>                   | <p>a depot that stores relocatable buildings.</p>  |
| <b>RELOCATED BUILDING</b>                           | <p>the relocation of an existing building from any site to another site, excluding the movement of a building within the same title or a new building built off-site that has not been used and is for the express purpose of being located to the subject site.</p>   |
| <b>RENEWABLE ENERGY</b>                             | <p>as defined in section 2 of the RMA.</p>   |
| <b>RENEWABLE ELECTRICITY GENERATION ACTIVITIES</b>  | <p>the construction, operation, maintenance and upgrading of structures associated with renewable electricity generation. Includes small and community-scale distributed renewable electricity generation activities and the system of electricity conveyance required to convey electricity to the distribution network and/or the national grid and electricity storage technologies associated with renewable electricity.</p>  |
| <b>REPAIRS AND MAINTENANCE (OF A HERITAGE ITEM)</b> | <p>in relation to a place or item identified in Appendix B1, means making good any decayed or damaged fabric to a documented earlier form, where one or more of the following conditions or situations apply:</p> <ul style="list-style-type: none"> <li>• the work involves stabilisation, preservation and conservation as defined in the ICOMOS NZ Charter for the Conservation of Places of Cultural Heritage Value, 1993 (the ICOMOS Charter)</li> <li>• the work does not involve alterations, additions (including restoration and reconstruction as defined in the ICOMOS Charter), relocation, partial demolition and demolition (otherwise other rules apply)</li> <li>• the work involves the restoration to good or sound condition of any existing building or any part of an existing building</li> <li>• the work involves the patching, restoration or minor replacement of materials, elements, components, equipment and fixtures for the purposes of maintaining such materials, elements, components, equipment and fixtures in good or sound condition</li> <li>• any redecoration work involving the renewal, restoration or new application of surface finishes, decorative elements, minor fittings and fixtures and floor coverings which does not destroy, compromise, damage or impair the appreciation of the heritage values of the element being redecorated</li> <li>• the work carried out on the building must generally match the original in terms of quality, materials and detailing</li> <li>• repair of material or of a site should generally be with original or similar materials. However, repairs to a technically higher standard than the</li> </ul> |

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|   | <p>original workmanship or materials may be justified where the life expectancy of the site or material is increased, the new material is compatible with the old and any heritage value is not diminished</p> <ul style="list-style-type: none"> <li>• the work is for the purposes of keeping the building in good condition</li> <li>• the work does not result in any increase in the area of land occupied by the building.</li> </ul>  |
| <b>REQUIRING AUTHORITY</b>                | has the meaning set out in section 166 of the RMA.   |
| <b>RESERVE</b>                            | any land set apart for any public purpose. For full definition see the Reserves Act 1977.  |
| <b>RESIDENTIAL UNIT</b>                   | a building, room or group of rooms used or intended to be used exclusively by one or more persons as a single, independent and separate household unit. Where more than one kitchen and/or laundry facility is provided on the site, there will be deemed to be more than one residential unit. Residential unit also includes senior citizen housing units and individual units associated with rest homes or similar facilities.   |
| <b>RESIDENTIAL ACTIVITY</b>               | the use of land and buildings by people for the purpose of permanent living accommodation, including residential units and all associated accessory buildings, holiday homes, emergency refuge accommodation and papakāinga and kaumātua housing, but excluding visitor accommodation.   |
| <b>RESTAURANT</b>                         | any land and/or buildings, or part of a building, in which meals are regularly supplied for sale to the general public for consumption on the premises, including such premises for which a licence has been granted pursuant to the Sale and Supply of Alcohol Act 2012.  |
| <b>REST HOME</b>                          | any premises managed principally for aged persons, where 3 or more persons are in residence. Refer also 'community activity'.  |
| <b>RETAIL SALES<br/>/RETAIL/RETAILING</b> | the direct sale or hire to the public from any site and/or the display or offering for sale or hire to the public on any site of goods, merchandise or equipment, but excluding recreational activities.   |
| <b>RIGHT OF WAY</b>                       | an area of land over which there is registered a legal document giving rights to pass over that land to the owners and occupiers of other land.  |
| <b>RIVER</b>                              | as defined in section 2 of the RMA.  |
| <b>ROAD</b>                               | <p>as defined in section 315 of the Local Government Act 1974, and includes the following:</p> <ul style="list-style-type: none"> <li>• a road that was a road or street or public highway immediately before the commencement of Part 21 of the Local Government Amendment Act 1974</li> <li>• a road that was a public highway within that area immediately before the inclusion of any area in the district</li> <li>• a road that is laid out by the council as a road or street after the commencement of Part 21 of the Local Government Amendment Act 1974</li> <li>• a road that is vested in the council for the purpose of a road as shown on a deposited survey plan;</li> <li>• a road that is vested in the council as a road to street pursuant to any other enactment;</li> </ul> <p>and includes:</p> <ul style="list-style-type: none"> <li>• except where elsewhere provided in Part 21 of the Local Government Act 1974, any access way or service lane which before the commencement of Part 21 of the Local Government Amendment Act 1974 was under the control of any council or is laid out or constructed by or vested in any council as an access way or service lane or is declared by the Minister of Works and Development as an access way or service lane after the commencement of this Part of this Act [or is declared by the Minister of Lands as an access way or service lane on or after the 1st day of April 1988]:</li> </ul> |

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|  | <ul style="list-style-type: none"> <li>every square or place intended for use of the public generally, and every bridge, culvert, drain, ford, gate, building, or other thing belonging thereto or lying upon the line or within the limits thereof but, except as provided in [the Public Works Act 1981], or in any regulation under that Act does not include a motorway within the meaning of that Act.</li> </ul>  |
| <b>ROAD BOUNDARY</b>                           | any boundary of a site abutting a legal road (other than an accessway or service lane) or contiguous to a boundary of a road designation. Frontage or road frontage has the same meaning as road boundary.  |
| <b>RURAL COMMERCIAL ACTIVITY</b>               | the use of land and buildings for the display, offering, provision, sale or hire of goods, equipment, or services, including rural service activities, shops, restaurants, and takeaway food bars, but excluding commercial, recreational, community and service activities, home occupations or visitor accommodation.   |
| <b>RURAL SERVICE ACTIVITY</b>                  | service activities that are related to farming activities and intensive farming, including but not limited to rural contractors, but not including industrial activity.   |
| <b>SAFE SIGHTLINE DISTANCE</b>                 | the distance from an intersection or accessway that will achieve and maintain safe lines of sight for road users (refer RTS6 – Guidelines for visibility at driveways).   |
| <b>SAFETY ALTERATIONS (OF A HERITAGE ITEM)</b> | works necessary for the primary purpose of improving structural performance, fire safety or physical access. Improving structural performance involves earthquake strengthening work (earthquake strengthening work is the improving of the structure performance of a heritage building by modifying, or adding to, the structure of a building). Earthquake strengthening work must be identified by a chartered professional engineer who has knowledge of the structural characteristics and earthquake performance of the type of building being assessed. Safety alterations may be required to enhance the structural capacity of the building and may include but is not limited to work which upgrades the building's ability to: <ul style="list-style-type: none"> <li>safely carry self and imposed gravity loads</li> <li>withstand probable wind loads without unacceptable damage</li> <li>withstand probable earthquake loads without unacceptable damage</li> <li>withstand other damaging effects that have been identified for a particular building.</li> </ul> |
| <b>SALES YARDS</b>                             | the use of land primarily for the selling of livestock, through auction or other means.   |
| <b>SCHOOL</b>                                  | refer 'educational facility' or 'community activity'.   |
| <b>SEASONAL WORKERS ACCOMMODATION</b>          | any premises used for accommodation purposes directly associated with the seasonal labour requirements of the District's agriculture, horticulture, viticulture, and cropping industries, including both existing permanent buildings and new relocatable structures.   |
| <b>SECONDARY COLLECTOR ROAD</b>                | As classified under the New Zealand Transport Agency One Network Road Classification. It provides a secondary distributor/collector function, linking local areas of population and economic sites and may be the only route available to some place within this local area. See Figure 14E in Section 14 Transport and Parking.  |
| <b>SENIOR CITIZENS HOUSING UNIT</b>            | one of a group of residential units developed solely for the accommodation of aged persons, and where not owned by the Crown or a local authority, encumbered by a bond or other appropriate legal instrument which ensures that the use of the unit is limited to housing of aged persons.   |
| <b>SENSITIVE ACTIVITY</b>                      | activities which are more sensitive to noise, dust, spray residue, odour or visual effects of nearby activities. Includes residential activities, marae, urupa, visitor accommodation, rest homes, day care facilities, educational facilities, home-based education and care services, and hospitals. Refer also 'highly sensitive activity', which only applies in relation to Section 10 Natural Hazards provisions of the District Plan.  |

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| <b>SERVICE</b>          | <p>for the purposes of financial contributions means:</p> <ul style="list-style-type: none"> <li>• any water supply system</li> <li>• any stormwater collection and disposal system</li> <li>• any sewage collection, treatment and disposal system</li> <li>• any trade waste collection and disposal system</li> <li>• any works to avoid, remedy or mitigate natural hazards</li> <li>• any landscaping, including planting of vegetation</li> <li>• any provisions of access to land in the subdivision (including roads, cycleways, pedestrian accessways, service lanes, private access, street lighting and associated works)</li> </ul> <p>and in each case includes any necessary or incidental work. 'services' has a corresponding meaning.</p>   |
| <b>SERVICE ACTIVITY</b> | the use of land and buildings for the primary purpose of the transport, storage, warehousing, maintenance or repair of goods and materials, including aerodromes but excluding relocatable building depots.  |
| <b>SERVICE LANE</b>     | any lane laid out or constructed whether by the authority of the Council or the Minister of Works and Development or the Minister of Lands (on or after 1 April 1988) for the purpose of providing the public with a side or rear access for vehicular traffic to any land.  |
| <b>SERVICE STATION</b>  | <p>any site where the dominant activity is the retail sale of motor vehicle fuels (including petrol, LPG, CNG, and diesel), and may also include any one or more of the following:</p> <ul style="list-style-type: none"> <li>• the sale of kerosene, alcohol based fuels, lubricating oils, tyres, batteries, vehicle spare parts and other accessories normally associated with motor vehicles;</li> <li>• mechanical repair and servicing of motor vehicles (includes motor cycles, caravans, boat motors, trailers), except that in any Residential zone, the mechanical repairs of motor vehicles and domestic garden equipment does not include panel beating, spray painting and heavy engineering such as engine reboring and crankshaft grinding;</li> <li>• inspection and/or certification of vehicles;</li> <li>• mechanical washing and cleaning of motor vehicles;</li> <li>• the sale of other merchandise where this is an ancillary activity to the main use of the site.</li> </ul> <p>Refer also 'commercial activity'.</p> |
| <b>SETBACK</b>          | the distance between the exterior face or edge of a building and the legal boundary of its site. Where any building is required to be setback from any site boundary, no part of that building shall be closer to the site boundary than the minimum distance specified. Where any road widening is required by this Plan, the setback shall be calculated from the proposed final site boundary.  |
| <b>SHELTER BELT</b>     | a continuous line of trees or a hedge along all or part of a property boundary which has been planted for shelter purposes.  |
| <b>SHOWHOME</b>         | a non-occupied residential dwelling which is decorated and filled with furniture for the commercial purpose of advertising the sale of a similar type of dwelling.   |
| <b>SIGN</b>             | any sign or device of whatever nature for the purpose of specific identification of any site or building, for providing directions or information, or for promoting any goods, services or forthcoming events, and which is visible from any public place or thoroughfare. Such sign may consist of a specially constructed device, structure, erection or apparatus, or may be painted, written, printed, carved, embossed, inscribed, projected onto, placed or otherwise fixed to or upon any site, wall, hoarding, pole, fence, rock, stone, tree, stationary vehicle or structure or erection of any kind whatsoever.   |

| <b>SIGNIFICANT INDIGENOUS VEGETATION AND / OR SIGNIFICANT HABITATS OF INDIGENOUS FAUNA</b> | indigenous vegetation and habitats of indigenous fauna that meet one or more of the following criteria:<br><table border="1"> <thead> <tr> <th colspan="2">Significance Criteria:</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Site contains underrepresented indigenous vegetation type (HBRC dataset &lt;30% underrepresented)</td> </tr> <tr> <td>2</td> <td>Site contains indigenous dominated vegetation on land of a Threatened Environment Class of &lt;30% indigenous cover left</td> </tr> <tr> <td>3</td> <td>Site is habitat for At Risk or Threatened indigenous fauna</td> </tr> <tr> <td>4</td> <td>Site contains a rare ecosystem type (e.g. braided river, wetland)</td> </tr> <tr> <td>5</td> <td>Site represents large example of indigenous vegetation (&gt;20ha)</td> </tr> </tbody> </table> | Significance Criteria: |  | 1 | Site contains underrepresented indigenous vegetation type (HBRC dataset <30% underrepresented) | 2 | Site contains indigenous dominated vegetation on land of a Threatened Environment Class of <30% indigenous cover left | 3 | Site is habitat for At Risk or Threatened indigenous fauna | 4 | Site contains a rare ecosystem type (e.g. braided river, wetland) | 5 | Site represents large example of indigenous vegetation (>20ha) |
|--|--|------------------------|--|---|--|---|---|---|--|---|---|---|--|
| Significance Criteria:   |  |                        |  |   |  |   |   |   |  |   |   |   |  |
| 1  | Site contains underrepresented indigenous vegetation type (HBRC dataset <30% underrepresented)   |                        |  |   |  |   |   |   |  |   |   |   |  |
| 2  | Site contains indigenous dominated vegetation on land of a Threatened Environment Class of <30% indigenous cover left  |                        |  |   |  |   |   |   |  |   |   |   |  |
| 3  | Site is habitat for At Risk or Threatened indigenous fauna   |                        |  |   |  |   |   |   |  |   |   |   |  |
| 4  | Site contains a rare ecosystem type (e.g. braided river, wetland)  |                        |  |   |  |   |   |   |  |   |   |   |  |
| 5  | Site represents large example of indigenous vegetation (>20ha)   |                        |  |   |  |   |   |   |  |   |   |   |  |
| <b>SIGNIFICANT NATURAL AREAS (SNAs)</b>  | refers to 'areas of significant indigenous vegetation and significant habitats of indigenous fauna', required to be recognised and provided for by section 6c of the RMA.  |                        |  |   |  |   |   |   |  |   |   |   |  |
| <b>SITE – REAR</b>   | a site which is situated generally to the rear of another site, both sites having access to the same road or private road, including sites which have no frontage to a road or private road of 6m or more.   |                        |  |   |  |   |   |   |  |   |   |   |  |
| <b>SOLID WASTE</b>   | any solid material regardless of form, including containers and their contents which require permanent disposal, or storage until such time that they can be reused or recycled, and includes residues from incineration.  |                        |  |   |  |   |   |   |  |   |   |   |  |
| <b>STATUTORY ACKNOWLEDGEMENT AREA</b>  | a statement under a Treaty of Waitangi settlement (claims settlement legislation), between the Crown and iwi that is intended to recognise the cultural, spiritual, historical and traditional association of iwi with specified sites and areas on Crown-owned land.  |                        |  |   |  |   |   |   |  |   |   |   |  |
| <b>STEP-IN PLAN</b>  | a break in the continuity of an exterior wall of any building or block or line of residential units, whether of one or more storeys, by stepping the wall of the building or any unit(s) a minimum specified distance measured at right angles to the long axis of the building, block or line of units.   |                        |  |   |  |   |   |   |  |   |   |   |  |
| <b>STRUCTURE</b>   | as defined in section 2 of the RMA.  |                        |  |   |  |   |   |   |  |   |   |   |  |
| <b>SUBDIVISION CONSENT</b>   | as defined in section 87(b) of the RMA.  |                        |  |   |  |   |   |   |  |   |   |   |  |
| <b>SUBDIVISION OF LAND / SUBDIVIDE LAND</b>  | as defined in section 218 of the RMA.  |                        |  |   |  |   |   |   |  |   |   |   |  |
| <b>SUPPLEMENTARY RESIDENTIAL UNIT</b>  | a residential unit which supports the primary residential unit on the site and is therefore located within the curtilage of the primary residential unit and shares its vehicle access and services.   |                        |  |   |  |   |   |   |  |   |   |   |  |
| <b>SURCHARGE LOAD</b>  | means any load additional to that of the normal ground conditions.   |                        |  |   |  |   |   |   |  |   |   |   |  |
| <b>TANGATA WHENUA</b>  | as defined in section 2 of the RMA.  |                        |  |   |  |   |   |   |  |   |   |   |  |
| <b>TAONGA</b>  | treasures.   |                        |  |   |  |   |   |   |  |   |   |   |  |
| <b>TELECOMMUNICATON</b>  | the conveyance by electromagnetic means from one device to another of any encrypted or non-encrypted sign, signal, impulse, writing, image, sound, instruction, information, or intelligence of any nature, whether for the information of any person using the device or not. Where Telecommunication as defined in section 5 of the Telecommunication Act 2001.  |                        |  |   |  |   |   |   |  |   |   |   |  |
| <b>TEMPORARY EVENT</b>   | the short term or intermittent use of any land, buildings and structures for an activity not carried out on the site on a regular basis, or the carrying out of an activity outside the limits on hours or scale prescribed in Plan standards. It includes temporary military training activity but not short-term social or cultural gatherings where these are ancillary to a permitted activity or in compliance with the standards and terms for permitted activities. Any event for which a Special Licence under the Sale of Liquor Act 2012 is required shall be deemed to be a temporary event.  |                        |  |   |  |   |   |   |  |   |   |   |  |
| <b>TEMPORARY MILITARY TRAINING ACTIVITY</b>  | a temporary activity undertaken for Defence purposes, i.e. those in accordance with the Defence Act 1990.  |                        |  |   |  |   |   |   |  |   |   |   |  |
| <b>TIKANGA MĀORI</b>   | as defined in section 2 of the RMA.  |                        |  |   |  |   |   |   |  |   |   |   |  |
| <b>TINO RANGATIRATANGA</b>   | the right of Māori to self-determination/self government.  |                        |  |   |  |   |   |   |  |   |   |   |  |

|   |  |
|---|--|
| <b>TRADE WASTE</b>                              | any liquid or solid waste, produced in the course of any trade, industrial process or operation, or in the course of any activity or operation of a like nature, other than waste from staff ablutions or staff kitchen facilities.  |
| <b>TRAFFIC SIGNS</b>                            | any sign permitted as per the Land Transport Safety Authority/ New Zealand Transport Agency standards <u>Manual for Traffic Signs and Markings, Parts I and II</u> and subsequent amendments.  |
| <b>TRAVELLERS ACCOMMODATION</b>                 | refer to 'visitor accommodation'.  |
| <b>TRIMMING</b>                                 | includes either of the following: <ul style="list-style-type: none"> <li>• pruning of vegetation and trees including the removal of broken branches, dead wood or diseased vegetation</li> <li>• selective branch removal to increase light and air movement or to improve tree health.</li> </ul> But excludes modification.  |
| <b>UPGRADING (RENEWABLE ENERGY)</b>             | the upgrade, replacement or renewal of existing plant, machinery or structures to gain efficiency in generating and transmitting electricity provided this does not increase the consented or authorised footprint of the activity. Includes work involving all structures, infrastructure and buildings, access roads and tracks, earthworks and the deposit of materials. A gain in efficiency of generation under this definition includes and increase in installed generation capacity of the consented or authorised footprint by replacement of turbines that have higher energy generation capacity.   |
| <b>VEHICLE ACCESS</b>                           | the area of land within the site which provides a vehicle access to and from the road to any parking area within the site including the necessary manoeuvring area.  |
| <b>VEHICLE ACCESS LEG</b>                       | in relation to a rear lot or rear site, means the strip of land that is included in the ownership of that lot or site, and which provides the legal and physical access from the frontage legal road to the net area of the lot or site.   |
| <b>VEHICLE ACCESS LOT</b>                       | a lot which provides the legal access or part of the legal access to one or more lots, and which is held in the same ownership or by tenancy-in-common in the same ownership as the lot(s) to which it provides legal access.  |
| <b>VEHICLE CROSSING</b>                         | the formed and constructed vehicle entry/exit from the carriageway of any road up to and including that portion of the road boundary of any site across which vehicle entry or exit is obtained to and from the site, and includes any culvert, bridge or kerbing, and includes the access space on the site.  |
| <b>VEHICLE ORIENTATED COMMERCIAL ACTIVITIES</b> | any service station, truck stop, coach park, supermarket, shopping centre, drive-in retail outlet, rural selling place, visitor accommodation, recreation and entertainment activity.  |
| <b>VERSATILE LAND OF CENTRAL HAWKE'S BAY</b>    | contiguous, flat to undulating terrain within the District that collectively supports regionally (and nationally) significant primary production and associated secondary services, based on: <ul style="list-style-type: none"> <li>• an exceptionally high proportion of Class 1-3 soils (which comprise almost 25% of the District)</li> <li>• Class 7 soils that are recognised as having very high value for viticultural production (which comprise almost 2%)</li> <li>• its proximity to a cluster of national and international processing industries and associated qualified labour force within the Hawke Bay Region</li> <li>• its proximity to the Port of Napier and other regionally strategic transport networks providing efficient transport of produce.</li> </ul> |
| <b>VISITOR ACCOMMODATION</b>                    | the use of land and/or buildings for short-term, fee paying, living accommodation where the length of stay for any one visitor is not greater than 3 months at any one time, provided that this definition does not exclude the letting of individually-owned residential units. Includes such accommodation as hotels, motels, boarding houses, guest houses, backpackers accommodation, bunkhouses, tourist houses and lodges, but excludes camping grounds. May include some centralised services or facilities, such as food preparation, dining and sanitary facilities, conference, bar and recreation facilities.   |



|                             |   |
|-----------------------------|---|
| <b>WĀHI TAONGA</b>          | a treasured possession.   |
| <b>WĀHI TAPU</b>            | a treasured place.  |
| <b>WASTE</b>                | any contaminant, whether liquid, solid, gaseous, or radioactive, which is discharged, emitted or deposited in the environment in such volume, constituency or manner as to cause an adverse effect on the environment, including all unwanted and economically unusable by-products at any given place and time, and any other matter which may be discharged, accidentally or otherwise, into the environment.   |
| <b>WATER</b>                | as defined in section 2 of the RMA.   |
| <b>WATERBODY</b>            | as defined in section 2 of the RMA.   |
| <b>WETLAND</b>              | <ul style="list-style-type: none"> <li>as defined in section 2 of the RMA.</li> </ul>   |
| <b>WHAKAPAPA</b>            | genealogy.  |
| <b>WHENUA</b>               | land.   |
| <b>WHENUA MĀORI</b>         | <p>in the context of papakāinga and kaumātua housing and marae-based development, refers to any of the following:</p> <ul style="list-style-type: none"> <li>Māori Freehold Land registered in the Māori Land Court as a Māori title</li> <li>land in the process or intention of being converted back into Māori title</li> <li>land that is considered to be Māori customary land with clear and demonstrated tikanga, history or other significance (e.g. adjacent to a marae) meaning it is associated with the ownership and kaitiaki of the whānau/hapū.</li> </ul> |
| <b>WIND MONITORING MAST</b> | <p>a mast for the purpose of wind resource measurement. This includes guy wires, radio telemetry equipment (for transmitting meteorological data), and meteorological instruments erected at varying heights, including:</p> <ul style="list-style-type: none"> <li>anemometers to measure the average wind speed, wind gust speeds, turbulence intensity and wind shear</li> <li>wind vanes to measure wind direction</li> <li>other meteorological instruments to measure temperature, air pressure, humidity and rainfall.</li> </ul>                                  |
| <b>WINERY</b>               | an activity carried out on the same site as a fully productive vineyard, involving all buildings and plant required for the wine making process.  |

## **PART B      TANGATA WHENUA**

## 4 NGĀ TANGATA WHENUA O TAMATEA

**Tēnei au te tū nei i te tihi o te Atua Mahuru i Ruahine**  
*Here I stand at the peak Te Atua Mahuru in the Ruahine*

**ka titiro whakararo ki ngā waiora o Tukituki**  
*and look down at the life-giving waters of Tukituki*

**e koropiko ana, e haehae ana i te mānia Ruataniwha, e horo ra,**  
*twisting, turning and cutting across the Ruataniwha plains spread out before me*

**Ka haere taku tiro ki ngā whare pā o Tamatea,**  
*My focus moves to the settlements of Tamatea*

**Tamatea Ariki nui, Tamatea Pokaiwhenua, Pokaimoana,**  
*Tamatea the supreme chief, Tamatea who traversed the lands and the oceans*

**Ko Pukehou, ko Whatuiapiti, ko Tapairu ko Mataweka ki te raki**  
*Pukehou, Whatuiapiti, Tapairu and Mataweka are the marae to the North*

**Ka haere taku tiro ki te takutaimoana, mai Kairakau, ki Whangaehu:**  
*My gaze travels to the coastline, from Kairakau ki Whangaehu*

**ko Hikatoa, ko Kere, ko Manuhiri, ko Pihere e noho tonu ra**  
*where Ngāti Hikatoa, Kere, Manuhiri and Pihere (hapū of the coastal areas) still reside*

**Ka hoki taku tiro ki Waipukurau ki ngā pa tūwatawata**  
**ko Pukekaihau, ko Kaimananwa, e tū mokimoki ai.**  
*I look back towards Waipukurau to the fighting pa of old*  
*Pukekaihau and Kaimanawa, standing solitary and without people*

**Ka whakatitonga taku tiro ki Rakautātahi**  
*And then my gaze turns to the south to Rakautātahi*

**kei reira Te Poho o Whatuiapiti e tū whakahīhī mai.**  
*where Te Poho o Whatuiapiti (the marae) stands proudly.*

**A, ka tae ki Takapau, ki te Rangitapu-a-Whata,**  
*Finally, I arrive at Takapau at te Rangitapu-a-Whata*  
*(The hill overlooking Takapau on which the pā Horehore stood),*

**Ko Puera kei runga ko Whatumā kei raro,**  
*Puera stands above and Whatumā lies below*  
*(Lake Hatuma and Puera [the hill to the south of te Rangitapu a Whata],*  
*are both important mahinga kai, food gathering sites)*

**Tiheī Tamatea!**

***Written by Dr Roger Maaka***

## 4.1 TE WHAKATAKI: INTRODUCTION

The intent of this chapter is to assist plan users to engage constructively and productively with Ngāti Kahungunu in general, and specifically with the marae and hapū of Tamatea.

### 4.1.1 Te Whenua: The Land

The lands of Tamatea stretch from the majestic Ruahine mountain range in the west, across the Ruataniwha and Takapau plains to the wild and picturesque coastline from Kairakau in the north to Whangaehu in the south. Both the Ruataniwha and Takapau Plains are dissected and drained by the Tukituki River and its many tributaries, which in turn interconnect to a network of ephemeral wetlands that stretch from the east of State Highway 2 North of Otane, encompassing Te roto-a-Tara and Poukawa, south to Lake Whatumā (Hatuma). Collectively they are known as Ngā Puna-a-Tara (the spring waters of Tara). The braided river environment of the Tukituki is the breeding ground for a diverse range of wading birds and various indigenous fish species. Water and the mauri of the water is and always has been of paramount importance to the Tangata Whenua of Tamatea.

The vegetation of the area varied from the tōtara/beech-kāmahi forests of the Ruahine foothills to the podocarp/broadleaf forest of the rolling hill country, to scrub and tussock grasslands of the Takapau and Ruataniwha plains, to the aquatic flora and fauna of the wetlands, and on to the dune lands of the eastern seaboard. These areas are now encompassed by the Hawke's Bay Ecological Districts of: Ruahine, Heretaunga, Puketoi and Eastern Hawke's Bay.

The territorial local authority boundaries of Central Hawke's Bay District approximate the tribal takiwā or taiwhenua (territory) known to tangata whenua as Tamatea (local authority and tribal boundaries are both shown on the Planning Maps). There is some extension beyond the local authority boundaries into the Hastings District and Tararua District, and vice versa for neighbouring hapū.

### 4.1.2 Tangata Whenua: The People of the Land

Tangata whenua first settled in the Central Hawkes Bay District circa the ninth century, and over the centuries there were successive waves of people, who through warfare, marriage and land gifting established themselves on these lands. From a tangata whenua perspective, the first wave of peoples are understood as Kupe people, the second wave as Kuruhaupo people and the third wave as Takitimu people.

The founding Tūpuna, ancestors, and their deeds were acknowledged through the embedding of their names in the landscape. Te roto-a-Tara (the lake of Tara), Nga-kaihinaki-a-Whata (the hills to the East of Takapau) and the illustrious ancestor Tamatea. Tamatea was known throughout Aotearoa/New Zealand and across the Pacific Ocean. While there are varying accounts of his whakapapa (genealogy) the Ngāti Kahungunu version is:

***Tamatea, Ariki-nui, mai-Tāwhiti (Tamatea the great Lord from across the seas)***

/

***Rongokako (recalled in the full name of Te Mata Peak, Te Mata o Rongokako)***

/

***Tamatea Pokai-whenua (Tamatea who encircles the lands i.e. the navigator, the explorer)***

/

***Kahungunu (the eponymous ancestor of Ngāti Kahungunu)***

Tamatea Pokai-whenua has his name immortalised in the renowned and longest place-name in the world: Te Taumata-whakatangihanga-koauau-o-Tamatea-turi-pukaka-piki-maunga-horonuku-pokai-whenua-ki-tana-tahu (the summit where Tamatea, with large knees, a climber of mountains, explorer and encircler of lands, played his flute to his loved one).

There are many other examples throughout Tamatea, indicating the interrelationship between tangata whenua and the land as they have held and continue to hold ahi-kā-roa (permanent residency) from the original settlement to the present day, and into the future.

From the nineteenth century to today, the predominant overarching tribal name has been Ngāti Kahungunu. All Ngāti Kahungunu ki Tamatea also have very strong ancestral links to the Rangitāne people, who are concentrated in and around Tamaki-nui-a-rua (Dannevirke). In addition to our proudly acclaimed iwi identity, hapū identity is paramount for tangata whenua and there are more than 15 hapū names associated with this district that are still remembered – these are listed alongside the marae with which they affiliate.

The histories and stories of the Tangata Whenua of Tamatea very clearly illustrates their relationship with the lands and natural resources of this district. It is because of this relationship that the hapū permanently settled these lands and established themselves as tangata whenua (People of the Land) with Ahi-kā (Fires that burn on the land) or Ahi-kā-roa (Long burning fires) signifying permanent residency. At the birth of a child, the whenua (placenta) and pito (umbilical cord) were buried at a site – a tree or rock of significance to the hapū to link the child to the land and reaffirm Ahi-kā. Not surprisingly Papatūānuku, the earth mother, is personified as the nurturer of her children, encapsulated in the expression 'ūkaipō' (feeding by night i.e. breast-feeding) and the expression 'kua hoki mai ki te ūkaipō' refers to returning to the place where your pito was buried i.e. the place where you will be nurtured.

From and within this relationship, flow the values that are integral to tangata whenua identity. This environment, and associated lifestyle, has produced a worldview that is centred on interconnectedness, where all things are connected through whakapapa (genealogy).

All living things are connected through their descent from the children of Papatūānuku, the earth mother, and Ranginui, the sky father, specifically: Tāne of people and forests, Rongomātāne of cultivated foods, Haumiatiketike of the uncultivated foods and Tangaroa of the waters. Tangata whenua, the children of Tane, have been vested with the responsibility of guardianship and stewardship of the natural world, kaitiakitanga. Of special significance to kaitiaki is the state of well-being of the water, lands vegetation, flora and fauna. The state of well-being is encapsulated in the concept of mauri (often translated as life-force). From this world view where all living things are connected through their genealogical linkages (whakapapa), emerges a set of values that guide the relationship between tangata whenua and the natural world.

All features of the natural world – such as flora, fauna, water bodies and ancestral sites – are considered taonga (treasures and treasured possessions) and acknowledgement of tangata whenua status as kaitiaki is guaranteed under Article Two of the Treaty of Waitangi:

***Ko te tuarua***

*Ko Te Kuini o Ingarangi ka waakarite ka wakaae ki nga Ranagtira ki nga hapū - ki nga tangata katoa o Nu Tirani Te Tino Rangatiratanga o ratou whenua o ratou kainga me o ratou taonga katoa...*

***Article the second***

*Her Majesty the Queen of England confirms and guarantees to the chiefs and tribes of New Zealand and the respective families and individuals thereof the full and exclusive and undisturbed possession of their Lands and Estates forests and fisheries and other properties...*

Despite the promise in Article Two, land alienation in Central Hawkes Bay has been severe. From the Waipukurau Purchase in 1852 through to the present day, tangata whenua land holdings have dwindled and, as a result, many sites of cultural, historical and spiritual significance are no longer in tangata whenua ownership. The protection and culturally appropriate care of these sites is an ongoing concern for tangata whenua today.

### 4.1.3 Te Ao Hurihuri: Tangata Whenua today

Progressively throughout the twentieth century, hapū representation was vested in the marae. The most public expression of this development was evident with the formation of the treaty settlement group, He Toa Takitini, in 2003, when the people chose to be represented by marae rather than hapū. The marae of the Tangata Whenua of Tamatea are:

| MARAE           | HAPŪ  | LOCATION  |
|-----------------|---|---|
| Pukehou         | Ngāi Te Rangikahutia<br>Ngāti Puketutu                          | State Highway 2, Pukehou                        |
| Whatuiāpiti     | Ngāi Whatuiāpiti  | Te Aute Trust Road, Patangata                   |
| Kairakau        | Ngāti Hikatoa<br>Ngāi Te Ōatua                                  | Te Apiti Road, Kairakau (in a rebuilding phase) |
| Tapairu         | Ngāti Marau, Rangitāne  | Marae Road, Waipawa                             |
| Mataweka        | Ngāi Toroiwaho  | Tapairu Road, Waipawa                           |
| Pourērere       | Ngāti Hikatoa,<br>Ngāi Te Ōatua,<br>Ngāi Tamaterā               | Pourērere (in a rebuilding phase)               |
| Rongamaraeroa   | Ngāti Kere<br>Ngāti Manuhiri<br>Ngāti Hinetewai<br>Ngāti Pihere | Pah Road, Porangahau                            |
| Te Rongo a Tahu | Ngāi Tahu Makakanui<br>Ngāi Toroiwaho<br>Ngāi Kikiri o Te Rangī | Polson's (stock route), Takapau                 |
| Rakautatahi     | Ngāi Rangitotohu<br>Ngāti Marau                                 | Snee Road, south of Takapau                     |

NOTE: Other hapū historically associated with the lands and district of Tamatea include: Ngāi Pouwharekura, Ngāi Ta Ao, Ngāti Honomōkai, Ngāi Upokoiri, Ngāti Te Ruatōtara, Ngāi Tūrāhui, Ngāi Te Opekai, Ngāi Parakiore.

Many Māori living in and around Waipukurau are not of Tamatea heritage, but they are regarded, locally, as integral to the Māori identity of Tamatea. These people are represented through affiliation to one of the Tamatea marae or through the Waipukurau community marae.

| MARAE                      | HAPŪ            | LOCATION                 |
|----------------------------|-----------------|--------------------------|
| Waipukurau Community Marae | Ngā Mata-a-waka | Takapau Road, Waipukurau |

## 4.2 TANGATA WHENUA ME TE TURE: THE RESOURCE MANAGEMENT ACT

The RMA includes a number of provisions to provide for consideration of tangata whenua including the requirement to take into account the principles of the Treaty of Waitangi.

- **Section 5:** relates to 'sustainable management', which in turn is linked to the social, economic and cultural well-being of communities
- **Section 6:** all persons shall recognise and provide for the following matters of national importance: (e) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga, and (f) the protection of historic heritage from inappropriate subdivision, use and development, and (g) the protection of protected customary rights.
- **Section 7(a):** all persons exercising powers under the RMA in relation to managing the use, development, and protection of natural and physical resources shall have particular regard to kaitiakitanga, which is defined in the RMA as 'the exercise of guardianship by the tangata whenua of an area in accordance with tikanga Māori in relation to natural and physical resources; and includes the ethic of stewardship'.

- **Section 7(aa):** all persons exercising powers under the RMA in relation to managing the use, development, and protection of natural and physical resources shall have regard to the ethic of stewardship.
- **Section 8:** obliges those exercising authority under the RMA to take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi):
  - The Principle of Tino Rangitiratanga (full chiefly authority – tribal self-regulation of resources in accordance with their customary preferences)
  - The Principle of Partnership
  - The Principle of Kawanatanga (the Crown's right to govern)
  - The Principle of Active Partnership and Consultation
  - The Principle of Active Protection
  - The Principle of Hapū/Iwi Resource Development
- **Section 35A:** identifies a duty on local authorities to keep records of iwi and hapū. A local authority must keep and maintain the contact details of iwi and hapū authorities or any groups that represent the hapū within its district or region. The records to be kept include any planning documents that are recognised by the iwi authority and are lodged with the council, as well as records of any area of the region or district over which one or more iwi exercise kaitiakitanga.
- **Schedule 1 of the Act:** includes a requirement when preparing a policy statement or plan for council to consult with the Tangata Whenua of Tamatea.
- **Section 58L-N Mana Whakahono a Rohe:** this section provides for one or more iwi authorities to invite one or more local authorities to enter into a Mana Whakahono a Rohe (iwi participation arrangement), which is a mechanism to discuss, agree and record ways in which tāngata whenua may, through their iwi authorities, participate in the resource management and decision-making processes under the RMA. Mana Whakahono a Rohe can also assist councils to comply with their statutory duties under the RMA, including the implementation of sections 6(e), 7(a) and 8.

**Guiding Principles for Mana Whakahono a Rohe:**

Amongst other things, parties must endeavour to:

- enhance the opportunities for collaboration amongst all participating authorities; to work together in good faith and in the spirit of cooperation;
- communicate with each other in an open, transparent and honest manner;
- commit to meeting statutory time frames and minimise delays and costs involved in a process; and
- recognise that Mana Whakahono a Rohe does not limit iwi participation.

### 4.3 NGĀ REO O TE TAKIWA: REPRESENTATIVE VOICES

For the purposes of the District Plan, tangata whenua interests are represented by:

- **Te Taiwhenua o Tamatea** as a collective and representative voice for the marae of Tamatea. The Taiwhenua was incorporated in 1990 and its geographic boundaries, which align closely with the local authority boundaries, are registered with the Māori Land Court.
- **Individual marae**, where issues specific to the respective areas of interest occur. Each marae exercises its own rangatiratanga through their role as kaitiaki.
- **Ngāti Kahungunu Iwi Incorporated (NKII)**, for issues that extend beyond the boundaries of the Tamatea Rohe. Ngāti Kahungunu Iwi Incorporated is recognised as an iwi authority under the RMA for issues across Hawke's Bay.
- **Representatives of Māori land owners and managers**, for issues specific to their land holdings.

- **Aorangi Māori Trust Board (AMTB)**, in agreement with the Crown, AMTB has co-management rights over the Department of Conservation owned land on the southern shore of Lake Whatumā.
- **Heretaunga Tamatea Treaty Settlement Trust (HTTST)** for issues identified in the Heretaunga Tamatea Claims Settlement Act 2018. The HTTST represents the treaty settlement interests of the Tamatea hapū and marae.

#### 4.4 NGĀ TAKE: ISSUES

The following provides a summary list of resource management issues currently facing Ngā Tangata Whenua o Tamatea. This is by no means an exhaustive list, but gives an indication of the primary issues to be taken into account and addressed, where appropriate and practicable:

- lack of and misuse of traditional place names has further alienated tangata whenua from their ancestral lands, water and sites of significance;
- the modification and degradation of lakes, rivers, springs and wetlands and traditional food gathering places (mahinga kai) that are central to the well-being of the hapū of Heretaunga Tamatea;
- the modification and degradation of the environment due to the introduction of weeds and pests, farm run-off, industrial pollution, and drainage works have severely damaged traditional food sources and mahinga kai;
- the loss of traditional lands has limited the ability of tangata whenua to access traditional sites and food gathering areas. Providing for and enabling reasonable ongoing access to remaining sites of cultural significance and mahinga kai is important to tangata whenua – consideration of access to these sites needs to be included in any decisions affecting paper roads, stock routes, culverts and other developments;
- sites of cultural significance have been modified and lost due to disturbance – for example through earthworks, vegetation clearance and land disturbance activities e.g. harvesting etc;
- some activities in the vicinity of sacred/sensitive places of significance to tangata whenua, e.g. burial sites/urupā can cause significant offence. Consideration of the segregation of food production activities, effluent and solid waste storage or disposal activities or outfalls, storage and use of hazardous substances, and earthworks activities from these sacred places is required;
- with the loss and alienation from ancestral lands, the provision/enabling of papakāinga housing, kaumātua flats, marae-based development is important to enable tangata whenua to use their land in a way that is consistent with their culture and traditions and their social and economic aspirations.

#### 4.5 OBJECTIVES

1. **Enable the active participation of tangata whenua in all aspects of the implementation of the Central Hawke's Bay District Plan.**
2. **The role of tangata whenua as kaitiaki in the protection and management of the natural environment is acknowledged and provided for.**
3. **Wāhi taonga and sites of significance to tangata whenua are managed and protected.**
4. **Tangata whenua are able to exercise their responsibilities as kaitiaki, and to protect, develop and use Māori Land in a way which is consistent with their culture and traditions and their social and economic aspirations.**



## 4.6 POLICIES

1. *To provide for timely, effective and meaningful engagement with tangata whenua in resource management decision-making and implementation where tangata whenua are interested and/or affected.*
2. *To recognise that only tangata whenua can identify their relationship with their culture, traditions, ancestral lands, waterbodies, wāhi tapu and other taonga.*
3. *To acknowledge and recognise iwi/hapū management plans as a mutually appropriate means of achieving sustainable environmental outcomes.*
4. *To encourage and support the recognition and use of traditional place names and the use of interpretive material.*
5. *To recognise and provide for development of, and a range of activities on, Māori Land to meet the needs and aspirations of tangata whenua, while ensuring that actual or potentially adverse effects of activities are avoided, remedied or mitigated.*
6. *To identify those areas where there was traditional and customary Māori use of lands and waterways within the District and implement procedures for tangata whenua involvement regarding any proposal to disturb ground in and around the identified areas.*
7. *Where there is no agreed procedure between tangata whenua and the resource user, to implement procedures in conjunction with the tangata whenua when any burial sites or Māori artefacts are unearthed or disturbed.*
8. *To maintain and enhance public access to the District's public forests and significant waterways, wetlands and coastal areas, having regard to their traditional importance as mahinga kai.*
9. *To control land development, subdivision, earthworks or other disturbance activities so as to avoid, remedy or mitigate any adverse effects on wāhi tapu and other taonga.*

## 4.7 EXPLANATION AND REASONS

An effective partnership between the Council and tangata whenua in respect of resource management will continue to grow and develop with ongoing communication and commitment. The Council and Te Taiwhenua o Tamatea have embarked on development and implementation of a Partnership Accord as the basis to facilitate this. In the future, there may also be invitations to enter into iwi participation arrangements (Mana Whakahono a Rohe).

There is a desire by tangata whenua to maintain and enhance their traditional relationship with their ancestral lands, water, sites, wāhi tapu and other taonga, both in terms of the current economic and social context and the traditional setting. Only tangata whenua can identify those relationships.

Proposals may be of interest or concern to tangata whenua where their relationship, culture and traditions with land, water, sites and areas of cultural and spiritual significance, wāhi tapu and other taonga, may be adversely affected. The specific issues that may be of interest or concern to tangata whenua have been outlined in section 4.4 above.

The protection of the values of sites and areas of cultural and spiritual significance to tangata whenua requires both identification and an understanding of the sites and areas. If the community is not aware of the sites, or values associated with these sites and areas, then it can become difficult for the impact that any proposed development may have on these sites and areas to be included in the assessment process.

For these reasons, sites or areas of cultural or spiritual significance have been identified in a Schedule and shown on the Planning Maps, compiled with input from the various hapū. However, it is recognised that information about some sites and areas will be sensitive and tangata whenua may choose to limit the amount of information made publicly available. There may also be further sites identified beyond the date of notification of this District Plan. In that case, a plan change or variation may be required in future to include additional sites and areas to the District Plan.

Where sites or areas are not formally included in the District Plan it is recognised that the role that tangata whenua can play within the planning process is more limited and is likely to be as an affected party for certain activities or activities in the coastal environment, near waterbodies, near marae or urupa, or as a submitter when a resource consent application is notified. It is also noted that sites where archaeological evidence is uncovered will be protected by the Heritage New Zealand *Pouhere Taonga* Act 2014 which makes it unlawful for any person to modify or destroy, or cause to be modified or destroyed, the whole or any part of an archaeological site without the prior authority from Heritage New Zealand *Pouhere Taonga*.

Furthermore, the Council is obliged to include statutory acknowledgements arising from Treaty of Waitangi settlements in its District Plan. In Central Hawke's Bay, the Heretaunga Tamatea Treaty Settlement Act 2018 identifies sites and areas within the District. These are scheduled in the District Plan and shown on the Planning Maps and will further inform identification of persons who may be affected by proposals to protect, use and/or develop land in these areas.

Iwi and hapū seek to provide for and maintain their traditional political structures, such as marae and papakāinga housing, which foster retention of the customs and traditions of Māori. The District Plan provides for these facilities while ensuring the effects arising from this type of development do not adversely impact on the surrounding environment.

Access to mahinga kai (traditional food sources) is also of importance to tangata whenua. Over time, these resources have been increasingly degraded or access has become more restricted.

The acknowledgement and retention of traditional place names recognises the District's heritage and the relationship of tangata whenua with the resources, lands and places of the District. Failure to recognise traditional place names can cause offense, in light of the values and importance of these places for tangata whenua.

The use and management of land has a direct influence on water quantity and quality in the District. The management of riparian margins and catchments will require the maintenance and enhancement of undisturbed vegetation to act as filters of the water resource. The avoidance of direct discharges of effluent into waterbodies is central to the culture of the tangata whenua and the concept of "manaaki whenua, manaaki tangata" - "*care for the land ensures the well-being of the person*". Land management and water quality are managed primarily by the Hawke's Bay Regional Council.

Earthworks will be controlled in order to facilitate the protection of wāhi tapu and other taonga in the District. These controls apply to Wāhi Tapu, Wāhi Taonga and Sites of Significance listed in Appendix D of the District Plan.

## 4.8 IMPLEMENTATION METHODS

The principal methods of implementation of the foregoing policies are:

1. Partnership Accord: Te Taiwhenua o Tamatea and the Council have entered into a Partnership Accord to better facilitate the obligations in this District Plan as well as all other areas of mutual interest.
2. The Heretaunga Tamatea Claims Settlement Act 2018: As a consequence of the settlement, hapū have certain conservation estate rights and responsibilities. These rights and responsibilities managed by the Heretaunga Tamatea Treaty Settlement Trust or its successor, are listed under the following categories:
  - **Fee simple sites.**
  - **Sites administered as Recreation Reserves.**
  - **Overlay Areas**, which recognise the cultural, spiritual and historical association of Tamatea and Heretaunga sites of significance and requires the New Zealand conservation authority to have particular regard to Heretaunga Tamatea values and protection principles.

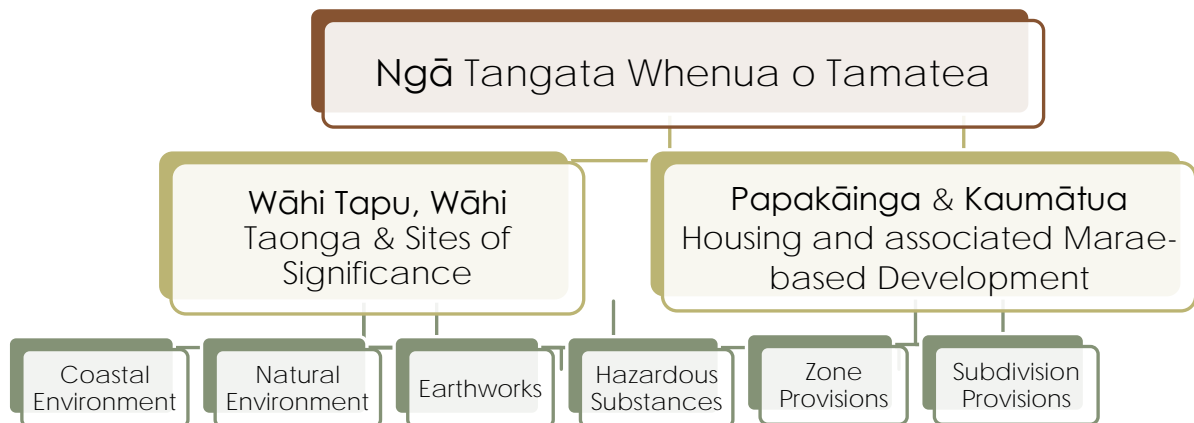
- **Statutory Acknowledgement Areas**, which acknowledge Heretaunga Tamatea cultural, historical and spiritual values under the RMA and Heritage New Zealand *Pouhere Taonga* Act 2014. These statutory acknowledgement areas are scheduled in Appendix E and shown on the Planning Maps.
- **Deed of Recognition Areas**, which require the Crown to consult with Heretaunga Tamatea in the management of lands administered by the Department of Conservation or the Commissioner of Crown Lands.

These sites are mapped on the Planning Maps.

3. **Mana Whakahono a Rohe:** Central Hawke’s Bay District Council welcomes the opportunities provided by the Mana Whakahono a Rohe provisions introduced through the 2017 Amendments to the RMA, and believes that reaching an agreement with iwi relating to consultation required under the Act, including giving effect to relevant Treaty settlements, will mark a significant and important development in the relationship between tangata whenua and the Council.

At the time of the production of this District Plan, the Council has not yet received an application from iwi to develop a Mana Whakahono a Rohe. It is anticipated during the life of this District Plan (10 years from adoption) that iwi may wish to invite Council to form a Mana Whakahono a Rohe to provide an agreed approach on the ways tangata whenua can participate in RMA decision making and assist Council with its statutory obligation to tangata whenua under the RMA.

4. **The District Plan:** Tangata whenua matters are addressed throughout the chapters of the Plan, as summarised in the figure below.



- a) **Wāhi Tapu, Wāhi Taonga and Sites of Significance:** All matters concerning sites of cultural, historical and spiritual significance to Ngā Tangata Whenua o Tamatea are addressed in Section 13 Wāhi Tapu, Wāhi Taonga and Sites of Significance and Section 12 Heritage Items of this District Plan. These sites are contained in Appendix D of the District Plan and mapped on the Planning Maps.

In addition, the Heritage New Zealand *Pouhere Taonga* Act 2014 specifically deals with archaeological sites. Recorded archaeological sites in the District are mapped on the Planning Maps and contained in Appendix C. Under that Act, it is an offence to modify or destroy an archaeological site without an Authority from Heritage New Zealand *Pouhere Taonga*.

- b) Papakāinga and Kaumātua Housing, and associated Marae-based Development: All matters concerning provision for papakāinga & kaumātua housing and marae-based development are addressed in Section 17 Papakāinga and Kaumātua Housing and Associated Marae-Based Development of this District Plan.
  - c) Other District Plan Rules and Standards: Earthworks, land-use activities and setback standards, outstanding natural landscapes and features provisions, significant natural area provisions, coastal environment provisions and general zone provisions, all collectively assist in addressing issues of concern for Ngā Tangata Whenua o Tamatea.
  - d) District Plan Assessment Matters and Conditions on Resource Consents: To ensure the adverse effects of land use, subdivision or development are avoided, mitigated or remedied on sites and areas of cultural and spiritual significance, as well as in recognising and providing for the relationship of tangata whenua with their culture and traditions (including mauri), ancestral lands, water, sites and areas of cultural and spiritual significance, wāhi tapu and other taonga in all decision-making.
5. Engagement with Neighbouring Hapū and Local Authorities: The Council will liaise with neighbouring hapū and councils in ensuring hapū in the neighbouring Hastings and Tararua Districts are considered, where their interests overlap. Local authority and tribal boundaries are both shown on the Planning Maps.
  6. Iwi/Hapū Management Plans: The Council will encourage the preparation and lodgement of Iwi/Hapū Management Plans. Where the plans have been lodged with the Council, Council will be guided by their contents to the extent that they are relevant to the resource management issues of the District.
  7. Information – the following are sources of further information:
    - i) Ngāti Kahungunu Iwi Inc. website: This website provides information relating to the various hapū comprising Ngāti Kahungunu, including those in the Tamatea rohe;
    - ii) Māori Land Online: This website provides a snapshot of current ownership, trustee, memorial and block information for land that falls within the jurisdiction of the Māori Land Court under Te Ture Whenua Māori Act 1993 and other legislation. This is primarily Māori Customary and Māori Freehold Land, but also includes General Land Owned by Māori, Crown Land Reserved for Māori and some Treaty settlement reserves, mahingā kai and fishing rights areas.
    - iii) Pātaka (Māori Resource Management Mapping Tool): This tool uses digital mapping to show the location and extent of iwi and hapū resources in Hawke's Bay developed by Hawke's Bay Local Authority Shared Services Ltd (HBLASS) and accessed from the Hawke's Bay Regional Council website.

Pātaka brings together all the information held by local and regional councils and gives tangata whenua a resource to assist with their roles as this region's kaitiaki. It includes the location and contact information for each local marae, customary marine titles, protected customary rights and any iwi/hapū management plans that are available.
    - iv) Marae and urupā within the District are also mapped on the Planning Maps.

## **PART C      STRATEGIC DIRECTION**

## 5 HOUSING AND BUSINESS GROWTH

### 5.1 INTRODUCTION

The National Policy Statement on Urban Development Capacity (NPS-UDC) was introduced in 2016 and directs local authorities to ensure that regional and district plans provide sufficient urban development capacity for business and housing growth to meet community needs.

Council is required to ensure that at any one time there is adequate capacity to develop housing and business land in the short, medium and long-term.

Any short-term development capacity specified in the District Plan must be supported with development infrastructure already in place. Over the medium-term, development capacity must have supporting infrastructure either in place or identified in a 10-year long-term plan. In the long-term, development capacity can be 'future zoned' and supported by infrastructure that is identified in a 30-year infrastructure plan under the Local Government Act.

The NPS-UDC also requires that Council be satisfied that other infrastructure required to support urban development (such as open space, community infrastructure, land transport, social infrastructure and utilities etc.) are also likely to be available.

The Hawke's Bay Regional Council's 'Regional Policy Statement' incorporates objectives and policies in relation to urban development and the strategic integration of infrastructure within the Hawke's Bay Region. The Central Hawke's Bay District Plan must give effect to the Regional Policy Statement. The Regional Policy Statement places emphasis on:

1. Establishing compact, and strongly connected urban form throughout the Region, that achieves quality built environments that:
  - i) provide for a range of housing choices and affordability;
  - ii) have a sense of character and identity;
  - iii) retain heritage values and values important to tangata whenua;
  - iv) are healthy, environmentally sustainable, functionally efficient, and economically and socially resilient; and
  - v) demonstrate consideration of the principles of urban design<sup>1</sup>.
2. Ensuring that the rate and location of development is integrated with the provision of strategic and other infrastructure, the provision of services, and associated funding mechanisms<sup>2</sup>.
3. Ensuring that the planning and provision of transport infrastructure is integrated with development and settlement patterns<sup>3</sup>.

The Regional Policy Statement also requires any rezoning for the development of urban activities to be accompanied by a structure plan for inclusion in the District Plan<sup>4</sup>. Structure plans will therefore be required to realise any development of the indicative future urban growth areas (*Note: this requirement does not apply to indicative future Rural Living growth areas*).

Structure plans provide a mechanism for integrating new greenfield development with existing urban areas, ensuring urban growth is accommodated in a sustainable way, and that all constraints are investigated and addressed or protected at the time of initial zoning for urban purposes. They are used to ensure the best use of existing infrastructure, and the identification and provision for any additional infrastructure required to meet the needs of new residents and businesses.

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<sup>1</sup> Objective OBJ UD1, Hawke's Bay Regional Policy Statement

<sup>2</sup> Objective OBJ UD5, Hawke's Bay Regional Policy Statement

<sup>3</sup> Objective OBJ UD6, Hawke's Bay Regional Policy Statement

<sup>4</sup> Policy POL UD11, Hawke's Bay Regional Policy Statement

### 5.1.1 Future Greenfield Growth Areas

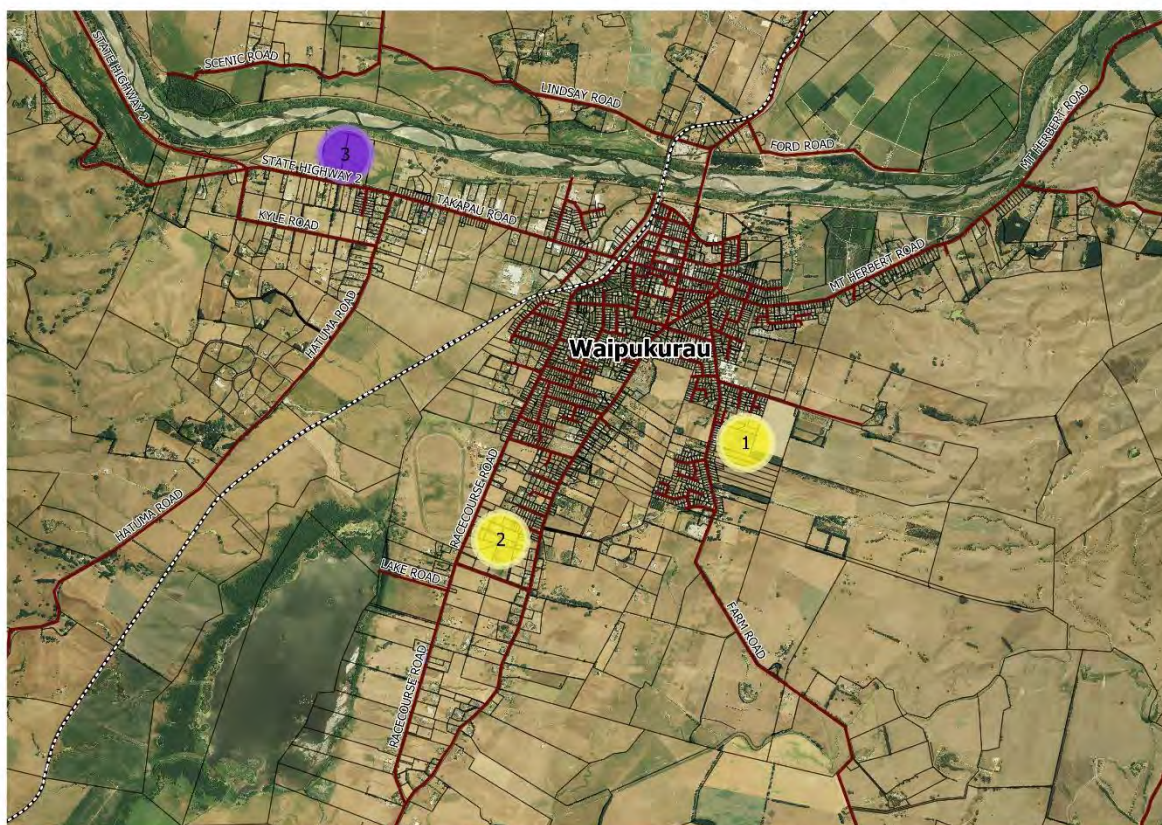
Council's draft Urban Growth Strategy is a valuable supporting document outlining options for managing urban and rural residential growth over a 30-year period, including identifying various potential business, residential, as well as rural residential, greenfield growth areas. However, the draft Urban Growth Strategy does not determine the appropriate form or nature of development or prioritise growth areas, nor does it necessarily address all of the issues that will need to be considered prior to formal introduction of any District Plan change to provide for further growth.

Further refinement and prioritising of some of the growth areas identified in the draft Urban Growth Strategy has occurred through the District Plan Review, Council's 10-year long-term plan process, and through the process of developing a 30-year Long Term Infrastructure Plan for the District.

Council has also identified Indicative Growth Nodes (see Figures 5A & 5B below) – areas not anticipated as being required during the period of this District Plan, but which may be required in the medium-term. Council will regularly monitor and review the uptake of residential and business land in the District, which will highlight if and when these nodes may need to be progressed.

#### Waipukurau

Figure 5A: Waipukurau Growth Nodes:



Indicative Urban Growth Nodes:

1. *Future Residential Zone (Svenson/Tavistock Roads)*  
Extension of the Residential Zone to the east of the Waipukurau urban boundary, within an area south of Svenson Road and east of Tavistock Road.
2. *Future Residential Zone (Graingers Lane)*  
Extension of the Residential Zone, south of the Waipukurau urban boundary, to Grainger's Lane, between Racecourse Road and Porangahau Road.
3. *Future Mixed-Use Industrial Zone (Takapau Road)*  
Extension of the Mixed-Use Industrial Zone to the west of the Waipukurau urban boundary, between Takapau Road/State Highway 2 and the Tukituki River.

## Waipawa/Otane

Figure 5B Waipawa/Otane Growth Nodes:



Indicative Rural Living Growth Nodes:

1. *Future Rural Living Zone (SH2/Racecourse Road)*  
An area extending north of the Waipawa urban boundary encompassing Racecourse Road, between State Highway 2 and the Railway Line.
2. *Future Rural Living Zone (White Road)*  
An area extending south of the Otane Township boundary, along White Road.

## 5.2 ISSUE

### 5.2.1 Sufficient Development Capacity for Housing and Business Growth

**When supply of housing is not able to keep up with demand, this can lead to rapidly increasing property prices, as well as housing affordability challenges.**

**A lack of supply of business land constrains potential for economic growth.**

#### Explanation

The District requires sufficient development capacity for future housing and business growth.

Demographic projections for Central Hawke's Bay District, predict an increase in population and declining household size leading to a need to provide for modest housing demand during the short term (2018-2028) of approximately 535 new households across the District (adopting the median-high projection by Stats NZ). Much of this demand (approximately 55%) is projected to continue to concentrate in and around the urban areas of Waipukurau and Waipawa, with a further approximately 10% projected to occur in and around the rural township of Otane.



Forecast demand for additional commercial/industrial floorspace over the 2018 – 2028 period suggests a potential requirement for 1.3 – 4.0 hectares of new business land if met entirely through new building construction. However, indications are that there is currently sufficient business land to satisfy demand in the short-term. A future greenfield industrial growth area comprising 16.4 hectares is identified for Waipukurau in Figure 5A above (Takapau Road), to meet medium (and long-term) demand.

### **5.3 OBJECTIVES**

- 1. Provide for a sustainable supply of housing and business land to meet current and future demands.**
- 2. Retain and protect valuable versatile land in the District from ad hoc urban development.**
- 3. Ensure that new urban development is planned for and undertaken in a manner that is consistent with the matters outlined in the Hawke's Bay Regional Policy Statement.**

### **5.4 POLICIES**

- 1. To ensure that there is a range of housing and business development opportunities within the District.*
- 2. To avoid the unnecessary expansion of urban activity onto valuable versatile land in the District.*
- 3. To prioritise the efficient utilisation of existing infrastructure.*
- 4. To prepare comprehensive structure plans for identified urban growth areas, prior to any plan change application to amend the zoning of these areas to facilitate urban development.*

### **5.5 EXPLANATION AND REASONS**

Council needs to provide for a range of development opportunities to ensure an effective and sustainable supply of residential and business land over the period of this District Plan and beyond.

Ensuring that there is a range of housing and business development choices does not mean that there will be an unrestrained supply. The intention is that the emphasis for future housing and business development will be for the majority of development to take place within the existing urban boundaries rather than expanding onto valuable versatile land in the District, and similarly to direct rural residential development into dedicated Rural Living Zones.

Sufficient land has been zoned for urban development in the District Plan to cater for projected housing and business growth over the period of this District Plan, with indicative areas for future growth in the medium term identified in Figures 5A and 5B above.

These indicative areas for future growth have been identified on the basis that they will continue to maintain readily identifiable urban boundaries and can support the efficient utilisation of existing and planned infrastructure investment.

Council is required to give effect to the Regional Policy Statement, including clear requirements for structure planning and infrastructure provision.

### **5.6 IMPLEMENTATION METHODS**

To achieve Policies 1 – 4 through:

1. The use of zoning to avoid ad hoc housing and business development: Residential, Commercial, Mixed-Use Industrial, Rural Township and Rural Living Zones.
2. Directing resources toward upgrading the infrastructural resources of urban areas to accommodate increased housing and business development through the long-term and annual planning processes.

3. Preparation of a comprehensive structure plan to guide development in any future urban growth areas in accordance with Policies UD10.1-UD10.4 and Policy UD12 of the Regional Policy Statement, followed by a plan change application to amend the zoning to facilitate development.
4. Requirement for subsequent development of any future urban growth area to implement the objectives of any relevant Structure Plan.
5. Regular monitoring and review of the uptake of residential and business land in the District.
6. Five-yearly review of the draft 30-year Urban Growth Strategy for Waipukurau and Waipawa/Otane.

## **5.7 ENVIRONMENTAL RESULTS ANTICIPATED**

- A well-functioning residential market that is able to cater for and respond to demand for a range of residential housing types.
- Sufficient business land to be responsive to business demands and encourage economic growth.
- Urban development that avoids, remedies or mitigates adverse environmental effects, and minimises the loss of valuable versatile land.
- The strategic integration of infrastructure with land use.

## 6 SUSTAINABLE SUBDIVISION AND BUILDING

### 6.1 INTRODUCTION

Sustainable subdivisions and buildings are characterised by:

- significantly reduced energy consumption;
- improved resource efficiency;
- reduced environmental impacts;
- improved indoor environment;
- lower impact on local infrastructure; and
- being easier to manage.

In achieving the purpose of the RMA (being, to promote the sustainable management of natural and physical resources), innovative and environmentally sensitive approaches to subdivision and building are to be encouraged where the incorporation of water and energy-use efficiency, on-site management of stormwater and sustainable building design features are a significant part of avoiding or mitigating adverse effects on the environment and contributing towards managing the effects of climate change.

### 6.2 ISSUE

#### 6.2.1 Energy efficiency and sustainability of buildings and subdivisions

Urban development can have adverse effects on the environment (including cumulative effects) through, for example, increased stormwater runoff or increased water or energy consumption.

##### Explanation

Urban subdivision and development need to be undertaken in a way that:

- optimises the efficient use of existing infrastructure, energy and resources;
- maintains and enhances the quality of the urban environment, both natural and built; and
- provides for the health and wellbeing of the District's people and communities.

### 6.3 OBJECTIVE

1. Promote sustainable subdivisions and buildings in the District.

### 6.4 POLICIES

1. *To encourage subdivision design and building development that optimises efficient resource and energy use and conservation measures through improved subdivision and building design, including by orientation to the sun and utilising principles of low impact urban design.*
2. *To encourage use of on-site stormwater attenuation measures where appropriate, including rainwater harvesting devices, green roofs, site landscaping, rain gardens, wetland treatment systems and low impact stormwater attenuation systems.*
3. *To encourage sustainable building design that:*
  - i) *uses durable low maintenance and energy efficient materials;*
  - ii) *inert exterior cladding (avoiding the use of materials containing copper or zinc);*
  - iii) *maximises access to sunlight (including the location of outdoor living areas) and natural ventilation; and*
  - iv) *incorporates mechanical and electrical systems that optimise energy efficiency.*
4. *To encourage water recycling (grey water) and the installation of water-saving devices.*

5. *To encourage implementation of principles of sustainable building practice through provision of advice and information.*

## **6.5 EXPLANATION AND REASONS**

The Council will encourage new subdivision and development to incorporate sustainable building design features, and use sustainable, low-impact building materials and construction methods to minimise potential adverse environmental effects. Subdivisions or developments that propose environmentally sustainable designs will be viewed as having a positive effect on the environment, as part of an overall assessment.

Many matters relating to sustainable building design are addressed by the minimum standards in the Building Act 2004 (specifically the Building Code). However, where practicable, additional sustainable building design and associated methods that go beyond the minimum standards of the Building Code will be promoted and encouraged.

## **6.6 IMPLEMENTATION METHODS**

To achieve Policies 1 – 5 through:

1. Exempting roof-water tanks, solar panels and solar hot-water systems from having to comply with the recession lines performance standard in any zone.
2. Ensuring subdivision and engineering standards do not preclude adoption of alternative sustainable building technologies and services, where appropriate.
3. Advocating the adoption of environmentally sustainable building design principles and providing advice and information to subdividers and developers.

## **6.7 ENVIRONMENTAL RESULTS ANTICIPATED**

- Improved subdivision and building development and greater uptake of environmentally sustainable design.
- More efficient use of energy and existing infrastructure.
- Reduced adverse environmental effects.
- A higher quality urban environment.
- Increased use of renewable energy sources, including solar energy.

## **PART D      DISTRICT-WIDE PROVISIONS**

## 7 COASTAL ENVIRONMENT

### 7.1 INTRODUCTION

The coastal environment is important to residents and visitors to the District and there are a number of issues relating to management of activities and development within this area which need to be addressed through District Plan policies and methods.

This chapter addresses the following:

- the physical extent of the coastal environment;
- the preservation of the natural character of the coastal environment;
- protection of the natural character of the coastal environment from inappropriate subdivision, use and development; and
- the maintenance and enhancement of public access to and along the coastal marine area.

The coastal environment has been mapped in the District Plan, defined as the area where coastal processes are dominant or significant. There are particular features which sit within this coastal environment which have also been mapped, including:

- High Natural Character Areas (Appendix G);
- Outstanding Landscape Features and Landscapes, and Special Amenity Landscapes (Appendix H);
- Heritage Items (Appendix B);
- Archaeological Sites (Appendix C);
- Wāhi Tapu, Wāhi Taonga and Sites of Significance (Appendix D); and
- Significant Natural Areas (Appendix F).

This chapter, therefore, also needs to be read in conjunction with other chapters covering these matters, such as:

- i) Section 8 Natural Environment which contains policies and rules relating to overall protection of sensitive, significant indigenous vegetation and habitat and outstanding natural features and landscapes; and
- ii) Section 4 Ngā Tangata Whenua o Tamatea and Section 12 Historic Heritage which contain policies and rules relating to the relationship of tangata whenua with their ancestral lands, water, sites, wāhi tapu and other taonga, and the protection of historic heritage.

The above cover numerous matters of national importance to be recognised and provided for pursuant to section 6 of the RMA and addressed specifically in terms of the coastal environment through the policies contained in the New Zealand Coastal Policy Statement (NZCPS 2010), the Hawke's Bay Regional Policy Statement (RPS), and the Hawke's Bay Regional Coastal Environment Plan (RCEP). The District Plan is required to give effect to the NZCPS and the RPS and must not be inconsistent with the RCEP.

In terms of the day-to-day management of subdivision, use and development in the coastal environment, the coastal environment retains an underlying zoning of Rural Production, with a Coastal Settlements Zone applying to the majority of the beach settlements. Those zone provisions, along with the provisions in the District Plan relating to subdivision and also to utilities also come into play, given the importance of infrastructure and that these can have a functional requirement to be located within the coastal environment.

This chapter will provide high-level guidance for sustainable management of the coastal environment, to be referred to where relevant, when making decisions on applications for resource consent applications required by the District Plan.

### The Coastal Environment of Central Hawke's Bay District

Central Hawke's Bay's coastal area has a temperate climate with warm summers and cooler winters, typically experiencing lower rainfall, higher sunshine hours and a higher average temperature, when compared to the western districts of the North Island. The southern part of area is also known for its strong prevailing winds.

Overall, the coastal margin and adjacent inland area have seen a significant amount of terrestrial land cover modification through human settlement and development, with the majority of native vegetation having been cleared. Almost all the original native vegetation within the coastal environment has been lost, settlements have been introduced, grazing has been developed, drainage patterns have been modified and in some places the dunes have been recontoured to assist irrigation and farming activities. These factors have diminished the natural character of the district, when compared to its original, natural state.

The eastern coastline of Central Hawke's Bay primarily comprises steep eroding mudstone /sandstone cliffs, separating a series of small coastal settlements located at road ends and adjacent to more sheltered sandy beaches. These settlements have traditionally provided bach and camping opportunities. The intent is for consolidation of existing coastal settlements that are set back from the coastal marine area, and to avoid sprawling or sporadic patterns of settlement in the coastal environment, and to ensure that built development and associated public infrastructure does not compromise other values associated with the coastal environment.

The District's boundaries extend from south of Waimarama to south of Whangaehu, a distance of approximately 70km. A short length of limestone cliffs and outcrops are located at Kairakau and the area to its north – the only such outcrop on the District's coastal edge. Remnants of a coastal sand dune system exist at Porangahau/Parimahu, a wide sweeping beach nearly 15km long. Drained and flattened, much of the dune area has been converted to pasture, although remnant forms and interdunal wetlands and vegetation still remain to a limited extent on the northern-facing parts of the beach.

Public access to the coast is largely limited to where rural roads end at the coast. These roads accessing the coast largely coincide with the presence of beach settlements and coastal developments. There are multiple points of public access at these locations, generally associated with public open space areas and recreation reserves.

Most of the beach settlements and coastal developments are not serviced with Council infrastructure e.g. sewerage or potable water or have private services which residents may be required to connect to. The provision of private on-site services is typical of servicing options within the coastal environment and helps maintain a sense of remoteness and wildness of the District's coastal environment. Similarly, there is a lack of hard protection structures –the only protection structure along the Central Hawke's Bay coast is the seawall along the foreshore at Kairakau Beach. This helps maintain the natural character of the coastal environment.

The coastal environment also supports a wide variety of open space and recreational activities for the public to use and enjoy, such as beach walking, fishing, boating, swimming and surfing.

The coastal environment also has special significance and cultural association for tangata whenua in terms of their relationship with the land and sea and the historical pattern of settlement of the area. The coastal environment contains many important sites of cultural and heritage significance, including pā, middens and urupā. Coastal areas are of significance to tangata whenua both spiritually, and as a source of resources such as food, weaving and carving materials, and will continue to be a source of sustenance and identity to tangata whenua.

These attributes contribute to the distinctive character of the coastal environment of Central Hawke's Bay and to the well-being of the District and are highly valued by the community. The future effects of climate change on the coastal environment, both in the short and long-term (for example, through sea level rise, coastal inundation and coastal erosion) is an issue that will feature prominently in Council decision-making. The NZCPS 2010 requires adoption of a precautionary approach to use and management of coastal resources potentially vulnerable to effects from climate change. In this respect, this chapter needs to be read in conjunction with Section 10 Natural Hazards and the provisions of the Hawke's Bay Regional Coastal Environment Plan.

## 7.2 ISSUES

### 7.2.1 Preservation of the Natural Character of the Coastal Environment

**Inappropriate subdivision, use and development can adversely affect the natural character of the coastal environment, particularly in those areas identified as having high natural character.**

#### **Explanation**

The Central Hawke's Bay coast forms part of a unique and extensive landscape and its natural character is typically due to a combination of its underlying geology, topography and pastoral landcover. Significant modification to the landform, such as may occur through mining or major earthworks, could threaten the aesthetic coherence of the coastline.

The highest degree of natural character (greatest naturalness) occurs where there is least modification. The amount of landform and land cover modification that has occurred along the Central Hawke's Bay coast, including modifications such as flattening of dunes, farming activities, forestry, vegetation clearance and exotic vegetation colonisation, have all reduced the natural character level from an outstanding natural state.

Whilst no areas of outstanding natural character have been identified, much of the District's coastline is considered to have high to very high natural character values. The natural character value in the cliff areas is largely due to the expressive formative landform processes and high perceptual values of the exposed underlying geology, while the natural character value in the dune area is due to the remaining dune landform and inter-dunal vegetation patterns and absence of built structures/elements. The coastal settlements are considered to have moderate or low natural character (albeit they have their own special 'character').

The natural character of the coastal environment can be adversely affected through the effects of coastal subdivision, use and development.

Policy 13 of the NZCPS 2010 states that natural character is not the same as natural features and landscapes or amenity values, and may include matters such as:

- a) natural elements, processes and patterns;
- b) biophysical, ecological, geological and geomorphological aspects;
- c) natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;
- d) the natural movement of water and sediment;
- e) the natural darkness of the night sky;
- f) places or areas that are wild or scenic;
- g) natural character ranging from pristine to modified; and
- h) experiential attributes, including the sounds and smell of the sea; and their context or setting.

The extent to which development impacts on natural character will depend on how modified the environment currently is, and how well the development has been designed to accommodate elements of natural character (including coastal processes) and mitigate adverse impacts. The risk of incremental loss of natural character as a result of coastal land development and other activities in the coast can be high.

Some of the impacts that development can have on the natural character of the coast are:

- modification of natural landforms through earthworks;
- removal of indigenous vegetation;



- destruction of important indigenous habitats such as wetlands, dunes and riparian margins;
- disruption of natural drainage patterns;
- disruption of natural coastal processes including through activities such as beach replenishment, reclamations and coastal structures;
- increased sediment runoff from land clearance and earthworks;
- buildings and structures which are singly or cumulatively visually intrusive or dominant within the landscape; and
- disrupting natural patterns through inappropriate planting of non-indigenous local species.

However, the preservation of the natural character of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits. Some uses and developments which depend upon the use of natural and physical resources in the coastal environment are important to the social, economic and cultural wellbeing of people and communities, such as public infrastructure and some public facilities. Also, functionally, some uses and developments can only be located on the coast or in the coastal marine area.

Policy 6 of the NZCPS 2010 recognises that the provision of infrastructure, the supply and transport of energy including the generation and transmission of electricity, and the extraction of minerals, are activities important to the well-being of people and communities, provided they do not compromise the other values of the coastal environment.

Further, in preserving the natural character of the coastal environment, subdivision, use and development activities that restore or rehabilitate natural character should be promoted where practicable, particularly in areas where the coastal environment is degraded.

## 7.2.2 Public Access to and along the Coast

**Lack of practicable public access to and along the coast can restrict cultural practices and recreational opportunities within the coastal environment. Conversely, provision of public access in inappropriate locations can adversely affect other recognised values within the coastal environment.**

### Explanation

The coast is an important recreational resource for the District's residents and visitors, and access to the coast is also of traditional and continuing cultural importance to tangata whenua. Existing public access to the coast is typically provided in and around the coastal settlements, from public access points within open space reserves.

However, the location and design of new public access needs to be compatible with the natural character, natural features and landscapes, indigenous vegetation and sensitive habitats of indigenous fauna (particularly sensitive dune areas), and amenity values of the coastal environment, as well as mindful of sites and activities of importance to tangata whenua and sites of historic heritage.

## 7.3 OBJECTIVES

1. **Protection and, where appropriate, enhancement and restoration of the natural character of the coastal environment of Central Hawke's Bay, comprising the following distinctive landform of:**
  - i) **rugged eroding grey mudstone cliffs;**
  - ii) **steep limestone outcrops;**
  - iii) **remnant dunelands and associated interdunal wetlands, small lakes and associated vegetation; and**
  - iv) **small settlements, recessed into bays, adjoining a number of sheltered beaches.**
2. **The adverse effects of activities on the natural character values of the coastal environment are avoided, remedied or mitigated.**

3. **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.**
4. **The existing level of public access to and along the coast is maintained, and any new access is provided in a way that does not compromise other recognised values within the coastal environment.**

## 7.4 POLICIES

1. *To identify and map the coastal environment area of Central Hawke's Bay consistent with the Hawke's Bay Regional Coastal Environment Plan.*
2. *To avoid activities that have significant adverse effects on High Natural Character Areas in the coastal environment area as identified on the Planning Maps and scheduled in Appendix I; including the following activities:*
  - i) *drainage of coastal flats and wetlands;*
  - ii) *earthworks within dunes and coastal escarpments;*
  - iii) *buildings outside of the Coastal Settlements Zone; and*
  - iv) *plantation forestry;*

*where these have been identified as a threat to the high natural character values for that particular area.*
3. *To avoid sprawling or sporadic subdivision and development in the coastal environment area.*
4. *To manage the activities that can occur in the coastal environment area, including:*
  - i) *expansion and consolidation of existing coastal settlements;*
  - ii) *the scale, location, design and use of structures, buildings and infrastructure;*
  - iii) *earthworks; and*
  - iv) *subdivision.*
5. *To allow activities which have a functional need to be located in the coastal environment.*
6. *To require that proposed activities within the coastal environment area demonstrate that the activity is located appropriately, having regard to its effects and:*
  - i) *the particular natural character, ecological, historical or recreational values of the area;*
  - ii) *the extent to which the values of the area are sensitive or vulnerable to change;*
  - iii) *opportunities to restore or rehabilitate the particular values of the coastal environment of the area;*
  - iv) *the presence of any natural hazards and whether the activity will exacerbate the hazard and/or be vulnerable to it; and*
  - v) *opportunities for public access and recreation.*
7. *To require that proposed activities within the coastal environment area minimise any adverse effects by:*
  - i) *ensuring the scale, location and design of any built form or land modification is appropriate in the location;*
  - ii) *integrating natural processes, landform and topography into the design of the activity, including the use of naturally occurring building platforms;*
  - iii) *limiting the prominence or visibility of built form; and*
  - iv) *restoring or rehabilitating the landscape, including planting using local coastal plant communities.*
8. *To encourage restoration and rehabilitation of natural character, indigenous vegetation and habitats, landscape features, dunes and other natural coastal features or processes.*
9. *To develop, improve and maintain existing forms of public access to the coast that do not adversely affect other recognised values within the coastal environment.*
10. *To ensure that where new access to the coast is to be provided, that it is constructed to minimise disturbance to foredunes and the adjacent coastal marine area.*

## 7.5 EXPLANATION AND REASONS

The scale of the escarpments and dynamic nature of the coastal processes are such that only major changes have been assessed as likely to affect the natural character of features within the coastal environment of Central Hawke's Bay. These major changes centre around pine plantations, earthworks, drainage and buildings.

Pine plantations can cover and hide the exposed geomorphology, which is a key perceptual characteristic owing to its prominent light grey colour, steep imposing cliffs and demonstration of active coastal processes. Conversely, pines can hold the land and limit erosion, which may be beneficial for the near shore marine environment. Consideration could be given to promoting the establishment of native vegetation as an alternative to pines along the eroding coastal escarpments. This would increase land stability and the natural character rating, also negating potential erosion problems that could result from pine harvesting.

Earthworks of a large scale can adversely affect features such as remnant dunes, flattening these to create more usable areas of pasture for farming operations. This negatively affects the landform. Similarly, drainage of dune areas has an adverse effect on biodiversity, vegetation habitat and perceived naturalness. Earthworks are not anticipated to occur on the steep escarpments due to accessibility issues, but if they did occur, they could be a threat to perceived naturalness, particularly in areas characterised by limestone or bare mudstone escarpments.

Buildings can detract from the perceived naturalness of the coastal edge if placed directly along the top of an escarpment by introducing a built form near an area where natural processes are clearly dominant. A suitable set back from the edge and limitations on building height would help reduce this effect.

Public access to and along the coast should be promoted but needs to be carefully managed so as not to compromise other recognised values within the coastal environment.

## 7.6 IMPLEMENTATION METHODS

To achieve Policies 1 – 10 through:

1. Mapping the extent of the coastal environment on the District Plan Maps.
2. Identifying and describing the values associated with High Natural Character Areas (HNCs) in Appendix G of the District Plan and showing them on the relevant Planning Maps.
3. District Plan rules make subdivision of land within the coastal environment, and/or containing a 'High Natural Character Area', a discretionary activity, with assessment matters in terms of those coastal and high natural character values in Section 29.9(13).
4. Specific District Plan rules and performance standards controlling earthworks and built form in the District's HNCs (including network utilities locating within HNCs), and accompanying assessment matters for assessing resource consent applications.
5. District Plan rules and performance standards relating to Significant Natural Areas (SNAs) and the clearance of significant indigenous vegetation or significant habitats of indigenous fauna, which will also act to protect against loss of indigenous vegetation cover in high natural character areas in the coastal environment containing such vegetation.
6. District Plan rules and performance standards protecting wahi tapu, wahi taonga and sites of significance, which will also assist with protecting those associational values attributed to high natural character areas in the coastal environment by tangata whenua.
7. Hawke's Bay Regional Resource Management Plan and Regional Coastal Environment Plan rules and performance standards controlling drainage of wetlands and inundation/damming of rivers.
8. Control of animal and plant pests affecting indigenous vegetation cover across the District through rules and implementation methods in the Hawke's Bay Regional Council's 'Regional Pest Management Plan' and through enforcement of the Biosecurity Act 1993.

9. Other protection mechanisms, such as the protection of public reserve land under the Conservation Act 1987 and Reserves Act 1977, retiring land under QEII covenant, and protection through Ngā Whenua Rāhui kawenata (covenants) on Māori-owned land.
10. Promoting education, advocacy and information sharing to raise community awareness of the attributes and values of the District's important natural character areas including their contribution to community identity, and the need to have regard to them when undertaking subdivision, use and development activities.
11. Liaising and collaborating with landowners, interest groups and agencies with an interest in protecting, maintaining or enhancing the District's high natural character areas in the coastal environment.
12. Provision through the Annual Plan for the maintenance and enhancement of public amenities such as access to the coast from public open space reserves.

## **7.7 ENVIRONMENTAL RESULTS ANTICIPATED**

- The distinctive eroding mudstone cliffs, limestone outcrops, dunelands and interdunal wetlands and lakes within the District's coastal environment are maintained and enhanced by avoiding large scale earthworks and covering of expressive formative processes within those areas identified as 'High Natural Character Areas'.
- The natural character of the District's coastal environment is preserved through consolidation of existing coastal settlements, controlling lifestyle lot subdivision and the density and scale of development and associated land disturbance, and through retention of identified sites, landscapes, features and areas of natural, cultural and historic heritage significance.
- The coast is accessible to the public in appropriate locations and in a manner that minimises disturbance to the foredunes and protects other recognised values within the coastal environment.

## 7.8 COASTAL RULES

*Note 1: rules relating to subdivision and land development involving the identified high natural character areas in Appendix G are contained in Section 21.*

*Note 2: rules relating to earthworks in these identified high natural character areas are contained in Section 19.*

*Note 3: rules for network utilities within the identified high natural character areas are contained in Section 15.*

Should you require a resource consent refer to Section 3 Definitions and the relevant assessment matters in Part G Assessment Matters for guidance.

### 7.8.1 PERMITTED ACTIVITIES

The following activities shall be **Permitted Activities** throughout the District, subject to compliance with relevant Zone rules and performance standards:

- (a) **Any new building, relocated building, or alteration to an existing building** associated with any activity within a HNC, up to 3m in height and 25m<sup>2</sup> gross floor area.
- (b) **Any Other Activity** not otherwise provided for as a Restricted Discretionary or Non-Complying Activity by the coastal rules.

### 7.8.2 RESTRICTED DISCRETIONARY ACTIVITIES

The following activities are **Restricted Discretionary Activities** throughout the District, subject to compliance with relevant Zone rules and performance standards:

- (a) **Any new building, relocated building, or alteration to an existing building** associated with any activity within an HNC, up to 3m in height and with a gross floor area between 25m<sup>2</sup> and 50m<sup>2</sup> (except within HNC2 (Waimoana-Kairakau) and HNC6 (Porangahau)).

The exercise of the Council's discretion will be restricted to the matter(s) specified in 29.17.

### 7.8.3 NON-COMPLYING ACTIVITIES

The following activities are **Non-Complying Activities** throughout the District:

- (a) **Any new building, relocated building, or alteration to an existing building** associated with any activity, exceeding 3m in height within an HNC.
- (b) **Any new building, relocated building, or alteration to an existing building** associated with any activity exceeding 50m<sup>2</sup> gross floor area, within an HNC (except within HNC2 (Waimoana-Kairakau) and HNC6 (Porangahau)).
- (c) **Any new building, relocated building, or alteration to an existing building** associated with any activity exceeding 25m<sup>2</sup> gross floor area within HNC2 and HNC6.

## 8 NATURAL ENVIRONMENT

### 8.1 INTRODUCTION

The natural environment of Central Hawke's Bay District comprises diverse terrain and varied landscapes extending from the Ruahine Range and foothills in the west, through to the rolling hills and plains formed by the Waipawa, Tukituki, and Makaretu Rivers, and the geologically young coastal ranges and vast sandy beaches of the coastal margin, in the east. These diverse landscapes contribute towards the natural character and unique identity of the District.

In achieving the sustainable management purpose of the RMA, the protection of outstanding natural features and landscapes and areas of significant indigenous vegetation and significant habitats of indigenous fauna, as well as the maintenance and enhancement of public access to and along the coast, lakes and rivers, are specifically identified as 'matters of national importance' (section 6(b), (c) & (d)).

The RMA also requires particular regard to be given to 'other matters', including maintenance and enhancement of amenity values (s7(c)) and the intrinsic values of ecosystems (s7(d)), amongst other things.

Section 31 of the RMA also requires territorial authorities to control any actual or potential effects of the use, development or protection of land for the purpose of maintaining indigenous biological diversity (s31(1)(b)(iii)).

This chapter addresses these matters under the following headings:

- Landscape Values (including a Schedule of Outstanding Natural Landscapes & Features, and Significant Amenity Features in Appendix H, and identified on the Planning Maps)
- Indigenous Vegetation and Habitats of Indigenous Fauna (including a Schedule of Significant Natural Areas in Appendix D, and identified on the Planning Maps); and
- Riparian Values and Public Access.

Subdivision, use and development often results in changes to the natural environment. These changes are not always negative, nor are they always significant. However, certain natural areas and features can be more sensitive to the effects of development than others. Many of these features, landscapes and sites are also of special spiritual, historical or cultural significance to tangata whenua, hence District Plan provisions relating to tangata whenua values must also be taken into account (Chapter 4 Ngā Tangata Whenua o Tamatea).

### 8.2 LANDSCAPE VALUES

#### 8.2.1 ISSUES

**The loss of the District's natural landscapes and features that contribute to the district's unique character and identity.**

##### **Explanation**

The District's landscape generally reflects a 'working' rural or coastal landscape, where human activity, including subdivision and development, has significantly shaped their present-day character. The character of the District's landscape is also largely reflective of being generally open and free of urbanisation.

Over time, many of the District's natural landscapes have been modified and, in particular, much of its indigenous vegetation and natural habitats have been lost to agricultural and other land use activities, including urban development.

The following outlines some of the land use activities that can adversely affect landscape values:

- Buildings and structures;
- Earthworks;

- Loss of indigenous vegetation cover; and
- Exotic plantation forestry.

Subdivision and the above land use activities need to be managed in a way that recognises and protects those natural landscapes and features that are outstanding in the District or have significant amenity values.

## 8.2.2 OBJECTIVES

1. **Outstanding natural landscapes and features that are important to the identity of the District are retained and protected from inappropriate subdivision, use and development.**
2. **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.**

## 8.2.3 POLICIES

1. *To identify the District's outstanding natural landscapes and features having regard to the following criteria:*
  - i) *natural science factors such as geology, biology, ecology and hydrology, including its rarity and variability;*
  - ii) *perceptual factors, including legibility/expressiveness (such as how obviously the landscape demonstrates the formative processes leading to it), transient values (including the occasional presence of wildlife or other values at certain times of the day or year) and aesthetic values (including memorability and naturalness); and*
  - iii) *associational factors, including historical associations, value to tangata whenua, and whether the values are shared and recognised.*
2. *To allow activities within the District's outstanding natural features and landscapes where they are for existing land uses, for conservation purposes and customary activities.*
3. *To protect the District's outstanding natural landscapes and features by:*
  - i) *avoiding inappropriate activities, including subdivision, which compromise the values of the outstanding natural landscape or feature;*
  - ii) *ensuring the erection of structures, earthworks and/or clearance of indigenous vegetation and/or exotic plantation forestry within outstanding natural landscapes and features, do not compromise the values present;*
  - iii) *recognising the role of tangata whenua as kaitiaki over those outstanding natural landscapes and features which have cultural association.*
4. *To require that buildings, structures or earthworks locating within the District's outstanding natural landscapes or features minimise any adverse visual effects by:*
  - i) *ensuring the scale, design and materials of the building and/or structure are appropriate in the location;*
  - ii) *integrating landform and context into the design and through the use of naturally occurring building platforms and sympathetic materials;*
  - iii) *limiting the prominence or visibility of built form, including by integrating it into the outstanding natural landscape or feature; and*
  - iv) *restoring or reinstating the site following earthworks.*
5. *To recognise the regional social and economic significance of water storage within ONF4 (Mākāroro Gorge).*
6. *To identify the District's significant amenity features, being features where the landscape characteristics or values are significant but do not meet the threshold for outstanding natural features.*

7. *To avoid, remedy or mitigate potential adverse effects of subdivision, use and development on the District's significant amenity features, including having regard to the following matters:*
- i) any specified values and/or management issues identified for the particular natural feature;*
  - ii) the character or degree of modification, damage, loss or destruction that will result from the activity;*
  - iii) the duration and frequency of the effect of the activity (for example long-term or recurring effects);*
  - iv) the magnitude or scale of effect of the activity (for example the number of sites affected, spatial distribution, landscape context);*
  - v) the cumulative effects (for example the loss of multiple features or values); and*
  - vi) the need for, or purpose of, the works having regard to the underlying zoning, noting that many significant amenity features comprise working farms.*
8. *To identify opportunities to enhance natural values associated with significant amenity features, and to recognise the positive effects where enhancement is offered.*

## **8.2.4 EXPLANATION AND REASONS**

In responding to its duties regarding the protection of outstanding landscapes and natural features under the RMA (s6(b)), Council commissioned a landscape assessment of the District by Hudson Associates, which identified one Outstanding Natural Landscape (ONL) and eleven Outstanding Natural Features (ONF), and a further twelve Significant Amenity Features (SAF) that were considered important landscapes although not meeting the threshold of outstanding. A schedule of these ONL, ONFs and SAFs is provided in Appendix H of the Plan and are shown on the Planning Maps.

Subdivision and subsequent buildings and structures can have an adverse effect on landscape character by introducing a constructed element into sensitive visual environments. Different areas have different tolerances for the effect of buildings. Enabling consideration of scale, design and materials, and integrating landform and context into the design, and limiting prominence or visibility of built form will help protect the outstanding landscape values of the District's ONL & ONFs.

Large scale earthworks can adversely affect the underlying landform which contributes to the fundamental character of the District's landscapes. Again, some areas are more sensitive to such effects than others. For example, wetlands or dune systems are more sensitive to earthworks than larger landscape elements that can absorb a degree of modification. The ability to control the scale and visual prominence of earthworks, as well as ensuring restoration and reinstatement of the site following earthworks, is important in minimising adverse visual effects of earthworks on the District's ONL & ONFs.

Loss of indigenous vegetation cover would adversely affect a key characteristic contributing to an areas outstanding value. It is noted that most of the District's ONL/ONFs are recognised for their significant indigenous vegetation cover, which either already have some form of protection, such as Department of Conservation reserve status, QEII Trust covenants etc, or fall within the District Plan provisions relating to identified Significant Natural Areas and/or the clearance or modification of significant indigenous vegetation in the following section of this chapter.

The landscape assessment for the District also identified exotic plantation forestry as having a potential adverse effect on landscape values. The National Environmental Standard for Plantation Forestry controls much of how forestry activity is regulated, although the NES does provide for imposition of greater restrictions on plantation forestry in District Plans where occurring within 'outstanding' natural landscapes and features, if deemed a threat to those values.

The District's outstanding landscapes also have significant cultural association for tangata whenua and the role of tangata whenua as kaitiaki is therefore specifically recognised.

While pastoral farming has caused significant modification of the District's landscape over time, where it already occurs within identified landscapes of value, it can generally continue to be accommodated without adversely affecting the key characteristics of those areas. In some cases, pastoral land cover has had a positive effect where it acts to reveal the underlying landform.



Similarly, conservation or customary activities have positive outcomes for natural landscapes and features and should be enabled.

The Mākāroro Gorge (ONF4) includes the site of a water storage proposal that has been through a Board of Inquiry process. That process confirmed the value of water storage for the District in terms of regional social and economic benefits prior to identification of the area as an outstanding natural feature in the District Plan. Future land use activities in this location will be subject to the outstanding natural landscape provisions associated with ONF4 now contained in the District Plan.

For those landscapes that have been identified as SAFs, the District Plan provides for any adverse effects on those amenity and landscape values to be assessed only where the need for a resource consent is triggered. Assessment will consider the landscape and amenity values identified for that SAF, the magnitude of adverse effects on those, and whether there are opportunities to enhance those values. There is also a recognition that many SAFs comprise working farms and, as such, it is intended that existing and anticipated rural activities should be able to continue.

## 8.2.5 IMPLEMENTATION METHODS

To achieve Policies 1 – 8 through:

1. Identifying and describing the values associated with Outstanding Natural Features (ONFs) and Landscapes (ONLs) and Significant Amenity Features (SAFs) in Appendix H of the District Plan and showing them on the relevant Planning Maps;
2. District Plan rules make subdivision of land containing an ONL or ONF a discretionary activity, with assessment matters in terms of significant and outstanding landscape values in Section 29.9(13). Subdivision of land containing SAFs remains a controlled activity, with matters for control including those landscape matters specified in Section 29.9(13).
3. Specific District Plan rules and performance standards controlling earthworks and built form in the District's ONL/ONFs (including network utilities locating within ONL/ONFs), and accompanying assessment matters for assessing resource consent applications.
4. District Plan rules and performance standards relating to Significant Natural Areas (SNAs) and the clearance of significant indigenous vegetation or significant habitats of indigenous fauna, which will also act to protect against loss of indigenous vegetation cover in significant and outstanding landscapes containing such vegetation.
5. District Plan rules and performance standards protecting wahi tapu, wahi taonga and sites of significance, which will also assist with protecting those associational values attributed to significant and outstanding landscapes by tangata whenua.
6. Afforestation (new plantation forestry) within an outstanding natural feature or landscape is a Restricted Discretionary Activity pursuant to the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.
7. Hawke's Bay Regional Resource Management Plan and Regional Coastal Environment Plan rules and performance standards controlling drainage of wetlands and inundation/damming of rivers.
8. Control of animal and plant pests affecting indigenous vegetation cover across the District through rules and implementation methods in the Hawke's Bay Regional Council's 'Regional Pest Management Plan' and through enforcement of the Biosecurity Act 1993.
9. Other protection mechanisms, such as the protection of public reserve land under the Conservation Act 1987 and Reserves Act 1977, retiring land under QEII covenant, and protection through Ngā Whenua Rāhui kawenata (covenants) on Māori-owned land.
10. Promoting education, advocacy and information sharing to raise community awareness of the attributes and values of the District's important landscapes including their contribution to community identity, and the need to have regard to them when undertaking subdivision, use and development activities.

11. Liaising and collaborating with landowners, interest groups and agencies with an interest in protecting, maintaining or enhancing the District's important landscapes.

## 8.2.6 ENVIRONMENTAL RESULTS ANTICIPATED

- The values of important natural features and landscapes are not compromised by inappropriate subdivision, or visually intrusive building development or large-scale earthworks.
- A range of contrasting landscape types continues to provide a rich mixture of landscape amenity throughout the District.
- There is a greater public awareness of the different landscape areas throughout the District, and the activities that could have an adverse effect on the key elements, patterns and character that contribute to the significance of those landscape areas.

## 8.2.7 LANDSCAPE RULES

*Note 1: rules relating to subdivision and land development involving the identified landscapes in Appendix H are contained in Section 21.*

*Note 2: rules relating to earthworks in these identified landscapes are contained in Section 19.*

*Note 3: rules for network utilities within the identified landscapes are contained in Section 15.*

*Note 4: afforestation (new plantation forestry) within an outstanding natural feature or landscape is regulated under the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.*

Should you require a resource consent refer to Section 3 Definitions and the relevant assessment matters in Part G Assessment Matters for guidance.

### 8.2.7.1 Permitted Activities

The following activities shall be **Permitted Activities** throughout the District, subject to compliance with relevant Zone rules and performance standards:

- Any new building, relocated building, or alteration to an existing building** associated with any activity within an ONL or ONF, up to 3m in height and 25m<sup>2</sup> gross floor area.
- Any Other Activity** not otherwise provided for as a Restricted Discretionary or Non-Complying Activity by the landscape rules.

### 8.2.7.2 Restricted Discretionary Activities

The following activities are **Restricted Discretionary Activities** throughout the District, subject to compliance with relevant Zone rules and performance standards:

- Any new building, relocated building, or alteration to an existing building** associated with any activity within an ONL or ONF, up to 3m in height and with a gross floor area between 25m<sup>2</sup> and 50m<sup>2</sup> (except within ONF5 (Three Sisters), ONF7 (Kairakau), ONF9 (Parimahu) and ONF10 (Porangahau Foredune)).

The exercise of the Council's discretion will be restricted to the matter(s) specified in 29.17.

### 8.2.7.3 Non-Complying Activities

The following activities are **Non-Complying Activities** throughout the District:

- Any new building, relocated building, or alteration to an existing building** associated with any activity within an ONL or ONF, exceeding 3m in height.
- Any new building, relocated building, or alteration to an existing building** associated with any activity exceeding 50m<sup>2</sup> gross floor area, within an ONL or ONF (except within ONF5 (Three Sisters), ONF7 (Kairakau), ONF9 (Parimahu) and ONF10 (Porangahau Foredune)).
- Any new building, relocated building, or alteration to an existing building** associated with any activity exceeding 25m<sup>2</sup> gross floor area within ONF5, ONF7, ONF9 and ONF10.

## **8.3 PROTECTION OF INDIGENOUS VEGETATION AND HABITATS OF INDIGENOUS FAUNA**

### **8.3.1 ISSUE**

**Protection of the District's indigenous vegetation and habitats of indigenous fauna from threats of modification, damage or destruction through inappropriate subdivision, use and development.**

#### **Explanation**

There is a relatively small amount of remaining indigenous cover in the plains and coastal areas of Central Hawke's Bay noting that over time, subdivision, landuse and development has resulted in the overall fragmentation and isolation of these remaining habitats and their protection and enhancement has become increasingly important. In addition, it is noted that in Central Hawke's Bay stock damage, plant and animal pests pose a significant threat to these fragile areas.

A study of the remaining significant natural areas in the District by Kessels Ecology/Tonkin & Taylor Ltd (March 2019) identified that significant natural areas comprise approximately 10% of the District's total land area. While some ecosystem/ vegetation types retain much of their original extent (such as the podocarp-beech types in the very steep areas of the Ruahine Ranges), other types (such as kahikatea-pukatea-tawa forest), have retained very little of their former extent. Some vegetation types, such as podocarp-based vegetation types, have all but disappeared from the District. The study reported that these under-represented ecosystem types fall largely within nationally threatened environment categories, and concluded that the lowland, coastal and plains parts of the District have very few natural features left and hence very low biodiversity values for indigenous fauna and flora.

Sites have been mapped and shown on the District Planning maps, which were found to be significant with respect to section 6 of the RMA and recommended for inclusion in the District Plan as 'Significant Natural Areas' (SNA's). Many of the sites are found within the Ruahine Forest, already under the protection of the Ruahine Conservation Park, with much smaller areas located within the shingle braided river corridors, coastal vegetation and estuary /river mouth areas of the district.

Only a small percentage of significant sites have some form of legal protection, such as Stewardship Areas, QEII private land covenants, and Ngā Whenua Rāhui kawenata (covenants). The above study also identified that there are many sites outside of the SNAs, often within close proximity to other potentially significant sites, which have value and have not been assessed.

Also, of note, is Issue 3.4 of the Hawke's Bay Regional Policy Statement that identifies the scarcity of indigenous vegetation, wetlands and habitats of indigenous fauna as a result of vegetation modification or clearance as a regional issue. Lake Whatuma is identified as a regionally significant indigenous wetland. As part of addressing this issue, Hawke's Bay Regional Council have developed a Regional Biodiversity Strategy to improve habitats and support native species in the region.

Central Hawke's Bay District Council is a signatory and 'accountable partner' to the Hawke's Bay Biodiversity Accord, a key outcome of this strategy, and are therefore a key regional partner in encouraging and enabling improvement in the region's biodiversity.

Council also recognises there is a need to balance protecting and enhancing the District's indigenous biodiversity while allowing for rural landowners to effectively and efficiently farm their land. Except where very high conservation values exist, a wide range of activities can be accommodated, with appropriate standards to ensure adverse effects of these activities are avoided, remedied or mitigated.

Council also have responsibilities in relation to the control of activities on the surface of inland waters where effects can cause loss of water quality and impacts on ecological systems and habitats.

### **8.3.2 OBJECTIVES**

- 1. Protect the District's areas of significant indigenous vegetation and significant habitats of indigenous fauna from inappropriate subdivision, use and development.**
- 2. Maintain and enhance the biodiversity of indigenous species and the natural habitats**

and ecosystems that support them so there is no net loss of indigenous biodiversity

3. Recognise the economic, social and cultural wellbeing of people, and in particular the rural community, that depends on, amongst other things, making reasonable use of land.
4. To maintain the natural character of Horseshoe Lake and Lake Whatuma and their margins within the District and protect them from the significant adverse effects of surface water activities.

### 8.3.3 POLICIES

1. To identify Significant Natural Areas of significant indigenous vegetation and significant habitats of indigenous fauna in the District where they meet one or more of the following criteria and describe these in Appendix D1 and show these on the Planning Maps.

Appendix A Table 1: Proposed significance criteria

| Significance Criteria: Site must meet one or more of the following criteria: |   |
|--|---|
| 1  | Site contains underrepresented indigenous ecosystem/vegetation type (HBRC dataset <30% remaining is underrepresented) |
| 2  | Site contains indigenous dominated vegetation on land of a Threatened Environment Class from 1-5                      |
| 3  | Site is habitat / a migratory pathway for At Risk or Threatened indigenous fauna or flora and is utilised regularly   |
| 4  | Site contains a rare ecosystem type (e.g. braided river, wetland)   |
| 5  | Site represents large example of indigenous vegetation (>20 ha)   |

2. To protect Significant Natural Areas identified in the schedule in Appendix F, and shown on the relevant planning maps, through provision of rules relating to building development, earthworks and vegetation clearance.
3. To avoid, remedy or mitigate any significant adverse effects of subdivision, use and development that would result in a loss of indigenous biodiversity values such as:
  - i) Clearance, modification, damage or destruction of large areas of intact indigenous vegetation.
  - ii) Clearance of indigenous vegetation in regionally significant wetlands.
  - iii) Subdivision of land and location of buildings and works in close proximity to Significant Natural Areas identified in the schedule in Appendix F.
  - iv) Increased exposure to invasive introduced plant and animal species that pose a threat to indigenous biodiversity.
4. Consider biodiversity offsets proposed as part of resource consent applications where it is anticipated that there will be significant residual adverse biodiversity effects from the proposed activities on significant indigenous vegetation or significant habitats of indigenous fauna after appropriate avoidance, minimisation, remediation and mitigation measures have occurred, in order to achieve no net loss and preferably a net gain in indigenous biodiversity values, having particular regard to the principles for biodiversity offsets included in Appendix F of this Plan.
5. To encourage ecological linkages between coastal habitats, river and stream margins and inland habitats as the opportunity arises.
6. To recognise landowners' stewardship and current management practices, and work with them to provide assistance with the establishment of protective covenants, service delivery, education, and other non-regulatory methods and incentives to protect Significant Natural Areas.
7. New network utilities shall not be located in Significant Natural Areas unless:
  - i) The infrastructure is subject to a significant functional constraint and the adverse effects

- are outweighed by the overall economic, social and/or environmental benefits; and*
- ii) *The route/site selection process has identified no feasible alternative.*

8. *Mitigate adverse effects of Motorised Water Recreation Activities on the indigenous flora and fauna of the upper catchment of the Tukituki and Waipawa Rivers by prohibiting any motorised activity on any river upstream of the confluence of the Tukituki and Waipawa Rivers.*
9. *Mitigate adverse effects of Motorised Water Recreation Activities on the flora and fauna of Horseshoe Lake and Lake Whatuma by limiting the engine size of any motorised activity to 5 horsepower.*

### 8.3.4 EXPLANATION AND REASONS

Key threats to significant indigenous vegetation and significant habitats of indigenous fauna include inappropriate subdivision, use and development as well as stock damage, pest animal damage, vegetation clearance, and invasive weeds. Control and management of these activities, via rules for building development, earthworks and vegetation clearance in identified Significant Natural Areas in Appendix F, is therefore appropriate.

There is some benefit in linking sites where they can contribute to achieving an ecological corridor or network.

Council recognises that many landowners are already being proactive in the protection of SNA's and indigenous habitat and seeks to continue working together with the community, to encourage protection of sites on private land through consideration of other mechanisms such as QEII covenants and rates rebates in accordance with the provisions of the Local Government Act 1974.

Council through its commitment to the Hawkes's Bay Biodiversity Accord will also continue to work with the community and other organisations to raise awareness about the importance of protecting and enhancing the District's biodiversity and remaining threatened indigenous habitats and fauna.

The upper areas of the Waipawa and Tukituki Rivers, Horseshoe Lake and Lake Whatuma are important ecologically and limits on motorised engines are appropriate to mitigate against effects on flora and fauna.

### 8.3.5 IMPLEMENTATION METHODS

To achieve Policies 1 – 9 through:

1. Identifying and describing Significant Natural Areas in a schedule in Appendix F of the District Plan and showing them on the relevant Planning Maps.
2. Rules relating to the modification, damage or destruction of Significant Natural Areas and general clearance of other areas of indigenous vegetation and habitats of indigenous fauna.
3. Using conditions on resource consents to ensure the adverse effects of subdivision, use and development on important Significant Natural Areas are avoided, remedied or mitigated.
4. Incentivising protection of natural areas particularly those that contribute to achieving an ecological corridor or network, through for example:
  - i) creating esplanade reserves on subdivision as the opportunity arises; and
  - ii) providing for subdivision of Conservation Lots where sites in Appendix F or other areas of significant indigenous fauna (including wetlands) are protected in perpetuity.

Examples of incentives could include allocating additional development rights, partial rates relief or other assistance.

5. Promoting education, advocacy and information sharing to raise community awareness of the attributes and values of the District's natural features, and the need to have regard to these values when undertaking subdivision use and development activities.
6. Council's role in the Hawkes Bay Biodiversity Accord. This will be a key method for enhancing biodiversity in the District and will include maintaining, developing and enhancing partnerships with landowners who have large and significant ecological areas, Landcare

groups, tangata whenua, Hawke's Bay Regional Council, Department of Conservation and other agencies and stakeholders to provide a focussed and efficient assistance to worthy protection and enhancement projects.

7. Encouraging, guiding and assisting landowners in the voluntary protection of natural areas, including making the community more aware of the opportunities provided by the Queen Elizabeth II Trust and Reserves Act 1977 (e.g. Ngā Whenua Rāhui kawenata), particularly landowners in areas identified by Appendix F of the District Plan; and through consideration of other mechanisms such as a rates rebates in accordance with the provisions of the Local Government Act 1974.
8. Application of nationally accepted best practice principles for biodiversity offsetting to achieve 'no net loss' or a 'net gain' of indigenous biodiversity where adverse effects cannot be avoided, remedied or mitigated.

### **8.3.6 ENVIRONMENTAL RESULTS ANTICIPATED**

- Increased protection, maintenance and enhancement of areas of indigenous vegetation and indigenous fauna and improved biodiversity within Central Hawke's Bay District.
- Improved land owner and public understanding of the protecting biodiversity values in Central Hawke's Bay.
- Increase in registered sites of QE II Covenants protecting areas of indigenous vegetation and indigenous habitats in perpetuity.
- Potential conflicts between surface water activities and adjoining activities will be avoided remedies or mitigated.
- Maintenance of the natural amenity and intrinsic values of waterbodies.

### 8.3.7 RULES

*Note 1: afforestation (new plantation forestry) within a Significant Natural Area or within 10m of a Significant Natural Area is a Restricted Discretionary Activity pursuant to the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.*

Should you require a resource consent refer to Section 3 Definitions and the relevant assessment matters in Part G Assessment Matters for guidance.

#### 8.3.7.1 Permitted Activities

The following activities are **Permitted Activities** throughout the District:

**(a) Trimming and modification of indigenous vegetation in any Significant Natural Area** listed in Appendix F and shown on the Planning Maps as specified below.

Trimming of indigenous vegetation must be undertaken as specified in i) and ii) below:

- i) Any trimming must be limited to the pruning of vegetation that:
  - a) achieves compliance with the requirements of the Electricity (Hazards from Trees) Regulations 2003; or
  - b) is broken, deadwood or chronically diseased; or
  - c) does not form part of the main structure (the trunk or a primary structural limb) and;
  - d) is carried out in accordance with a registered protective covenant under the Reserves Act 1977, Conservation Act 1986 or Queen Elizabeth the Second National Trust Act 1977; or Reserve Management Plan approved under the Reserves Act 1977; **or**
  - e) is necessary to avoid an imminent threat to the safety of persons or damage to lawfully established building; and
  - f) is necessary to provide for the ongoing safe and efficient operation and maintenance of telecommunications, radio communication and other network utilities; and
- ii) All trimming must be undertaken to a growth point or branch union and in accordance with the New Zealand Arboricultural Association Incorporated Best Practice Guideline 'Amenity Tree Pruning' Version 3 dated April 2011 to avoid irreversible damage to the health of the tree.

*Note: The Council recommends that trimming is carried out by an arborist who has attained the New Zealand Qualifications Authority National Certificate in Arboriculture Level 4 or equivalent qualification.*

**(b) Trimming and modification of indigenous vegetation not identified as a Significant Natural Area** in Appendix F, for the following purposes:

- i) Operation, maintenance, and upgrading of existing network utilities, or roads, tracks, drains, structures and fence lines but excluding their expansion.
- ii) The removal of dead wood, wind-thrown trees or diseased vegetation.
- iii) Required as emergency work to safeguard life, dwelling units, or network utilities from immediate danger.
- iv) Removal of re-growth from previously cleared land, which has grown within 15 years prior to the removal of the natural re-growth and does not involve trees greater than 30cm measured at 1.4m from the highest point of ground level at the base of the tree.

*Note: This does not include natural re-growth associated with Manuka and Kanuka.*

- v) Removal of manuka or kanuka provided it:
  - a) Consists of immature manuka or kanuka (5m in height or less)
  - b) Does not exceed 5 hectares over any continuous 3-year period; and
  - c) the removal of manuka or kanuka shall not adversely affect any at risk or threatened indigenous species.

- vi) Required for pest control undertaken by the Department of Conservation, Hawke's Bay Regional Council or Central Hawke's Bay District Council.
- vii) The removal of up to 50m<sup>3</sup> of timber from any area of indigenous vegetation per 10-year period for the following purposes:
  - a) Private use (i.e. the timber must not be sold or gifted to third parties).
  - b) Use by tangata whenua for cultural purposes (e.g. for Rongoa, Waka, traditional buildings and marae-based activities).

Provided that the area being modified is:

- a) less than one hectare and with an average canopy height over 6 metres; or
- b) less than five hectares of any height.

And

All trimming must be undertaken to a growth point or branch union and in accordance with the New Zealand Arboricultural Association Incorporated Best Practice Guideline 'Amenity Tree Pruning' Version 3 dated April 2011 to avoid irreversible damage to the health of the tree.

*Note 1: The Council recommends that trimming is carried out by an arborist who has attained the New Zealand Qualifications Authority National Certificate in Arboriculture Level 4 or equivalent qualification*

*Note 2: Afforestation and vegetation clearance of indigenous vegetation associated with plantation forestry within a SNA, is subject to the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.*

**(c) Activities on the surface of rivers and lakes; except for the following:**

- i) Motorised craft on any river upstream of the confluence of the Tukituki and Waipawa Rivers;
- ii) Motorised craft on Horseshoe Lake or Lake Hatuma with engine(s) exceeding 5 horsepower.

### 8.3.7.2 Restricted Discretionary Activities

The following activities are **Restricted Discretionary Activities** throughout the District:

**(a) The removal of manuka or kanuka** that does not comply with Rule 8.3.7.1(b)(v) as a permitted activity.

*Note: The exercise of Councils discretion shall be restricted to the matter/ matter(s) specified in 29.4.11*

### 8.3.7.3 Discretionary Activities

**(a)** The following activities are **Discretionary Activities** throughout the District: **Trimming and modification of indigenous vegetation in any Significant Natural Area** listed in Appendix F and shown on the Planning Maps that is not a Permitted Activity under Rule 8.3.7.1(a) above.

**(b) Trimming and modification of indigenous vegetation** that is not a Permitted Activity under Rule 8.3.7.1(a) or a Non-Complying Activity under Rule 8.3.7.4 (a).

**(c) Activities on the surface of rivers and lakes, except** where listed as a Permitted Activity.

### 8.3.7.4 Non-Complying Activities

**(a)** The following activities are **Non-Complying Activities** throughout the District: **Trimming and modification of indigenous vegetation which forms part of the regionally significant Lake Whatuma Significant Natural Area**, identified in Appendix F and in the Hawke's Bay Regional Policy Statement (Issue 3.4).



## **8.4 RIPARIAN VALUES AND PUBLIC ACCESS**

### **8.4.1 ISSUE**

**Provision and enhancement of public access along the margins of rivers, lakes, wetlands and the coast.**

**Recognising and protecting the natural character and natural values of the margins of lakes, rivers and wetlands and the coastal environment.**

#### **Explanation**

The RMA identifies the preservation of the natural character of lakes, rivers and wetlands and their margins as a matter of national importance (section 6(a)), and requires their protection from inappropriate subdivision, use and development the maintenance. It also identifies the maintenance and enhancement of public access to and along lakes and rivers (section 6(d)), as a matter of national importance that shall be recognised and provided for.

Central Hawke's Bay has an extensive coastline that stretches from Waimoana in the north to Whangaheu in the south, as well as a number of rivers, streams and wetlands. The margins of these waterbodies are valued for many reasons including their natural character and contribution to water quality, their role as indigenous habitats for flora and fauna, amenity and public access reasons, and their importance to tangata whenua. While many of the ecological values of the District's significant riparian margins are recognised as Significant Natural Area's in Appendix F and shown on the planning maps, additional protection in some cases is also warranted to maintain and enhance public access values.

Streams and rivers are an important part of the Central Hawke's Bay (CHB) district landscape and the District Plan includes provision for taking esplanade reserves and strips (RMA sections 229 – 237H) – with priority being placed on access to the Waipawa, Tukituki and Porangahau rivers, and Lake Whatuma.

### **8.4.2 OBJECTIVES**

- 1. Public access to and along the margins of lakes, rivers, wetlands and the coast is maintained and enhanced.**
- 2. To preserve that natural character of the district's lakes, rivers, streams and wetlands and other waterbodies and protect them from inappropriate subdivision, use and development.**

### **8.4.3 POLICIES**

- 1. To require the establishment of esplanade reserves, esplanade strips or access strips when subdividing land adjacent to water bodies shown on the planning maps.*
- 2. To acquire reserves of at least 20 metres width along the coastal margin and the margins of water bodies in areas of the District where the need for reserves has been documented.*

### **8.4.4 EXPLANATION AND REASONS**

The RMA sets out that the maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers is a matter of national importance. The Act provides limited opportunities for the Council to provide public access to these areas and one of the most frequently used methods used to provide access is the creation of either esplanade reserves or esplanade strips at the time of subdivision. The New Zealand Coastal Policy Statement (2010) also requires Council to assess, understand and protect a range of landscape values including natural character, natural features and landscapes and amenity landscapes in the coastal environment.

Council recognises the importance of maintenance and enhancement of public access to the coastal marine area, lakes and rivers.

### **8.4.5 IMPLEMENTATION METHODS**

To achieve Policies 1 & 2 through:

1. Identifying areas where esplanade reserves are desirable to ensure the sustainable management of them and public access to them as shown on the Planning Maps.
2. Rules identifying where esplanade areas are required to be vested in Council on subdivision and the situation and condition under which Council may reduce or waive the requirement to provide esplanade reserves.
3. Directly negotiating with landowners, as appropriate, to encourage them to voluntarily establish an esplanade reserve or strip alongside the coast or waterbodies, particularly with respect to those areas identified within the Plan as having natural, cultural or recreational significance.

### **8.4.6 ENVIRONMENTAL RESULTS ANTICIPATED**

- The preservation of conservation values and the provision of public access, and the recreational use of land on the margins of rivers, lakes and the sea in the District, having recreational, cultural and natural significance.
- The protection of riparian margins of the coastal environment, wetlands, lakes and rivers in the District from appropriate land management practices, and the establishment and retention of appropriate riparian vegetation, and the setting aside of esplanade areas adjoining significant waterbodies.

### **8.4.7 RULES**

Rules for the provision of public access are provided in the General Provisions relating to Esplanade Provision in Section 21 Subdivision.

## 9 OPEN SPACE AND RECREATION

### 9.1 INTRODUCTION

Access to open space and the wide range of recreation opportunities it offers provides significant benefits to community health and wellbeing and contributes to thriving, healthy and liveable communities. The Central Hawke's Bay environment has abundant opportunities across a wide range of settings including the bush-clad ranges of the Ruahine forest, the rivers, lakes and their margins, open space reserves, and the extensive coastline including Te Angiangi Marine Reserve. Most of these spaces are administered and managed by the Department of Conservation, the Hawke's Bay Regional Council, or the District Council. The Council provides many recreation facilities (such as swimming pools, sports fields and playgrounds etc) that are valued and utilised by the community and there are also private landowners who contribute to public recreation opportunities, such as golf-clubs, Backpaddock Lake and Ranui Farm Park (mountain biking), and the Rotary Rivers Pathway Trust (trails).

Council recognises the significant benefits and values of accessible recreation opportunities and seeks to enable and encourage these opportunities in a sustainable way. Recreational activities and the development of facilities can have adverse effects on the amenity of the open space areas as well as their adjoining environments. These effects can include:

- noisy activities, night lighting or late hours of operation which can cause a nuisance for adjoining residential areas;
- large buildings such as clubrooms which can cause shading on neighbouring areas and be visually unappealing;
- lack of car-parking space which can cause problems with on-street parking and congestion in adjoining streets; and
- commercial or club concessions that can exclude public users from areas of reserves and create adverse effects relating to car-parking, litter and toilet facilities.

Potential adverse effects can also occur as a result of access to sensitive environments (landscape/cultural/ecological environments). Such effects can include, for example, earthworks in Outstanding Natural Landscapes, removal of native vegetation in Significant Natural Areas, or earthworks or inappropriate access to wāhi tapu, wāhi taonga or sites of significance.

Council owned open spaces and activities / facilities are 'designated' in the District Plan as identified in Appendix A – Schedule of Designations and as shown on the Planning Maps. This means that works within these spaces take place according to the purpose they have been designated for rather than in accordance with the underlying zone provisions. Community and Recreation Facilities are also identified in Appendix I – Schedule of Identified Community and Recreation Facilities (for Information Purposes Only) of this Plan and as shown on the Planning Maps.

### 9.2 ISSUE

**An accessible range of recreational opportunities in appropriate locations.**

#### **Explanation**

Accessible open spaces and recreation activities / facilities that are appropriately located to avoid remedy or mitigate adverse effects on neighbouring landowners should be available to satisfy the needs of the District's population. Regardless of ownership, Council seeks to encourage the provision of open spaces and recreation facilities that will benefit the community.

### 9.3 OBJECTIVE

1. **Open space and recreational opportunities that are accessible and appropriately located to meet the needs of residents and visitors, while avoiding, remedying or mitigating any adverse effects.**

## 9.4 POLICIES

1. *To facilitate, provide and maintain a wide variety of open spaces and recreation opportunities in locations that are accessible to anticipated users.*
2. *To ensure that buildings and development associated with activities in public open spaces are established in a way that avoids or mitigates adverse effects on neighbouring properties.*

## 9.5 EXPLANATION AND REASONS

The District has abundant public open space and recreation areas including large domains, picnic areas and active sports areas. These policies acknowledge that open spaces and the recreation opportunities provided are important to the health and wellbeing of the community and visitors to the community. While recreational activities are permitted across all zones, buildings for recreational use are limited to 100m<sup>2</sup> of gross floor area in all zones except the Commercial Zone and Mixed-Use Industrial Zone. This is to ensure that any adverse effects of large-scale buildings for recreational activities can be assessed through a resource consent process.

Public reserves are designated to ensure these areas will be available for the future use of residents and visitors.

## 9.6 IMPLEMENTATION METHODS

To achieve Policies 1 and 2 through:

1. Designating Council reserves under the Plan to enable the continued recognition and function of the sites for recreational and open space purposes and identifying these in Appendix A – Schedule of Designations and as shown on the Planning Maps and / or to develop reserve management plans for the use development and management of these spaces.
2. Identifying open spaces and recreational opportunities in Appendix I – Schedule of Identified Community and Recreation Facilities (for Information Purposes Only) of this Plan and on the planning maps.
3. Continuing to work with other organisations (Department of Conservation, Hawke's Bay Regional Council) and private landowners to provide for a range of appropriate open space and recreational opportunities within the District.
4. Providing for recreational activities as a permitted activity, subject to complying with zone standards for hours of operation, noise, lighting, etc.
5. Limiting buildings for recreation activities to 100m<sup>2</sup> of gross floor area in all zones except the Commercial Zone and Mixed-Use Industrial Zone, (which have no gross floor area limit) so that the potential adverse effects of large scale buildings can be appropriately avoided, remedied or mitigated.
6. Assessment matters for recreational activities requiring resource consent to ensure that potential adverse effects of recreational activities on neighbours and the community are avoided, remedied or mitigated.
7. Assessment matters for recreational activities requiring resource consent relating to sensitive environments such as Outstanding Natural Landscapes, Significant Natural Areas, wāhi tapu, wāhi taonga or sites of significance.
8. Rules and performance standards relating to earthworks.

## **9.7 ENVIRONMENTAL RESULTS ANTICIPATED**

- Provision of a wide range of recreational opportunities in recognition of the diversity of community recreational needs.
- Open spaces and recreational facilities that are convenient and accessible to users.
- Recreational buildings and facilities constructed, and recreational activities undertaken in a manner which does not adversely affect the general amenity of the surrounding environment.

## 10 NATURAL HAZARDS AND CLIMATE CHANGE

### 10.1 INTRODUCTION

Communities are at risk from a variety of natural hazards. When they occur, natural hazards can result in damage to property, infrastructure and the environment. More significantly, they can adversely affect people's lives and, in extreme cases, lead to a loss of human life. Therefore, it is important to recognise these hazards and to manage activities in order to limit the exposure of people, property and infrastructure to significant risk.

Risk from natural hazards can arise from:

- intense rainfall events causing flooding from rivers, streams, overland flow and lakes;
- earthquakes and tsunamis;
- liquefaction;
- slope instability, resulting in cliff collapse, rockfall or boulder roll, and mass movement;
- inundation from the sea and storm surge;
- coastal erosion;
- fire;
- volcanic activity/eruption;
- high winds, tornadoes;
- exacerbation of some of the hazards above through climate change and sea level rise;
- and
- multiple hazards consisting of combinations of the above.

River flooding, earthquakes, landslides and coastal erosion are the primary natural hazards affecting the Central Hawke's Bay District.

In addition, climate change is expected to have long term implications, particularly for managing the risks from natural hazards. In coastal areas, climate change will result in sea-level rise, increased storm surge, coastal inundation and increased coastal erosion. For the eastern parts of the North Island, it is projected that there will be increased likelihood of drought in already drought-prone areas and greater frequency and intensity of storms. Cyclones are also expected to be of increased frequency and intensity leading to increased wind, waves, storm surge and rainfall. Climate change is therefore likely to have implications in the future for Council infrastructure in respect of stormwater infrastructure capacity.

The management of significant risks from natural hazards is listed in section 6 of the RMA as a matter of national importance. The effects of climate change are listed in section 7 of the RMA as a matter to have particular regard to in managing the use, development and protection of resource. Furthermore, section 106 of the RMA provides that the Council can refuse a subdivision consent if there is a significant risk of natural hazard.

Council also has obligations to address hazards under other legislation such as the Building Act 2004, the Civil Defence and Emergency Management Act 2002 and the Local Government Act 2002. In particular the provisions of the Building Act provide Council with the ability to refuse to issue a building consent in certain circumstances where a property is subject to natural hazards. As such, the Council uses the provisions in the District Plan as one tool to address natural hazard risk.

### 10.2 OBJECTIVES

1. **The community's awareness and understanding of natural hazard risks in the District is enhanced.**
2. **The significant risks associated with natural hazards on people, property and the environment are recognised and managed, including the likely long-term effects of climate change.**
3. **Activities do not create new, or accelerate or worsen existing, natural hazards.**

4. **Activities are designed and located to minimise exposure to a significant risk from natural hazards.**

### 10.3 POLICIES

1. *To promote the wide availability of natural hazard information to enable organisations and individuals to make sound decisions based on the best available information.*
2. *To contribute to the development of up-to-date hazard information, in conjunction with the Hawke's Bay Regional Council.*
3. *To control the activities that can occur in identified natural hazard areas, including:*
  - i) *the erection of new buildings or structures, or alterations to existing buildings or structures;*
  - ii) *earthworks;*
  - iii) *subdivision of land;*
  - iv) *the establishment of highly sensitive activities; and*
  - v) *activities that involve the use and storage of hazardous substances.*
4. *To avoid new activities in locations where the risk from natural hazards is unacceptable and such risks cannot practically be reduced to acceptable levels.*
5. *Where risk from natural hazards can be managed to acceptable levels, to require activities to be located in natural hazard areas to ensure any significant risks to people, property and the environment are minimised, having regard to the effects of the activity, and:*
  - i) *the extent to which the activity will increase the risk of the hazard or the risk of damage to existing activities on the site or on adjacent sites;*
  - ii) *the impact on the functioning of any relevant natural system;*
  - iii) *the permanency of the activity and whether any building or structure can be relocated outside of the natural hazard area;*
  - iv) *whether the activity will intensify the use of the area and/or the number of people that are likely to occupy the site, thereby potentially increasing the level of exposure to risk of loss of life;*
  - v) *the extent to which buildings and properties will remain accessible during and after natural hazard events;*
  - vi) *whether any methods can and will be adopted to avoid or mitigate the effects of the hazard through building and/or site design; and*
  - vii) *the ability to monitor the hazard on an ongoing basis.*
6. *To promote the use of natural features, buffers and appropriate risk management approaches in preference to hard engineering solutions in mitigating natural hazard risk.*
7. *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.*
8. *To allow public authorities exercising their statutory powers to carry out natural hazard mitigation activities.*

### 10.4 EXPLANATION AND REASONS

To minimise loss of life, damage to assets and disruption to the community, on-going research continues to identify the extent and frequency of natural hazards and methods to mitigate risk to the community. Council is not involved in primary research of this nature but is in a position to collate information and advise and inform the community of new information.

Buildings and physical access to them (particularly habitable buildings, and buildings accommodating highly sensitive activities such as hospitals, schools, emergency service and community facilities), earthworks, subdivision, and activities involving hazardous substances represent the greatest vulnerability to natural hazards and it is in relation to these activities that the consequences for people, property and infrastructure are highest.

The District Plan seeks to control activities located within areas identified as subject to natural hazards – to avoid activities for which the risk from natural hazards is unacceptable, and to minimise risk to acceptable levels. The Plan however, acknowledges the need for some activities to locate in such areas, where there is a functional or operational need e.g. network utility operations and natural hazard mitigation activities carried out by public authorities.

Flood hazards, fault lines and fault avoidance zones, and areas of high liquefaction vulnerability are mapped as part of the District Plan. Coastal Hazard Zones have also been mapped by the Hawke's Bay Regional Council, and activities within these zones are controlled through the Hawke's Bay Regional Coastal Environment Plan.

The District Plan does not control building construction in areas vulnerable to natural hazards. The Building Act 1991 addresses such matters through Project Information Memoranda (PIMs), the power to refuse building consents and the construction of a building on land subject to natural hazards in certain instances, and through the Building Code.

However, subdivision is controlled by the District Plan and conditions may be imposed on a subdivision consent to avoid, remedy or mitigate any potential adverse effects from known natural hazards. Section 106 of the RMA also provides for Council to refuse subdivision consent where it is considered that there is a significant risk from natural hazards, taking into account the likelihood of the natural hazard occurring, the material damage that would result, and any likely subsequent use of the land that would accelerate, worsen or result in material damage. To this end, Section 21 Subdivision of the District Plan includes further objectives, policies and assessment matters applying to subdivisions in respect of natural hazards.

Significant additional information on natural hazards for the region is held on the Hawke's Bay Civil Defence Emergency Management Group's 'Hazard Information Portal', including tsunami evacuation zones and tsunami inundation extents. The Hazards Portal is continually being updated and refined as new information is gathered and is readily available to the public through the Hawke's Bay Civil Defence Emergency Management Group website.

In addition to the provisions in the District Plan and the Council's own natural hazards register, the Council will refer to the Hazards Portal in the consideration of resource consents and building consents. However, it is important to note that the precision and accuracy of natural hazards data varies, it is therefore important to seek expert advice to help interpret such information (approach Council staff in the first instance).

## 10.5 IMPLEMENTATION METHODS

To achieve Policies 1 – 8 through:

1. Planning Maps: Planning Maps identify known Flood Hazards, Active Faults and Fault Avoidance Zones. The Regional Coastal Environment Plan also maps Coastal Hazard Zones.
2. Other Databases: Other known natural hazards will be available online via Council's publicly accessible web-based map system (GIS), and on the Hawke's Bay Civil Defence Emergency Management Group's 'Hazard Information Portal' which holds significant information on natural hazards for the region, including tsunami inundation extents and tsunami evacuation zones.

These databases are continually being updated and refined as new information is gathered (including through collecting information during the resource consent or building consent process).

It is important to note that these databases should not be seen as a replacement for a Land Information Memorandum (LIM) or Project Information Memorandum (PIM) (see 6. below).



3. District Plan:
  - Rules controlling new buildings or structures or alterations to existing buildings or structures located within identified Flood Hazard and Fault Avoidance Overlays.
  - Assessment matters applying to subdivision consents in areas where there is significant risk from natural hazards (refer Section 21 Subdivision).
  - Rules controlling earthworks and mineral, aggregate and hydrocarbon extraction activities, including standards addressing slope, volume and vertical extent of earthworks, and re-instatement and re-vegetation requirements (refer Section 19 Earthworks and Mineral, Aggregate and Hydrocarbon Extraction).
4. Regional Plans: Rules controlling land use and buildings in identified Coastal Hazard Zones.
5. Building Act 2004: The Building Act requires Council to take into account natural hazards when processing building consents and enables it to refuse to grant a building consent for the construction or major alteration of a building in some circumstances.
 

Under Section 131 of the Building Act 2004, the Council is required to adopt a policy on dangerous, earthquake-prone, and insanitary buildings.
6. Land Information Memorandum (LIM) / Project Information Memorandum (PIM): LIMs and PIMs that are issued by the Council will indicate if an area is subject to a known natural hazard, so that the property owner can take this into account when considering future development on the site, including the possible need for site-specific investigations to be conducted.
 

A LIM is a summary of all the information that the Council holds on a particular piece of land or building and provides information identifying any special features or characteristics of the land concerned, including potential natural hazards.

A PIM is a summary of all the information the Council holds on the land relating to a particular building consent, project or work, and outlines other consents required to complete that project or work. A PIM is prepared by council on request in accordance with the Building Act.
7. Guidelines that are relevant to address the effects of natural hazards, for example:
  - *'Planning for development of land on or close to active faults'* (July 2003), Ministry for the Environment.
  - *'Guidelines for assessing planning policy and consent requirements for landslide prone land'* (2007), GNS Science.
  - *'Planning and engineering guidance for potentially liquefaction-prone land'* (September 2017), Earthquake Commission, Ministry of Business, Innovation and Employment & Ministry for the Environment.
  - *'Coastal hazards and climate change: Guidance for local government'* (December 2017), Ministry for the Environment.
8. Information and Monitoring Exchange: Contributing to research and investigation carried out by Hawke's Bay Regional Council and other experts in natural hazard planning, to increase knowledge of natural hazards.
9. Community Awareness, Education & Engagement: Advising and informing the community of potential natural hazards and how to be prepared for civil defence emergencies; and in conjunction with the Hawke's Bay Civil Defence Emergency Management Group, ensuring that emergency response and recovery procedures are in place in the event of a natural disaster.
10. Hawke's Bay Civil Defence Emergency Management Group Plan: The Council is a member of the Hawke's Bay Civil Defence Emergency Management Group and will therefore refer to the CDEM Group Plan as part of its role in comprehensive emergency management across the Region.

## **10.6 ENVIRONMENTAL RESULTS ANTICIPATED**

- New building development is located outside of identified natural hazard risk areas. Where building development is already within a hazard area, the risk of the hazard is reduced and/or mitigated by minimum floor levels, buffers, setbacks or other building standards.
- The public are aware of natural hazards and of the appropriate action to take in avoiding, mitigating, reducing and responding to such risk.
- Reduction in risks to people and the community from natural hazards is achieved by the avoidance of hazards where they may pose a significant risk to human life, property and infrastructure in proposed new development areas and by mitigation for existing development areas.
- Buildings and properties remain accessible during and after natural hazard events and, in particular, those buildings of high value to the community or with special post disaster functions remain accessible and operational.
- Collaboration with the Hawke's Bay Regional Council, neighbouring Territorial Authorities and the Hawke's Bay CDEM Group has achieved greater integration and greater consistency in hazard management approaches across the region.

## NATURAL HAZARD RULES

Should you require a resource consent refer to Section 3 Definitions and the associated assessment matters in Section 29.6 for guidance.

### 10.7 ACTIVITIES

Note: Rules that apply to subdivision of land subject to natural hazards are contained in Section 21 Subdivision.

In applying the following rules, refer to Table 10A below to determine the applicable Building Importance Category (BIC).

#### 10.7.1 PERMITTED ACTIVITIES

- (a) The following activities are **Permitted Activities** throughout the District: **Any new building or alteration to an existing building** that meets the performance standards for the relevant zone and is not located within a Fault Avoidance Overlay and/or Flood Hazard Overlay.
- (b) **Natural hazard mitigation activities** including river control and drainage works in the Flood Hazard Overlay carried out by or on behalf of a local authority, network utility operator or a requiring authority exercising its powers, functions and duties under the RMA, Soil Conservation and Rivers Control Act 1941, Land Drainage Act 1908, or Local Government Act 2002.
- (c) **The operation, maintenance and minor upgrading of existing network utilities within a Flood Hazard Overlay and/or Fault Avoidance Overlay.**
- (d) **The construction of new underground network utilities no more than one metre in depth and 300mm in width in a Flood Hazard Overlay and/or Fault Avoidance Overlay.**
- (e) **The operation, construction, maintenance and minor upgrading of National Grid transmission line infrastructure within the Flood Hazard Overlay.**
- (f) **Any new building or alteration to an existing building that meets the performance standards for the relevant zone and and is a BIC 1 or 2a category structure located within a Fault Avoidance Overlay identified on the Planning Maps.**
- (g) **Any new building or alteration to an existing building that meets the performance standards for the relevant zone and is a BIC 1 category structure located within a Flood Hazard Overlay identified on the Planning Maps.**

#### 10.7.2 RESTRICTED DISCRETIONARY ACTIVITIES

- (a) The following activities are **Restricted Discretionary Activities** throughout the District: **Any new building or alteration to an existing building that is a BIC 2b or 3 category structure located within a Fault Avoidance Overlay identified on the Planning Maps.**
- (b) **Any new building or alteration to an existing building that is a BIC 2a, 2b or 3 category structure located within a Flood Hazard Overlay identified on the Planning Maps.**
- (c) **Any Other Activity** which is not listed as a Permitted Activity or Non-Complying Activity.

The exercise of the Council's discretion shall be restricted to the matter(s) specified in 29.6.

#### 10.7.3 NON-COMPLYING ACTIVITIES

The following activities are **Non-Complying Activities** throughout the District:

- (a) **Any new building or alteration to an existing BIC 4 category structure located within a Fault Avoidance Overlay and/or Flood Hazard Overlay identified on the Planning Maps.**

Table 10A – Building Importance Categories (BIC)

| Building Importance Category (BIC) | Description  | Examples  |
|------------------------------------|--|---|
| 1                                  | Structures presenting a low degree of hazard to life and other property  | <ul style="list-style-type: none"> <li>Structures with a total floor area of less than 30m<sup>2</sup>.</li> <li>Farm buildings, isolated structures, towers in rural situations.</li> <li>Fences, masts, walls, in-ground swimming pools.</li> </ul>   |
| 2a                                 | Residential timber-framed construction   | <ul style="list-style-type: none"> <li>Timber-framed single-storey residential units.</li> </ul>  |
| 2b                                 | Normal structures and structures not in other categories<br><i>This is the default category for all structures and facilities that do not fall within BIC 1, 2a, 3 or 4.</i> | <ul style="list-style-type: none"> <li>Timber-framed residential units with a floor area (i.e. footprint) of more than 300m<sup>2</sup>.</li> <li>Residential units outside the scope of NZS 3604 (Timber-framed buildings).</li> <li>Multi-occupancy residential, commercial (including offices and retail) and industrial activity buildings designed to accommodate less than 5000 people and also those less than 10,000m<sup>2</sup> gross floor area.</li> <li>Community activity facilities of less than 1000m<sup>2</sup>.</li> <li>Car-parking buildings.</li> </ul>   |
| 3                                  | Structures that may contain people in crowds or pose risks to people in crowds or contain contents of high value to the community  | <ul style="list-style-type: none"> <li>Emergency service facilities not designated as post disaster facilities.</li> <li>Buildings where more than 300 people can congregate in one area.</li> <li>Educational facilities (primary and secondary schools) and day care facilities with capacity greater than 250 people.</li> <li>Educational facilities (colleges and adult education facilities) with capacity greater than 500 people.</li> <li>Any building with an occupancy load greater than 5000 people.</li> <li>Power generating facilities, water treatment and wastewater treatment facilities and other public utilities not included in BIC 4.</li> <li>Buildings and facilities not included in BIC 4 containing hazardous materials capable of causing hazardous conditions that do not extend beyond the property boundaries.</li> </ul> |
| 4                                  | Structures with special post-disaster functions  | <ul style="list-style-type: none"> <li>Buildings and facilities with special post-disaster functions.</li> <li>Hospital facilities.</li> <li>Emergency service facilities such as fire stations, police stations, ambulance stations and emergency vehicle garages.</li> <li>Network utilities required as backup for BIC 4 buildings and facilities.</li> <li>Designated emergency shelters.</li> <li>Designated emergency centres and ancillary facilities, including civil defence emergency centres.</li> <li>Major hazardous facilities.</li> </ul>  |

# 11 HAZARDOUS SUBSTANCES

## 11.1 INTRODUCTION

Hazardous substances include substances such as industrial, agricultural, horticultural and household chemicals, medical wastes, petroleum products including LPG and lubricating oils, explosives and radioactive substances. Given the potential risk to the health and safety of people, hazardous substances must be managed to ensure they are located, stored and used in a safe and secure manner.

Previously regional and district councils had an explicit function to control the adverse effects of the storage, use, disposal or transportation of hazardous substances under the RMA. Since this function was first included in the RMA in 1991, the following Acts have been passed:

- Hazardous Substances and New Organisms Act 1996 (HSNO), which regulates the management, disposal, classification, packaging and transport of hazardous substances
- Health and Safety at Work Act 2015 (HSW Act), under which Worksafe New Zealand is responsible for establishing workplace controls for hazardous substances, and is the principal enforcement and guidance agency in workplaces.

Whilst the Resource Legislation Amendments 2017 changed the RMA so Councils no longer have this explicit function to control hazardous substances, they still have a broad function of achieving integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district. Council proposes to use this broad function to place extra controls on hazardous substance use under the RMA, where HSNO or Worksafe controls are not adequate to address the environmental effects of hazardous substances in any particular case.

## 11.2 ISSUE

**If not appropriately stored and used, hazardous substances pose potential threats to the health and safety of the district's people and natural environment.**

### Explanation

Whilst hazardous substances are largely controlled through other legislation, the Council is still required by the RMA to achieve integrated management of effects including control of any actual or potential effects associated with the storage, use, disposal, or transportation of hazardous substances.

Two issues arise from the use of hazardous substances. The first concerns the safe day to day use of hazardous substances. The second is the possible effects on the health and safety of people and on the natural environment involving the establishment and operation of major hazardous facilities.

## 11.3 OBJECTIVES

1. **Protect the community and natural environment from the adverse effects associated with the manufacture, use, storage or transportation of hazardous substances.**
2. **Avoid any unnecessary duplication of regulation between the Hazardous Substances and New Organisms Act 1996 and the District Plan.**

### 11.3.1 POLICIES

1. *To enable activities to utilise hazardous substances where necessary for their operations, in appropriate locations.*

2. *To ensure Major Hazardous Facilities avoid or are adequately set back from:*
  - i) *the coast, historic heritage and scheduled features;*
  - ii) *scheduled wāhi tapu, wāhi taonga and sites of significance;*
  - iii) *priority waterbodies, including sources of potable water.*
  - iv) *Identified natural hazard areas.*
3. *To require that new or expanded Major Hazardous Facilities demonstrate the activity is located appropriately having regard to the effects of the activity, the risks to the health and safety of the community, and:*
  - i) *the type, scale, duration, intensity or frequency of the activity's effects;*
  - ii) *the design and site layout of the activity and its ability to internalise effects;*
  - iii) *effective management and disposal of wastes containing hazardous substances;*
  - iv) *any potential adverse cumulative or synergistic effects; and*
  - v) *avoidance or management of risks associated with natural hazards.*
4. *To avoid any unnecessary duplication of regulation with other statutory processes for hazardous substance activities.*

## 11.4 IMPLEMENTATION METHODS

To achieve Policies 1 - 4 through:

1. District Plan: The provision of rules in the District Plan to control the establishment of Major Hazardous Facilities in the District.
2. Hazardous Substances and New Organisms Act 1996: HSNO requires that hazardous facilities may require a location test certificate, approved handler test certificates and/or a stationary container test certificate, dependant on the type and quantity of hazardous substances held at a site.

The HSNO Act requires that when considering an application, the EPA must assess the environmental risks. It must examine issues such as the risk of an organism escaping from a laboratory or the risk of contamination of surrounding plants by pollen from GMOs. In the case of field tests, the EPA must require that they are carried out under strict conditions to reduce any potential risk to the environment. It must also ensure that genetic material is not released outside the field test site and that this material is destroyed once the test is finished.

3. Other Legislation: Other legislation that includes provisions relating to the use, storage, disposal or transportation of hazardous substances includes: the Building Act 1991, Health and Safety at Work Act 2015, the Land Transport Rule: Dangerous Goods 2005, the Land Transport Rule: Dangerous Goods Amendment 2010 and the Civil Defence Act 1983.
4. Codes of Practice and New Zealand/Australian Standards: A variety of Codes of Practice and New Zealand/Australian Standards covering various aspects of the hazardous substance industry have been developed by the relevant industries, often in association with local authorities, the Department of Labour, the Environmental Protection Authority or the Ministry for the Environment. Codes of Practice are an approved means of complying with HSNO and are designed to provide guidance on how to eliminate or minimise the risk associated with hazardous substances. A good example of this is the EPA approved code of practice "Management of Agrichemicals NZS 8409:2004".
5. Hawke's Bay Regional Council: The Hawke's Bay Regional Council (HBRC) is also involved in the management of hazardous substances. The HBRC has responsibility for hazardous substances as they relate to the discharge of contaminants to air, water and land as defined by section 15 of the RMA. The HBRC will also have responsibility for the use, storage, and transportation of hazardous substances where these are associated with the control of the use of land of any river or lake under section 13 of the RMA. They also assist in the safe disposal of hazardous substances.

6. Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2012: All territorial authorities are required to give effect to and enforce the requirements of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCSCS).

These regulations provide a nationally consistent set of planning controls and soil contaminant values and ensure that land affected by contaminants is appropriately identified and assessed before it is developed and if necessary the land is remediated or the contaminants contained to make the land safe for use.

Resource consent information and monitoring data can be collated to inform the identification of land affected by contaminants in soil.

## 11.5 EXPLANATION AND REASONS

The Hazardous Substances and New Organisms Act 1996 provides the general framework for controlling hazardous substances during their entire life-cycle. Requirements apply from manufacturing or importing a substance, through its use, to disposal. This 'cradle-to-grave' approach is intended to ensure that the specific adverse effects posed by hazardous substances are managed consistently and comprehensively.

On the basis of Ministry for Environment advice the District Plan takes the approach that hazardous facilities are generally managed adequately through the HSNO Act. Compliance with this legislation will generally ensure that any adverse effects arising from an accident or incident will be contained within the hazardous facility site.

In addition, the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2012 (NESCSCS) addresses subdivision, use and development of potentially contaminated land.

The District Plan therefore seeks to avoid any duplication of regulation with the HSNO Act, and only contains rules in relation to Major Hazardous Facilities.

## 11.6 ENVIRONMENTAL RESULTS ANTICIPATED

- Activities utilise hazardous substances where necessary for their operations, in appropriate locations.
- Avoidance or mitigation of adverse effects from the storage and use of hazardous substances in the District.

## HAZARDOUS SUBSTANCES RULES

Should you require a resource consent refer to Section 3 Definitions and the associated assessment matters in Section 29.13 for guidance.

### 11.7 ACTIVITIES

#### 11.7.1 Permitted Activities

The following activity is a **Permitted Activity** throughout the District:

- (a) **The storage, handling or use of hazardous substances (except Major Hazardous Facilities).**

#### 11.7.2 Discretionary Activities

The following activity is a **Discretionary Activity** throughout the District:

- (a) **Major Hazardous Facilities.**



## 12 HERITAGE ITEMS AND HERITAGE TREES

### 12.1 INTRODUCTION

This Part of the District Plan specifically addresses the District's heritage resources. These comprise features that are significant to the District, and may include historic buildings, sites (including archaeological sites), places/areas of cultural significance to Māori, and trees with specific heritage value or association. These features contribute to a sense of place and District identity in many ways. For example, they:

- tell the story of our past and contribute to an understanding and appreciation of the District's history and cultures;
- provide a record of human activity maintaining a link with the District's history as it develops; and
- May signify or represent a particular historical event.

Legislation including the Heritage New Zealand *Pouhere Taonga* Act 2014 and the RMA, impacts on the way Council deals with heritage issues. The Heritage New Zealand *Pouhere Taonga* Act 2014 provides a framework for the identification and listing of historic buildings, historic areas, wāhi tapu and wāhi tapu areas. Listing of buildings or land does not, however, provide specific protection for such items under this Act. Listing is primarily a means of identifying the significant heritage items for the purposes of information and advocacy, with items listed by Heritage New Zealand *Pouhere Taonga* notified to territorial authorities.

Section 6(f) of the RMA requires the Council to recognise and provide for the protection of historic heritage from inappropriate subdivision, use, and development, as a matter of national importance. Section 74(2)b(iia) of the RMA also requires Council to have regard to any relevant entry on the New Zealand Heritage List / Rārangi Kōrero when preparing a District Plan. To give effect to these obligations the District Plan needs to identify these sites or items.

There are also legal responsibilities that relate to all archaeological sites, whether they are identified, unknown, listed or recorded. Section 42 of the Heritage New Zealand *Pouhere Taonga* Act 2014 makes it an offence for anyone to destroy, damage or modify the whole, or any part of any site, if it is known or suspected to be an archaeological site. Section 44 of the Act, allows for an application to destroy, damage or modify an archaeological site to be made to Heritage New Zealand *Pouhere Taonga*.

Both the Council and Heritage New Zealand *Pouhere Taonga* have identified buildings and places which have heritage value or are important to the District. These are listed in Appendix B1 Schedule of Heritage Items (Buildings, Places and Objects) and items are also shown on the Planning Maps. Items include historic places, historic areas, wāhi tapu and wāhi tapu areas.

Wāhi tapu and wāhi tapu areas are also further addressed in Section 13 of the Plan.

Heritage trees can denote a particular historical event or have historical association. Council has listed heritage trees in Appendix B of the Plan – Schedule of Heritage Trees and they are shown on the Planning Maps. Trees identified in the schedule include those on Council land, or nominated by a landowner, that are known to have important historical association.

### 12.2 ISSUE

#### **The loss of significant heritage items.**

##### **Explanation**

The district's historical heritage is a non-renewable legacy: once destroyed it cannot be replaced. It is at risk from natural and human induced hazards and inappropriate development. Heritage resources that are identified and valued are much more likely to be protected and conserved. Historic places that are in use are more likely to be well maintained and the risks managed.

## 12.3 OBJECTIVES

1. Identify, preserve and enhance the District's significant heritage items, heritage character and history of the District.
2. Encourage the upgrade of heritage buildings where there is an identified safety risk.
3. Protect trees which make a significant contribution to the District's heritage.

## 12.4 POLICIES

1. *To identify and classify heritage items in the District according to their relative importance.*
2. *To identify sites of potential archaeological significance to ensure that these sites continue to be protected.*
3. *To ensure activities do not adversely affect the character of heritage items.*
4. *To promote a greater awareness and understanding of the District's heritage items.*
5. *To allow heritage buildings to be used for a variety of activities where this promotes their preservation.*
6. *To encourage the restoration and conservation of recognised heritage items.*
7. *To facilitate and encourage alteration to heritage items to improve structural performance, fire safety and physical access while minimising any potential loss of associated heritage values.*
8. *To identify and classify heritage trees that make a significant contribution to the District's amenity and/or heritage.*

## 12.5 IMPLEMENTATION METHODS

To achieve Policies 1 – 8 through:

1. Identifying and categorising heritage items and identifying heritage trees in Appendix B2 of the District Plan and shown on the relevant Planning Maps; and identifying archaeological sites recorded by the New Zealand Archaeological Association in Appendix C and shown on the relevant Planning Maps.
2. Providing rules and assessment criteria to protect heritage items and heritage trees.
3. Conditions on resource consents to avoid remedy or mitigate adverse effects on heritage items and heritage trees.
4. Working with Heritage New Zealand *Pouhere Taonga*, local historical societies and tangata whenua to promote public awareness of the importance of heritage values;
5. Encouraging the placement of conservation covenants on private land to preserve heritage trees in perpetuity;
6. Supporting applications to the National Heritage Preservation Incentive Fund for the conservation of significant heritage places in private ownership. (Note this fund is only available to Category 1 historic places).
7. Providing public education and information about heritage items and heritage trees in the District.
8. All resource consent application relating solely to safety alterations will be processed free of charge to encourage the preservation of heritage items in the District.

## 12.6 EXPLANATION AND REASONS

The District's heritage resource comprises historic buildings and areas, wāhi tapu (sacred places) of special significance to tangata whenua, archaeological sites and heritage trees that contribute to an understanding and appreciation of the district's history and cultures. .

Council is obliged as a matter of national importance (section 6(f)), to recognise and provide for the protection of historic heritage from inappropriate subdivision, use and development. The community also wants to see their important historic and special places, buildings and trees preserved so that residents, visitors and future generations can enjoy them and learn about the District's rich heritage.

The District Plan has adopted the Heritage New Zealand *Pouhere Taonga* identification and classification method for heritage items as the basis for providing levels of protection, so that these important items are appropriately recognised and provided for. This method identifies two categories of historic places:

- Category I - places of special or outstanding historical or cultural heritage significance or value; and
- Category II - places of historical or cultural heritage significance or value.

Such items have been listed for a number of reasons, including their:

- historical and social significance;
- cultural and spiritual significance to tangata whenua;
- architectural significance; and/or
- technological significance.

Council has listed these items in Appendix B1 – Schedule of Heritage Items (Places, Buildings and Objects) and shown them on the Planning Maps.

Archaeological sites are also protected under the Heritage New Zealand *Pouhere Taonga* Act 2014. Archaeological sites are defined in this Act and generally include any indication of use or development from before 1900, including pre-1900 buildings and other structures. Any modification or destruction of such sites can only be undertaken with Heritage New Zealand *Pouhere Taonga*'s permission. The Planning Maps show recorded archaeological sites that are listed in the NZ Archaeological Association's register, most of which are middens and terraces. It is important to note that the identification of sites or items reflects a particular moment in time and there are likely to be additional sites or items that were not identified at the time of publication of the District Plan. Upon receiving notification of any work that might affect these sites, the Council will inform, where relevant, Heritage New Zealand *Pouhere Taonga*, Department of Conservation, and tangata whenua.

Unrecorded archaeological sites may be discovered during earthworks and therefore it is also important that applicants seek advice at an early stage when earthworks are proposed in areas known to be the site of pre-1900 activity.

Council has listed heritage trees in Appendix B of the Plan – Schedule of Heritage Trees and identified them on the Planning Maps. This list is based on trees that have known heritage value due to their association with an important event or memorial value.

## 12.7 ENVIRONMENTAL RESULTS ANTICIPATED

- The preservation of heritage items that are significant to the District.
- The productive use of heritage buildings and sites.
- The retention of heritage trees which have significant heritage value to the District's residents and visitors.
- An increased public understanding and knowledge of heritage.

## HERITAGE RULES

Should you require a resource consent refer to Section 3 Definitions and the associated assessment matters in Section 29.12 for guidance.

### 12.8 HERITAGE ITEMS

#### 12.8.1 PERMITTED ACTIVITIES

The following are **Permitted Activities**, for heritage items listed in Appendix B1.

- (a) **Repairs and maintenance of heritage items** identified in Appendix B1.
- (b) **Internal alterations and/or internal safety alterations to Category II heritage items** identified in Appendix B1.
- (c) **New underground telecommunication customer connections or the replacement of existing overhead telecommunication customer connections (where there is an existing overhead network and no new support poles are required) affecting heritage items** listed in Appendix B1.

*Note: Where work goes beyond simply 'connecting' a building to telecommunication services and will affect (i.e. through a change or addition to) the exterior of the building, resource consent will be required under the rules for alteration (Rules 12.8.2(a) and 12.8.3(b)).*

#### 12.8.2 CONTROLLED ACTIVITIES

The following are **Controlled Activities**, for heritage items listed in Appendix B1.

- (a) **External safety alterations to Category II heritage items** listed in Appendix B1.

*Note: A structural engineering assessment, by a chartered professional engineer, needs to be supplied to Council with the application. Where this is not supplied, work will be assessed as an 'alteration' as it will fail to meet the definition of safety alteration.*

The Council has reserved control over the matters contained in Section 29.12.1(1).

#### 12.8.3 RESTRICTED DISCRETIONARY

The following are **Restricted Discretionary Activities**, for heritage items listed in Appendix B1.

- (a) **External alterations to Category II heritage items** listed in Appendix B1.

*Note: This does not include new advertising devices or signs. Please refer to the rules under Section 20 Signs.*

The exercise of Council's discretion will be restricted to the matter(s) specified in Section 29.12.1(2).

- (b) **Internal or external safety alterations to Category I heritage items** listed in Appendix B1.

*Note: A structural engineering assessment by a chartered professional engineer, needs to be supplied to Council with the application. Where this is not supplied, work will be assessed as an 'alteration' as it will fail to meet the definition of safety alteration.*

The exercise of Council's discretion will be restricted to the matter(s) specified in Section 29.12.1(1).

## 12.8.4 DISCRETIONARY ACTIVITIES

The following are **Discretionary Activities**, for heritage items listed in Appendix B1.

- (a) **Internal or external alterations (excluding safety alterations) to Category I heritage items** listed in Appendix B1.

*Note: This does not include new advertising devices or signs. Please refer to the rules under Section 20 Signs.*

- (b) **Demolition (including partial demolition) of any heritage item** identified in Appendix B1.
- (c) **Relocation of any building** identified in Appendix B1 within or beyond the property boundaries.
- (d) **Any Activity** not otherwise provided for as a Permitted, Controlled, Restricted Discretionary, or Discretionary activity.

*Note: This rule does not apply to archaeological sites as the regulation of these sites falls under the Heritage New Zealand Pouhere Taonga Act 2014.*

## 12.9 HERITAGE TREES

### 12.9.1 PERMITTED ACTIVITIES

The following are **Permitted Activities**, for heritage trees listed in Appendix B2.

- (a) **The trimming of any tree** identified in Appendix B2 for the purposes of removing branches, or of any deadwood, undertaken in accordance with currently accepted arboriculture practices.
- (b) **The treatment and/or removal of any dead, damaged or diseased branch or tree** identified in Appendix B, where the branch or tree has been confirmed as being dead, damaged or diseased by a Council arborist.

### 12.9.2 CONTROLLED ACTIVITIES

The following are **Controlled Activities**, for heritage trees listed in Appendix B2.

- (a) **The pruning of any branch of any tree** identified in Appendix B2.

The Council has reserved control over the matters contained in Section 29.12.2.

### 12.9.3 RESTRICTED DISCRETIONARY ACTIVITIES

The following are **Restricted Discretionary Activities**, for heritage trees listed in Appendix B2.

- (a) **The fixing of any structure or object to any part of the tree or any operation which will wound the bark tissue of any part of any tree** identified in Appendix B2.
- (b) **The construction of, or addition to, any building associated with any activity or network utility, or laying of overhead or underground services within the dripline of any tree** identified in Appendix B2 whether or not the building or network utility is on the same site as the tree.
- (c) **Any sealing, paving, soil compaction, or any alteration of more than 75mm to the existing ground level prior to work commencing, or any depositing of chemical or other substances harmful to the tree within the dripline of any tree** identified in Appendix B2.
- (d) **The removal of any tree** identified in Appendix B2.

The exercise of Council's discretion will be restricted to the matter(s) specified in Section 29.12.2.

## 13 WĀHI TAPU, WĀHI TAONGA AND SITES OF SIGNIFICANCE

### 13.1 INTRODUCTION

The RMA contains specific obligations in relation to tangata whenua. It identifies as a matter of national importance the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga.

Traditional Māori culture and values are closely linked to the environment. Land confers dignity and rank, is the resting place for the dead, a spiritual base for traditional beliefs and a heritage for future generations. Tangata whenua have expressed concern for the quality and condition of resources of significance to them and together with Council have endeavoured to identify and map wāhi tapu, wāhi taonga and sites of significance in the District. Not all sites are identified as in some cases there is a reluctance by tangata whenua to identify the exact location of some Wāhi Tapu sites because of the need to protect their sacredness. Accordingly, not all wāhi tapu in the District have been identified, although it is only those that have been identified which are protected by the provisions of the District Plan.

Sites include:

- Old pa sites, excavations and middens (pā tawhito)
- Old burial grounds and caves (ana tūpāpaku)
- Current cemeteries (urupā)
- Battlefields (wāhi pakanga)
- Sacred rocks, trees or springs (ngā toka, rākau tapu)
- Watercourses, swamps, lakes and their edges (waipuna, awa, roto)

The Council has recognised that the effective protection of wāhi tapu, wāhi taonga and sites of significance is dependent on the mutual goodwill of landowners and tangata whenua. Accordingly, the District Plan seeks to facilitate the opportunity for this to occur as part of the subdivision, development and land-use process.

### 13.2 ISSUE

**The degradation or loss of wāhi tapu, wāhi taonga and sites of significance over time, and implications of this for the relationship of tangata whenua with their ancestral lands.**

#### Explanation

Sites that are significant to tangata whenua can be vulnerable to inappropriate land use and development when their location and values are not known or understood. Particular types of works that pose a threat to these site and areas are those that involve excavation or construction. Overtime this has resulted in the loss of, or damage to, sites that are important to tangata whenua, and their protection is of ongoing concern. In addition, some land use practices can be offensive to cultural sites, such as the burial of offal or dead stock in close proximity to urupā.

Protection of site values and areas of cultural and spiritual significance to tangata whenua requires identifying and mapping these sites and areas and understanding their values. This process is led by tangata whenua who hold this information and knowledge.

### 13.3 OBJECTIVES

1. **Recognise and provide for wāhi tapu, wāhi taonga sites 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.**

2. **Protect wāhi tapu, wāhi taonga sites and sites of significance in a way that recognises the customary practices of tangata whenua.**
3. **Develop partnership between the Council, landowners and tangata whenua in the management of wāhi tapu, wāhi taonga and sites of significance.**

## 13.4 POLICIES

1. *To identify, in consultation with tangata whenua, land within the District which contains wāhi tapu, wāhi taonga and sites of significance.*
2. *To ensure activities do not adversely affect the values of wāhi tapu and wāhi taonga sites and sites of significance.*
3. *To promote a greater awareness and understanding of wāhi tapu and wāhi taonga sites and sites of significance of importance to tangata whenua.*
4. *To notify and consult with tangata whenua on applications received by the Council for subdivision consents and resource consents relating to proposals affecting a wāhi tapu or wāhi taonga site or site of significance identified in Appendix D and shown on the Planning Maps.*
5. *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 wāhi tapu or wāhi taonga.*

## 13.5 EXPLANATION AND REASONS

Where land in the District contains wāhi tapu, wāhi taonga or sites of significance that have been notified to the Council, these are identified in Appendix C and shown on the Planning Maps. These maps are designed to enable the Council to quickly and easily identify where there are, wāhi tapu, wāhi taonga and sites of significance on land which may be affected by proposed activities, and when there is a need to notify tangata whenua.

Where Council receives applications for Discretionary Activity subdivision consents, which separate an identified wāhi tapu into two or more separate titles, or resource consents for activities located on actual wāhi tapu sites, the Council will notify the hapū of resource consent applications where required.

A schedule containing the names and addresses of authorised contact persons who will be notified or consulted about applications for subdivisions or land use activities on land containing wāhi tapu or wāhi taonga which are associated with their marae, is available from the District Council. This will ensure that the relevant hapū/tangata whenua representatives are contacted.

The Heritage New Zealand *Pouhere Taonga* Act 2014 also has a requirement under section 74 that councils must have particular regard to any recommendations given by Heritage New Zealand *Pouhere Taonga* in regard to measures the Council should take to assist in the conservation and protection of wāhi tapu. The District Council will therefore notify and consult with Heritage New Zealand *Pouhere Taonga* for guidance on the appropriate measures to assist in the conservation and protection of wāhi tapu listed in the New Zealand Heritage list/Rārangi Kōrero for wāhi tapu and wāhi tapu areas potentially affected by resource consents.

For Project Information Methods (PIMs), tangata whenua will be invited to provide to the Council any relevant information it wishes to have included about the sites on the PIMs. For subdivision consents and resource consents, Council will invite tangata whenua to work with them and individual developers, to advise on methods that could be used to ensure that the proposed subdivision, structures or activities will not damage, modify or destroy the affected wāhi tapu or wāhi taonga sites. The Council may then, as a result of this consultation, place certain conditions on the subdivision or land use consent, with regard to the nature, location, design or scale of the proposed subdivision or land use activity, including access or structures on the land.

Rohe and local authority boundaries do not neatly match, and in some cases where cultural sites straddle a local authority boundary it will be important to engage with both the appropriate hapū and local authority in the adjacent rohe/district. This is particularly relevant in relation to sites located in the northern coastal areas (Central Hawke's Bay/Hastings District boundary) and in the south (Central Hawke's Bay/Tararua District boundary).

## 13.6 IMPLEMENTATION METHODS

To achieve Policies 1 – 5 through:

1. Listing wāhi tapu, wāhi taonga and sites of significance within the District in Appendix D and showing them on the relevant Planning Maps and Council GIS.
2. Rules, standards and assessment criteria for wāhi tapu, wāhi taonga and sites of significance.
3. Conditions on resource consents to avoid remedy or mitigate adverse effects on heritage items and heritage trees.
4. The Council will work with iwi and hapū to establish contact persons for each hapū, through which consultation will take place. Council will notify the relevant iwi/hapū contact person (as known to the Council) of any subdivision consent, or resource consent application it receives which affects any wāhi tapu or wāhi taonga site(s) identified in Appendix D and shown on the Planning Maps, within 5 working days of receiving the application.
5. Consultation with Heritage New Zealand *Pouhere Taonga* on applications received by the Council for subdivision consents and land-use consents relating to proposals affecting a wāhi tapu or wāhi taonga or site of significance identified in Appendix D where they are also an archaeological site and/or a wāhi tapu or wāhi taonga area identified in the New Zealand Heritage list/Rārangi Kōrero.
6. In addition to the wāhi tapu, wāhi taonga and sites of significance identified in Appendix C and shown on the Planning Maps, there may also be a number of wāhi tapu and archaeological sites registered under the Heritage New Zealand *Pouhere Taonga Act 2014*.

This Act makes it an offence to destroy or modify an archaeological site without first obtaining an Archaeological Authority. This applies to both recorded and unrecorded archaeological sites. It is important that the planning for any building or development takes this requirement into account and undertakes an archaeological assessment if necessary. The applicant is advised to contact Heritage New Zealand *Pouhere Taonga* if any activity such as earthworks, fencing or landscaping may modify, damage or destroy any archaeological site. An archaeological site is defined in Section 3 of this District Plan.

7. Other parts of the District Plan contain additional rules and standards applying to wāhi tapu, wāhi taonga and sites of significance:
  - Section 8 Natural Environment - This section of the District Plan identifies those areas of the Central Hawke's Bay District that have special landscape or natural heritage values (indigenous vegetation, habitats of indigenous fauna, riparian values) and public access values. Many of these features, landscapes and sites are also of special spiritual, historic or cultural significance to tangata wheuna and assessment matters are provided to ensure these values are taken into account when considering resource consent applications in relation to these sites.
  - Section 21 Subdivision and Land Development - This section of the District Plan deals with subdivisions containing wāhi tapu and wāhi taonga, ensuring building platforms, servicing infrastructure and any development recognises and ensures that wāhi tapu and wāhi taonga are protected from modification or any further disturbance.
  - Section 19 Earthworks – Assessment matters are provided to ensure these values are taken into account when considering resource consent applications in relation to these sites.



- Section 12 Heritage Items and Heritage Trees – In addition to the wāhi tapu, wāhi taonga and sites of significance identified in Appendix D and shown on the Planning Maps, there may also be a number of wāhi tapu and archaeological sites registered under the Heritage New Zealand *Pouhere Taonga* Act 2014. These are listed in the District Plan in Appendix B and shown on the Planning Maps. The applicant is advised to contact Heritage New Zealand *Pouhere Taonga* if any activity such as earthworks, fencing or landscaping may modify, damage or destroy any archaeological site. An archaeological site is defined in section 2 of this District Plan.
8. Under the Building Act 2004, Council is obliged to advise Heritage New Zealand *Pouhere Taonga* of any application for a PIM within 5 days of receipt of the application, where the application affects any registered historic place, historic area, wāhi tapu or wāhi tapu area. The Council is required to include in every PIM any information made available to it by Heritage New Zealand *Pouhere Taonga*.
  9. Where a wāhi tapu, wāhi taonga or site of significance is identified within the boundaries of a property, the Land Information Memorandum (LIM) and PIMs that are issued will identify indicate the wāhi tapu, wāhi taonga or site of significance to Māori, to ensure that the property owner takes this into account when considering future development on the site.
  10. Integrated management and information exchange should be facilitated between all parties involved in the management and protection of wāhi tapu and wāhi taonga within the Region and particularly where the protection of wāhi tapu and wāhi taonga is a cross boundary issue.

## 13.7 ENVIRONMENTAL RESULTS ANTICIPATED

- Recognition of and provision for tangata whenua cultural relationships associated with wāhi tapu, wāhi taonga and sites of significance.
- Protection of listed wāhi tapu and wāhi taonga sites from the effects of land use activities.
- Active participation of tangata whenua in the management of their ancestral land and resources.

# WĀHI TAPU, WĀHI TAONGA AND SITES OF SIGNIFICANCE RULES

Should you require a resource consent refer to Section 3 Definitions and the associated assessment matters in Section 29.16 for guidance.

## 13.8 ACTIVITIES

### 13.8.1 PERMITTED ACTIVITIES

The following are **Permitted Activities** throughout the District, subject to compliance with all of the Performance Standards in 13.9:

- (a) **Maintenance and enhancement** of a listed wāhi tapu, wāhi taonga or site of significance identified in Appendix D.
- (b) **Any maintenance, replacement or repair of existing network utilities** involving wāhi tapu, wāhi taonga or site of significance identified in Appendix D.
- (c) **Maintenance of existing farm fence lines and farm tracks** involving wāhi tapu, wāhi taonga or site of significance identified in Appendix D.
- (d) **Any Other Activity** that complies with all the Performance Standards in 13.9.

### 13.8.2 DISCRETIONARY ACTIVITIES

The following are **Discretionary Activities** throughout the District:

- (a) **Any Activity which is listed as a Permitted Activity but does not comply with one or more of the Performance Standards** in 13.9.

## 13.9 PERFORMANCE STANDARDS

### 13.9.1 General Standards for All Activities on Properties Containing Wāhi Tapu, Wāhi Taonga or Site of Significance in Appendix D.

- (a) No activity shall destroy, damage or modify a wāhi tapu, wāhi taonga or site of significance identified in Appendix D and shown on the Planning Maps, including any excavation, modification or disturbance of the ground containing the wāhi tapu, wāhi taonga or site of significance.
- (b) The excavation and use of offal pits, burial of dead stock or plant waste, and wastewater disposal fields, shall be setback a minimum of 100m from any wāhi tapu, wāhi taonga or site of significance in Appendix D and shown on the Planning Maps.

## 14 TRANSPORT AND PARKING

### 14.1 INTRODUCTION

The transport network of the Central Hawke's Bay District is vital for moving people and goods throughout the District and contributing to the social and economic wellbeing of the community.

The network of roads in the District is managed by the Council and New Zealand Transport Agency (in relation to State Highway 2 and State Highway 50) and comprises sealed and unsealed roads. Public transport, footpaths, walkways and cycleways are also components of the transport network.

Almost all activities generate or attract traffic and it is important that vehicle movements are undertaken efficiently, effectively and safely. Where parking and loading facilities are not provided on-site they will usually occur on the street, which may have adverse effects on the safety and efficiency of roads. The provision of convenient and safe vehicle access, on-site parking and loading are therefore an essential part of achieving a safe and efficient roading network.

Part of the successful management of the transport network is identifying the principal function of roads that form the roading network. A road hierarchy (using the One Network Road Classification) has been developed for Council's road network (consisting of 1,265 km of formed roads), where the purpose of each road is defined in Figure 13E to this part of the District Plan and is identified on the District Plan Maps. Land use and access provisions are related to the function of roads to ensure that the road network operates in a safe and efficient manner.

The consideration of alternative transport modes, including walking, cycling and public transport, are complimentary to the Council's goal of achieving an integrated transport network. The Council will encourage the provision of footpaths, cycleways and walkways as part of new subdivisions and developments, and the provision of facilities, such as bicycle stands and showers in work places, which encourage more people to consider alternative transport modes to commute to work.

The rail network is important for the transport of goods to and from the District and Region and is an integral part of the transport network. Appropriate measures for crossing the rail network and for protecting the network from the effects of inappropriate new development (reverse sensitivity) also need to be considered.

### 14.2 OBJECTIVES

1. **The transport network is safe, efficient and effective in moving people and goods within and beyond the District.**
2. **Activities generate a type or level of traffic that is compatible with the roads they are located on.**

### 14.3 POLICIES

1. *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.*
2. *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.*
3. *Protect Arterial and Collector roads within the transport network from inappropriate development.*
4. *To establish appropriate design standards for the construction of car parking spaces and loading areas that promote the safe and efficient use of vehicles.*

5. *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 safety and effects on streetscape amenity.*
6. *Encourage alternative means of safe transport, including cycling and walking to reduce the effects of vehicle-based transport systems.*

## 14.4 EXPLANATION AND REASONS

A sustainable transport network for the District is one where proper consideration is given to the relationship between land use and transport effects, including the long-term consequences. The District's arterial and collector routes are vital to the long-term growth of the District and therefore must be protected against development that would adversely affect their efficiency and effectiveness.

Almost all activities generate vehicle trips and, therefore, parking in close proximity to the site of the activities is required to provide accessibility for people and goods. Generally, different activities generate different parking and loading demands. If provision is not made by developers or owners for off-street parking and loading, then the only alternative available is to park and load on the street. On-street parking and loading can adversely affect the efficiency and safety of roads, particularly Arterial or Collector Roads where vehicle speeds and volumes are typically higher than for other roads in the One Network Road Classification. Excessive parking of vehicles on residential streets can also detract from the amenity of those streets and adjoining residential areas.

Vehicles reversing onto or off sites can compromise the safety of the road, particularly where traffic flows are high, where the land use has a potential to generate a lot of traffic and pedestrians, or where heavy vehicles use the area. The requirement to provide an on-site turning and manoeuvring area on non-residential sites can assist to maintain and improve safety standards and minimise delays to traffic caused by manoeuvring vehicles.

Controlling the position of access points to properties is required to minimise adverse effects on traffic and pedestrians from the queuing and manoeuvring of vehicles entering or existing the properties. Access points are required to be positioned at a minimum distance from road intersections to avoid unnecessary distractions for drivers in areas where a visually confusing environment complicates decision making and could be hazardous. The width of access is also important to allow ease of vehicle access and there are also minimum sight distance standards to ensure that there is sufficient visibility to allow vehicles to safely leave the site.

The District Plan sets standards for the design of new roads and accessways. These include the legal width of the road and accessways, including maximum grade and targeted operating speeds. The Council has a duty to ensure that infrastructure is fit for purpose and will not put the travelling public's safety at risk.

Design standards for parking spaces are included in the District Plan to ensure that motorists are able to easily and safely manoeuvre in and out of parking spaces and there are reservoir spaces provided to avoid cars queuing on roads while waiting to enter car parks. Standards are also included that require the surfacing of parking areas to avoid dust nuisance and to prevent gravel, mud or other such materials being spread onto adjoining roads. There is an additional standard for public car parking areas which require access driveways and pedestrian areas within these areas to be illuminated to ensure the safety and security of people using them at night. Commercial and industrial activities also need to provide an off-street area for loading and unloading of vehicles. This protects the function and safety of the road from manoeuvring vehicles, double parked vehicles, or vehicles loading or unloading across pedestrian areas. Loading areas are required to be designed to take into consideration the type of vehicles being catered for.

The Council will encourage the provision of footpaths, cycleways and walkways as part of new subdivisions and developments, and the provision of facilities such as bicycle stands and showers in work places that encourage more people to consider alternative transport modes to commute to work.

## 14.5 IMPLEMENTATION METHODS

To achieve Policies 1 – 6 through:

1. District Plan rules that prescribe performance standards around the provision of access, safe sightline distances, loading and parking associated with an activity.
2. The current Hastings District Council Engineering Code of Practice includes standards for the design and construction of roading and service infrastructure, which may be used as a means of compliance with the objectives, policies, rules and standards of the District Plan.
3. The *New Zealand Fire Service Fire-Fighting Water Supplies Code of Practice SNZ PAS 4509:2008* applies to all new subdivision and development in respect of compliance with the accessway dimensions required for the fire appliances. It applies to the legal width of the legal road, the Right of Way or the Access Lot or access leg, where this provides the primary point of access to the lot/site.
4. Code of Practice for Urban Land Subdivision (New Zealand Standard NZS 4404:2004).
5. Central Hawke's Bay District Council Bylaws, Part 25 – Traffic.
6. The Hawke's Bay Regional Policy Statement has an objective of achieving integrated management of natural and physical resources in the region and the transport network is one of those physical resources.
7. Central Hawke's Bay District Council Long Term Plan, including the Central Hawke's Bay District Council Infrastructure Strategy.

## 14.6 ENVIRONMENTAL RESULTS ANTICIPATED

- Safe, efficient and accessible transport network.
- An environment where the relationship between land uses and their effect on the road network is well managed.
- Construction of new roads, accessways, car parking and loading areas that are effective, safe and efficient and meet the needs of activities.
- Maintenance and recognition of strategic transport routes.
- Land uses that generate large volumes of traffic are appropriately located on road routes that have the capacity to deal with the traffic.
- Provision of footpaths, cycleways and walkways as part of new subdivisions and developments.

## TRANSPORT RULES

Should you require a resource consent refer to Section 3 Definitions and the associated assessment matters in Section 29.8 for guidance.

### 14.7 ACTIVITIES

#### 14.7.1 PERMITTED ACTIVITIES

- (a) Any Activity that meets the performance standards for the relevant zone and the relevant Performance Standards in 14.8.

#### 14.7.2 RESTRICTED DISCRETIONARY ACTIVITIES

- (a) Any Activity which is listed as a Permitted Activity but does not comply with one or more of the relevant Performance Standards in 14.8.

The exercise of the Council's discretion will be restricted to the matter(s) specified in Section 29.8.

### 14.8 PERFORMANCE STANDARDS

#### 14.8.1 VEHICLE PARKING

##### 14.8.1.1 Provision of On-site Parking

- (a) Every owner or occupier who proposes to construct or substantially reconstruct, alter or add to a building on any site, or change the activity carried out on any land or in any building, must provide suitable areas on the site for parking in accordance with the requirements listed in Table 14.8.1A below.

Where more than one activity occurs on a site, the total parking requirements for that site must be equal to the sum of individual parking requirements for each activity.

In assessing the number of parking spaces to be provided with respect to the gross floor area of any building, vehicle access and parking spaces contained within the building must not be included in the area. Where the number of spaces is based on the person capacity or other factor not directly related to gross floor area, such spaces must be assessed following receipt of a written statement from the owner, lessee or proprietor of the premises specifying the number of persons that the activity or proposed activity will accommodate.

When the assessment of the number of parking spaces required in respect of the use of any land or building results in a fraction, a fraction under one half must be disregarded, and fractions of one half or more must require an additional parking space.

The provision of parking on a site may be made as part of any required yard space of the zone, except that the parking space must be exclusive of land required for service lane or road and not form any part of open space provided to meet any minimum open space, landscaping and/or specific performance standards of the zone where the site is located.

Any on-site parking made available to comply with these standards must remain undiminished by the subsequent erection of any structure, storage of goods or any other use.

Table 14.8.1A - Minimum Parking Space Requirements

| TYPE OF ACTIVITY   | MINIMUM NUMBER OF CAR PARKING SPACES   |
|--|--|
| <b>Residential Units<br/>Supplementary<br/>Residential Units</b>   | 2 parks per unit (can include parks within garages or carports)  |
| <b>Commercial Activities -<br/>all zones, other than<br/>those listed specifically<br/>in this table<br/>Rural Commercial<br/>Activities</b> | 1 park for visitors per 50m <sup>2</sup> gross floor area; and<br>1 park for staff per 200m <sup>2</sup> gross floor area; and<br>1 park per 100m <sup>2</sup> outdoor storage or outdoor display area                                       |
| <b>Industrial Activities<br/>Service Activities</b>  | 1 park for visitors per 100m <sup>2</sup> gross floor area; and<br>1 park for staff per 200m <sup>2</sup> gross floor area; and<br>1 park per 100m <sup>2</sup> outdoor storage space  |
| <b>Relocatable Housing<br/>Depot</b>   | 1 park for visitors per 3 houses; and<br>1 park per 2 staff members  |
| <b>Visitor Accommodation</b>   | 1 park per room or 1 park per 3 beds, whichever is the greater; and<br>1 park per 2 staff members  |
| <b>Camping Grounds</b>   | 1 park per camp site; and<br>1 park per 2 staff members  |
| <b>Service Stations</b>  | 1 park per 50 m <sup>2</sup> gross floor area of retail shop; and<br>1 park per 2 staff members; and<br>4 spaces per workshop bay; and<br>2 queuing spaces per booth or facility; and<br>3 queuing spaces for a carwash                      |
| <b>Restaurants<br/>Licensed Premises</b>   | 1 park per 25m <sup>2</sup> gross floor area; and<br>1 park per 2 staff members  |
| <b>Educational Facilities</b>  | 1 park per 2 staff members; and<br>1 park per 50 students aged 15-18 years; and<br>1 park per 10 students aged over 18 years; and<br>1 bus park required for schools with rolls below 100 students,<br>otherwise 2 bus parks                 |
| <b>Day Care Facilities</b>   | 1 park per 2 staff members; and<br>1 park per 10 clients   |
| <b>Home-Based Education<br/>and Care Services<br/>Home Occupations</b>   | 1 park per FTE employee/staff member not resident on the site  |
| <b>Recreation Activities</b>   | 1 park per 10 seats the facility is designed to accommodate. Where<br>a building is not intended for seating, 5 parks per 100m <sup>2</sup> gross floor<br>area. Plus 0.1 parks per 100m <sup>2</sup> of recreation space or playing fields. |
| <b>Sale Yards</b>  | 80 parks; and<br>20 truck & trailer parks  |
| <b>Rest Homes</b>  | 1 park per 5 beds; and<br>1 park per 2 staff members   |

| TYPE OF ACTIVITY   | MINIMUM NUMBER OF CAR PARKING SPACES  |
|--|---|
| <b>Hospitals</b>   | 1 park per 2 beds; and<br>1 park per 2 staff members                            |
| <b>Health Care Facilities</b>                              | 2 visitor parks per professional; and<br>1 park per 2 staff members             |
| <b>Emergency Service Activities</b>                        | 1 park per 2 on-duty staff members  |
| <b>Community activities, other than those listed above</b> | 1 park per 25m <sup>2</sup> gross floor area; and<br>1 park per 2 staff members |
| <b>Drive thru facilities excluding Service Stations</b>    | 2 queuing spaces per booth or facility  |

#### 14.8.1.2 Parking Spaces for People with Disabilities

- (a) When constructing car parks, developers, owners or occupiers must make provision for disabled car parks in compliance with Figure 14A and they must also be clearly marked or signposted as such.

#### 14.8.1.3 Design and Construction of Parking Areas

- (a) Vehicle Dimensions

All parking spaces and access and manoeuvring areas, including ramps, must be of a size and layout to accommodate a passenger vehicle as defined in the *Austrroads Design Vehicles and Turning Path Templates Guide AP-G34-13* (Austrroads, 2013) – refer to Figure 14B for the dimensions of this vehicle.

- (b) Parking Spaces for Residential Activities

Parking spaces for Residential Activities in any Residential Zone must have a minimum internal dimension of 3.0 metres (width) by 5.0 metres (length).

- (c) General Design and Construction Details

All public and required parking areas, and any outdoor display areas (such as car, caravan or boat sales yards) must comply with the following general requirements:

- (i) Parking areas in the Commercial Zone or Mixed Industrial Use Zone must be formed and sealed with an all-weather surface and marked out, and where there is a separate requirement for staff parking, such parks must be clearly identified.
- (ii) Parking areas must be designed and constructed to ensure that stormwater runoff from the parking area does not adversely affect adjoining properties.
- (iii) Parking areas, together with access and turning space, must be designed to ensure that vehicles negotiate the parking area at a safe speed and are not required to reverse either on to or off a street, provided that this requirement will not apply in any Residential Zone where a single accessway serves not more than two residential buildings. Vehicles using the parking area must only enter or leave the site by the accessway.
- (iv) Where a public or non-residential parking area is within or adjoins a Residential Zone, a 1.8-metre-high, fully enclosed screen must be erected, or a landscape strip of a minimum width of 5 metres adjoining the boundary or the Residential Zone must be provided. These requirements may be reduced or waived with the consent of the adjoining neighbour.
- (v) A reservoir park must be provided with public car parks to prevent vehicles queuing on the street.



- (vi) Provision must be made for the illumination of access drives and pedestrian areas within public car parks. Such illumination is to be directed away from adjoining residentially zoned sites.

#### **14.8.1.4 Vehicle Standing Bay – Residential Zone**

- (a) For sites in the Residential Zone, a 5-metre-long Vehicle Standing Bay must be located within the Vehicle Access to all garages and carports and notional garage spaces.

### **14.8.2 VEHICLE LOADING**

#### **14.8.2.1 All Activities except Residential Activities**

- (a) Provision of Loading Spaces
- (i) Every owner or occupier who proposes to construct or substantially reconstruct, alter or add to a building on any site, or change the activity carried out on the site, must provide one Loading Space and an associated manoeuvring area. The Loading Space must be designed and located on the site to provide for the efficient loading or fuelling of vehicles associated with the use of any building or activity carried out on the site, except where a service lane is designated or provided. Separate Loading Spaces must be provided for each occupier of the site. The Loading Space will be additional to the parking required in Table 14.8.1A.
  - (ii) Every Loading Space, together with access, must be designed so that it is not necessary to reverse vehicles either onto or off the street. The Loading Space must not be stacked or located within vehicle manoeuvring areas.
  - (iii) The provision of a Loading Space in respect of any site may be made as part of the side and/or rear yard space, but not as part of the front yard space of that site.
  - (iv) The method of loading must ensure that the footpath or access to adjacent properties remains clear at all times and traffic safety is maintained.
- (b) Design of Loading Spaces
- i) The design of Loading Spaces and the layout adopted will depend on the area and shape of the land available, the purpose for which loading is required, and the functional design of the building. The layout must be of sufficient size to accommodate the following design vehicles:
    - Activities requiring loading facilities or servicing from heavy vehicles: A “Single Unit Bus / Truck” as defined in the *Austroads Design Vehicles and Turning Path Templates Guide AP-G34-13* (Austroads, 2013) – refer to Figure 14C for the dimensions of this vehicle.
    - Where articulated vehicles or trucks and trailers are anticipated: a “Prime Mover and Semi-Trailer” as defined in the *Austroads Design Vehicles and Turning Path Templates Guide AP-G34-13* (Austroads, 2013) – refer to Figure 14C for the dimensions of this vehicle.
  - ii) The following minimum dimensions are provided as a means of compliance:
    - Warehouses, transport depots, bulk stores and similar must have a minimum length of 20 metres and a minimum width of 3 metres.
    - Retail activities, offices, manufacturing premises and similar must have a minimum length of 8.5 metres and a minimum width of 3 metres.
    - Non-residential activities, such as Day Care Facilities and similar must have a minimum length of 5.5 metres and a minimum width of 3 metres.

### **14.8.3 VEHICLE ACCESS**

#### **14.8.3.1 Access to Property**

- (a) Every owner or occupier must provide a legal, safe and effective vehicular access to any activity undertaken on a site, and required parking or loading areas, from an existing, formed legal road, to enable vehicles to enter the site.
- (b) There must be a maximum of one vehicle crossing per property within the Residential Zone, Rural Townships Zone and Coastal Settlements Zone. Where the property is bordered by two or more roads, the vehicle access to the property must be from the lower category road or road with the lowest traffic volumes when road hierarchy status is equal.
- (c) The minimum legal widths for private access are contained in Tables 14.8.3A, 14.8.3B and 14.8.3C below. Private access to properties must allow the safe passage from the edge of the road to the legal boundary of the lot for a single site or household unit. For two or more sites or residential units or for any Right of Way, formation of the access to the activity undertaken on the site is required in compliance with Table 14.8.3A.

*Note: Schedule C of the Hastings District Council Engineering Code of Practice outlines an acceptable means of compliance.*

- (d) A property access which crosses the rail network does not constitute legal access. Sites adjoining a railway line or designation must provide an alternative access to a legal road which does not require a crossing of the railway line or designation.

*Note: Notwithstanding the rules in this Plan, every person proposing to construct or modify an accessway onto a State Highway must obtain permission from the New Zealand Transport Agency.*

**Table 14.8.3A – Minimum Legal Widths of Private Access - Residential Units, Home-Based Education and Care Services & Home Occupations**

| PLACE CONTEXT | TYPICAL CLASSIFICATION           | DESIGN ENVIRONMENT               |           |                 |                               |   | LINK CONTENT                      |   |                           |                                     |
|---------------|----------------------------------|----------------------------------|-----------|-----------------|-------------------------------|---|-----------------------------------|---|---------------------------|-------------------------------------|
|               |                                  | Area                             | Hierarchy | Locality served | Target operating speed (km/h) | Minimum legal access width (m) (see Note C) | Maximum width of Vehicle Crossing | Maximum grade   | Pedestrians               | Passing parking, loading & shoulder |
| Urban zones   | Private access/lane (see Note B) | 1-2 Residential Units            | 10        | 3m              | 4.8m                          | 20%   | Shared (in movement lane)         | Allow for passing every 50m                               | Shared (in movement lane) | 2.75m                               |
|               |                                  | 3 Residential Units (see Note D) | 10        | 3.6m            | 4.8m                          |   |                                   |   |                           |                                     |
|               |                                  | 4-6 Residential Units            | 10        | 4.5m            | 4.8m                          |   |                                   |   |                           |                                     |
|               |                                  | 7 + Residential Units            | 10        | 6m              | 6m                            |   |                                   |   |                           |                                     |
| Rural zones   | Private access/lane (see Note B) | 1-2 Residential Units            | 20        | 4m              | None                          | 12% unsealed (see Note E)                   | Shared (on shoulder and berm)     | Allow for passing every 100m, total shoulder 0.5m, sealed | Shared (in movement lane) | 3m                                  |
|               |                                  | 3-6 Residential Units            | 20        | 6m              |                               |   |                                   |   |                           | 3m                                  |
|               |                                  | 7-20 Residential Units           | 20        | 9m              |                               |   |                                   |   |                           | 20% sealed                          |

**Note A:** The full movement lane can be reduced at intervals to provide for increased amenity and greening of the street and /or traffic calming.

**Note B:** Any private road or lane serving greater than 6 Residential Units or sites may be required to be offered as public road to be vested in Council.

**Note C:** Applies to the legal width of the legal road, the Right of Way, or the Access Lot or access leg where this provides the primary point of access to the lot/site.

**Note D:** For a development where a fire appliance is not able to reach either a dwelling or the source of the firefighting water supply from a public road in accordance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509: 2008, this code of practice should be consulted for compliance with the accessway dimensions required for the fire appliances. Applies to the legal road, the Right of Way or the Access Lot or access leg where this provides the primary access to the lot/site.

**Note E:** In some cases, higher grades of up to 15% can be allowed for short sections (about 50m).

**Table 14.8.3B – Minimum Legal Widths of Private Access – Rural Environments – Commercial, Industrial & Other Activities**

| PLACE CONTEXT | TYPICAL CLASSIFICATION           | DESIGN ENVIRONMENT  |           |                 |                               |                                 | LINK CONTENT             |                           |  |
|---------------|----------------------------------|---|-----------|-----------------|-------------------------------|---------------------------------|--------------------------|---------------------------|--|
|               |                                  | Area  | Hierarchy | Locality served | Target operating speed (km/h) | Minimum legal access width (m)  | Maximum grade            | Pedestrians               | Passing parking, loading & shoulder (see Note D) |
| Rural         | Private access/lane (see Note B) | Side or rear service access (1-20 sites) where it is not the primary access | 10        | 6m              | 12% unsealed                  | Shared (in movement lane)       | Loading bays             | Shared (in movement lane) | 2.75m  |
|               |                                  | 1-3 sites   | 10        | 6m              | 20% sealed                    | Shared (in movement lane)       | Parking                  | Shared (in movement lane) | 3.0m   |
|               |                                  | 4-6 sites   | 10        | 6.5m            | 20% sealed                    | 1.5m one side or 1.5m each side | Parking                  | Shared (in movement lane) | 2 x 2.5m   |
|               |                                  | 7-20 sites  | 10        | 9m              | 16%                           | 1.5m one side or 1.5m each side | Parking                  | Shared (in movement lane) | 2 x 2.5m   |
|               |                                  | 21-200 sites  | 30        | 20m             | 10%                           | 3m each side                    | Parking and loading bays | Shared (in movement lane) | 2 x 2.75m  |

**Note A:** The full movement lane can be reduced at intervals to provide for increased amenity and greening of the street and /or traffic calming.

**Note B:** Any private road or lane serving greater than 6 sites may be required to be offered as public road to be vested in Council.

**Note C:** Link context in rural areas will only apply where residential activities are located within 800m of the subject site.

**Note D:** Passing bays may be required where the length of the access road exceeds 100m.

**Note E:** In some cases, higher grades of up to 15% can be allowed for short sections (about 50m).

**Table 14.8.3C – Minimum Legal Widths of Private Access – Commercial & Industrial**

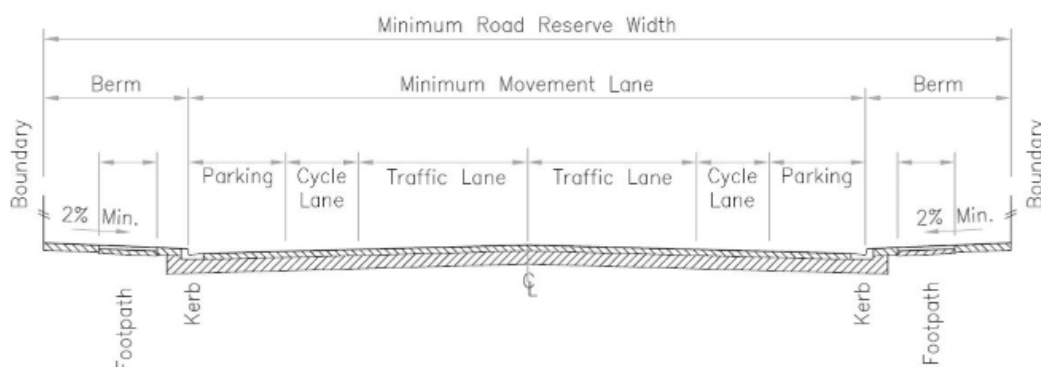
| PLACE<br>CONTEXT | TYPICAL<br>CLASSIFICATION  | DESIGN ENVIRONMENT                  |  |   |                  | LINK CONTENT                 |  |                              |   |
|------------------|--|-------------------------------------|--|---|------------------|------------------------------|--|------------------------------|---|
|                  |  | Target<br>operating<br>speed (km/h) | Minimum<br>legal<br>access<br>width (m)<br>(see Note<br>C) | Maximum<br>width of vehicle<br>crossing | Maximum<br>grade | Pedestrians                  | Passing parking,<br>loading & shoulder | Cyclists                     | Minimum formed movement<br>lane (excluding shoulder<br>(see Note A) |
| Urban            | Private lane   | 1-2 lots                            | 10   | 6m                                      | 12.5%            | Shared (in<br>movement lane) | No (Note C)                            | Shared (in<br>movement lane) | 3.0m  |
|                  | Side or rear<br>service access<br>where it is not<br>the primary<br>access | 1-20 lots                           | 10   | 6m                                      | 12.5%            | Shared (in<br>movement lane) | No (Note C)                            | Shared (in<br>movement lane) | 3.0m  |
|                  | Private road<br>/lane (see note<br>B)                                      | 3-6 lots                            | 10   | 15m                                     | 10%              | 1.5m one side                | No (Note C)                            | Shared (in<br>movement lane) | 2 x 3.0m  |
|                  | Private road<br>/lane (see note<br>B)                                      | 7-20 lots                           | 20   | 20m                                     | 10%              | 1.5m each side               | Parking and loading<br>bays            | Cycle lane and<br>footpath   | 2 x 3.0m  |

**Note A:** The full movement lane can be reduced at intervals to provide for increased amenity and greening of the street and /or traffic calming.

**Note B:** Any private road or lane serving greater than 6 sites/lots is required to be offered as public road to be vested in Council.

**Note C:** The maximum length of the lane where no parking, passing or loading bays are required is 50m.

The road cross-section below shows graphically the terms used in the Tables 14.8.3A, 14.8.3B and 14.8.3C above.



### 14.8.3.2 Distance of Vehicle Accesses from Road Intersections

- (a) Residential, Mixed-Use Industrial and Commercial Zones
- (i) The distance that a vehicle access to any property may be sited from any Access Road intersection must be a minimum of 15m or the extent of the property boundary, whichever is the least.
  - (ii) Where there are two adjacent accesses, vehicle crossings must be offset from the legal property boundary (side boundary) by 1.5 metres.
  - (iii) Vehicle access to any property must not be sited within 30 metres of an intersection of a state highway.

*Note: Vehicle access in relation to Arterial Road or Collector Road intersections will be subject to a Road Safety Audit as deemed necessary by the Road Controlling Authority.*

- (iv) Rural Living, Rural Production, Plains Production, Rural Townships and Coastal Settlements Zones

### 14.8.4 Vehicle access to any property shall be sited at least 100 metres from an intersection of a State Highway.

#### 14.8.4.1 Distance of Vehicle Access from Railway Level Crossings

- (a) New Vehicle Accesses

Any new vehicle access from a site created after [insert date of public notification of the Proposed District Plan] must be located at least 30 metres from a rail level crossing.

#### 14.8.4.2 Safe Sightline Distances

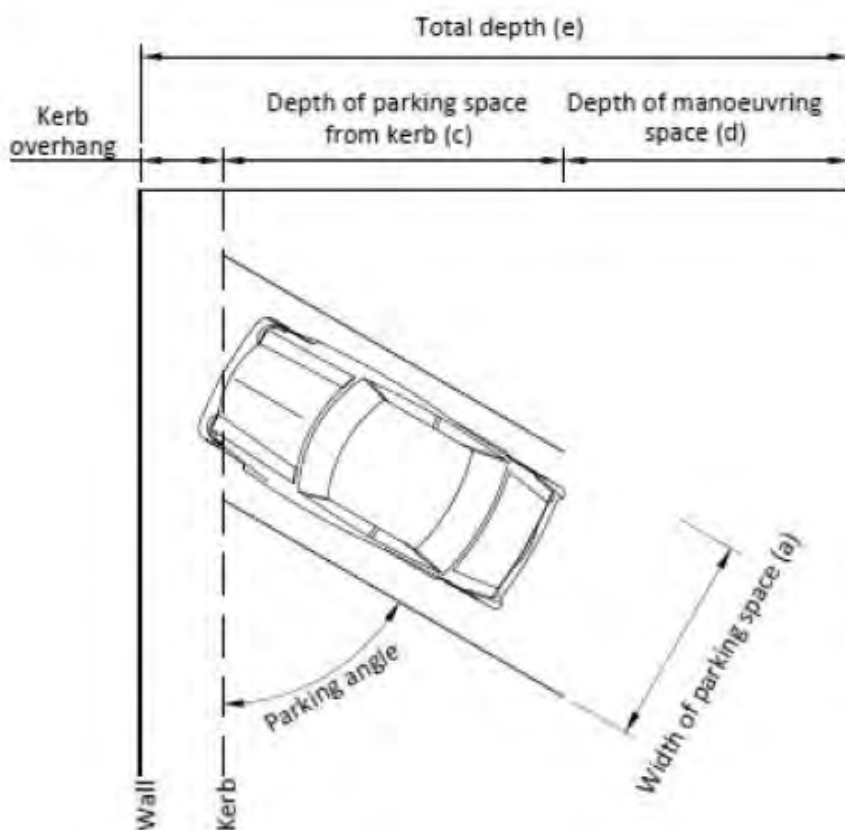
- (a) Intersections must be located to ensure that Safe Sightline Distances are maintained.

Notes:

- (1) For vehicle accesses fronting a road that is not a state highway, compliance with the Austroads Standards will be deemed an acceptable means of compliance with this standard.
  - (2) For vehicle accesses and intersections fronting a state highway, compliance with the NZ Transport Agency's standards for entrance/access ways will be deemed an acceptable means of compliance with this standard.
- (b) Any existing and new vehicle accesses that cross the rail network via a level crossing must be maintained in accordance with the sight triangles provided in Figure 14D (Railway Level Crossing Sight Triangles and Explanations), with the exception that existing buildings associated with existing vehicle accesses will not have to meet the sight triangles.

FIGURE 14A

CAR PARKING DIMENSIONS



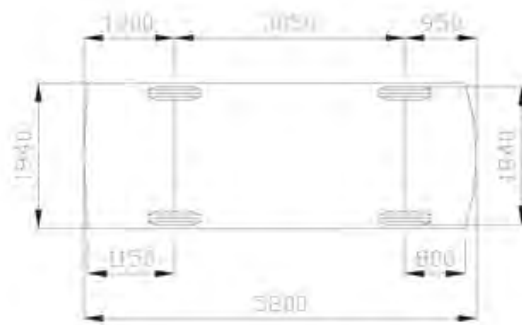
| Type of parking |          | Stall Width (m)                | Stall Depth from wall (a), from kerb (b) |     | Manoeuvre Aisle Width (D) | Total Depth |
|-----------------|----------|--------------------------------|--|-----|---------------------------|-------------|
| Parking Angle   | Type     | All Measurements are in Meters |  |     |                           |             |
| 90°             | Nose in  | 2.5                            | 4.9                                      | 3.9 | 7.7                       | 12.6        |
|                 |          | 2.6                            |  |     | 7.0                       | 11.9        |
|                 |          | 2.8                            |  |     | 6.6                       | 11.5        |
| 75°             | Nose in  | 2.5                            | 5.2                                      | 3.9 | 6.3                       | 11.5        |
|                 |          | 2.6                            |  |     | 5.2                       | 10.4        |
|                 |          | 2.8                            |  |     | 4.1                       | 9.3         |
| 60°             | Nose in  | 2.5                            | 5.2                                      | 4.2 | 4.1                       | 9.3         |
|                 |          | 2.6                            |  |     | 3.5                       | 8.7         |
|                 |          | 2.8                            |  |     | 3.2                       | 8.4         |
| 45°             | Nose in  | 2.5                            | 4.9                                      | 4.1 | 2.6                       | 7.5         |
|                 |          | 2.6                            |  |     | 2.4                       | 7.3         |
|                 |          | 2.8                            |  |     | 2.3                       | 7.2         |
| 30°             | Nose in  | 2.5                            | 4.0                                      | 3.4 | 2.4                       | 6.4         |
|                 |          | 2.6                            |  |     | 2.4                       | 6.4         |
|                 |          | 2.8                            |  |     | 2.3                       | 6.3         |
| 0°              | Parallel | 2.5                            | Stall Length 6.1                         |     | 3.7                       |             |

Notes:

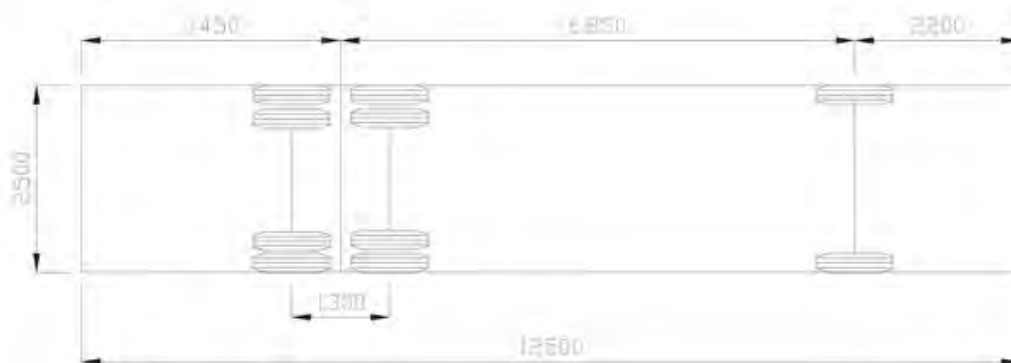
- Disabled persons stall width is 3.6m. All other specifications as in the table above.
- Disabled persons parking for vehicles requiring wheelchair access shall be provided as follows:
  - 1 space for up to 10 total spaces provided
  - 2 spaces for up to 100 total spaces provided
  - 1 extra space for every additional 50 spaces

**FIGURE 14B**

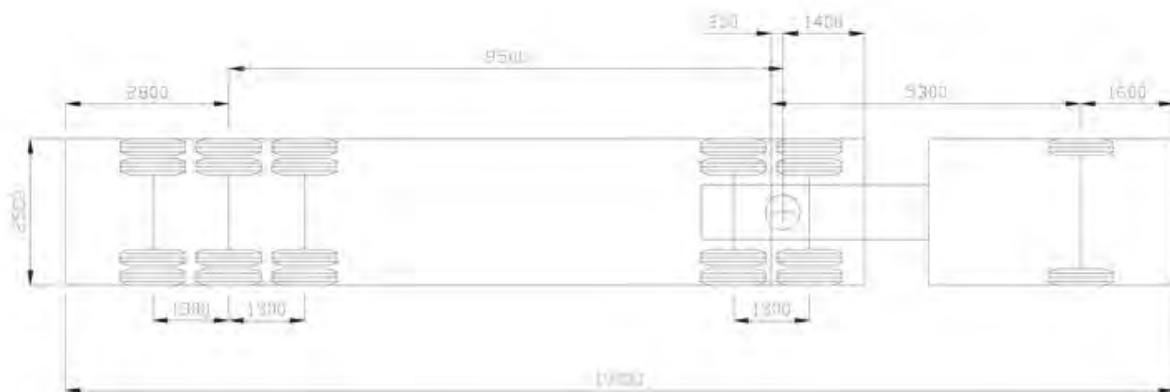
**VEHICLE DIMENSIONS**



**Passenger vehicle (5.2 m)**



**Single unit truck/bus (12.5 m)**

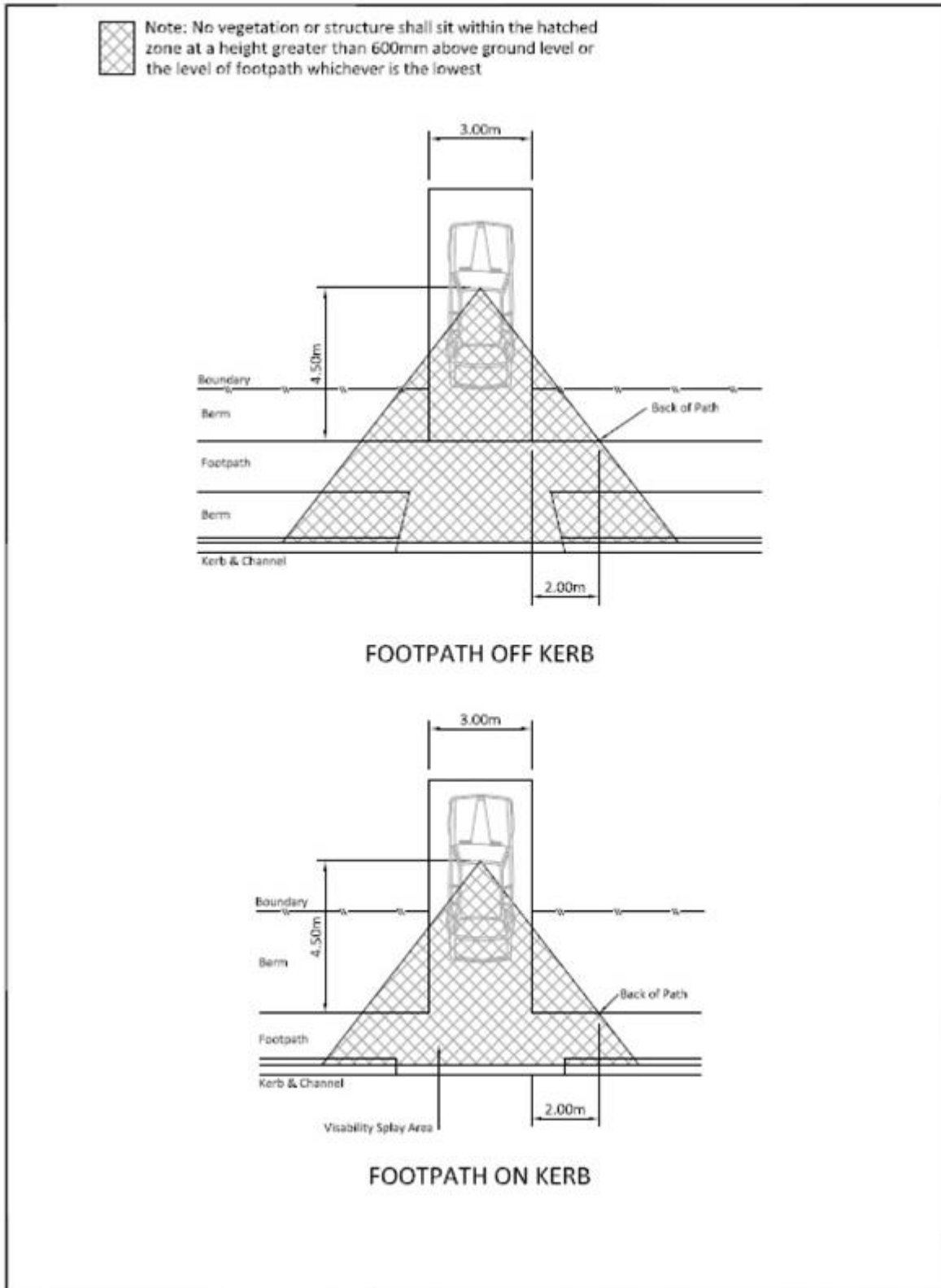


**Prime mover and semi-trailer (19 m)**



FIGURE 14C

PEDESTRIAN VISIBILITY SPLAY

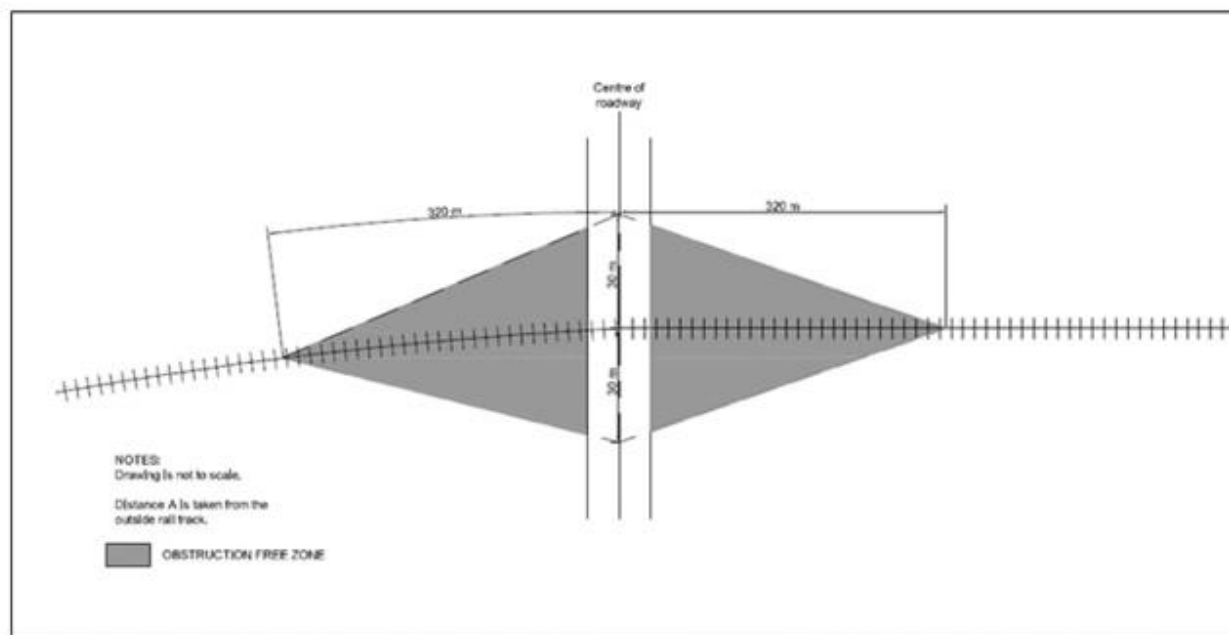


**FIGURE 14D****LEVEL CROSSING SIGHT TRIANGLES AND EXPLANATIONS****Developments near Existing Level Crossings**

It is important to maintain clear visibility around level crossings to reduce the risk of collisions. All the conditions set out in this standard apply during both the construction and operation stages of any development.

**Approach sight triangles at level crossings with Stop or Give Way signs**

On sites adjacent to rail level crossings controlled by Stop or Give Way Signs, no building, structure or planting shall be located within the shaded areas shown in Figure 1. These are defined by a sight triangle taken 30 metres from the outside rail and 320 metres along the railway track.



**Figure 1: Approach Sight Triangles for Level Crossings with "Stop" or "Give Way" Signs**

**Advice Note:**

The approach sight triangles ensure that clear visibility is achieved around rail level crossings with Stop or Give Way signs so that a driver approaching a rail level can either:

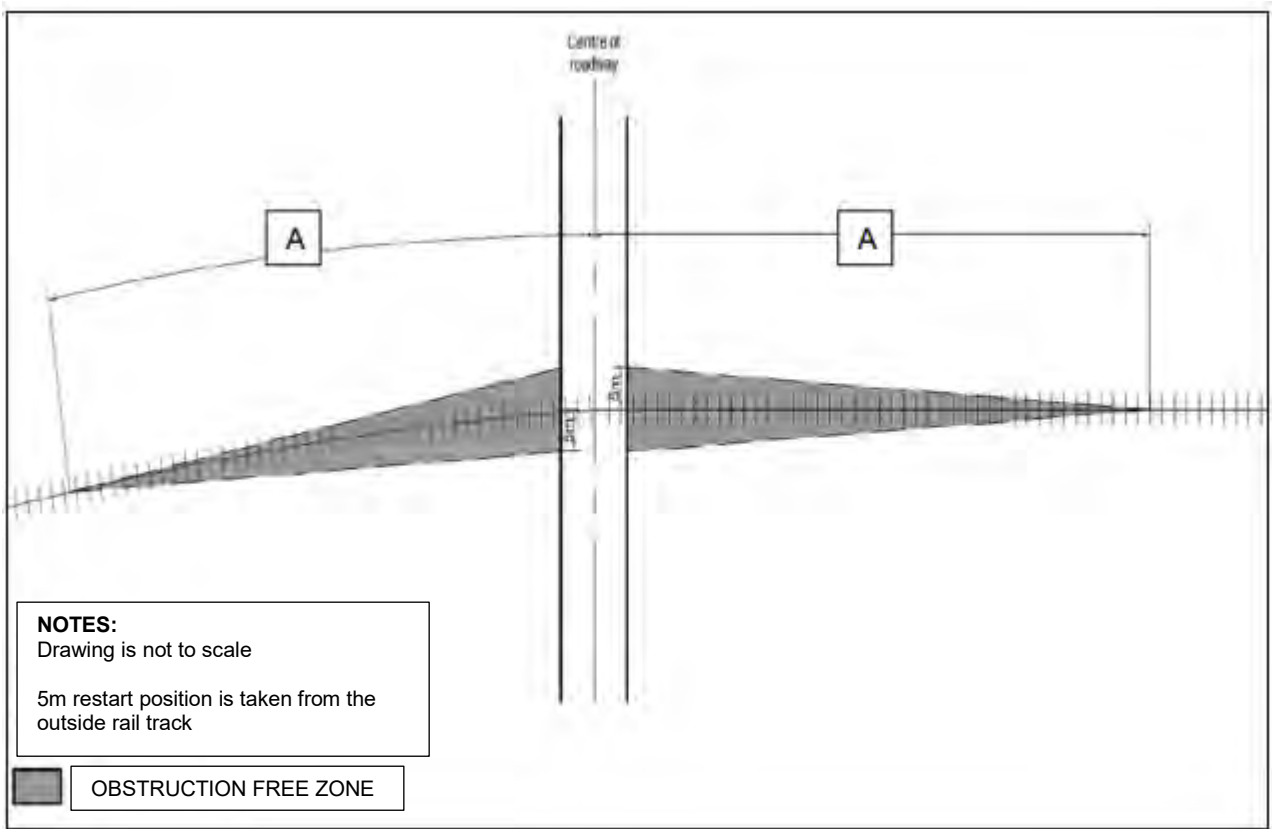
- See a train and stop before the crossing; or
- Continue at the approach speed and cross the level crossing safely.

Of particular concern are developments that include shelter belts, tree planting, or a series of building extensions. These conditions apply irrespective of whether any visual obstructions already exist.

No approach sight triangles apply for level crossings fitted with alarms and/or barrier arms. However, care should be taken to avoid developments that have the potential to obscure visibility of these alarm masts. This is particularly important where there is a curve in the road on the approach to the level crossing, or where the property boundary is close to the edge of the road surface and there is the potential for vegetation growth.

**Restart sight triangles at level crossings**

On sites adjacent to all rail level crossings, no building, structure or planting shall be located within the shaded areas shown in Figure 2. These are defined by a sight triangle taken 5 metres from the outside rail and distance A along the railway track. Distance A depends on the type of control (Table 1).



**Figure 2: Restart Sight Triangles for all Level Crossings**

**Table 1: Required Restart Sight Distances For Figure 2**

| Required approach visibility along tracks A (m) |             |                     |
|---|-------------|---------------------|
| Signs only                                      | Alarms only | Alarms and barriers |
| 677 m   | 677 m       | 60 m                |

**Advice Note:**

The restart sight line triangles ensure that a road vehicle driver stopped at a level crossing can see far enough along the railway to be able to start off, cross and clear the level crossing safely before the arrival of any previously unseen train.

Of particular concern are developments that include shelter belts, tree planting, or a series of building extensions. These conditions apply irrespective of whether any visual obstructions already exist.

**Notes:**

- Figures 1 and 2 show a single set of rail tracks only. For each additional set of tracks add 25 m to the along-track distance in Figure 1, and 50 m to the along-track distance in Figure 2.
- All figures are based on the sighting distance formula used in NZTA Traffic Control Devices Manual 2008, Part 9 Level Crossings. The formulae in this document are performance based; however the rule contains fixed parameters to enable easy application of the standard. Approach and restart distances are derived from a:
  - ☒ train speed of 110 km/h
  - ☒ vehicle approach speed of 20 km/h
  - ☒ fall of 8 % on the approach to the level crossing and a rise of 8 % at the level crossing
  - ☒ 25 m design truck length
  - ☒ 90° angle between road and rail

FIGURE 14E

ONE NETWORK ROAD CLASSIFICATION – FUNCTIONAL CLASSIFICATION

| Roads & Street Categories/Criteria  | FUNCTIONAL CRITERIA AND THRESHOLDS                                |   |                                  |   |                     |  |  |                                       |   |   |
|---|---|---|----------------------------------|---|---------------------|--|--|---------------------------------------|---|---|
|   | Movement of People & Goods  |   |                                  |   | Economic and Social |  |  |                                       |   |   |
|   | ← LINK  | PLACE                                   | LINK                             | PLACE   | ← LINK              | PLACE  | LINK                                     | PLACE                                 | LINK  | PLACE   |
|   | Typical Daily Traffic (AADT)                                      | Heavy Commercial Vehicles (daily flows) | Buses (urban peak)               | Active Modes  | Linking Places      | Connectivity                                 | Freight – Inland Ports/Ports (per annum) | Airport Passenger Numbers (per annum) | Tourism   | Hospitals   |
| <b>ARTERIAL</b><br>Meet 2 criteria (incl. at least 1 of Typical Daily Traffic, HCV or Buses)          | Urban: > 5,000<br>Rural: > 3,000                                  | >300                                    | >15 buses or 750 people per hour | Significant numbers of pedestrians and cyclists (urban peak) or part of identified cycling or walking network | >10,000 population  | Critical Connectivity (no alternative route) | >1 million tonnes                        | >500,000                              | Regionally or locally significant tourist destinations or significant scenic routes | Access to regional hospitals  |
| <b>PRIMARY COLLECTOR</b><br>Meet 1 criteria (incl. at least 1 of Typical Daily Traffic, HCV or Buses) | Urban: > 3,000<br>Rural: > 1,000                                  | >150                                    | >6 buses or 300 people per hour  |   | .2,000 population   |  | <1 million tonnes                        | >250,000                              |   | Regionally or locally significant tourist destinations or significant scenic routes |
| <b>SECONDARY COLLECTOR</b><br>Meet 1 criteria (incl. at least 1 of Typical Daily Traffic or HCV)      | Urban: > 1,000<br>Rural: > 200                                    | >25                                     |                                  |   | >250 population     |  |  | <250,000                              |   |   |
| <b>ACCESS (LOW VOLUME)</b><br>All other roads<br>Meet low volume Typical Daily Traffic                | Urban: < 1,000<br>Rural: < 200<br><br>Urban: > 200<br>Rural: > 50 | <25                                     |                                  |   | <250 population     |  |  |                                       |   |   |

AADT: Typical Daily Traffic  
HCV: Heavy Commercial Vehicles

Source: New Zealand Transport Agency One Network Road Classification – Functional Classification

**Description of Road & Street Categories:**

- Arterial Road:** These roads make a significant contribution to social and economic wellbeing, link regionally significant places, industries, ports or airports, and may be the only route available to some places within the region (i.e. they may perform a significant lifeline function). In urban areas they may have significant passenger transport movements and numbers of cyclists and pedestrians using the road. As well as meeting at least one of the following movement criteria (Typical Daily Traffic, Heavy Commercial Vehicles or Buses Urban Peak) they also need to meet at least 1 other criteria (i.e. 2 in total). The other criteria should then be considered to provide a local 'ground truthing' check, and in some instances by considering these this may result in a road moving up or down a category to reflect the function of the road.
- Primary Collector Road:** These are locally important roads that provide a primary distributor/collector function, linking significant local economic areas or areas of population. They may be the only route available to some places within the region and in urban areas they have moderate passenger transport movements and numbers of cyclists and pedestrians using the road. These roads need to meet at least one of the movement criteria (Typical Daily Traffic, Heavy Commercial Vehicles or Buses Urban Peak – (i.e. 1 in total). The other criteria are then considered to provide a local 'ground truthing' check, and in some instances by considering these criteria, this may result in a road moving up or down a category to reflect the function of the road.
- Secondary Collector Road:** These are roads that provide a secondary distributor/collector function, linking local areas of population and economic sites and may be the only route available to some place within this local area. These roads need to meet at least one of the movement criteria (Typical Daily Traffic or Heavy Commercial Vehicles – i.e. 1 in total). The other criteria are then considered to provide a local 'ground truthing' check, and in some instance by considering these criteria, this may result in a road moving up or down a category to reflect the function of the road.
- Access Road:** These are all other roads. Low volume roads within this category will fall into the low volume subset.

## 15 NETWORK UTILITIES

### 15.1 INTRODUCTION

Network utilities are physical resources that provide three waters infrastructure (water supply, wastewater reticulation and stormwater drainage infrastructure), roads, railway lines, electricity and gas reticulation networks, telecommunications, radio communications and other similar services. They provide essential services and are critical to the efficient and ongoing functioning of the District. They enable communities to undertake everyday activities and functions and allow people to provide for their social, cultural and economic wellbeing and their health and safety. However, despite their benefits, they may also have adverse effects on surrounding land uses and the environment which need to be managed.

Under the RMA, the Council is required to manage the effects of the use and development of network utilities on the environment, as it must for other land use activities. Given the essential role of network utilities, it is recognised that network utility operators require certainty as to those works which can proceed without resource consent and those which do not require consent. The District Plan provisions generally perform an enabling role where it provides for a wide range of works subject to performance standards.

National Environmental Standards (NES) are regulations made under the RMA. Network utilities that operate under a NES may be exempt from the rules of the District Plan. Alternatively, a NES may alter the activity status of activities within this plan, and additional standards, matters for assessment and criteria may apply. The Council is responsible for applying and enforcing the NES provisions. Where there is a conflict or perceived conflict between the provisions of this Plan and the requirements of the NES, the provisions of the NES will apply.

As all legal roads in the Central Hawke's Bay District, including state highways, are designated, the provisions in this part of the District Plan do not apply to them.

Amateur radio does not fit within the definition of network utilities and is not subject to the same rules. However, specific rules for amateur radio are included within this part of the Plan.

### 15.2 ISSUES

#### 15.2.1 Importance of Network Utilities

**Network utilities have important functions and enable people and communities to provide for their health and safety and social, economic and cultural wellbeing, but can have adverse effects on the environment, often due to their technical, operational and location-specific requirements.**

##### Explanation

Network utilities are physical resources which provide water, electricity, telecommunications, radio communications, roads, railway lines, drainage and sewage systems and other similar services. They are critical to the efficient and ongoing functioning of the District and enable communities to undertake everyday activities and functions, and allow people to provide for their social, cultural and economic wellbeing, health and safety. They vary in scale and significance, are located above ground and underground, and are dispersed throughout the District.

#### 15.2.2 Reverse Sensitivity Effects

**New subdivision, land use and development may impact on the safe and efficient functioning of network utilities.**

##### Explanation

Subdivision, land use and development in the vicinity of network utilities may have reverse sensitivity effects that have the potential to adversely affect the efficient and effective operation of the utilities. This issue is particularly relevant to larger-scale and nationally/regionally significant infrastructure,

such as the National Grid and high pressure gas network. An example of reverse sensitivity is where the continued use or expansion of a transmission line in a rural area is threatened when rural residential development is allowed in close proximity to the transmission lines. The presence of that rural residential development can constrain the continued operation or upgrading of transmission lines or electricity substations to meet future demand, because of the actual or perceived health and safety risks to residents of the rural residential development.

### 15.3 OBJECTIVES

1. **Provide for the safe, efficient and sustainable development, operation, maintenance and upgrading of network utilities in a manner which avoids, remedies or mitigates adverse effects on the environment, while recognising their technical, locational and operational constraints.**
2. **Network utilities are not compromised by incompatible subdivision, land use or development or adverse reverse sensitivity effects.**
3. **Provide for amateur radio configurations provided that they do not have a significant adverse effect on visual amenity and residential character.**

### 15.4 POLICIES

1. *To allow the ongoing operation, maintenance, replacement, and minor upgrading of existing network utilities.*
2. *To enable the establishment of new and upgraded network utilities while ensuring that any adverse effects on the environment and adjoining land uses are avoided, remedied or mitigated.*
3. *To recognise special technical and operational requirements and constraints of network utilities, including those associated with their location, design, scale and operation.*
4. *To recognise the positive social, economic and environmental benefits that accrue nationally and regionally from the development, continued operation and upgrading of network utilities.*
5. *To recognise the need for network utilities to be reliable in operation, and for Network Utility Operators to be able to act promptly in an emergency or following any sudden event or circumstance which puts people, property or places at risk, or which requires action without delay to maintain the safe, effective and efficient operation of the network utility.*
6. *To require new transmission infrastructure or network utility infrastructure to avoid identified High Natural Character Areas, Outstanding Natural Features and Landscapes, Significant Natural Areas, Heritage Items, Wāhi Tapu, Wāhi Taonga and Sites of Significance unless the infrastructure is subject to a significant functional constraint, or where there is not a practicable alternative route and/that significant adverse effects can be outweighed by the overall benefits of the proposal.*
7. *To encourage, to the extent practicable, the more efficient use of existing network utilities, and co-siting and sharing of masts, facilities and utility corridors to reduce the need for new utilities elsewhere in the District.*
8. *To encourage the undergrounding of most services in new areas of development within the Residential, Rural Living, Coastal Settlements and Rural Townships Zones and to encourage the systematic replacement of existing overhead services with underground reticulation or the upgrading of existing overhead services within these areas, where this is technically and commercially viable.*
9. *To require that new sensitive activities are appropriately separated from network utilities to minimise conflict and/or reverse sensitivity effects on the safe and efficient operation, maintenance and upgrading of existing lawfully established network utilities.*

10. *To manage the reverse sensitivity effects generated by subdivision, land use and development on the safe, effective, secure and efficient operation, maintenance, upgrading and development of the National Grid and the safety and amenity values of the community by ensuring that:*
- i) the National Grid is identified on the Planning Maps;*
  - ii) activities are appropriately separated from the National Grid;*
  - iii) sensitive activities and large-scale structures are restricted from establishing within the National Grid Yards and are appropriately managed around substations;*
  - iv) subdivision is managed within the National Grid Subdivision Corridor to avoid subsequent land use activities from restricting the operation, maintenance, upgrading and development of the National Grid; and*
  - v) changes to existing activities within a National Grid Yard and around National Grid substations do not further restrict the operation, maintenance, upgrading and development of the National Grid.*
11. *To ensure that amateur radio configuration is designed, constructed and located to minimise adverse effects on existing or anticipated residential character and amenity of adjoining properties or the surrounding neighbourhood.*

## **15.5 EXPLANATION AND REASONS**

The above objectives and policies reflect the importance of, and the contribution made by, network utilities to the health and safety and overall social and economic wellbeing of the District's community. It is therefore critical that the safe and efficient development, operation, maintenance and upgrading of these services are appropriately provided for, and that the local, regional and national benefits that derive from them are recognised.

The development, operation, maintenance and upgrading of network utilities can adversely affect the environmental quality of the District, such as from noise and visual effects. In some cases, given the locational, technical and operational constraints and requirements associated with some network utilities, it may not be entirely possible to avoid, remedy or mitigate all adverse effects associated with the development, operation, maintenance or upgrading of network utilities. In these circumstances, it needs to be recognised that there some adverse effects on the surrounding environment may be unavoidable in order to achieve the benefits that network utilities provide.

The Plan therefore makes provision for network utilities while managing their potential adverse effects through performance standards, recognising the local environmental characteristics in the District. Certain types of network utilities and larger-scale utilities can have a broad range of potential adverse effects, and therefore it is more appropriate that these proposals are assessed through either the resource consent or designation processes.

The District Plan encourages the co-siting, or sharing of facilities or sites, as this supports efficiencies and reduces the need for infrastructure to be located elsewhere in the District, in turn, mitigating or avoiding adverse effects.

Where incompatible activities have been allowed to establish too close to certain nationally or regionally significant network utilities (e.g. a dwelling allowed close to high voltage electricity transmission lines or an electricity substation), there is increased exposure to adverse effects such as the accumulation of dust on conductors, risk to structural integrity of pylons, restricted access for maintenance, and reduction in safety distances or public safety generally. Another example is locating a dwelling close to a wastewater treatment pond, which increases the potential for objectionable odour effects on the residents of the dwelling. To protect the adjoining activities and the ongoing operation of the utilities, various degrees of control will be implemented in the District Plan to avoid or mitigate potential reverse sensitivity effects.



## 15.6 IMPLEMENTATION METHODS

To achieve Policies 1 – 11 through:

1. District plan rules and performance standards on the scale, location and operation of network utilities and amateur radio configuration to avoid or mitigate any adverse effects on the surrounding environment.
2. District plan rules and performance standards for new buildings, development and subdivision within the National Grid Yard, National Grid Subdivision Corridor, or in close proximity to National Grid substations.
3. Other sections of the District Plan contain additional rules and standards applying to buildings and structures:
  - Section 13 Wāhi Tapu, Wāhi Taonga and Sites of Significance in areas containing these sites of significance to tangata whenua.
  - Section 7 Coastal Environment in identified High Natural Character Areas.
  - Section 8 Natural Environment in areas of Outstanding Natural Landscapes and Features, Significant Amenity Features and Significant Natural Areas.
  - Section 16 Renewable Energy sets direction for activities that convert renewable energy into electricity.
  - Section 12 Heritage in areas where there are Heritage Items and archaeological sites.
  - Section 21 Subdivision manages the control of subdivision of sites for the purpose of accommodating network utilities throughout the District.
  - Section 11 Hazardous Substances controls the establishment of Major Hazardous Facilities in the District.
  - Appendix A Schedule of Designations allow land to be secured for public works or other projects and facilitate the establishment of what are often necessary or essential services. Legal roads within the District, including State Highways, are designated.
4. Assessment of environmental effects through the resource consent process for proposals involving larger-scale network utilities or amateur radio configuration, or those not meeting the performance standards.
5. Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (NES). These Regulations set out a national framework of permissions and consent requirements for activities on the existing high voltage electricity transmission network (the National Grid) that existed at 14 January 2010. The regulations categorise activities that relate to the operation, maintenance, upgrading, relocation, or removal of existing transmission lines. The NES does not apply to electricity distribution lines - the lines that carry electricity from regional substations to electricity users, as these activities are covered under the District Plan provisions.
6. Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2008. These regulations were developed to provide for a nationally consistent planning framework for radiofrequency fields of all telecommunication facilities and low impact telecommunications infrastructure on legal roads.
7. Resource Management (National Policy Statement on Electricity Transmission) 2008. This policy statement was promulgated in response to the need to operate, maintain, develop and upgrade the high voltage transmission network as a matter of national significance.

8. Resource Management (National Policy Statement on Renewable Energy Generation) 2011. The policy statement is intended to drive a consistent approach to planning for renewable electricity generation in New Zealand by giving clear government direction on the benefits of renewable electricity generation and requiring all councils to provide for it in their plans. The production of electricity will have a close relationship with the transmission of electricity from generators to substations.
9. *New Zealand Electrical Code of Practice for Electrical Safety Distances 2001 (NZECP 34:2001)*. The Code of Practice sets minimum safe electrical distance requirements for overhead electric line installations and other works associated with the supply of electricity from generating stations to end users. The minimum safe distances have been set primarily to protect persons, property, vehicles and mobile plant from harm or damage from electrical hazards.
10. Electricity (Hazards from Trees) Regulations 2003.
11. Engineering Code of Practice (Central Hawke's Bay District Council utilises the Hastings District Council's Code of Practice) – establishes guidelines for the design and construction of transport and service infrastructure which can be used as a means of compliance with the objectives, policies and rules of the District Plan.
12. Consultation and communication with network utility operators.

## **15.7 ENVIRONMENTAL RESULTS ANTICIPATED**

- Safe, efficient and sustainable development, operation, maintenance and upgrading of network utilities throughout the District.
- A District well-served by network utilities, while avoiding, remedying or mitigating significant adverse effects of them on the environment.
- Protection of network utilities from other land use activities which may adversely affect them.
- Protection of the health and safety of residents.

## NETWORK UTILITIES RULES

The following rules do not cover all network utility activities. Network utilities may be exempt from rules because they operate under designations or national environmental standards (e.g. the National Environmental Standards for Electricity Transmission Activities (2009) or the National Environmental Standards for Telecommunication Facilities (2008)). Reference should be made to the Ministry for the Environment website for the latest version of any relevant National Environmental Standards.

Should you require a resource consent refer to Section 3 Definitions and the relevant assessment matters in Part G Assessment Matters for guidance.

### 15.8 ACTIVITIES

#### 15.8.1 PERMITTED ACTIVITIES

The following activities are **Permitted Activities** throughout the District, subject to compliance with the relevant Performance Standards in 15.9:

(a) **Operation, maintenance, removal and minor upgrading of any network utility existing at the date of notification of the proposed District Plan.**

(b) **Construction, operation, maintenance, removal and minor upgrading** of the following:

- (i) In-ground network utilities, including pipelines for the transmission or distribution of natural or manufactured gas not exceeding a gauge pressure of 2000 kilopascals and necessary incidental equipment, including household connections and compressor stations;
- (ii) Above-ground network utility buildings and structures located within legal roads, road reserves and service lanes, where:
  - the gross floor area of the structure must not exceed 10m<sup>2</sup>; and
  - the height of the structure must not exceed 3.5m except where it adjoins a Residential Zone, Rural Townships Zone, Rural Living Zone or Coastal Settlements Zone site where the structure shall not exceed a height of 2.3m.
- (iii) Above-ground network utility buildings and structures located outside legal roads, road reserves and service lanes in all zones, where they do not exceed the following:
  - 15m<sup>2</sup> in gross floor area and 3.5m in height in the Residential Zone, Rural Townships Zone, Rural Living Zone or Coastal Settlements Zone.
  - 25m<sup>2</sup> in gross floor area and 3.0m in height within an HNC, ONL or ONF.
  - 50m<sup>2</sup> in gross floor area and 5.0m in height in the Rural Production, Plains Production, Commercial and Mixed-Use Industrial Zones.

must comply with the setback of buildings from neighbours and streets performance standards and the recession line performance standard in the relevant zone.

- (iv) Masts, antenna dishes, aerials and poles, where:
  - the maximum height above ground level (excluding any lightning rod) must not exceed:
    - 11.5m in the Residential Zone, Rural Townships Zone, Rural Living Zone and Coastal Settlements Zone;
    - 15m in the Commercial Zone and Mixed-Use Industrial Zone; and
    - 25m in the Rural Production Zone and Plains Production Zone; and
  - no dish antennas must exceed 1.2m diameter in any zone, except for the Rural Production Zone, Plains Production Zone, Commercial Zone or Mixed-Use Industrial Zone where no dish antenna must exceed 3m diameter;

- where dish antennas are attached to buildings, the height of the support structure and the associated antenna dish must not exceed the height limit in the zone where it is located, by more than 3.5m.
- (v) Navigational aids, beacons and lighthouses.
- (vi) Underground and above-ground lines and cables and associated support structures (and incidental equipment) not exceeding 110kV with a capacity up to and including 100 mva per circuit.
- (vii) Wind monitoring masts in the Rural Production Zone if:
- the height of the mast does not exceed 80m;
  - the mast is setback at least 500m from any dwelling not located on the same property as the mast;
  - the mast is setback at least 100m from any property boundary unless otherwise agreed with the affected property owner and occupiers;
  - a notice of commencement is provided to Council prior to the construction of the mast;
  - the mast is removed, and the land remediated within 5 years of the notice of commencement; and
- (c) **Any work undertaken in response to an emergency or disaster** or where it is considered that there could be a risk to life or property.
- (d) **Natural hazard mitigation activities** to protect existing network utilities.
- (e) **Amateur radio configuration.**

### 15.8.2 CONTROLLED ACTIVITIES

The following activities are **Controlled Activities** throughout the District, subject to compliance with the relevant Performance Standards in 15.9:

- (a) **The construction, operation, maintenance, removal or minor upgrading of above-ground network utility buildings and structures** located within legal roads, road reserves or service lanes, where:
- (i) the gross floor area of the building or structure is greater than 10m<sup>2</sup>, but is no more than 30m<sup>2</sup>; and
  - (ii) the height of the structure is greater than that permitted in Rule 10.7.1(b)(ii), but is no more than 7.5m.

The Council has reserved control over the matters contained in Section 29.3.7.

### 15.8.3 RESTRICTED DISCRETIONARY ACTIVITIES

The following activities are **Restricted Discretionary Activities** throughout the District:

- (a) **Any activity** which is listed as a Permitted Activity or a Controlled Activity but does not comply with any one or more of the relevant Performance Standards in 15.9.
- The exercise of the Council's discretion will be restricted to the matter(s) specified in the standard which is not complied with.
- (b) **Masts, antenna, aerials, poles, wind monitoring masts or antenna not meeting the relevant height limits** under Rule 15.8.1(b)(iv) and Rule 15.8.1(b)(vii).
- The exercise of the Council's discretion will be restricted to the matters specified in Section 29.10.

- (c) **Above-ground network utility buildings and structures located outside legal roads, road reserves and service lanes in all zones not meeting the gross floor area or height limits under Rule 15.8.1(b)(iii), the performance standards for setback of buildings from neighbours and streets, or the recession line performance standard in the relevant zone.**

The exercise of the Council's discretion will be restricted to the matters specified in Section 29.10.

#### **15.8.4 DISCRETIONARY ACTIVITIES**

The following activities are **Discretionary Activities** throughout the District:

- (a) **Any Activity**, which is not listed as a Permitted Activity, a Controlled Activity or a Restricted Discretionary Activity.

#### **15.8.5 NON-COMPLYING ACTIVITIES**

The following activities are **Non-Complying Activities** throughout the District:

- (a) **Amateur Radio Configuration within the National Grid Yard or Corridor.**

### **15.9 PERFORMANCE STANDARDS**

#### **15.9.1 Disturbance to Land and Vegetation**

At the completion of work the ground surface and any trees, bush or covering vegetation must be reinstated as far as practicable to the condition existing prior to the commencement of work.

#### **15.9.2 Noise**

Activities must comply with the provisions of Section 18 Noise of the District Plan.

#### **15.9.3 Transport and Parking**

Access, parking and loading must be provided, designed, constructed and maintained on the site in accordance with the provisions of Section 14 of the District Plan where the network utility is situated on a site greater than 200m<sup>2</sup> in area.

#### **15.9.4 Landscaping and Screening**

Outdoor storage areas and permanently formed parking areas relating to network utilities must be screened by landscaping (to a depth of 1m with a minimum average height of 1m at the time of planting and being capable of reaching a height of 1.8m) or fencing to a maximum height of 1.8m, or a combination of both.

#### **15.9.5 Lighting and Glare**

For sites adjoining or adjacent to land zoned Residential, Rural Living, Rural Townships or Coastal Settlements, the following standard applies, except where the light source is located on a legal road, road reserve or service lane:

- (a) All external lighting must be sited, directed and screened to ensure that the direct illuminance from the lighting installation shall be less than 8 lux spill measured at a height of 1.5m above the ground at the boundary of the site.

#### **15.9.6 Hazardous Substances**

Activities must comply with the provisions of Section 11 Hazardous Substances of the District Plan.

### 15.9.7 Protection of Flood Channels

*Note:* Under the Regional Resource Regional Plan there is a requirement for buildings, structures, fences, planting, the deposit of earth, shingle or debris, or any activity which impedes access to any river, lake or watercourse to be set back at least 6 metres from the bed of a river, lake or artificial watercourse which is within a drainage or flood control area.

### 15.9.8 Radiofrequency Radiation

Telecommunications and radio communication facilities must be designed and operated so as to comply with *New Zealand Standard 2772: Part 1 1999 Radiofrequency Fields*.

### 15.9.9 Waipukurau Aerodrome

Network utilities located in the Plains Production Zone must comply with the performance standards in relation to buildings located near the Waipukurau Aerodrome under Performance Standard 22.11.15 in Section 22 Rural Zones of the District Plan.

### 15.9.10 Amateur Radio Configuration

Amateur Radio Configuration in the following zones must have no more than one primary mast, subsidiary poles and antenna(s) that comply with the following:

- (a) Residential, Rural Living, Rural Townships and Coastal Settlements Zones: A maximum height of 20 metres for one primary structure and a maximum height of 12 metres for any subsidiary poles per site. The primary structure may be surmounted by a vhf/uhf whip or discone antenna to a maximum height of 24 metres.
- (b) Rural Production and Plains Production Zones (except as excluded in (iii) below): A maximum height of 20 metres for the one primary structure and a maximum height of 14 metres for any subsidiary poles per site. The primary structure may be surmounted by a vhf/uhf whip or discone antenna to a maximum height of 24 metres.
- (c) Amateur Radio Configuration located in the Plains Production Zone must comply with the performance standards in relation to buildings near the Waipukurau Aerodrome under Performance Standard 22.11.15 in Section 22 Rural Zones of the District Plan.
- (d) In all instances, height is taken from natural ground level.
- (e) Primary and subsidiary support structures must be a minimum distance of 1 m from all boundaries. The exception to this rule being the pedestal dish mounted antenna identified in (k) and (l) below.
- (f) All structures and support structures (including wires and aerial) must be contained within the site that they are located on, and in doing so must not overhang any boundary.
- (g) That any part of an amateur radio configuration is set back from any item listed as a Heritage Item, Wāhi Tapu, Wāhi Taonga and Site of Significance identified in Appendix B, C or D of the District Plan by a minimum distance of 100 metres in the Rural Production, Plains Production and Rural Living Zones, and by a minimum of 25 metres in all other zones.
- (h) Antennas, Aerials and Support Structures:
  - (i) The primary mast must comply with the following dimensions:
  - (ii) Guyed mast - a maximum inscribed circle of no more than 1 m below 9m in height and 115mm above 9m in height to the maximum height specified; or
  - (iii) Guyed lattice mast - a maximum inscribed circle of no more than 1 m below 9m in height and 0.4m above 9m to the maximum height specified; or

- (iv) Self-supporting lattice mast - a maximum inscribed circle of no more than 1 m below 9m, and above 9m must fit within a tapering envelope with a maximum inscribed circle of 660mm at 9m tapering to 420mm at or above 12 metres depending on the maximum height specified for the zone; or
  - (v) Self-supporting tubular mast - a maximum inscribed circle of no more than 1 m below 9m, and above 9m must fit into a tapering envelope with a maximum inscribed circle of 230mm at 9m and 115mm at 20m depending on the maximum height specified for the zone.
- (i) The subsidiary poles for the primary support structure must comply with the following:
- (i) A maximum of 7 poles; and
  - (ii) Up to two subsidiary poles may have an attached UHF or VHF aerial, provided that the total height of the subsidiary pole in (a) to (c) and (e) is not exceeded; and
  - (iii) No more than two dishes of up to 1.2m in diameter may be attached to subsidiary poles; and
  - (iv) One subsidiary pole may be a HF vertical antenna; and
  - (v) All subsidiary poles must have an outside diameter of 115mm or less and may be connected by wires of no more than 12mm in diameter; and
  - (vi) The maximum height of any subsidiary pole is 12m within the Residential, Rural Living, Rural Townships and Coastal Settlements Zones and 14 metres within the Rural Production and Plains Production Zones; and
  - (vii) Where guy wires are used, these must not exceed 12mm in diameter.
- (j) One dish of up to and including 2m in diameter, or 2m in any dimension for a panel antenna where it is positioned no more than 5 metres above natural ground level, or two dishes of no more than 1.2m in diameter where it/they are positioned more than 5 metres above natural ground level;
- (k) A pedestal dish mounted antenna pivoted less than 3m above ground with a maximum diameter of 2.5m, provided that the pedestal and the antenna are located in accordance with the setback and daylight control standards applying to buildings in the zone in which they are located;
- (l) A pedestal dish mounted antenna pivoted less than 4m above ground with a maximum diameter of 5m, provided that:
- (i) The total height of the pedestal and the dish mounted antennae is no more than 6.5m;
  - (ii) The pedestal and/or antenna are located behind any dwelling on the site; and
  - (iii) The pedestal and the antenna are located in accordance with the setback and daylight control standards applying to buildings in the zone in which they are located.

## 16 RENEWABLE ENERGY

### 16.1 INTRODUCTION

Renewable energy is defined in the RMA as energy produced from solar, wind, hydro, geothermal, biomass, tidal, wave and ocean current sources.

The New Zealand government has set a target, under the New Zealand Energy Strategy, for 90% of the country's electricity to be generated from renewable energy resources by the year 2025. The Strategy states that the major energy challenges facing New Zealand are the need to respond to the risks of climate change by reducing greenhouse gas emissions caused by the production and use of energy and the need to deliver clean, secure, affordable energy while managing the environment responsibly. To achieve this, the National Policy Statement on Renewable Electricity Generation (NPSREG) came into effect on 13 May 2011 and sets out an objective and policies to enable the sustainable management of renewable electricity generation under the RMA.

Renewable electricity generation is defined in the NPSREG as the generation of electricity from renewable energy. Renewable electricity generation activities are also defined as the construction, operation and maintenance of structures associated with renewable electricity generation. These include small and community-scale distributed renewable generation activities and the system required to convey electricity to the distribution network and/or the national grid and electricity storage technologies associated with renewable electricity.

Sections 7(i) and 7(j) of the RMA also require all persons exercising functions and powers under the RMA to have particular regard to the effects of climate change and the benefits to be derived from the use and development of renewable energy.

The renewable energy provisions in this part of the Plan recognise renewable energy as an essential natural resource and set direction for activities that convert renewable energy into electricity. This part also interrelates with the activities for network utility operators in Section 15 of the Plan.

### 16.2 OBJECTIVES

1. **Enable and encourage the sustainable use and development of Renewable Energy resources within the Central Hawke's Bay District.**
2. **Enable Renewable Electricity Generation Activities while avoiding, mitigating or offsetting any adverse effects that are more than minor.**

### 16.3 POLICIES

1. *To provide for the use and development of renewable energy resources of the District for electricity generation in recognition of the particular local, regional and national benefits in relation to climate change, national energy production and social and economic wellbeing.*
2. *To provide for the identification, investigation, establishment, development, upgrading, operation and maintenance of new and established renewable electricity generation activities.*
3. *To recognise the environmental, functional, operational and technical constraints of managing new and existing renewable electricity generation activities.*
4. *Provide for small and community-scale distributed renewable electricity generation activities.*
5. *To protect renewable electricity generation activities from reverse sensitivity effects.*
6. *To recognise that in some circumstances not all significant environmental effects of renewable electricity generation activities can be avoided or remedied. In determining if a proposal is consistent with sustainable management, regard will be had to any environmental compensation or mitigation measures offered by the applicant as part of the proposal.*



## 16.4 EXPLANATION AND REASONS

The above objectives and policies recognise the benefits of renewable energy resources in maintaining or enhancing electricity generation capacity and security of supply while reducing reliance on fossil fuels and reducing or displacing greenhouse gas emissions. The Plan recognises that the use of renewable energy for electricity generation will have positive effects on the environment and community.

The investigation, identification and assessment of potential sites and energy sources for the development of renewable electricity generation activities is supported by the rules of this Plan as part of recognising the need to meet or exceed the 90% national target for the generation of electricity from renewable energy. The rules also support the development and operation of small and community-scale distributed renewable electricity generation activities where the benefits are local and significant adverse effects are avoided, remedied or mitigated.

Renewable electricity generation activities need to locate where the renewable energy resources are available. As such, there are environmental, functional, operational or technical constraints associated with the construction, operation, maintenance or upgrading of renewable electricity generation activities. These constraints need to be balanced against other important factors, such as the sensitivity of the landscape and areas of cultural, historic or ecological importance.

Where significant adverse effects of renewable electricity generation activities cannot be practically avoided or remedied, regard will be had to any mitigation measures and/or environmental compensation offered as part of a proposal by applicants for resource consents, including measures or compensation which benefit the environment and/or the community.

Renewable electricity generation activities need to be protected from sensitive activities locating in close proximity to them and compromising their ability to operate. This can be addressed by the consideration of buffer areas and boundary setbacks when renewable electricity generation activities are established and consideration of the potential for existing renewable electricity generation activities to be compromised by reverse sensitivity effects where new sensitive activities seek to establish near them.

## 16.5 IMPLEMENTATION METHODS

To achieve Policies 1 – 6 through:

- 1 District Plan rules that identify domestic scale renewable electricity generation activities, wind monitoring masts, and any works or activities associated with on-going operation, maintenance or upgrading of any lawfully established renewable electricity generation activities (where the works or activities are within the originally consented or authorised footprint) as permitted activities subject to specified performance standards, including height of buildings and structures, recession planes, yards, lighting and glare and noise to avoid or mitigate any potential adverse effects.
- 2 Any domestic-scale renewable electricity generation activities and, wind monitoring masts that are not a permitted activity, or that is a permitted activity that does not comply with the relevant performance standards, will be considered pursuant to an application for a restricted discretionary activity resource consent.
- 3 Any works or activities associated with on-going operation, maintenance or upgrading of any lawfully established renewable electricity generation activities (where the works or activities are within the originally consented or authorised footprint) that are not a permitted activity will be considered pursuant to an application for a discretionary activity resource consent.
- 4 Other sections of the District Plan contain additional rules and standards applying to buildings and structures:
  - Section 13 Wāhi Tapu, Wāhi Taonga and Sites of Significance - in areas containing these sites of significance to tangata whenua.
  - Section 7 Coastal Environment - in identified High Natural Character Areas.

- Section 8 Natural Environment - in areas of Outstanding Natural Landscapes and Features, Significant Amenity Features and Significant Natural Areas.
  - Section 12 Heritage - in areas where there are Heritage Items and archaeological sites.
  - Section 15 Network Utilities - includes performance standards relating to the disturbance of land and vegetation associated with network utility operations.
  - Appendix A Schedule of Designations - allow land to be secured for public works or other projects and facilitate the establishment of what are often necessary or essential services. Legal roads within the District, including State Highways, are designated.
- 5 National Policy Statement for Renewable Energy Generation sets out an objective and policies to enable the sustainable management of renewable electricity generation. The proportion of New Zealand's electricity generated from renewable energy sources needs to increase to a level that meets or exceeds the New Zealand government's 90% national target for renewable energy generation.
- 6 National Environmental Standard for Electricity Transmission provides national environmental standards for electricity transmission for the National Grid. The Regulations categorise activities that relate to the operation, maintenance, upgrading, relocation or removal of existing transmission lines.
- 7 National Policy Statement on Electricity Transmission sets out an objective and policies to enable the management of the effects of the electricity transmission network under the RMA. The objective and policies are intended to guide decision-makers in drafting plan rules, in making decisions on the notification of resource consents, in the determination of resource consent applications, and in considering notices of requirement for designations for transmission activities.
- 8 *New Zealand Electricity Code of Practice for Electricity Safety Distances 2001 (NZECP 34:2001)* sets minimum safe electrical distance requirements for overhead electric line installations and other works associated with the supply of electricity from generation stations to end users. The minimum safe distances have been set primarily to protect persons, property, vehicles and mobile plant from harm or damage from electrical hazards.

## 16.6 ENVIRONMENTAL RESULTS ANTICIPATED

- The benefits of the District's renewable energy resources and the electricity generation facilities that utilise such resources are recognised (locally/regionally/nationally) in the sustainable management of the District's resources.
- A range of renewable electricity generation initiatives are supported by the District Plan's objectives, policies and provisions in a manner that integrates with the protection of the District's identified High Natural Character Areas, Outstanding Natural Landscapes and Features, Significant Natural Areas, Heritage Items and archaeological sites.
- The District's communities can be self-sufficient in energy and can meet the majority of their electricity needs from a diverse range and scale of renewable energy resources.
- Individuals and communities can choose to generate their own electricity from renewable energy resources.
- The amenity values of the surrounding area will be maintained.

## RENEWABLE ENERGY RULES

Should you require a resource consent refer to Section 3 Definitions and the relevant assessment matters in Part G Assessment Matters for guidance.

### 16.7 ACTIVITIES

#### 16.7.1 PERMITTED ACTIVITIES

The following are **Permitted Activities** throughout the District:

- (a) **Small scale Renewable Electricity Generation Activities** that comply with the Performance Standards in 16.8, including:
  - (i) Solar panels attached to buildings
  - (ii) A single wind turbine per site
- (b) **Any works or activities associated with on-going operation, maintenance or upgrading of any lawfully established Renewable Electricity Generation Activities** where the works or activities are within the originally consented or authorised footprint.
- (c) **Wind Monitoring Masts** (except where located within High Natural Character Areas and Outstanding Natural Features and Landscapes identified on the Planning Maps and in Appendices G and H):
  - (i) Rural Production Zone – not exceeding a height of 80 metres and not located closer than 500 metres to any zone boundary.
  - (ii) Other Zones – not exceeding a height of 25 metres.

#### 16.7.2 RESTRICTED DISCRETIONARY ACTIVITIES

The following are **Restricted Discretionary Activities** throughout the District:

- (a) **Wind Monitoring Masts** that are not permitted under Rule 16.7.1(c).
- (b) **Small scale Renewable Electricity Generation Activities** that do not comply with the Performance Standards in 16.8.

The exercise of the Council's discretion I will be restricted to the matter(s) specified in Section 29.14.

#### 16.7.3 DISCRETIONARY ACTIVITIES

The following are **Discretionary Activities** throughout the District:

- (a) **The construction and commissioning of new Renewable Electricity Generation Activities outside of High Natural Character Areas and Outstanding Natural Features and Landscapes identified on the Planning Maps and in Appendices G and H, not covered by Rule 16.7.1(b), including (but not limited to):**
  - (i) Wind turbines, windmills, wind power generators
  - (ii) Solar power (excluding panels on dwellings)
  - (iii) Hydroelectric power
  - (iv) Geothermal, biomass, biogas
- (b) **Any works associated with the operation, maintenance or upgrading of any lawfully established Renewable Electricity Generation Activities not covered by Rule 16.7.1(b).**

## **16.7.4 NON-COMPLYING ACTIVITIES**

The following are **Non-Complying Activities** throughout the District:

- (a) **Any Renewable Electricity Generation Activities not covered by Rule 16.7.1(b) within High Natural Character Areas and Outstanding Natural Features and Landscapes identified on the Planning Maps and in Appendices G and H.**

## **16.8 PERFORMANCE STANDARDS**

The following Performance Standards apply to all small-scale Renewable Electricity Generation Activities.

### **16.8.1 Height of Buildings and Structures**

The maximum height of any buildings and structures must meet the underlying zone requirements.

### **16.8.2 Recession Lines**

On any site adjoining a Residential Zone, Rural Townships Zone, Rural Living Zone or Coastal Settlement Zone no part of a building or structure must exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and structure and the nearest site boundary.

### **16.8.3 Yards**

All new buildings and structures must meet the underlying zone setback requirements, including front yard setbacks, side, rear and/or other yard setbacks.

### **16.8.4 Lighting and Glare**

All external lighting spill must comply with the provisions of the relevant underlying zone provisions for acceptable lux levels.

### **16.8.5 Noise**

All activities must comply with the provisions in Section 18 Noise and Vibration.

# 17 PAPAKĀINGA AND KAUMĀTUA HOUSING, AND ASSOCIATED MARAE-BASED DEVELOPMENT

## 17.1 INTRODUCTION

This section of the District Plan provides for papakāinga and kaumātua housing, and associated marae-based development across the District, on whenua Māori.

Traditional Māori culture is closely linked with the environment. When settlement originally occurred in Central Hawke's Bay it was located in close proximity to the abundant food resources of Tamatea based around the waterways, salt and fresh water fishing areas and shellfish gathering areas. These settlements traditionally included a marae which served as a focal point for daily life. It is important to Māori, therefore, that this tradition is able to continue in order to meet spiritual, cultural, social and economic aspirations. Papakāinga is the development of housing on Māori land, while kaumātua flats specifically provide for kaumātua (elders) on Māori land. The ability to live and prosper on traditional lands is important to tangata whenua in maintaining and enhancing their culture and traditions.

Papakāinga housing, kaumātua flats and small scale commercial and industrial enterprise based around marae will be considered on land identified as Māori Land under the Te Ture Whenua Māori Act 1993.

A number of land titles were taken by the Registrar as a Status Declaration under Part 1 of the Māori Affairs Amendment Act 1967. This Act allowed for the Crown to change the status of Māori owned land if it was not deemed to be 'suitable for effective use and occupation'. A number of these sites were declared General Land by the Crown between 1967 and 1973, often without the knowledge of the owners of the land. A number of these titles have remained in the ownership of the descendants ever since, and the owners/hapū/whānau still have aspirations to live on their land. For these sites to be utilised according to the provisions of this chapter, they would need to revert to the status of Māori land under the Te Ture Whenua Māori Act 1993.

This section of the Plan aims to ensure that papakāinga housing, kaumātua flats and small scale commercial and industrial enterprise based around marae provides for tangata whenua who aspire to develop their traditional lands to meet their housing needs and cultural, social and economic goals.

The preparation of Master Plans can be a means to guide the development of papakāinga housing, kaumātua flats and associated marae-based development. Master Plans reflect the aspirations of the hapū and serve as a guide for development in the future and Council encourages the development of these plans. Master Plans will not be included as part of the District Plan, enabling them to remain flexible and recognise the potential of the land and resources and the needs of future generations at all times.

## 17.2 ISSUE

**Enabling Māori land to be used in a way that is consistent with cultural values, aspirations and customs in relation to traditional lands, water, sites, wāhi tapu and other taonga.**

### Explanation

The process of developing Māori land for papakāinga and kaumātua housing and marae-based development is a difficult and complex process for whanau. Land ownership is complex and traditional land zoning provisions have not enabled this process. Recognising this issue, the District Plan seeks to remove planning obstacles and enable development that is sustainable, and in accordance with kaupapa Māori practices and tikanga.

## 17.3 OBJECTIVES

1. To recognise the desire of Māori to maintain and enhance their traditional relationship with their land.
2. To provide for papakāinga development, kaumātua housing and associated Māori economic development on Māori Land.
3. To allow for hapū to develop papakāinga, kaumātua housing and engage in associated economic activity, while ensuring appropriate health, safety and amenity standards are met.

## 17.4 POLICIES

1. *Encourage hapū, whānau and marae to establish Master Plans as a guide to development on Māori Land in accordance with the provisions of the RMA and the District Plan.*
2. *Allow for papakāinga development and kaumātua housing on general title where there is a historical ancestral connection to the land and an expectation that the land will remain in Māori ownership in the long term.*
3. *Provide for papakāinga development and kaumātua housing on Māori Land subject to adverse effects being avoided, remedied or mitigated.*
4. *Encourage papakāinga developments and kaumātua housing, to adopt whichever servicing methods are suitable for individual site conditions and, where possible, the use of communal infrastructure.*
5. *Allow for the establishment and development of cottage industry and commercial activities provided they relate to papakāinga development and kaumātua housing, in a manner that complements the principles of tikanga and kaitiakitanga.*
6. *To allow for hapū to develop papakāinga and kaumātua housing, while ensuring appropriate health, safety and amenity standards are met.*
7. *Control the impact of papakāinga developments and kaumātua housing on adjoining activities, the community and the environment, in a manner that complements the principles of tikanga and kaitiakitanga.*
8. *Control papakāinga developments and kaumātua housing to protect residential amenity within the site, in a manner that complements the principles of tikanga and kaitiakitanga.*
9. *Ensure that adequate sunlight and daylight is available to papakāinga developments and kaumātua housing.*
10. *Ensure that open space, service areas, access and parking are provided for papakāinga developments and kaumātua housing.*
11. *Ensure that the privacy of residential units is maintained.*

## 17.5 EXPLANATION AND REASONS

The District Plan recognises that papakāinga and kaumātua housing and associated marae-based development is an essential means for Māori to pursue their traditional relationship with the land. Enabling development of whenua Māori in this way aims to maintain and strengthen this traditional relationship provided potential adverse effects are avoided, remedied or mitigated.

It is understood that there are some sites within the District that land owners have a historical desire to develop for papakāinga and kaumātua housing and associated marae-based development, but for various reasons are unable to be converted to Māori freehold title. It is considered that opportunities should be created to facilitate development of these lands, provided criteria can be met relating to the historical importance of the land, why it cannot be converted to Māori Freehold Title, and that long-term Māori ownership of the land can assured.

Council will encourage papakāinga and kaumātua housing and associated marae-based developments to adopt alternative methods of servicing sites if these can adequately achieve safe and effective waste disposal. These methods will not always be the conventional methods used in the past and may be recently developed and approved systems. The Regional Policy Statement provides further guidance to the servicing of papakāinga developments under Policy UD6.2.

For Māori to achieve aspirations on their ancestral land, they should not only have the opportunity to live on the land, but also to establish a means of income. By providing opportunity to work on their land, occupants may have fewer requirements to travel to employment, and there will be a greater ability to cater for future generations on-site. The scale of such development will be controlled to ensure any adverse effects on the environment, and on the sustainability of the District's industrial and commercial Zones, can be avoided, remedied or mitigated.

Māori Land eligible for papakāinga and kaumātua housing and marae-based development is located in scattered pockets throughout the District. Such development should not adversely impact upon the use of adjoining land. Setback distances at the boundary of Māori land have been established to control the effects of conflicts with adjoining land uses and assessment criteria are designed to ensure sustainable developments that respect the environment.

For the benefit of existing and future residents, Papakāinga and kaumātua housing and associated marae-based development will be required to achieve amenity standards comparable to Residential Zones. This will be achieved within the site through design requirements for outdoor living spaces and service areas to ensure that there are no adverse effects on neighbouring dwellings.

Papakāinga and kaumātua housing and associated Marae-based development will be designed in a manner to ensure that adequate sunlight and daylight is available to residential buildings. Standards are provided to ensure that buildings do not overshadow each other.

The development of papakāinga and kaumātua housing and associated marae-based development comprise not only buildings, but all additional site requirements to ensure that a suitable environment is provided. Rather than rely on a minimum site size, Council will assess the combination of all these essential services to determine the amount of land that will be required for the development.

It is recognised that by its nature, papakāinga and kaumātua housing and associated marae-based development may be developed on a communal type basis. It will be necessary to ensure that a minimum standard of privacy between residential units is maintained for the health and wellbeing of those who will live in the development.

## 17.6 IMPLEMENTATION METHODS

To achieve Policies 1 – 11 through:

1. Section 17 Papākāinga and Kaumātua Housing and Associated Marae-based Development provides for papakāinga and kaumātua housing and associated marae-based development on Māori land under Te Ture Whenua Māori Act 1993 or land owned by Māori under General Title. This method addresses the particular aspirations of tangata whenua who wish to reside on their ancestral lands.
2. Section 4 Nga Tangata Whenua o Tamatea: This Section recognises the important role of tangata whenua when considering decisions under the District Plan.
3. The Hawke's Bay Regional Policy Statement includes objectives and policies guiding the locational constraints and servicing requirements for papakāinga housing, kaumātua flats and associated marae-based development within the District.
4. Council assistance to marae through the establishment of Master Plans. The establishment of Master Plans is useful to the Council's decision-making process; Council staff expertise and relevant information will be made available to facilitate the creation of these Plans.

A Master Plan is anticipated to provide the following detail:

- i) location of house sites and availability of land for future house sites with consideration given to retaining the potential of any residual land;
- ii) location of structures other than dwellings;
- iii) how compatible the layout and design of any buildings are with any other buildings or services that are present or planned on the site;
- iv) areas of the site proposed to be devoted to rural productive activities or other employment generating activities;
- v) location of any community facilities, industrial or commercial buildings;
- vi) location of utility servicing requirements;
- vii) location of access ways and internal roading network.
- viii) identification of, and avoidance or mitigation of the risk from natural hazards, such as erosion, falling debris, subsidence, slippage, or inundation from any source when considering the location of buildings and other structures; and
- ix) how the principles of tikanga and kaitiakitanga have been incorporated into the development.

For papakāinga developments of more than 5 dwellings, it is anticipated the following additional details will be provided:

- i) location of communal open spaces;
- ii) elevations and detailed description of the character, scale and intensity of community facilities, and industrial and commercial activities proposed to be undertaken in any building or buildings;
- iii) how the development will be landscaped to mitigate the visual effects of clustered housing development in a rural area;
- iv) how the development can meet servicing requirements including the incorporation of Low Impact Urban Design Principles and the Engineering Code of Practice.

5. Te Ture Whenua Māori Act 1993 - This Act provides for the classification of land as Māori Land. The District Plan recognises Māori Land for the purpose of papakāinga and kaumātua housing, and associated marae-based development.
6. Reference to papakāinga development guides such as Te Puni Kōkiri's 'A Guide to Papakāinga Housing' (2017) <https://www.tpk.govt.nz/en/a-matou-mohiotanga/housing/a-guide-to-papakāinga-housing> and Hastings District Council's 'Papakāinga Development Guide' (2008) <https://www.hastingsdc.govt.nz/assets/Document-Library/Policies/Papakāinga-Guide/papakāinga-guide.pdf>
7. Central Hawke's Bay District Council uses the Hastings District Council Engineering Code of Practice - The Engineering Code establishes standards and guidelines for land development and the provision of roading and service infrastructure which can be used as a means of compliance with the objectives, policies and rules of the District Plan.

## 17.7 ENVIRONMENTAL RESULTS ANTICIPATED

- Vibrant prosperous marae that provide for Māori spiritual, cultural, social and economic aspirations and customs.
- Papakāinga and kaumātua housing, and associated marae-based development is undertaken in a sustainable manner.
- Adverse environmental effects on adjoining activities or land users will be avoided, remedied or mitigated.



# PAPAKĀINGA AND KAUMĀTUA HOUSING, AND ASSOCIATED MARAE-BASED DEVELOPMENT RULES

Should you require a resource consent refer to Section 3 Definitions and the associated assessment matters in Section 29.15 for guidance.

## 17.8 ACTIVITIES

### 17.8.1 PERMITTED ACTIVITIES

The following are **Permitted Activities** throughout the District, subject to compliance with Performance Standards 17.9.1 to 17.9.7:

- (a) **Accessory Buildings** to existing residential units.

### 17.8.2 CONTROLLED ACTIVITIES

The following are **Controlled Activities** throughout the District, subject to compliance with the Performance Standards in 17.9:

- (a) **Papakāinga and Kaumātua Housing**, on the following land:
- (i) Land declared Māori Land pursuant to the Te Ture Whenua Māori Act 1993;
  - (i) Land which was given a declaration of status to General Land under the Māori Affairs Amendment Act 1967, provided the applicant can comply with Performance Standard 17.9.13 (Papakāinga and kaumātua housing on sites given a declaration of status under the Māori Affairs Amendment Act 1967).

The Council has reserved control over the matters contained in Section 29.3.6.

### 17.8.3 RESTRICTED DISCRETIONARY ACTIVITIES

The following are **Restricted Discretionary Activities** throughout the District:

- (a) **Industrial Activities and Commercial Activities ancillary to Papakāinga and Kaumātua Housing and Marae-based Activities on the site**, provided that they comply with the relevant Performance Standards in 17.9.

The exercise of the Council's discretion will be restricted to the matters specified in Section 29.15.

*Note: where the industrial or commercial activity is not ancillary to papakāinga and kaumātua housing and marae-based activities on the site, the activity will be subject to the provisions of the underlying zone.*

- (b) **Any Activity** which is listed as a Permitted Activity or Controlled Activity but does not comply with any one or more of the relevant Performance Standards in 17.9.

The exercise of the Council's discretion shall be restricted to the matter(s) specified in the standard which is not complied with.

### 17.8.4 DISCRETIONARY ACTIVITIES

The following shall be **Discretionary Activities** in all zones:

- (a) **Papakāinga and Kaumātua Housing on land held under General Title** (which is not covered under Rule 17.8.2(a)(ii)), subject to provision of supporting evidence as to:
- (i) the historical reasons why the land should be considered for papakāinga or kaumātua housing; and

- (ii) why the land cannot be converted to Māori Title under the Te Ture Whenua Māori Act 1993.

*Note: where supporting evidence cannot be provided, the activity will be subject to the provisions of the underlying zone.*

## **17.9 PERFORMANCE STANDARDS**

### **17.9.1 Height of Buildings**

- (a) Maximum height of any industrial and commercial buildings or structures is 15 metres.
- (b) Maximum height of all other buildings or structures is 10 metres.

### **17.9.2 Recession Lines**

- (a) No part of a building can exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary.
- (b) Where an internal boundary of a site immediately adjoins an access or part of an access which is owned or partly owned with that site or has a registered right-of-way over it in favour of that site, the recession lines must be constructed from the far side of the access.

### **17.9.3 Setback from Roads**

- (a) Minimum setback from road boundaries for residential units and accessory buildings is 7.5m.
- (b) Minimum setback from road boundaries for industrial and commercial buildings is 15.0m.

### **17.9.4 Setback from Neighbours**

- (a) Minimum setback of buildings or residential units and accessory buildings from internal boundaries is 5.0m.
- (b) Buildings designed and/or used for the housing of livestock must be setback a minimum of 8.5m from any boundary and shall be behind the front line of the principal building.
- (c) Setbacks for residential units may be reduced to the equivalent standard for an adjoining zone where the site abuts a Residential Zone.
- (d) Setbacks for accessory buildings may be reduced to 1.5m where adjoining owners' written consent is obtained.

### **17.9.5 Building Coverage**

Maximum building coverage is 20% of net site area.

### **17.9.6 Noise**

Activities must comply with the provisions of Section 18 of the District Plan on Noise.

### **17.9.7 Traffic Sightlines, Parking, Access and Loading**

Activities must comply with the provisions of Section 14 of the District Plan on Transport and Parking.

### **17.9.8 Vehicle Crossings**

A vehicle crossing must be provided from the edge of an existing public road to the boundary of every Papakāinga or Kaumātua housing development in compliance with the standards in Section 14 of the District Plan on Transport and Parking.

## 17.9.9 Standards and Terms Requiring Assessment Under Zone Provisions

Any papakāinga or kaumātua housing development must comply with all underlying zone performance standards relating to setbacks from existing intensive farming activities; and standards for new sensitive activities within the Airport Noise Boundary (ANB).

### 17.9.10 Residential Units

#### (a) Minimum Site Size

The minimum site size for a residential unit is the sum of the area of land required to comply with Section 17.9.10(a)(i) to (v) below.

##### (i) House Site

Which is defined as the footprint of the residential unit.

##### (ii) Outdoor Living Space

For each residential unit, there must be a minimum continuous area for outdoor living space, contained in one area within the net area of the site, of 80m<sup>2</sup> with a minimum dimension of 5 m; except that:

For any residential unit with a gross floor area less than 65m<sup>2</sup>, the minimum area must be reduced to 30m<sup>2</sup> with a minimum dimension of 3.5m;

The required minimum area of outdoor living space must be readily accessible from a living area of the residential unit, and may take the form of a deck, terrace or veranda, but must be kept free of buildings (other than cantilevered decks), access areas (including driveways and manoeuvring areas), parking spaces and dedicated utility spaces.

Where the main areas of residential buildings front onto a landscaped communal open space of not less than 400m<sup>2</sup> with no dimension less than 15m, the outdoor living space of those residential units may be reduced to 25m<sup>2</sup> with a minimum dimension of 3.5m.

##### (iii) Outdoor Service Space

For each residential unit, there must be a minimum continuous area for outdoor service space, contained in one area within the net area of the site, of 15m<sup>2</sup> with a minimum dimension of 3m.

##### (iv) Parking Space

Parking as required in Section 14 of the District Plan on Transport and Parking.

##### (v) Domestic Sewage Treatment System (where applicable)

An area of land required to be allocated for a Domestic Sewage Treatment System.

*Note: Details of the proposed system should be discussed with the Hawke's Bay Regional Council before deciding upon the area required so that any necessary discharge consent requirements can be identified.*

#### (b) Location of Buildings

Between each residential unit there must be a minimum separation distance of 5 metres; or 10 metres where the main glazing of the principal living area of one residential unit faces another.

*Note: this Standard does not apply to semi-detached or adjoining residential units.*

### 17.9.11 Industrial Activities Threshold Limits

The following threshold limits apply to Industrial Activities (Table 17.9.11).

| TABLE 17.9.11 INDUSTRIAL ACTIVITIES THRESHOLD LIMITS |                          |  |
|--|--------------------------|--|
| PAPAKĀINGA ACTIVITY                                  | THRESHOLD MEASURE        | MAXIMUM LIMIT PER SITE   |
| Industrial   | Personnel Limits         | At least one person living on-site must carry out the activity. Maximum number of additional employees – 3 |
|  | Maximum Gross Floor Area | 100m <sup>2</sup> per residential unit located on the same site up to a maximum of 500m <sup>2</sup>       |

*Note: All other Commercial Activities will be controlled by the Standards and Terms of the underlying zone.*

### 17.9.12 Commercial Activities Threshold Limits

The following Activity threshold limits apply (Table 17.9.12).

| TABLE 17.9.12 COMMERCIAL ACTIVITY THRESHOLD LIMITS |                           |  |
|--|---------------------------|--|
| COMMERCIAL ACTIVITY                                | THRESHOLD MEASURE         | MAXIMUM LIMIT PER SITE   |
| All Commercial Activities.                         | Personnel Limits          | At least one person living on-site must carry out the activity. Maximum number of additional employees – 3 |
|  | Maximum Gross Floor Area. | 100m <sup>2</sup> per residential building located on the same site up to a maximum of 500m <sup>2</sup>   |

*Note: All other Commercial Activities will be controlled by the Standards and Terms of the underlying zone.*

### 17.9.13 Papakāinga and Kaumātua Housing Development on Sites Given a Declaration of Status Under the Māori Affairs Amendment Act 1967.

Where an applicant wants to undertake Papakāinga or Kaumātua housing development under land which is in general title, the applicant must provide details showing:

- (a) Evidence that the Title was given a Declaration of Status under the Māori Affairs Amendment Act 1967.
- (b) Evidence that the land has remained in ancestral ownership continuously from the date the status declaration was given.

## 18 NOISE AND VIBRATION

### 18.1 INTRODUCTION

It is almost inevitable that any activity undertaken in the environment will produce some noise effects. The RMA defines 'noise' as including vibration. Often noise has minimal effects, e.g. everyday household noises, or are of limited duration, e.g. lawn mowing. But in some cases the effects of noise can become more significant, causing annoyance and having significant consequences for physical well-being and appreciation of amenity (such as sleep disturbance and noise-induced stress). Noise is often identified as a nuisance and the major cause of complaints and ongoing conflicts between neighbouring property owners.

Sensitivity to noise and expectations around what is acceptable noise varies depending on the character of the area, the duration of the noise, the distance and other buffering between the noise and the receiver, as well as the sensitivities of the individual.

The District Plan can minimise the risks and consequences of excessive noise through controls on the activity source of noise or on development near inherently noisy activities. Noise standards in the District Plan are consistent with the types of daily activities which occur within each zoned area. For example, the noise limit for noise received in the Residential Zone is consistent with the types of daily activities which occur in an urban backyard, and the need for uninterrupted sleep. Similarly, commercial and industrial zones require noise limits which allow intended activities to take place, but with appropriate control of noise effects on more sensitive surrounding zones. Limits are also placed on noise associated with the operation of the Waipukurau Aerodrome.

The purpose of the noise standards in the District Plan is therefore to enable those activities with noise associated with them to operate, while controlling noise to a reasonable level in order to protect the amenity of the receiving environment.

The primary duty relating to noise under the RMA is contained in section 16. Section 16 imposes an overarching general duty on every person to adopt the best practicable option to ensure that the emission of noise does not exceed a reasonable level. Enforcement of the section 16 duty is generally through the issuing of an enforcement order or abatement notice.

Temporary noise issues are dealt with under sections 326 and 327 of the RMA, which provide for intervention through the issuing of an excessive noise direction. The meaning of 'excessive noise' does not apply to any noise emitted by any:

- Aircraft being operated during, or immediately before or after, flight; or
- Vehicle being driven on a road (within the meaning of Section 2(1) of the Transport Act 1998); or
- Train, other than when being tested (when stationary), maintained, loaded, or unloaded.

### 18.2 OBJECTIVES

1. **Ensure residents of the District are exposed to an appropriate level of noise for the zone in which they reside/live/work.**
2. **Activities generate noise effects that are compatible with the role, function and predominant character of each receiving zone.**
3. **New activities that are sensitive to noise are designed and/or located to minimise conflict and reverse sensitivity effects.**
4. **Where the locational, functional or operational needs are such that activities of importance to the community could not otherwise meet noise and vibration standards, enable these activities by allowing a whole or partial exemption from those noise standards.**

## 18.3 POLICIES

1. *To maintain the predominant character and amenity of each zone by controlling the level of noise and vibration received in each zone, particularly at night.*
2. *To ensure that noise sensitive activities and the addition of habitable space to existing noise sensitive activities in the Commercial and Mixed-Use Industrial Zones, and within identified airnoise boundaries for the Waipukurau Airport shown on the Planning Maps, are acoustically designed and constructed to mitigate noise arising from legitimately established commercial and industrial activities.*
3. *To manage the emission of noise associated with agricultural, viticultural and horticultural activities, having regard to the working nature of the rural environment, so that the operation of noisy equipment (in particular, crop protection equipment) is provided for, subject to appropriate controls.*
4. *To manage the emission of noise associated with the Waipukurau Airport through identification of airnoise boundaries on the Planning Maps and accompanying noise limits.*
5. *To allow noisy construction and demolition activities subject to ensuring the protection of the community from unreasonable noise.*
6. *To allow noisy activities of limited duration and frequency which are of importance to the community, such as noise associated with the operation of emergency services and temporary military training activities, subject to appropriate controls.*
7. *To allow noise arising from temporary events subject to controls in terms of frequency, duration, timing and maximum noise limits.*
8. *To allow noise arising from recreational activities of a normal recreational nature, such as sporting events and playground activities, subject to the overarching duty to avoid unreasonable noise.*

## 18.4 EXPLANATION AND REASONS

The District Plan seeks to control the level of noise and vibration received in each zone by setting noise limits that reflect the character and amenity of each zone, but also provides for those activities which are recognised as having different aural qualities associated with them, subject to specific noise standards. Activities such as construction, noise associated with normal agricultural, viticultural and horticultural operations, emergency service activities and temporary events such as concerts are provided for, subject to specific standards and the overarching duty to ensure noise does not exceed a reasonable level.

## 18.5 IMPLEMENTATION METHODS

To achieve Policies 1 – 8 through:

1. District Plan rules that prescribe performance standards around the measurement and assessment of noise and vibration, and specify noise limits in the receiving zones.
2. District Plan rules that prescribe specific performance standards for agricultural equipment, construction and demolition noise, noise associated with residential and everyday recreational activities, temporary events, emergency service activities, temporary military training activities, and prospecting and exploration activities.
3. Encouraging the establishment and operation of effective Noise Management Plans for specific sites or sector groups.
4. Reference to various New Zealand Standards for measuring and assessing noise emission.
5. Encouraging adoption of industry best practice e.g. Helicopter Association International's 'Fly Neighbourly' program.
6. Control emission of unreasonable noise under section 16 of the RMA.

7. Monitoring and enforcement of noise as part of Council's functions under the RMA.

## **18.6 ENVIRONMENTAL RESULTS ANTICIPATED**

- Residents are exposed to an appropriate level of noise.
- The amenity of residential areas and established noise-sensitive activities is safeguarded.
- Sufficient flexibility for noise-generating activities in the Rural Production, Plains Production and Commercial and Mixed-Use Industrial Zones, as well as noise associated with the operation of the Waipukurau Airport, is provided.
- Events and activities of limited duration or frequency that are inherently noisy are not unreasonably constrained.
- Noise-sensitive activities located out-of-zone have adequate sound insulation.

## NOISE RULES

Should you require a resource consent refer to Section 3 Definitions and the associated assessment matters in Section 29.5 for guidance.

### 18.7 ACTIVITIES

#### 18.7.1 PERMITTED ACTIVITIES

- (a) **Any Activity** that meets the performance standards for the relevant zone and the relevant Performance Standards in 18.8.

#### 18.7.2 RESTRICTED DISCRETIONARY ACTIVITIES

- (a) **Any Activity** which is listed as a Permitted Activity but does not comply with any one or more of the relevant Performance Standards in 18.8.

The exercise of the Council's discretion will be restricted to the matter(s) specified in Section 29.5.

### 18.8 PERFORMANCE STANDARDS

#### 18.8.1 Measurement & Assessment of Noise

- (a) Noise will be measured and assessed using the following standards:
- NZS 6801:2008 Acoustics – Measurement of Environmental Sound
  - NZS 6802:2008 Acoustics – Environmental Noise
  - NZS 6803:1999 Acoustics – Construction Noise
  - NZS 6805:1992 Airport Noise Management and Land Use Planning
  - NZS 6806: 2010 Acoustics – Road Traffic Noise: New and altered roads
  - NZS 6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas
  - NZS 6808: 2010 Acoustics – Wind farm noise
  - NZS 6809:1999 Acoustics – Port Noise Management and Land Use Planning
- (b) Noise levels will be measured and assessed within the site boundary of the noise receiver unless specified otherwise. The assessment position for houses, dwellings and habitable buildings in the Rural Production and Plains Production Zones is within the notional boundary as defined in NZS6801.

*Note: When it becomes evident a measurement location is not suitable, Council may, through the resource consent process, agree to the use of an alternative measurement location.*

#### 18.8.2 Vibration

- (a) Vibration from any activity will be measured and assessed as follows:
- (i) Vibration received at a building with regard to building damage:
    - DIN 4150-3:2016 Vibrations in buildings – Effects on structures
  - (ii) Vibration experienced by people causing annoyance:
    - The most appropriate standard will be used for the situation. Mutual agreement between Council and other parties should be achieved before a vibration standard is applied to ensure that the criteria are appropriate to the scenario under investigation.



*Note: When it becomes evident a measurement location is not suitable, in assessing the vibration source or receiver/person of interest, Council may, through the resource consent process, agree to the use of alternative standards.*

### 18.8.3 Noise Limits

- (a) Noise from any activity (not listed in Table 18.8B) must not exceed the following limits when measured within the following receiving zones.

| <b>Table 18.8A Zone-Based Noise Limits</b>        |   |  |  |
|---|---|--|--|
| <b>NOISE LIMITS, dB</b>                           |   |  |  |
| <b>PROPOSED RECEIVING ZONE</b>                    | <b>DAYTIME<br/>(On any day<br/>7am to 10pm)</b> | <b>NIGHT-TIME<br/>(At all other<br/>times)</b> | <b>NOTES</b>   |
| <b>Residential</b>                                | 50 L <sub>Aeq</sub>                             | 40 L <sub>Aeq</sub><br>70 L <sub>Amax</sub>    | -  |
| <b>Rural Living /<br/>Coastal<br/>Settlements</b> | 50 L <sub>Aeq</sub>                             | 40 L <sub>Aeq</sub><br>70 L <sub>Amax</sub>    | To be measured and assessed within the notional boundary   |
| <b>Rural Production /<br/>Plains Production</b>   | 55 L <sub>Aeq</sub>                             | 45 L <sub>Aeq</sub><br>70 L <sub>Amax</sub>    | To be measured and assessed within the notional boundary   |
| <b>Rural Townships</b>                            | 55 L <sub>Aeq</sub>                             | 45 L <sub>Aeq</sub><br>70 L <sub>Amax</sub>    | -  |
| <b>Commercial</b>                                 | 65 L <sub>Aeq</sub>                             | 60 L <sub>Aeq</sub><br>75 L <sub>Amax</sub>    | Octave band noise levels should not exceed:<br>75dB Leq(1 minute) at 63Hz<br>65dB Leq(1 minute) at 125Hz |
| <b>Mixed-Use<br/>Industrial</b>                   | 70 L <sub>Aeq</sub>                             | 60 L <sub>Aeq</sub><br>75 L <sub>Amax</sub>    | -  |

- (b) The activities in Table 18.8B are exempt from the noise limits of Table 18.8A. These activities are recognised as having different qualities associated with them and therefore must comply with the following noise limits when measured within the site boundary of a receiving site, notional boundary of rural houses, dwellings or habitable buildings or other appropriate assessment position.

| <b>Table 18.8B Specific Activity Noise Limits</b>                 |  |
|---|--|
| <b>ACTIVITY</b>   | <b>NOISE CONTROLS</b>  |
| <b>Construction</b>   | Must comply with the provisions of NZS6803:1999 – Construction Noise.  |
| <b>Emergency service activities</b>                               | Exempt, provided the noise source is a warning device or siren (including their routine testing and maintenance).                                    |
| <b>Generators for continued power supply</b>                      | Exempt, provided it is for temporary emergency use.  |
| <b>Recreational activities of an everyday recreational nature</b> | Exempt, providing the activity does not involve motorised activities or amplified sound. Examples include sporting events and playground activities. |

| Table 18.8B Specific Activity Noise Limits   |   |
|--|---|
| ACTIVITY   | NOISE CONTROLS  |
| Activities within the grounds of an educational facility                                   | Exempt, providing the noise generated is through use of grounds and facilities during events associated with the educational facility concerned, and by students who live on site. Examples include use of school facilities for sport during term time and by student boarders who live on site.   |
| Activities involving stock, vehicles and mobile machinery associated with rural production | Exempt, providing noise is limited in duration and machinery is not in a fixed location, and is generated by vehicles and mobile machinery associated with rural production activities and ss16 and 17 of the RMA have been satisfied. Examples include stock sale yards and transporting areas, harvesting, spraying and planting machinery.   |
| Prospecting and Exploration (quarrying) activities   | <p>Must comply with the relevant zone noise limits at the specified measurement and assessment position for those zone(s), <b>except</b> that blasting noise and associated vibration must comply with the following:</p> <ul style="list-style-type: none"> <li>• Occur only between 7am and 7pm, and</li> <li>• No more than 2 events per hour, with a maximum of 8 events per day, and</li> <li>• All occupiers of houses, dwellings or habitable buildings within a 2 kilometre range are advised in writing no less than 5 working days prior to the blasting occurring, and</li> <li>• Overblast pressure incident on houses or habitable buildings does not exceed 115dB L<sub>Zpeak</sub>, and</li> <li>• Ground borne vibration does not exceed the limits specified in DIN4150-3 Part 3:2016.</li> </ul>  |
| Temporary events (other than temporary military training)                                  | <p>Must comply with the zone noise limits at the specified measurement and assessment position for those zone(s), except as follows (on a per site basis):</p> <ol style="list-style-type: none"> <li>1. For 4 events in any 12 month period a noise limit of 80dB LAeq(1 hour) within relevant adjacent zone(s) providing the event and pre event rehearsal do not individually exceed 3 hours in duration.<br/>Octave band noise levels at houses, dwellings or habitable buildings must not exceed:<br/>95dB L<sub>eq(1 min)</sub> at 63Hz<br/>85dB L<sub>eq(1 min)</sub> at 125Hz</li> <li>2. For 2 events in any 12 month period – a noise limit of 70dB LAeq(1 hour) within relevant adjacent zone(s) providing the event does not exceed 12 hours per day over a two day period.<br/>Octave band noise levels at houses, dwellings or habitable buildings must not exceed:<br/>85dB L<sub>eq(1 min)</sub> at 63Hz<br/>75dB L<sub>eq(1 min)</sub> at 125Hz</li> </ol> |
| Helicopters  | Must comply with the provisions of <i>NZS6807:1994 – Noise management and land use planning for helicopter landing areas</i> .  |
| Aerodrome/ Airport   | <ol style="list-style-type: none"> <li>1. Must comply with the provisions of <i>NZS 6805:1992 Airport Noise Management and Land Use Planning</i>.</li> <li>2. The Waipukurau Airport must be managed so that the noise from aircraft operations does not exceed 65 dB L<sub>dn</sub> outside the Air Noise Boundary (ANB) or 55 dB L<sub>dn</sub> outside the Outer Control Boundary (OCB) as shown on the Planning Maps.</li> <li>3. Compliance with the ANB and OCB will be determined on the basis of the following:</li> </ol>  |

**Table 18.8B Specific Activity Noise Limits**

| ACTIVITY   | NOISE CONTROLS  |
|--|---|
|  | <ul style="list-style-type: none"> <li>• A log of annual aircraft movements will be provided to the Council by 1 February each year, detailing the total number of fixed-wing and helicopter movements for the previous calendar year.</li> <li>• Where the total number of annual aircraft movements are less than 6500 per year no compliance contouring is required.</li> <li>• Where the total number of annual aircraft movements is greater than 6500, the operators of Waipukurau Airfield must produce 55 dB, and 65 dB Annual Aircraft Noise Contours (AANC), using airport noise prediction software and records of actual aircraft movements for the busiest 3 consecutive months of the previous year. These AANC are to be submitted to the Council to show compliance or otherwise with the OCB and ANB. The preparation of AANC will be required every 2 years thereafter.</li> <li>• Where the AANC show that the calculated noise level exceeds 64 dB at any point on the ANB, noise measurements using infield monitoring are required for a minimum of 1 month (at one measurement location) to demonstrate compliance with the noise limit of the ANB, as shown on the Planning Maps.</li> </ul> <p>4. Exemptions to these noise rules are provided for:</p> <ul style="list-style-type: none"> <li>• Aircraft operating in an emergency for medical or national / civil defence reasons.</li> <li>• Air shows.</li> <li>• Military operations.</li> <li>• Aircraft using the airfield as a necessary alternative to an airfield elsewhere.</li> <li>• Aircraft taxiing.</li> <li>• Aircraft engine testing.</li> </ul> |
| <b>Wind farm wind turbine generators</b>   | Must comply with <i>NZS 6808: 2010 Acoustics – Wind farm noise</i> .  |
| <b>Residential units/ occupancies/ habitable spaces in Commercial and Mixed-Use Industrial Zones</b> | <p>A residential unit or occupancy or habitable space is permitted in the Commercial and Mixed-Use Industrial Zones if the total internal noise level in any habitable room does not exceed 35 dB <math>L_{Aeq}(24 \text{ hours})</math> while at the same time complying with the ventilation requirements of clause G4 of the New Zealand Building Code. The total noise level must include all intrusive noise and mechanical services.</p> <p>In determining the external noise level, an assumption that the noise incident upon the noise sensitive facade is from at least 3 separate activities simultaneously generating the maximum allowable noise level for that zone.</p> <p>Compliance with the above must be confirmed in writing by a suitably qualified and experienced acoustic consultant.</p>   |

**Table 18.8B Specific Activity Noise Limits**

| ACTIVITY   | NOISE CONTROLS  |   |   |   |  |  |            |                |  |            |                |   |                            |            |              |  |            |                |   |
|--|---|---|---|---|--|--|------------|----------------|--|------------|----------------|---|----------------------------|------------|--------------|--|------------|----------------|---|
| <b>Audible bird scaring devices</b>                            | <p>Noise from audible explosive bird scaring devices must only be operated between sunrise and sunset, and must not exceed 100dB <math>L_{Zpeak}</math>, when measured within the notional boundary of any rural-zoned site, or within the site boundary of any residential-zoned site.</p> <p>Discrete sound events of a bird scaring device including shots or audible sound must not exceed 3 events within a 1 minute period and must be limited to a total of 12 individual events per hour.</p> <p>Where audible sound is used over a short or variable time duration, no event may result in a noise level greater than 50dBA SEL when assessed at the notional boundary of any rural-zoned site, or within the site boundary of any residential-zoned site.</p>   |   |   |   |  |  |            |                |  |            |                |   |                            |            |              |  |            |                |   |
| <b>Frost fans</b>  | <p>Noise generated by frost fans must not exceed 55 dB <math>L_{Aeq 10min}</math> when assessed within the notional boundary of any other rural-zoned site, or within the site boundary of any residential-zoned site.</p>  |   |   |   |  |  |            |                |  |            |                |   |                            |            |              |  |            |                |   |
| <b>Temporary military training activities</b>                  | <p>1. The use of guns, mortars or any other explosive devices must comply with the following requirements.</p> <table border="1" data-bbox="464 887 1394 1368"> <thead> <tr> <th data-bbox="464 887 635 992">Type of military noise</th> <th data-bbox="635 887 804 992">Time (on all days)</th> <th colspan="2" data-bbox="804 887 1394 992">Separation distance to any sensitive activity</th> </tr> </thead> <tbody> <tr> <td data-bbox="464 996 635 1205" rowspan="2">Live firing of weapons and single or multiple explosive events</td> <td data-bbox="635 996 804 1102">7am to 7pm</td> <td data-bbox="804 996 1043 1102">1,500m minimum</td> <td data-bbox="1043 996 1394 1102">Less than 1,500m if conditions (i) and (iii) below are complied with</td> </tr> <tr> <td data-bbox="635 1106 804 1205">7pm to 7am</td> <td data-bbox="804 1106 1043 1205">4,500m minimum</td> <td data-bbox="1043 1106 1394 1205">Less than 1,500m if conditions (ii) and (iii) below are complied with</td> </tr> <tr> <td data-bbox="464 1209 635 1294" rowspan="2">Firing of blank ammunition</td> <td data-bbox="635 1209 804 1294">7am to 7pm</td> <td data-bbox="804 1209 1043 1294">750m minimum</td> <td data-bbox="1043 1209 1394 1294">Less than 750m if conditions (i) and (iii) are complied with</td> </tr> <tr> <td data-bbox="635 1299 804 1368">7pm to 7am</td> <td data-bbox="804 1299 1043 1368">2,250m minimum</td> <td data-bbox="1043 1299 1394 1368">Less than 2,250m if conditions (ii) and (iii) are complied with</td> </tr> </tbody> </table> <p>The following standards are to be complied with if minimum separation distances in the above table cannot be met:</p> <ol style="list-style-type: none"> <li>(i) Day time (7am to 7pm) noise levels must not exceed a peak sound level of 120dBC when measured within the notional boundary of any activity sensitive to noise.</li> <li>(ii) Night time (7pm to 7am) noise levels must not exceed a peak sound level of 90dBC when measured within the notional boundary of any activity sensitive to noise.</li> <li>(iii) The activity is undertaken in accordance with a noise management plan prepared by a suitably qualified acoustic engineer and approved by the Council at least 15 working days prior to the activity taking place. The noise management plan must contain as a minimum: <ul style="list-style-type: none"> <li>• A description of the site and activities, including times, dates and duration of the activities, and the nature and location of the proposed training activities.</li> <li>• Methods to minimise the noise disturbance for activities sensitive to noise including the location, orientation and timing of noisy activities.</li> </ul> </li> </ol> | Type of military noise                        | Time (on all days)  | Separation distance to any sensitive activity |  | Live firing of weapons and single or multiple explosive events | 7am to 7pm | 1,500m minimum | Less than 1,500m if conditions (i) and (iii) below are complied with | 7pm to 7am | 4,500m minimum | Less than 1,500m if conditions (ii) and (iii) below are complied with | Firing of blank ammunition | 7am to 7pm | 750m minimum | Less than 750m if conditions (i) and (iii) are complied with | 7pm to 7am | 2,250m minimum | Less than 2,250m if conditions (ii) and (iii) are complied with |
| Type of military noise   | Time (on all days)  | Separation distance to any sensitive activity |   |   |  |  |            |                |  |            |                |   |                            |            |              |  |            |                |   |
| Live firing of weapons and single or multiple explosive events | 7am to 7pm  | 1,500m minimum                                | Less than 1,500m if conditions (i) and (iii) below are complied with  |   |  |  |            |                |  |            |                |   |                            |            |              |  |            |                |   |
|  | 7pm to 7am  | 4,500m minimum                                | Less than 1,500m if conditions (ii) and (iii) below are complied with |   |  |  |            |                |  |            |                |   |                            |            |              |  |            |                |   |
| Firing of blank ammunition                                     | 7am to 7pm  | 750m minimum                                  | Less than 750m if conditions (i) and (iii) are complied with          |   |  |  |            |                |  |            |                |   |                            |            |              |  |            |                |   |
|  | 7pm to 7am  | 2,250m minimum                                | Less than 2,250m if conditions (ii) and (iii) are complied with       |   |  |  |            |                |  |            |                |   |                            |            |              |  |            |                |   |

| Table 18.8B Specific Activity Noise Limits |  |
|--|--|
| ACTIVITY                                   | NOISE CONTROLS   |
|  | <ul style="list-style-type: none"> <li>• A map showing potentially affected activities sensitive to noise and predicted peak sound pressure noise levels for each of these locations.</li> <li>• A programme for notification and communication with the occupiers of facilities sensitive to noise at least 7 days before the activity is commenced.</li> <li>• A method for following up complaints received by the Council during and after the event and any proposed debriefings with Council officers.</li> </ul> <p>(iv) Notice is provided to the Council at least 48 hours prior to the commencement of the activity, specifying:</p> <ul style="list-style-type: none"> <li>• whether the activity involves live firing and/or the use of explosives, or firing of blank ammunition.</li> <li>• the location of the activity and the boundaries within which the activity will take place.</li> <li>• distances to buildings housing sensitive activities.</li> <li>• the timing and duration of the activity.</li> </ul> <p>2. Mobile noise sources, excluding those in the table above, must comply with the noise limits set out in Tables 2 and 3 of <i>NZS 6803:1999 Acoustics – Construction Noise</i>, with reference to 'construction noise' taken to refer to other, mobile noise sources.</p> <p>Note: For the purpose of this performance standard, mobile noise sources include (but are not limited to) sources such as personnel, light and heavy vehicles, self-propelled equipment, and earthmoving equipment.</p> <p>3. Fixed (stationary) noise sources, excluding those in the table above, must not exceed the following noise limits when measured at any point within any land zoned Residential or at the notional boundary of any noise sensitive activity in any other zone:</p> <p>7am to 7pm – 55dBA <math>L_{Aeq}</math> (15 min)<br/> 7pm to 10pm – 50dBA <math>L_{Aeq}</math> (15 min)<br/> 10pm to 7am – 45dBA <math>L_{Aeq}</math> (15 min)<br/> 10pm to 7am – 75dBA <math>L_{Amax}</math></p> <p>Note: For the purpose of this performance standard, fixed (stationary) noise sources include (but are not limited to) noise sources such as power generation, heating, ventilation or air conditioning systems, or water or wastewater pumping/treatment systems.</p> <p>4. Noise generated by helicopter landing areas must comply with the noise limits set out in <i>NZS 6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas</i>.</p> |

**Note:** Regardless of the above exemptions, all land uses are subject to section 16 and Part 12 of the RMA.

## **19 EARTHWORKS, MINERAL, AGGREGATE AND HYDROCARBON EXTRACTION**

### **19.1 INTRODUCTION**

Earthworks are an integral part of development as they create the areas of level land used for living, business and recreation and are often essential to the construction of foundations and buildings.

In terms of mineral, aggregate and hydrocarbon extraction, there are significant aggregate deposits in the District and there is potential for discovery of minerals and hydrocarbon deposits in the future. Buildings, roads and many surfaces used for business, land based primary production, education and recreation depend on a continuing supply of aggregates of various kinds. Most gravel extracted in the District is from river sources. Gravel extraction from river beds is controlled by the Hawke's Bay Regional Council.

Whilst integral to development, earthworks can have adverse effects on the environment if not appropriately managed.

When land contours are disturbed or altered through earthworks, mineral, aggregate and hydrocarbon extraction, this can have significant environmental effects on:

- The surface drainage patterns of land;
- Visual amenity values;
- Soil erosion potential;
- The life-sustaining capacity of soils;
- The disturbance of ecosystems, watercourses and waterbodies;
- The disturbance of areas of natural, cultural and heritage values; and
- The safety of people and the community where earthworks could cause subsidence, slippage or inundation of land.

The earthworks provisions have been developed to ensure earthworks and minerals extraction are managed appropriately to avoid, remedy or mitigate potential adverse effects.

### **19.2 OBJECTIVES**

- 1. Enable earthworks that are designed and located to protect the safety of people and avoid, remedy or mitigate adverse environmental effects.**
- 2. Ensure investigations into the District's mineral resources, and their utilisation, occur in such a manner that the life-supporting capacity of air, water, soil and ecosystems is safeguarded and that adverse effects on the environment are avoided, remedied or mitigated.**

### **19.3 POLICIES**

- 1. To allow earthworks and the prospecting of minerals where the adverse effects on the environment will be minor.*
- 2. To avoid or mitigate the effects of earthworks which:*
  - i) create new or exacerbate existing natural hazards, particularly flood events, or cause adverse impacts on natural coastal processes; and*
  - ii) result in adverse effects on the stability of land or buildings.*
- 3. To ensure earthworks are appropriately located and designed to avoid, remedy or mitigate adverse effects by:*
  - i) 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*

- ii) *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.*
4. *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.*
  5. *To require the re-pasture or re-vegetation of land where vegetation is cleared as a consequence of earthworks, prospecting and extraction of aggregates or other minerals.*
  6. *To protect the versatile land of Central Hawke's Bay from large-scale stripping, stockpiling, alteration and removal to ensure the land can still support a range of productive land uses.*
  7. *To avoid duplication in regulation by District Plan rules and standards where earthworks activities are already subject to regulatory assessment, such as through subdivision provisions and Building Act 2004 controls.*
  8. *To control earthworks, exploration and mining activities to ensure that any adverse effects on the natural and physical environment, and the amenity of the community, adjoining land uses and culturally sensitive sites are avoided, remedied and mitigated.*

## 19.4 EXPLANATION AND REASONS

The above objectives and policies reflect the integral part earthworks and the mineral extraction industry play in the District's development but seek to control the design and location of such activities to ensure that any potential adverse effects are avoided, remedied or mitigated.

Large scale earthworks, exploration and mining activities are recognised as having the potential to cause significant adverse effects on the environment, including on the safety of people and property, the creation of new or exacerbating existing natural hazards, and on the visual amenity and character of the area where it occurs.

Where land disturbance or vegetation clearance occurs, disturbed areas will be required to be stabilised and revegetated to avoid the risk of soil erosion, and to ensure that the life-supporting capacity of the soil is safeguarded. This will also help to ensure that adverse effects on the character and visual amenity of the area are avoided or remedied.

The Plains Production Zone encompasses the majority of versatile land of Central Hawke's Bay. Where possible versatile soils within this zone, particularly topsoils, should be protected from stripping, stockpile and removal off-site.

The subdivision provisions of the District Plan and the Building Act 2004 have their own requirements regarding the control and safety of Earthworks. Such provisions are more specific for the associated activities. Therefore, the District Plan aims to avoid duplicating regulatory control in this respect.

## 19.5 IMPLEMENTATION METHODS

To achieve Policies 1 – 8 through:

1. District Plan rules that identify earthworks as permitted activities subject to specified performance standards including maximum slope, volumes, vertical extent, reinstatement etc, to avoid or mitigate any adverse effects.
2. Any earthworks, mineral, aggregate and hydrocarbon extraction that is not a permitted activity, or that is a permitted activity that does not comply with the relevant performance standards, will be considered pursuant to an application for resource consent.
3. Other sections of the District Plan contain additional rules and standards applying to earthworks:
  - Section 13 Wāhi Tapu, Wāhi Taonga and Sites of Significance – where there are sites.
  - Section 7 Coastal Environment – in identified High Natural Character Areas.

- Section 8 Natural Environment – in identified Outstanding Natural Landscapes and Features, Significant Amenity Features and Significant Natural Areas.
  - Section 12 Heritage – in areas where there are heritage items and archaeological sites.
  - Section 21 Subdivision – includes performance standards for setting conditions for earthworks on subdivisions.
  - Section 15 Network Utilities – includes performance standards relating to the disturbance of land and vegetation associated with network utility operations.
4. The Building Act prescribes additional controls regarding the quality and structural safety of soils, when development under that Act is proposed. These controls provide measures to prevent slippage and subsidence.
  5. The National Environmental Standards for Plantation Forestry contains specific earthworks controls applying to plantation forestry.
  6. The National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health contains specific controls applying to potentially contaminated soils.
  7. Hawke's Bay Regional Council's *Hawke's Bay Waterway Guidelines – Erosion and Sediment Control* (2009, HBRC Plan Number 4109), may also be relevant.
  8. The Heritage New Zealand *Pouhere Taonga* Act makes it an offence to destroy or modify an archaeological site without first obtaining an 'archaeological authority' (applies to both recorded and unrecorded archaeological sites). Contact with Heritage New Zealand *Pouhere Taonga* is advised if any activity such as earthworks, fencing or landscaping may modify, damage or destroy any archaeological site.

## 19.6 ENVIRONMENTAL RESULTS ANTICIPATED

- The risks of soil erosion, sediment runoff, subsidence or inundation on people and property are avoided.
- The life-supporting capacity of soils is safeguarded.
- The visual amenity and character of the District's landscape is not reduced or compromised by earthworks or mineral extraction activities.
- The amenity of the environment, including adjoining land uses, is not compromised by earthworks or mineral extraction.
- The District's economy is diversified and enhanced by the efficient and effective use of the District's mineral resources.



## EARTHWORKS RULES

*Notes (1): Earthworks rules in this District Plan do not apply to plantation forestry. Refer to separate earthworks controls in relation to plantation forestry contained in the National Environmental Standards for Plantation Forestry 2017.*

*(2): Earthworks within identified High Natural Character Areas, Outstanding Natural Landscapes & Features, Significant Amenity Features, Significant Natural Areas, Wāhi Tapu and Sites of Cultural Significance are subject to separate earthworks rules and standards contained in the relevant corresponding chapters.*

*(3): The provisions of the Heritage New Zealand Pouhere Taonga Act 2014 also apply to land disturbance. It is an offence to destroy or modify an archaeological site without first obtaining an archaeological authority from Heritage New Zealand. This applies to both recorded and unrecorded archaeological sites.*

*(4): Land disturbance may also be subject to rules administered by the Hawke's Bay Regional Council, including in relation to vegetation clearance and soil disturbance, diversion and discharge of stormwater, gravel extraction within the bed of a river, and proximity of land disturbance activities to river control and drainage schemes.*

Should you require a resource consent refer to Section 3 Definitions and the relevant assessment matters in Part G Assessment Matters for guidance.

### 19.7 ACTIVITIES

#### 19.7.1 PERMITTED ACTIVITIES

The following are **Permitted Activities** throughout the District, and do not have to comply with the Performance Standards in 19.8:

- (a) **Earthworks assessed with any subdivision consent and designations.**
- (b) **Earthworks associated with a building consent**, where the area of earthworks includes no more than 150% of the area of the associated building footprint.
- (c) **Earthworks in association with any network utilities, including the upgrade or maintenance of existing public roads.**
- (d) **Earthworks in association with replacement and/or removal of a fuel storage system** as defined by the Resource Management Regulations (National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health).
- (e) **Gravel extraction within the bed of a river.**

*Note: Gravel extraction within the bed of a river is subject to rules administered by the Hawkes Bay Regional Council.*

The following are **Permitted Activities** provided that they comply with all of the Performance Standards in Section 19.8:

- (f) **Prospecting.**
- (g) **All Other Earthworks**, except for Exploration and Mining Activities.

#### 19.7.2 RESTRICTED DISCRETIONARY ACTIVITIES

- (a) The following are **Restricted Discretionary Activities** throughout the District: **Other Earthworks** except for exploration and mining activities and earthworks within any National Grid Yard, which do not comply with one or more of the relevant Performance Standards in 19.8 (for clarification, those activities in Rule 19.7.1 (a) to (d) are not required to comply).

The exercise of the Council's discretion will be restricted to the matter(s) specified in Section 29.7.

### 19.7.3 DISCRETIONARY ACTIVITIES

The following are **Discretionary Activities** throughout the District:

- (a) **Exploration.**
- (b) **Mining Activity**, except for gravel extraction within the bed of a river.

### 19.7.4 NON-COMPLYING ACTIVITIES

The following are **Non-Complying Activities** throughout the District:

- (a) **Earthworks within any National Grid Yard that does not comply with Performance Standard 19.8.7.**

## 19.8 PERFORMANCE STANDARDS

### 19.8.1 Slope

**Rural Production Zone:**

Earthworks must be undertaken on land with a slope less than 45° above horizontal.

**All Other Zones:**

Earthworks must be undertaken on land with a slope less than 22° above horizontal.

Figure EW1: Maximum **existing slope angle** (excavation)

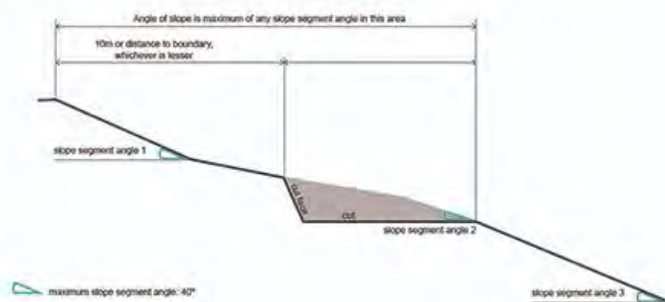
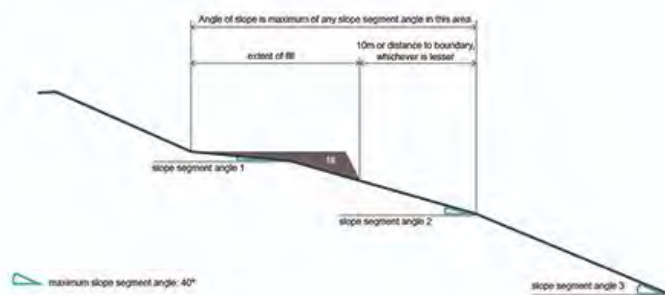


Figure EW2: Maximum **existing slope angle** (filling)



### 19.8.2 Extent of Earthworks

| EXTENT OF EARTHWORKS |                    |                                    |
|----------------------|--------------------|------------------------------------|
| ZONE/AREA            | VOLUME             | CRITERIA (FOR ANY 12 MONTH PERIOD) |
| Rural Production     | 2000m <sup>3</sup> | per hectare of site                |
| Coastal Environment  | 200m <sup>3</sup>  | per hectare of site                |

| EXTENT OF EARTHWORKS   |                   |                                    |
|--|-------------------|------------------------------------|
| ZONE/AREA  | VOLUME            | CRITERIA (FOR ANY 12 MONTH PERIOD) |
| <b>Plains Production</b><br>- earthworks and<br>- removal offsite of topsoil, sand, gravel or earth<br>- maintenance of existing tracks, existing drains and existing fence lines  | 100m <sup>3</sup> | per hectare of site                |
|  | 25m <sup>3</sup>  | per site                           |
|  | 500m <sup>3</sup> | per site                           |
| <b>Rural Living</b><br>- earthworks and<br>- maintenance of existing tracks, existing drains and existing fence lines  | 100m <sup>3</sup> | per hectare of site                |
|  | 500m <sup>3</sup> | per site                           |
| <b>Rural Townships</b>   | 50m <sup>3</sup>  | per site                           |
| <b>Coastal Settlements</b>   | 50m <sup>3</sup>  | per site                           |
| <b>Residential</b>   | 50m <sup>3</sup>  | per site                           |
| <b>Commercial</b>  | 50m <sup>3</sup>  | per site                           |
| <b>Mixed-Use Industrial</b>  | 50m <sup>3</sup>  | per site                           |
| <b>Identified High Natural Character Areas (HNCs), Outstanding Natural Landscapes &amp; Features (ONL/ONFs), and Significant Natural Areas (SNAs)</b><br>- earthworks and<br>- maintenance of existing tracks, existing drains and existing fence lines (subject to compliance with Performance Standard 19.8.8)   | 200m <sup>3</sup> | per site                           |
|  | 500m <sup>3</sup> | per site                           |
| <b>Notes:</b><br>1. For the purpose of assessing the total volume of earthworks allowed as a Permitted Activity for sites in these zones, the volume will be calculated by multiplying the volume threshold by the total area of the subject site in hectares over any 12-month period.<br>2. For the importation of fill or removal of cut to or from an offsite location, the volumes of earthworks specified will be reduced by 50% in determining the volume permitted in any 12-month period. |                   |                                    |

### 19.8.3 Vertical Extent of Excavation

- (a) No earthworks can have a cut/fill face of overall vertical extent greater than:
- (i) 5 metres in the Rural Production Zone (including within ONL1 (Ruahine Range), but excluding within any HNC or ONF).
  - (ii) 2.5 metres in all other Zones.
  - (iii) 2 metres within an HNC or ONF (with the exception of HNC2 (Waimoana-Kairakau), HNC6 (Porangahau), ONF5 (Three Sisters), ONF6 (Silver Range), ONF7 (Kairakau), ONF9 (Parimahu) and ONF10 (Porangahau Foredune)).
  - (iv) 1 metre within HNC2, HNC6, ONF5, ONF6, ONF7, ONF9 and ONF10.
- (b) No earthworks can be of greater than 1 metre vertical extent of cut/fill face, where the top of

the excavation is within 10 metres of buildings or surcharge loads.

#### **19.8.4 Site Reinstatement**

- (a) Areas disturbed by prospecting or earthworks will be stabilised, filled and/or recontoured in a manner consistent with the surrounding land as soon as practicable, but no later than 6 months of the disturbance activity ceasing; and
- (b) Where vegetation clearance occurs as a result of land disturbance (except where it is associated with the operation, maintenance or upgrading of lawfully established roads, tracks, network utility operations and drainage channels), disturbed areas must be re-pastured or re-vegetated as soon as practicable within 18 months of the disturbance activity ceasing.

*Note: Vegetation clearance and soil disturbance may also be subject to rules administered by the Hawkes Bay Regional Council.*

#### **19.8.5 Control of Silt & Sediment**

Erosion and sediment control measures must be put in place to avoid sediment run-off from earthworks entering into a Council reticulated network.

*Notes:*

- *The Hawke's Bay Regional Council's 'Hawke's Bay Waterway Guidelines – Erosion and Sediment Control' outlines an acceptable means of compliance with this standard.*
- *All other stormwater runoff across property boundaries or sediment entering waterbodies may be subject to rules administered by the Hawkes Bay Regional Council.*

#### **19.8.6 Control of Dust**

There should be no visible evidence of settled dust beyond the boundaries of the site.

#### **19.8.7 Earthworks within any National Grid Yard**

- (a) The earthworks must be no deeper than 300mm within 12m of any National Grid support-structure foundation, except under the following circumstances:
  - (i) earthworks for a network utility within a transport corridor, as part of a transmission activity, or for electricity infrastructure, or
  - (ii) earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a road, footpath, driveway or farm track.

Vertical holes not exceeding 500mm in diameter are exempt from this 300mm maximum depth rule, provided they:

- (i) are a post hole for a farm fence or artificial crop protection or crop support structures and more than 5m from the visible outer edge of a tower support structure foundation, and
- (ii) do not compromise the stability of a National Grid support structure, and
- (iii) do not result in a reduction in ground-to-conductor clearance distances of less than: 6.5m (measured vertically) from a 110kV National Grid transmission line, or 7.5m (measured vertically) from a 220kV National Grid transmission line.

#### **19.8.8 Earthworks within HNC, ONL or ONF for the Maintenance of Existing Farm Tracks, Existing Drains and Existing Fence Lines**

- (a) For the maintenance of tracks only, the landowner shall take, and provide to Council on request, photos of the location of the earthworks before and after completion, sufficient to show the width of the existing formed track.
- (b) Tracks shall not exceed the existing width of the formed track.

- (c) Exposed vertical cuts or batter faces shall not exceed 2m in vertical height or take place on slopes of greater than 45 degrees above horizontal.
- (d) All remaining slopes shall be remediated to marry in with the surrounding landform and be replanted with either grass or planting to match the surrounding vegetation cover (excluding weed species).

## 20 SIGNS

### 20.1 INTRODUCTION

Signs and other forms of outdoor advertising provide information to the general public. The information includes: availability of goods and services, notice of forthcoming events, directions to traffic and pedestrians, and identification of particular sites or premises. Signs are essential for the information they provide, adding vibrancy and colour and contribute indirectly to economic viability.

### 20.2 ISSUE

#### 20.2.1 Safety and Visual Effects

**Signs can result in adverse effects on traffic safety and visual amenity.**

##### Explanation

Signs and other forms of outdoor advertising may have adverse environmental effects, particularly on visual amenities in certain areas, and may compromise traffic and pedestrian safety through causing distraction.

### 20.3 OBJECTIVE

1. **Provide for a range of signs to meet the needs of the District's communities which do not cause a nuisance, distraction or hazard to other activities, vehicular traffic or pedestrians, or detract from the visual amenities or character of the environment where they are located.**

### 20.4 POLICIES

1. *To ensure that signs are displayed in a manner that does not compromise the character, attractive appearance and visual amenity of the different areas of the District.*
2. *To ensure that the display of signs does not adversely affect traffic safety by causing confusion or distraction or by obstructing views.*
3. *To ensure all signs are constructed and placed in a manner which does not pose a danger to property or people.*
4. *To limit the number and area of signs in the various zones to avoid clutter, reflecting the respective character and amenity of an area.*
5. *To enable the display of a wide range of signs, limited only by public safety and access needs and consistency with the overall character of the area.*
6. *To encourage the consolidation of information signs in order to reduce the effects of such signs on visual amenity and traffic safety.*
7. *To ensure that signs are maintained in good order and do not deteriorate to the point where their original purpose cannot be fulfilled.*

### 20.5 EXPLANATION AND REASONS

Signs should be compatible with public safety, convenience, access and the maintenance and enhancement of amenity. The amenity of areas with a predominantly residential character or natural character can be compromised by a clutter of, or inappropriate, signs.

## **20.6 IMPLEMENTATION METHODS**

To achieve Policies 1 – 7 through:

1. the provision of rules to control the location, number, size and type of outdoor signs in all zones;
2. the exercise of control as owner and designating authority for all roads in the District, other than State Highways, which are controlled by the New Zealand Transport Agency; and,
3. supporting the establishment of information signs for the District's settlements and for sites of historical and natural interest.

## **20.7 ENVIRONMENTAL RESULTS ANTICIPATED**

- Adequate signage to convey the information necessary for the social, economic and cultural welfare of the community.
- Minimal adverse effects of signs on traffic and pedestrian safety.
- Maintenance and enhancement of the visual amenities of the residential and rural areas of the District.
- A variety of signage within the business areas and townships of the District that maintain and enhance the character and amenity of areas where they are located.

## SIGN RULES

Should you require a resource consent refer to Section 3 Definitions and the associated assessment matters in Section 29.11 for guidance.

### 20.8 ACTIVITIES

#### 20.8.1 PERMITTED ACTIVITIES

The following are **Permitted Activities** throughout the District:

- (a) **Any Sign**, provided that it complies with all of the relevant Performance Standards in 20.9 and is not listed as a Restricted Discretionary Activity.
- (b) **Traffic signs** or signs denoting the name of a street or the street number of the premises.
- (c) **Temporary signs** for community, educational and recreational events and during building construction, provided that:
  - (i) Signs shall not exceed 3m<sup>2</sup> in area;
  - (ii) Signs shall not be erected more than 12 months prior to the date of the commencement of the activity advertised nor remain erected more than one month following completion of that activity.
- (d) **Signs for any public purpose** or in connection with any utility, community facility or public reserve, provided that:
  - (i) Signs are located on the site to which they relate.
  - (ii) Signs shall not exceed 3m<sup>2</sup> in area, where they are visible from any public road, public land or adjoining or neighbouring property.
- (e) **Signs advertising that a property is for sale**, provided that:
  - (i) Signs are located on the property to which they relate.
  - (ii) Signs shall not exceed 1m<sup>2</sup> in area.

#### 20.8.2 RESTRICTED DISCRETIONARY ACTIVITIES

The following are **Restricted Discretionary Activities**:

- (a) The following signs in **Commercial, Mixed-Use Industrial and Rural Township Zones**:
  - i) Flashing signs with lights or illumination which flashes, moves, rotates, varies in intensity, colour or size, and all other advertising devices of this nature.
  - ii) Moving signs which visibly move, revolve, rotate, create an optical illusion of movement, or change colour, whether by electrical or other means, and all other advertising devices of this nature.

The exercise of the Council's discretion shall be restricted to their effect on traffic safety.

- (b) **Signs affixed to vehicles or trailers, and parking in a public place, road, public property or private property so as to be visible from a public place.** This does not apply to advertising which is painted, or attached directly, onto vehicles or trailers and incidental to the primary use of that vehicle or trailer.

The exercise of the Council's discretion shall be restricted to the matter(s) specified in Section 29.11.

- (c) **Any Other Advertising Device or Sign**, not provided for as a Permitted Activity or Restricted Discretionary Activity.

The exercise of the Council's discretion shall be restricted to the matter(s) specified in Section 29.11.



## 20.9 PERFORMANCE STANDARDS

### 20.9.1 GENERAL PERFORMANCE STANDARDS FOR ALL SIGNS

- (a) All signs must comply with the height requirements for the zone in which they are located.
- (b) No sign is erected on or adjacent to a road which will:
- (i) obstruct the line of sight of any corner, bend, intersection or vehicle crossing.
  - (ii) obstruct, obscure or impair the view of any traffic sign or signal.
  - (iii) resemble or be likely to be confused with any traffic sign or signal.
  - (iv) use reflective materials that may interfere with a road user's vision.
  - (v) use flashing or revolving lights unless used to identify a hazard.
  - (vi) create a hazard to pedestrian traffic or obstruct doors of parked vehicles.
- (c) Signs, except traffic signs, are not sited closer than:
- (i) 10m to any intersection or any pedestrian crossing where the speed limit is less than 80 kph.
  - (ii) 100m to any intersection where the speed limit is greater than 80 kph.
- (d) Readability and Location of Signs
- (i) On roads with speed limits over 50km/hr, the lettering of all signs must be in accordance with the sizes set out in the following table; and,
  - (ii) the minimum visibility distance from a motorist to a sign must also be in accordance with the distances set out in the following table:

| Regulatory Speed Limit (km/hr) | Minimum Lettering Height (mm)                                     |  | Minimum Visibility Distance from a Motorist to a Sign (m) |
|--------------------------------|---|--|---|
|                                | Message Designed to Slow or Stop Vehicles within 50 m of the Sign | Message Designed to be Read whilst Driving Past the Sign |   |
| up to 70                       | 200   | 125  | 80  |
| 70 to 99                       | 250   | 150  | 180   |
| 100                            | 300   | 200  | 250   |

- iii) Lettering at the bottom of a sign is exempt from sizes specified in the above table provided that the lettering is no larger than 10mm. The purpose of such lettering is for reading by pedestrians.
- (e) No sign is illuminated by any method whatsoever, such that its illumination casts light or reflected light on to any other property. Signs visible from an arterial road in a 100km/hr legal road speed area, must not be illuminated unless the premises are open for business.
- (f) All signs erected in the District must be maintained in good order.
- (g) Signs must be removed, repaired or upgraded where they have become disfigured or vandalised to the extent that they do not fulfil their original purpose or become a danger to public safety.

## 20.9.2 SIGNS OVER ROADS

- (a) Signs on, under or attached to verandahs and/or attached to buildings which extend over roads must comply with the requirements of the District Plan for signs in the zone in which the associated building is located, and written approval is also required from the relevant roading authority.

## 20.9.3 SIGNS IN THE RURAL TOWNSHIP, COMMERCIAL AND MIXED-USE INDUSTRIAL ZONES

- (a) The highest point of a sign attached to a building must not exceed the highest point of the roof.
- (b) The area of any free standing sign must not exceed 5m<sup>2</sup> in the Commercial and Mixed-Use Industrial Zones.
- (c) The area of a sign, or combination of signs, per site, must not exceed 3m<sup>2</sup> in the Rural Township Zone.

*Note: For the purposes of measuring the area of any sign, a double-sided sign is measured as the area of one side only.*

- (d) Signs attached to, but under, street verandah are:
- (i) no closer than 2.5 metres to the footpath below.
  - (ii) setback at least 500mm from the kerb of the road.
  - (iii) be at least 1.5m away from any other under verandah sign.
- (e) Street verandah fascia signs are no closer than 2.5m to the footpath below.
- (f) Signs attached to a structure or the face of a building are setback 300mm from the kerb of a road.
- (g) Sandwich boards, magazine signs or display stands in public places are permitted, providing that they are adjacent to the trading premises selling such items and are positioned in such a way as not to create a hazard to pedestrian traffic or obstruct the doors of parked vehicles.

## 20.9.4 SIGNS IN RESIDENTIAL AND COASTAL SETTLEMENTS ZONE

- (a) Signs in Residential and Coastal Settlements Zones are limited to a single sign for each road frontage of any site.
- (b) Signs in the Residential and Coastal Settlements Zones are limited to advertising a lawful use of the site, located on the site on which the activity occurs and shall advertise only services, products or events available or occurring on the site.
- (c) The area of a sign or combination of signs, per site, must not exceed 0.5m<sup>2</sup> in area.

*Note: For the purposes of measuring the area of any sign, a double-sided sign is measured as the area of one side only.*

- (d) The highest point of a sign must be placed no more than 3 metres above ground level or be no higher than the eaves of a building to which it relates, whichever is the lesser.
- (e) Sandwich boards, magazine signs or display stands in public places are permitted, providing that they are adjacent to the trading premises selling such items and are positioned in such a way as not to create a hazard to pedestrian traffic or obstruct the doors of parked vehicles.

### **20.9.5 SIGNS IN THE RURAL PRODUCTION, PLAINS PRODUCTION AND RURAL LIVING ZONES**

- (a) The area of a sign or combination of signs, per site, must not exceed 3.0m<sup>2</sup> in the Rural Production, Plains Production and Rural Living Zones.

*Note: For the purposes of measuring the area of any sign, a double-sided sign is measured as the area of one side only.*

- (b) The highest point of a sign attached to a building must not exceed the highest point of the roof in the Rural Production, Plains Production and Rural Living Zones.
- (c) The maximum number of signs on any site must not exceed 2; except that this rule does not apply to:
- (i) traffic directional signs, provided that each individual sign does not exceed 1m<sup>2</sup>; and does not advertise any activity;
  - (ii) signs that are not visible from a public road or place.

# **PART E      SUBDIVISION**

## 21 SUBDIVISION

### 21.1 INTRODUCTION

The RMA identifies subdivision as a category of activity distinct from land use activities. It is a process of dividing a parcel of land or a building into one or more further parcels or changing an existing boundary location. The definition of the subdivision of land in section 218 of the RMA includes cross-leases, company lease and unit title developments, and long-term leases (35 years or more). It produces a framework of land ownership which assists land use development, activity and conservation.

Subdivision provides an important framework for managing land development, including the provision of roading, water supply, sewage disposal, energy, telecommunication, stormwater and trade waste services, which can be achieved through conditions of subdivision consent.

While subdivision itself does not alter the way land is used, the creation of new parcels of land is almost always accompanied by expectations of associated land development (e.g. a dwelling on a new residential or rural lot). Subdivision is, therefore, one of the primary mechanisms for facilitating new development and growth in the District, and if managed appropriately, it can contribute positively to the wellbeing of the District. Subdivision facilitates the provision of housing, social and community facilities, industry, commerce and primary production by enabling ownership of and investment in land and buildings.

However, potential adverse effects of subdivision can include:

- the inefficient use of finite resources, including the loss of versatile land through urbanisation and inappropriate rural development;
- the consequential physical effects of earthworks and vegetation clearance associated with the construction of building platforms, recontouring and provision of infrastructure, including roads, driveways and footpaths, and associated changes to stormwater runoff patterns, water quality and potential adverse effects on visual amenity, natural features and landscapes, and ecological values;
- increased demand for infrastructure and services;
- damaging or destroying sites of cultural and heritage value;
- degrading amenity values that people enjoy;
- increasing risks posed by natural hazards;
- adversely affecting people's health and safety;
- degrading the natural character of the coastal environment, wetlands, lakes and rivers and their margins;
- degrading the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga;
- adversely affecting the integrated, safe, responsive, and sustainable operation of the roading network, including the state highway network; and
- reverse sensitivity, where new sensitive activities established through subdivision could potentially constrain existing uses nearby.

If the adverse effects are avoided or mitigated and the subdivision is carried out in a sustainable way the overall effects are likely to be beneficial.

## 21.2 ISSUES

### 21.2.1 Lot Size and Dimension

**The need for lots of a sufficient size and dimension to accommodate activities allowed by the zones and district-wide activity rules.**

#### Explanation

Subdivision of land needs to create lots that are of an appropriate size to accommodate the variety of land use activities that are allowed by the zones and district-wide activity rules in the District Plan. They also need to be of a size and shape that enable the avoidance, remediation or mitigation of potential adverse effects of development on natural, physical, cultural and heritage resources; that maintain or enhance landscape and amenity values; and avoid or mitigate any potential reverse sensitivity effects in the area where they are located.

### 21.2.2 Servicing

**Subdivision usually requires roading, telecommunication, electricity, water, sewage and stormwater services to enable future owners of the land to carry out their planned activities.**

#### Explanation

Subdivisions usually result in intensified land use, involving a full range of services. Good subdivision design includes roading and access routes that work efficiently and safely for both vehicles and pedestrians.

Water supply and sewage/stormwater disposal services may connect to existing reticulation networks or be developed as self-contained services for each subdivision by the subdivider, or alternatively be developed at a later date by owners of each individual site within a subdivision.

The proliferation of individual water supply and effluent disposal and stormwater systems can result in water contamination, flooding, or land instability in certain terrain. Subdivisions, where possible, should connect to existing reticulation systems.

### 21.2.3 Natural Hazards

**The potential effects of natural hazards on lots created by subdivision.**

#### Explanation

Section 106 of the RMA enables the Council to refuse subdivision applications, or to grant subdivision consent subject to conditions, where the Council considers that there is a significant risk from natural hazards (considering likelihood of the natural hazard occurring, the material damage that would result, and any likely subsequent use of the land that would accelerate, worsen or result in material damage). The RMA states that the Council must not grant a subdivision consent unless those adverse effects can be avoided, remedied or mitigated.

The limitations of land and the possible effects of natural hazards, including geotechnical constraints, need to be taken into account in the design and implementation of subdivisions.

## 21.3 OBJECTIVES

1. **Subdivision of land that is consistent with the objectives and policies of the relevant zones and district-wide activities in the District Plan, including those relating to:**
  - i) **safeguarding the rural land resource of Central Hawke's Bay District from inappropriate subdivision (in Section 21 of the District Plan);**

- ii) **avoiding or minimising adverse effects of inappropriate subdivision in areas identified as Outstanding Natural Features and Landscapes, Significant Natural Areas, areas of significant indigenous vegetation and significant habitats of indigenous fauna, and High Natural Character Areas in the coastal environment (Sections 7 & 8.2 of the District Plan);**
  - iii) **avoiding or minimising adverse effects of inappropriate subdivision on heritage items, sites of significance to tangata whenua, and Statutory Acknowledgement Areas (Sections 4, 12 & 13 of the District Plan);**
  - iv) **managing adverse effects of inappropriate subdivision on Significant Amenity Landscapes that contribute to the character and amenity values of the areas (Section 8.3 of the District Plan);**
  - v) **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 (Section 8.4 of the District Plan); and**
  - vi) **promoting sustainable subdivision and building (Section 6 of the District Plan).**
2. **Lots created by subdivision are physically suitable for a range of land use activities allowed by the relevant rules of the District Plan.**
  3. **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 safety of people and communities, and the maintenance or enhancement of amenity values.**
  4. **Reverse sensitivity effects are avoided where practicable or mitigated where avoidance is not practicable.**
  5. **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.**

## 21.4 POLICIES

1. *To establish standards for minimum lot sizes for each zone in the District.*
2. *To provide for subdivision of land to create in-situ Lifestyle Sites in conjunction with the legal and physical protection in perpetuity of areas of significant indigenous vegetation and/or significant habitats of indigenous fauna (including Significant Natural Areas identified in Appendix F of the District Plan), sites of significance to Tangata Whenua (identified in Appendix D of the District Plan), Heritage Items (identified in Appendix B of the District Plan), and Archaeological Sites (identified in Appendix C of the District Plan).*
3. *To allow the creation of lots of various sizes and dimensions for public works, network utility operations, renewable electricity generation, reserves and access.*
4. *To integrate subdivision roading with the existing roading network in an efficient manner which reflects expected traffic levels and the safe and convenient management of vehicles and pedestrians.*
5. *To encourage in the Residential Zone subdivision design that develops or uses subsidiary roads, in order to avoid an increase in the number of direct access crossings on to arterial roads for traffic safety purposes.*
6. *To ensure upon subdivision or development, that all new lots or buildings are provided with a connection to a reticulated water supply, reticulated public sewerage system, and a reticulated stormwater system, where such adequate reticulated systems are available.*
7. *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 any significant adverse effects on the environment.*

8. *To encourage innovative subdivision design consistent with the maintenance of amenity values.*
9. *To encourage the incorporation of public open space and plantings within subdivision design for amenity purposes.*
10. *To provide pedestrian and amenity linkages where useful linkages can be achieved or further developed.*
11. *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.*
12. *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.*
13. *To ensure that land being subdivided, including any potential structure on that land, is not subject to significant risk of material damage by the effects of natural hazards, including flooding, inundation, erosion, subsidence or slippage and earthquake faults.*
14. *To ensure that any mitigation measures used to manage significant risk from natural hazards do not have significant adverse effects on the environment.*
15. *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 of cultural significance to tangata whenua, cause natural hazards, or increase the risk of natural hazards occurring.*
16. *To avoid where practicable, or otherwise mitigate, potential reverse sensitivity effects of sensitive activities (particularly residential and lifestyle development) establishing near rural production, horticultural or industrial activities and existing public works, network utilities and renewable electricity generation sites.*
17. *To promote the design of subdivision and land use development or redevelopment in a manner that enables the efficient use of land within identified National Grid Corridors without introducing sensitive activities or structures that would inhibit the operation, access, maintenance or upgrade of National Grid lines and support structures.*

*Note: Refer to the Objectives and Policies in Sections 8.4.2 and 8.4.3, and Policy 2 in Section 9.4 of the District Plan relating to the establishment of esplanade reserves, esplanade strips or access strips when subdividing land along the margins of rivers, lakes and along the coast.*

## **21.5 EXPLANATION AND REASONS**

It is important that subdivision is undertaken in a way that achieves the objectives and policies of the various zones and district-wide activity provisions of the District Plan.

The District Plan includes minimum lot size standards that provide landowners with sufficient flexibility and certainty to create sites which are of an appropriate size to achieve the scale, density and type of development provided for by the objectives, policies and methods for each zone and district-wide activity.

Consistent with the objectives and policies of Section 8.3: Protection of Indigenous Vegetation and Habitats of Indigenous Fauna, and Section 12: Heritage Values, the District Plan includes subdivision rules that allow the creation of a separate in-situ Lifestyle Site (and an associated house site) in return for legally and physically protecting in perpetuity: nominated significant indigenous vegetation and/or significant habitats of indigenous fauna (including Significant Natural Areas identified in Appendix F of the District Plan), or Heritage Items identified in Appendix B of the District Plan located on the land being subdivided.



Given the highly variable nature of circumstances and public needs associated with the creation of sites for special purposes (including public works, network utility operations and renewable electricity generation activities), it is impractical to specify what size or dimension these sites should be. The subdivision rules therefore provide flexibility to allow the creation of sites of various sizes and dimensions for special purposes.

Subdivision is often followed by intensification or changes in land use that increase the demand for reticulated water supply, wastewater disposal and stormwater disposal services. However, unless the provision of such services is proposed and identified as works in the Council's Long Term Plan or Annual Plan, and are necessary to protect the environment, the Council will not provide them to the sites in these areas. Subdividers will be required to ensure that independent provision can be made for an on-site water supply, and for the disposal of wastewater and stormwater on the site, sufficient to meet the likely needs of subsequent development.

Where a method, other than connection to a public reticulated system will be used to provide new lots with a water supply or means of disposing of wastewater or stormwater from lots, subdividers will be required to demonstrate how the method can achieve the protection of the health and safety of residents and avoid any significant adverse effects on the environment.

Vehicular and pedestrian access to lots created must be practicable, safe and convenient for users, and should avoid adverse effects on the environment, including adjoining activities. Where new roads are required to connect a subdivision to the District road network, it is important that they are designed and constructed to be compatible with the roads they are connecting to.

It will be the subdividers, or subsequent lot owners', responsibility to ensure that telecommunication or electricity reticulation is available, where needed. Electricity requires the provision of power lines and associated structures. New underground reticulation is considered more visually appropriate.

The Council uses the *Code of Practice for Urban Land Subdivision (NZS 4404: 1991* and any future amendments) to assess detailed engineering requirements. The Code of Practice is therefore referred to in the assessment matters for resource consents; although the Code of Practice itself is not part of the District Plan.

There are areas within the District which, because of risk from natural hazards, are unsuitable for development, or require specific measures to be undertaken to overcome these hazards. (Refer to Section 10 of the District Plan.)

The Council has an obligation under section 106 of the RMA to decline consent to any subdivision in areas where there is a significant risk from natural hazards. It is also necessary to consider the effects of the mitigation measures (as part of a risk management approach) which may also create adverse environmental effects.

Earthworks associated with construction of access, building platforms or services on land being subdivided may potentially have an adverse impact on the amenity of the area, including dust and visual amenity, and may result in the modification, damage or destruction of historic heritage and sites and places of significance to tangata whenua; or accelerate or worsen the risk and effects of natural hazards in the area. The Council may impose conditions on subdivision consents regarding the design, location, construction and extent of earthworks associated with the subdivision or development of the land.

Inappropriately designed or located subdivision has potential to create reverse sensitivity effects, particularly when it provides for the establishment of sensitive activities (e.g. residential and lifestyle development) close to existing farming activities, industrial activities, public works, network utility operations and renewable electricity generation sites. Such effects can significantly affect the ability of the existing activities to continue to operate (e.g. through complaints about noise and odour). Therefore, recognising and avoiding reverse sensitivity effects when planning for subdivision and land use development will provide for the continued efficient and effective operation of existing activities.

## 21.6 IMPLEMENTATION METHODS

To achieve policies 1-17 through:

1. Implementation of objectives and policies of the relevant zones and district-wide activities in the District Plan, including those set out in the following sections of the District Plan:
  - Section 4: Nga Tangata Whenua o Tamatea
  - Section 5: Housing and Business Growth
  - Section 6: Sustainable Subdivision & Building
  - Section 7: Coastal Environment
  - Section 8: Natural Environment
  - Section 10: Natural Hazards
  - Section 12: Heritage Items
  - Section 14: Transport
  - Section 19: Earthworks
2. District Plan rules that identify the activity status of subdivision and specify minimum performance standards, including minimum lot sizes, for the zone in which the subdivision occurs;
3. Use of conditions on subdivision consents to control the environmental effects of subdivision and land use development.
4. The current Hastings District Council Engineering Code of Practice includes standards for the design and construction of roading and service infrastructure, which may be used as a means of compliance with the objectives, policies, rules and standards of the District Plan.
5. *Code of Practice for Urban Land Subdivision (New Zealand Standard NZS 4404:2004)*.
6. *The New Zealand Fire Service Fire-Fighting Water Supplies Code of Practice SNZ PAS 4509:2008* applies to all new subdivision and development in all areas, for both reticulated and non-reticulated water supplies.
7. The Resource Management (National Policy Statement on Electricity Transmission) 2010.
8. National Environmental Standards for Assessing & Managing Contaminants in Soil to Protect Human Health.
9. Natural hazard information, such as the Council's natural hazard database on the GIS system, the natural hazards historical database and ongoing consultation and information sharing with the Hawke's Bay Regional Council, including via the Hawke's Bay Hazard Information Portal (<http://www.hbemergency.govt.nz/hazards/portal>).
10. Covenants and Consent Notices issued under section 221 of the RMA and registered on Certificates of Title.
11. Completion Certificates issued under section 222 of the RMA for the completion of works (e.g. works to provide or upgrade service facilities).
12. Heritage New Zealand *Pouhere Taonga* Act 2014 which makes it an offence to destroy or modify an archaeological site without first obtaining an 'archaeological authority'. This applies to both recorded and unrecorded archaeological sites.

## 21.7 ENVIRONMENTAL RESULTS ANTICIPATED

- Achievement of the objectives and policies of the various zones and district-wide activity provisions.
- Creation of sites which are of a sufficient size and shape to accommodate the variety of activities allowed by the zones and district-wide activity rules.
- Appropriate flexibility in the size of lots that can be created and the means of achieving the servicing of lots.
- Sites which are of a size and shape that enable the maintenance or enhancement of the character or amenity of the environment, including landscape values, and avoid any potential reverse sensitivity issues in the area where they are located.
- Sites of a size and shape suitable for current and future requirements of public works, network utilities, renewable electricity generation, and other special purposes.
- A safe and efficient roading network.
- Safe, efficient and convenient vehicular and pedestrian access to and from subdivided lots.
- Water supplies that are sufficient in volume and of potable (drinkable) quality to meet reasonable needs and expectations over time.
- Adequate treatment and disposal of stormwater and wastewater.
- Adequate provision for energy supplies and telecommunications.
- Maintenance and enhancement of public health and safety.
- Cost effective provision of services for redevelopment and growth without additional financial burdens on District rate payers.
- A pattern of subdivision complementary and appropriate to the character of the land uses in the area concerned.
- A pattern of subdivision consistent with planned density, roading patterns and open space requirements appropriate in residential environments.
- Avoidance or mitigation of potential significant risk from natural hazards, including flooding, erosion or subsidence.

# SUBDIVISION RULES

Should you require a resource consent refer to Part A: Information and Interpretation, and Part G: Assessment Matters, for guidance.

## 21.8 SUBDIVISION ACTIVITIES

(a) The Rule Table 21.8 sets out the status of different types of subdivision activities. If a subdivision (or related land use) activity is covered by more than one activity status, the stricter status applies.

| Rule Table 21.8 – Subdivision Activity Rules  |   |   |  |                        |
|---|---|---|--|------------------------|
| Type(s) of Subdivision  | Controlled Activity   | Restricted Discretionary Activity   | Discretionary Activity   | Non-Complying Activity |
| <b>General Subdivision</b><br>(applies to subdivisions not otherwise specifically provided for under the rules of Table 21.8)   | <b>Rule 21.8.1(a)</b><br>Where it: <ul style="list-style-type: none"> <li>complies with the relevant Subdivision Site Standards in 21.9; and</li> <li>complies with the relevant Subdivision Performance Standards in 21.10.</li> </ul>   | <b>Rule 21.8.2(a)</b><br>Where it: <ul style="list-style-type: none"> <li>complies with the relevant Subdivision Site Standards in 21.9; and</li> <li>does NOT comply with one or more of the relevant Subdivision Performance Standards in 21.10.</li> </ul> | <b>Rule 21.8.3(a)</b><br>Where it: <ul style="list-style-type: none"> <li>does NOT comply with the relevant Subdivision Site Standards in 21.9.</li> </ul> | Not Applicable         |
| <b>Subdivisions in the Residential Zone to create freehold titles from existing Cross Lease titles</b>  | <b>Rule 21.8.1(b)</b><br><i>Note 1: The Subdivision Site Standards in Section 21.9 and the Subdivision Performance Standards in Section 21.10 do not apply.</i><br><i>Note 2: If it does not relate to an existing Cross Lease title, the rules relating to General Subdivisions apply.</i> | Not applicable  | Not applicable   | Not applicable         |
| <b>Subdivisions for:</b> <ul style="list-style-type: none"> <li><b>Special Purposes:</b> to create lots of any size for public works, Network Utilities, Renewable Electricity Generation Activities, reserves, roads and access.</li> <li><b>Boundary Adjustments</b></li> </ul> | <b>Rule 21.8.1(c)</b><br>Where it: <ul style="list-style-type: none"> <li>complies with the relevant Subdivision Performance Standards in 21.10.</li> </ul>   | <b>Rule 21.8.2(b)</b><br>Where it: <ul style="list-style-type: none"> <li>does NOT comply with one or more of the relevant Subdivision Performance Standards in 21.10.</li> </ul>   | Not applicable   | Not applicable         |

**Rule Table 21.8 – Subdivision Activity Rules**

| Type(s) of Subdivision   | Controlled Activity   | Restricted Discretionary Activity   | Discretionary Activity   | Non-Complying Activity |
|--|---|---|--|------------------------|
| <p><b>Any Subdivision of land that:</b></p> <ul style="list-style-type: none"> <li>• <b>is within an Outstanding Natural Feature and Landscape</b> (identified in Appendix H, and on the District Plan Maps).</li> <li>• <b>is within, or contains, a Significant Natural Area</b> (identified in Appendix F, and on the District Plan Maps).</li> <li>• <b>contains a Heritage Item</b> (identified in Appendix B, and on the District Plan Maps).</li> <li>• <b>is within a Statutory Acknowledgement Area</b> (identified in Appendix E, and on the District Plan Maps).</li> <li>• <b>is within, or contains, a Wāhi Tapu, Wāhi Taonga or site of significance</b> (identified in Appendix D, and on the District Plan Maps).</li> <li>• <b>Is within an Area of High Natural Character in the Coastal Environment</b> (identified in Appendix G, and on the District Plan Maps).</li> </ul> | <p>Not applicable</p>   | <p>Not applicable</p>   | <p><b>Rule 21.8.3(b)</b></p>   | <p>Not applicable</p>  |
| <p><b>Lifestyle Sites in the Rural Production Zone</b></p>   | <p><b>Rule 21.8.1(d)</b><br/>Where it:</p> <ul style="list-style-type: none"> <li>• complies with the relevant Subdivision Site Standards in 21.9; and</li> <li>• complies with the relevant Subdivision Performance Standards in 21.10.</li> </ul> | <p><b>Rule 21.8.2(c)</b><br/>Where it:</p> <ul style="list-style-type: none"> <li>• complies with the relevant Subdivision Site Standards in 21.9; and</li> <li>• does NOT comply with one or more of the relevant Subdivision Performance Standards in 21.10.</li> </ul> | <p><b>Rule 21.8.3(c)</b><br/>Where it:</p> <ul style="list-style-type: none"> <li>• is located within the Coastal Environment (as shown on the District Plan Maps); or</li> <li>• does NOT comply with the relevant Subdivision Site Standards in 21.9.</li> </ul> | <p>Not applicable</p>  |

**Rule Table 21.8 – Subdivision Activity Rules**

| Type(s) of Subdivision   | Controlled Activity  | Restricted Discretionary Activity  | Discretionary Activity  | Non-Complying Activity   |
|--|--|--|---|--|
| <p><b>Lifestyle Sites in the Plains Production Zone</b></p>  | <p><b>Rule 21.8.1(e)</b><br/>Where:</p> <ul style="list-style-type: none"> <li>the Lifestyle Site is based around an existing dwelling; and</li> <li>it complies with the relevant Subdivision Site Standards in 21.9; and</li> <li>it complies with the relevant Subdivision Performance Standards in 21.10.</li> </ul> | <p><b>Rule 21.8.2(d)</b><br/>Where:</p> <ul style="list-style-type: none"> <li>the Lifestyle Site is based around an existing dwelling; and</li> <li>it complies with the relevant Subdivision Site Standards in 21.9; and</li> <li>it does NOT comply with one or more of the relevant Subdivision Performance Standards in 21.10.</li> </ul> | <p><b>Rule 21.8.3(d)</b><br/>Where:</p> <ul style="list-style-type: none"> <li>the Lifestyle Site is NOT based around an existing dwelling; and</li> <li>it complies with the relevant Subdivision Site Standards in 21.9.</li> </ul> | <p><b>Rule 21.8.4(a)</b><br/>Where:</p> <ul style="list-style-type: none"> <li>it does NOT comply with the relevant Subdivision Site Standards in 21.9.</li> </ul> |
| <p><b>Conservation Lots</b> in association with the protection of:</p> <ul style="list-style-type: none"> <li>Significant Natural Areas (listed in Appendix F)</li> <li>Areas of Significant Indigenous Vegetation, and areas of Significant Habitats of Indigenous Fauna <u>not</u> identified as Significant Natural Areas listed in Appendix F.</li> <li>Heritage Items (listed in Appendix B)</li> <li>Wāhi Tapu, Wāhi Taonga or site of significance (listed in Appendix D)</li> <li>Archaeological Sites (listed in Appendix C)</li> </ul> | <p><b>Rule 21.8.1(f)</b><br/>Where it:</p> <ul style="list-style-type: none"> <li>complies with the relevant Subdivision Performance Standards in 21.10.</li> </ul>  | <p><b>Rule 21.8.2(e)</b><br/>Where it:</p> <ul style="list-style-type: none"> <li>complies with the relevant Subdivision Site Standards in 21.9; and</li> <li>does NOT comply with one or more of the relevant Subdivision Performance Standards in 21.10.</li> </ul>  | <p><b>Rule 21.8.3(e)</b><br/>Where it:</p> <ul style="list-style-type: none"> <li>does NOT comply with the relevant Subdivision Site Standards in 21.9.</li> </ul>  | <p>Not applicable</p>  |

(b) Where a subdivision is a Controlled Activity, the Council has reserved control over the matter(s) specified in Section 29.9.

(c) Where a subdivision is a Restricted Discretionary Activity, the exercise of the Council’s discretion shall be restricted to the matter(s) specified in Section 29.9.

## 21.9 SUBDIVISION SITE STANDARDS

Note: Development Contributions are charged under the Local Government Act 2002 for subdivisions that create additional development rights. Refer to the Council's Development Contributions Policy <https://www.chbdc.govt.nz/assets/Document-Library/Policies/2.7-Development-Contributions-Policy-20150618.pdf>

### (a) General Site Standards (Except Subdivisions for Lifestyle Sites, Conservation Lots and Lots for Special Purposes)

Sites created by subdivision consent must comply with the following minimum net site area standards:

| Table 21.9A – Minimum Net Site Area Standards   |   |
|---|---|
| ZONE  | MINIMUM NET SITE AREA   |
| <b>Residential Zone:</b><br>Where public sewerage reticulation is available<br>Where public sewerage reticulation is not available  | 350m <sup>2</sup><br>1000m <sup>2</sup>                       |
| <b>Commercial Zone:</b>   | None  |
| <b>Mixed-Use Industrial Zone:</b>   | None  |
| <b>Rural Townships Zone:</b><br>Where public sewerage reticulation is available<br>Where public sewerage reticulation is not available  | 600m <sup>2</sup><br>1000m <sup>2</sup>                       |
| <b>Rural Living Zone:</b>   | 4000m <sup>2</sup>  |
| <b>Rural Production Zone:</b>   | 20 hectares   |
| <b>Plains Production Zone:</b>  | 12 hectares   |
| <b>Coastal Settlements Zone:</b><br>Where public sewerage reticulation is available<br>Where public sewerage reticulation is not available:<br>- Mangakuri<br>- other Coastal Settlements | 800m <sup>2</sup><br>1500m <sup>2</sup><br>1000m <sup>2</sup> |

**(b) Lifestyle Sites**

Sites created by subdivision consent for Lifestyle Sites, including associated Conservation Lots, must comply with the following standards:

**Table 21.9B – Standards for Lifestyle Sites**

| Zone  | Minimum Area  | Maximum Area  | Minimum Balance Area   | Number of Additional Sites that can be Created  | Application must comply with the following:  |
|---|---|---|--|---|--|
| <p>In the Rural Production Zone and Plains Production Zone, in association with the creation of a <b>Conservation Lot</b> for the protection of:</p> <ul style="list-style-type: none"> <li>• Significant Natural Areas (listed in Appendix F)</li> <li>• Areas of Significant Indigenous Vegetation, and areas of Significant Habitats of Indigenous Fauna <u>not</u> identified as Significant Natural Areas listed in Appendix F.</li> </ul> | <p>2,500m<sup>2</sup> exclusive of the area being protected</p> | <p>4,000m<sup>2</sup> exclusive of the area being protected</p> | <p>None, if the balance area is the Conservation Lot.<br/><br/><u>Except</u> where it is proposed that land exclusive of the Conservation Lot and Lifestyle Lot(s) is the balance area, in which case the balance area must comply with the minimum site size standards for the relevant zone where it is located under Table 21.9A.</p> | <p>One (being the Lifestyle Site)<br/><br/><u>Except</u> where the total area of the feature to be protected is 9 hectares or more, a second Lifestyle Site may be created that complies with the minimum and maximum area standards in this table.</p> | <ul style="list-style-type: none"> <li>i. Each Conservation Lot shall contain an area of at least 5,000m<sup>2</sup> of the Significant Natural Area, area of Significant Indigenous Vegetation, or area of Significant Habitat of Indigenous Fauna which must be nominated for protection.</li> <li>ii. The whole of the feature within the Conservation Lot must be physically and legally protected in perpetuity.</li> </ul> |
| <p>In the Rural Production Zone and Plains Production Zone, in association with the creation of a <b>Conservation Lot</b> for the protection of:</p> <ul style="list-style-type: none"> <li>• Heritage Items (listed in Appendix B)</li> <li>• Wāhi Tapu, Wāhi Taonga &amp; sites of significance (listed in Appendix D)</li> </ul>   | <p>2,500m<sup>2</sup> exclusive of the area being protected</p> | <p>4,000m<sup>2</sup> exclusive of the area being protected</p> | <p>None, if the balance area is the Conservation Lot,<br/><br/><u>Except</u> where it is proposed that land exclusive of the Conservation Lot and Lifestyle Lot(s) is the balance area, in which case the balance area must comply with the minimum site size standards for the relevant zone where it is located under Table 21.9A.</p> | <p>One (being the Lifestyle Site)</p>   | <ul style="list-style-type: none"> <li>i. Where the Heritage Item to be protected cannot or is not intended to be used for a residential activity.</li> <li>ii. The whole of the Heritage Item, or Wāhi Tapu, Wāhi Taonga or site of significance must be physically and legally protected in perpetuity.</li> </ul>   |



Table 21.9B – Standards for Lifestyle Sites

| Zone                   | Minimum Area                   | Maximum Area            | Minimum Balance Area   | Number of Additional Sites that can be Created | Application must comply with the following:   |
|------------------------|--------------------------------|-------------------------|------------------------|--|---|
| Plains Production Zone | 2,500m <sup>2</sup>            | 4,000m <sup>2</sup>     | 12 hectares            | None (amalgamation is required)                | <ul style="list-style-type: none"> <li>i. Lifestyle subdivision must only be applicable for an existing site smaller than 12 hectares.</li> <li>ii. The site(s) being amalgamated with the balance site does not have to be less than 12 hectares, but it must be adjoining.</li> <li>iii. Any newly created balance site must not contain more than one dwelling.</li> </ul> |
| Rural Production Zone  | 4,000m <sup>2</sup> (net site) | 2.5 hectares (net site) | 20 hectares (net site) | One  | A site is only be eligible to be subdivided to create a Lifestyle Site under this standard <u>once every three years</u> , and at least three years must have lapsed from the date the subject title was created.   |

**(c) Exemptions to Minimum Site Standards****(iii) Subdivisions for Special Purposes**

There are no minimum net site area standards for sites created by subdivision consent in any zone for Special Purposes.

**(iv) Subdivisions to Increase the Area of Existing Non-Complying Sites**

There are no minimum site area standards for subdivisions to increase the area of existing non-complying sites in any zone, provided that no existing complying site is rendered non-complying by the subdivision.

## 21.10 SUBDIVISION PERFORMANCE STANDARDS

### (a) Building Platforms

For each lot in the Rural Production Zone, Plains Production Zone and Rural Living Zone, which is capable of containing a residential dwelling, at least one stable building platform of 30 metres by 30 metres must be identified which is capable of (but is not limited to) containing a dwelling, a vehicle manoeuvring area and any accessory buildings, in compliance with the performance standards and performance criteria for the zone where it is located (including dwelling setbacks applicable to that zone). No part of a building platform must be located within the National Grid Corridor. Where the National Grid Corridor traverses the site, the proposed vehicular accessway to the building platform must also be identified on the subdivision plan.

### (b) Road Widening

Where the existing frontage road is subject to a road widening designation, provision must be made to enable the Council to acquire such land by separately defining the parcels of land subject to the road widening designation. Where the Council is not able to immediately acquire the parcel, the parcel must be held in conjunction with adjoining land. This will be achieved with a Consent Notice registered which ensures that the parcel of land intended for road widening purposes remains held with the adjoining land until such time as the Council requires that parcel of land.

### (c) Water Supply

All new lots for any activity that will require a water supply must be connected to a public reticulated water supply, where one is available.

Where the new lots will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the subdivider must demonstrate how an alternative and satisfactory water supply can be provided to each lot.

*Note: Performance Standard 21.10(c) does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding.*

### (d) Wastewater Disposal

All new lots for any activity that will create wastewater must be connected to a public reticulated wastewater disposal system, where one is available.

Where the new lots will not be connected to a public reticulated wastewater disposal system, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the subdivider must demonstrate how an alternative and satisfactory method of wastewater disposal can be provided for each site.

*Note: Performance Standard 21.10(d) does not replace regional rules which control the collection, treatment and disposal of wastewater to land or water. These rules must be complied with prior to the activity proceeding.*

### (e) Stormwater Disposal

All new lots for any activity that will create stormwater must be connected to a public reticulated stormwater disposal system, where one is available.

Where the new lots will not be connected to a public reticulated stormwater disposal system, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the subdivider must demonstrate how an alternative and satisfactory method of stormwater disposal can be provided for each site.

*Note: Performance Standard 21.10(e) does not replace regional rules which control the collection, treatment and disposal of stormwater to land or water. These rules must be*

*complied with prior to the activity proceeding*

**(f) Property Access**

All new lots for any activity must have vehicular access to an existing, legal road that complies with the relevant provisions of Section 14: Transport.

No part of a vehicle access to an identified building platform must cross any part of the National Grid Subdivision Corridor.

## **PART F      ZONE PROVISIONS**

## 22 RURAL ZONES

### 22.1 INTRODUCTION

Central Hawke's Bay's significant natural resources are in the rural area. The total land area of the District is approximately 332,800 hectares, of which the area in rural land comprises the majority (87%).

The water and soil resources of the rural land allow for a variety of farming and forestry activities to take place. In 2012, pastoral farming and associated cropping land accounted for the 88% of the total district land area in rural production/land use, followed well behind by native bush/scrub (5%), exotic forest land (4%), horticultural land (1%) and other rural land (2%). Central Hawke's Bay accounted for 40% of the total pastoral and associated cropping land in the Hawke's Bay Region.

The leading farming activities in the District have traditionally been, and continue to be, mixed sheep/beef, specialised beef cattle farming and specialised sheep farming. Livestock farming and plantation forestry predominate on the hill country, and cropping, livestock farming and horticulture predominate on the plains. Dairying and horticultural activity is centred on the Tikokino area, and to a lesser extent in the Elsthorpe-Flemington area.

The rural land resource underpins the social, economic and cultural wellbeing of the people of the District. Rural production and processing/manufacturing together accounted for 54% of the District's total GDP in 2012, and 51.6% of the District's employment. The rural area is also of social and cultural significance for the various hapū and rural communities that lie within it.

Highly versatile land in New Zealand is rare, and therefore of very high value for food and crop production. The versatile land of the Central Hawke's Bay District (particularly the concentration of versatile land found on the Ruataniwha Plains) is of regional if not national significance, and warrants specific recognition in the Central Hawke's Bay District Plan for its finite characteristics and high value for primary production purposes. The District Plan specifically addresses the protection of the versatile land of the District by way of a separate zone – the Plains Production Zone.

The Rural Zones generally are sparsely settled and buildings are not an obvious part of the landscape. There are a small number of commercial or industrial activities within the Rural Zones that are of a small scale. Providing for a range and flexibility of land use activities in the Rural Zones is important for the future in adding diversity and resilience to the rural economy, thereby providing additional employment and economic opportunities to the community. This outcome will need to be consciously balanced against the need to protect and retain the rural land resource (particularly the District's versatile land) for primary production, and the health and availability of water.

The rural landscape also supports a range of recreational activities such as hunting and fishing in the rural area focusing on the Tukituki, Waipawa, and Porangahau Rivers, the Ruahine Ranges, and the coast.

Central Hawke's Bay's rural land area also accommodates a range of indigenous plant communities, including mountain forests of the Ruahine Range, podocarp-broadleaf remnant forests on the plains and coastal ranges, and coastal wetland and dune communities.

### 22.2 ISSUES

#### 22.2.1 Protecting the Life-Supporting Capacity of the District's Soil Resource

**The District's soil resource is finite, and inappropriate development or subdivision into smaller lots for activities that are not related to land-based primary production could cumulatively, and irreversibly, diminish the productive capacity of this finite resource for current and future generations (particularly within the Ruataniwha Plains area and areas of highly productive land around Waipukurau, Waipawa and Otane).**

**Explanation**

Land based primary production underpins the economic, social and cultural well-being of the District, and the District's rural land resource is important for sustaining this production. The soils within the rural environment are a significant resource base for the District, particularly the highly productive soils found on the Ruataniwha Plains and around the main townships of Waipukurau, Waipawa and Otane. These areas have been identified as 'versatile land' of regional significance (and likely national significance), and therefore as a resource requiring protection.

The versatile land resource provides a high level of flexibility in terms of the types of crops that can be grown, and these qualities ensure that the land based primary production industry can respond rapidly to changing technologies or crop types required in the future.

Future use of the versatile land resource of the District should avoid activities that compromise the ability to use those soils for food production, as there is a responsibility to ensure that they, and their life-supporting capacity, remain available to future generations. For this reason, the District Plan has encompassed these areas within a separate zone (Plains Production Zone) reflecting special recognition of the significance of this resource to the District.

The fragmentation of land holdings and new housing and other development which results from subdivision has a cumulative impact upon the rural environment, particularly on future options for the use of highly productive and versatile land. This includes direct loss of versatile land for productive uses, and also the effects of reverse sensitivity (as outlined in the following issue).

The historical approach to subdivision within the Rural Zone has been to provide for subdivision of lots down to 4000m<sup>2</sup> throughout the District, rather than to channel it into particular locations. There has been increasing pressure for rural residential subdivision or 'lifestyle' use in the District, particularly in close proximity to the urban areas of Waipukurau, Waipawa and Otane (on some of the District's versatile land). While each proposal may only have minor effects on its own, the cumulative effects over time can be very significant. The challenge is to ensure that subdivision under the District Plan rules, in particular those stipulating minimum lot sizes, results in the productive potential of the District's versatile land resource not being compromised.

## **22.2.2 Protecting Rural Amenity and the Quality of the Rural Environment**

**Land-based primary production, and other complementary rural, residential and recreation-based activities, underpin the social, economic and cultural wellbeing of the District (particularly for the District's rural communities), but they can also adversely affect rural environmental, cultural and amenity values.**

**Urban growth and the intrusion of urban activities into rural areas can:**

- **result in the loss of productive land;**
- **conflict with existing activities, including through reverse sensitivity; and**
- **detract from rural character and amenity.**

**Explanation**

The rural environment supports a variety of land based primary production activities including dry stock farming, cropping, dairying, horticulture, plantation forestry, small niche farming land uses, and rural service activities. The nature and distribution of farming activities is largely determined by natural patterns of landform, climate and soil type. These farming activities typically have an associated assortment of buildings and equipment, such as packing and processing sheds, milking sheds, fertiliser depots and rural contractor's yards. Infrastructural and other industrial-type activities also occur in the Rural Zones, such as network utility facilities (e.g. transmission lines), quarrying, aggregate processing and gravel extraction, all of which are critical to the functioning of the District. Other complementary activities provide support services to land-based primary production or are themselves based on a natural resource (such as tourism/recreation, or gravel).

The important contribution of the primary production sector to the economy of the District is directly reflected in rural employment as well as in the significant number of supporting service industries.

The District's reliance on primary production for its economic output means that maintenance of the productive capacity of the rural land resource is critical to the future wellbeing of the District. This is particularly so for the versatile land within the Plains Production Zone.

The above activities also play a large role in the formation of a common rural character and amenity. Rural amenity values include landscape and scenic values, individual privacy, open rural outlook and open space, vegetation prevailing over built elements, openness, and ease of access, clean air, unique odours, overall quietness, water availability and the well-being of the community.

Productive working environments are common and may contain large utilitarian buildings associated with farming. In general, buildings or structures are typically relatively low, and non-urban in density, with generous setbacks from external property boundaries, and with the height, scale, density and number of buildings not dominating the landscape and open space qualities of the rural environment. Properties are self-serviced with respect to water supply, wastewater disposal, and stormwater management.

While most of these activities are generally considered acceptable, practices associated with them have the potential to generate adverse effects on the rural environment, depending on their size and location, and the proximity and sensitivity of adjacent land uses. These practices include spray drift, the use of agrichemicals, noise from frost fans, shading from shelterbelts, pumping of water for irrigation, bird scarers, general use of farm machinery both on and off farm, the harvesting of crops which may occur at various times including at night, the weekend and public holidays. These practices have the potential to create noise, dust and odour either of a temporary or intermittent nature beyond the boundary of the property concerned. These are legitimate farming practises which may nevertheless impact on the amenity of others. Because these practices are an accepted and integral part of land-based primary production, they should not be unreasonably constrained by other activities.

Some types of activities that are generally not considered appropriate in the rural environment are commercial, retail and industrial activities. These may be incompatible with rural character and amenity values or create conflict with other existing lawfully established activities. Furthermore, these other activities may introduce urban characteristics or features, and they lend themselves to be more appropriately located in an urban location, where the servicing, infrastructure and facilities are more suitable to assist in avoiding, remedying or mitigating their potential adverse effects.

Avoidance of inappropriate and incompatible land uses that are inconsistent with the rural environment's location-specific values is important to maintain environmental quality and ensure that the productive use of land resources (for a resilient and diverse economy) is not compromised. There is a need to strike a balance between providing for a range of uses and development of natural and physical resources, and the preservation of that character, and those amenity values (such as vegetation prevailing over built elements, open space, privacy, ease of access and landscape and scenic values).

Rural-residential dwellers are often attracted to rural areas by the perceived quality of the rural environment, particularly its amenity values. Others choose to live in the country, as this is where their work is located, or because they were previously employed in the rural area. The Rural Zones are the residential location of necessity for farmers and other land users. Therefore, adequate rural living opportunities are required to support sustainable rural communities.

However, cumulative pressures and demands for rural living can generate tensions between those who opt for a rural lifestyle for open space, privacy, peace and quiet, and scenic values, and those who rely on the productive capability of the rural land resource. Rural living can result in reverse sensitivity conflicts, as residents with higher expectations of amenity move into a rural environment, where previously, noise, dust and stock movements were generally considered a usual aspect of the rural environment.

If increasing density of rural subdivision is allowed in close proximity to existing intensive farming activities, it can undermine the viability of farming activities should complaints about heavy traffic or objectionable noise, dust or odour arise. Increasing density of subdivision can also intensify pressure on the range of infrastructure servicing (roads and reticulated services), and also conflicts with infrastructure services for intensive farming activities (e.g. if rural roads are expected to be of a higher quality).

In response to this issue, and the reverse sensitivity issues of rural subdivision on farming activities, any rural-residential living opportunities within the Rural Zones should be of a size, intensity and scale that is consistent with productive land uses so that the wider rural environment and associated land use activities are not compromised.

## 22.3 OBJECTIVES

1. **The Rural Zones are predominantly used for farming activities and associated ancillary activities.**
2. **The rural land resource is protected from fragmentation, or from being compromised by building and development, including from unnecessary and unplanned urban expansion.**
3. **Activities do not reduce the potential for the versatile land of the District to be used in a productive and sustainable manner, particularly in the Plains Production Zone.**
4. **The predominant character of the Rural Zones is maintained, which includes:**
  - i) **low-density built form, with open space and few structures;**
  - ii) **a predominance of rural activities and associated buildings such as barns and sheds;**
  - iii) **existing rural communities and community activities, such as rural halls, reserves and schools;**
  - iv) **a landscape within which the natural environment (including farming and forest landscapes) predominates over the built one;**
  - v) **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).**
5. **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.**
6. **The primary productive purpose and predominant character of the Rural Zones are not compromised by potentially incompatible activities establishing.**
7. **The Waipukurau Airport is protected from noise sensitive activities establishing within the airnoise boundary.**

## 22.4 POLICIES

1. *To allow farming and associated ancillary activities, which are compatible with the primary productive purpose and predominant character and amenity of the Rural Zones.*
2. *To allow activities 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.*
3. *To manage the scale of post-harvest facilities and rural commercial activities to ensure that they remain compatible with the primary productive purpose of the Rural Zones, and potential adverse effects on the character and amenity of the rural area are avoided, remedied or mitigated.*
4. *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.*



5. *To require sufficient separation between sensitive activities and existing intensive farming activities, and new intensive farming activities and property and zone boundaries, in order to avoid, remedy or mitigate potential adverse effects, including reverse sensitivity and land use conflict.*
6. *To avoid adverse effects of shading from trees on adjoining public roads and properties.*
7. *To ensure incompatible activities do not locate in the Rural Zones where the activity will:*
  - i) *undermine the primary productive purpose and predominant character of the Rural Zones;*
  - ii) *constrain the establishment and use of land for primary production;*
  - iii) *lead to incremental creep of urban activities onto the versatile land of the District (particularly onto the Plains Production Zone) and/or sporadic urban activities elsewhere in the Rural Zones; and/or*
  - iv) *result in reverse sensitivity and/or lead to land use conflict.*
8. *To avoid 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, particularly in the Plains Production Zone.*
9. *To avoid establishment of commercial or industrial activities that are unrelated to the primary productive purpose of the Rural Zones, or that are of a scale that is incompatible with the predominant character and amenity of the rural area.*
10. *To avoid the establishment or intensification of noise sensitive activities within the airnoise boundary of the Waipukurau Aerodrome, and to require appropriate sound insulation of noise sensitive activities between the airnoise boundary and outer control boundary.*

## 22.5 EXPLANATION AND REASONS

The District Plan identifies two Rural Zones:

1. Plains Production Zone, which encompasses the significant concentration of versatile land in the District centred in and around the Ruataniwha Plains and the flat to rolling land around the urban centres.
2. Rural Production Zone, which covers the remaining rural areas of the District.

The Rural Zones contain the District's rural land resource and have primary production as their predominant purpose – particularly the Plains Production Zone, given it contains the District's most highly valued versatile land. As such, they provide extensively for farming activities (including post-harvest facilities and intensive farming) and for a level of associated residential, rural commercial and rural service activities where these actively support the primary productive purpose of these zones and the people who live and work in these rural communities.

Some activities, however, such as larger-scale commercial and industrial activities, are not provided for in the Rural Zones, as they are generally not considered compatible with the character and amenity values of the zones and have greater servicing needs, trade waste, traffic effects and the like. These activities are better located in other zones, particularly the Commercial and Mixed-Use Industrial Zones which are specifically for this purpose and more likely to be serviced accordingly.

At the interface between the Rural Zones and other zones, and between intensive farming activities and those activities which are more sensitive to noise, odour, dust and other nuisance effects, there is potential for conflicts to occur between different activities and different expectations about amenity. The District Plan, therefore, requires setbacks from roads, property boundaries, zone boundaries, and from intensive farming activities, to avoid or mitigate potential adverse cross-boundary effects and land use conflicts.

The District Plan controls the establishment or intensification of noise sensitive activities within the airnoise and outer control boundaries of the Waipukurau Airport to ensure that the ongoing efficient operation of the airport is not unreasonably constrained, whilst similarly protecting noise sensitive activities from the adverse effects of the airport.

The District Plan also provides for larger subdivision lot sizes in the Rural Zones, and limits on the provision for residential and rural lifestyle subdivision, to avoid further fragmentation of the District's finite soil resource – particularly in the Plains Production Zone, which encompasses the District's versatile land resource. Residential and rural lifestyle lots are better located in the Residential, Rural Township, Coastal Settlements, and Rural Living Zones, where amenity and servicing expectations are more likely to be met.

## 22.6 IMPLEMENTATION METHODS

To achieve Policies 1 –10 through:

1. District Plan rules that identify permitted land uses within the Rural Zones and specify minimum performance standards, including spatial buffers, to avoid or mitigate adverse effects and to maintain the character and amenity of the zone.
2. Any activity or proposal that is not a permitted activity, or that is a permitted activity which does not comply with the relevant District Plan performance standards for the Rural Zones will be considered pursuant to an application for resource consent.
3. Use of conditions on resource consents to control the environmental effects of activities to acceptable levels for the Rural Zones.
4. Central Hawke's Bay District Council Bylaws, *Part 13: The Keeping of Animals, Poultry and Bees (2008)*.
5. Use of subdivision rules and standards to control fragmentation of the rural land resource.
6. Promote the use of management plans and industry codes of practice as a means of self-regulation.
7. The Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.
8. The National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health.
9. The New Zealand Standards *NZS 6805:1992 Airport Noise Management and Land Use Planning*, and *NZS 6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas*.

## 22.7 ENVIRONMENTAL RESULTS ANTICIPATED

- The life-supporting capacity of the rural land resource is maintained, particularly the versatile land of the District.
- The scale and form of development utilises and protects the rural land resource and maintains the range of potentially productive purposes.
- Production activities continue to promote the sustainable management of the land resource and enhance the social, economic and cultural wellbeing of the rural community.
- Recognition and acceptance of the effects associated with the management of primary production.
- The area of land available for primary production purposes is not reduced by ad hoc and unplanned development.
- Land use and development of new activities is based on a legitimate need for a rural location.
- An environment that has low scale commercial and industrial activities linked to produce grown and/or stock farmed on the site or nearby.
- Commercial and industrial activities not directly related to primary production, or of a scale that is out of character with the rural environment, are directed to appropriate urban zones.

- The lawful operation of existing rural-based activities are not constrained by the introduction of new rural or rural residential land uses in the locality.
- Recognition of long-established infrastructure and community facilities.
- Rural activities appropriately manage their potential to create reverse sensitivity issues associated with odour, noise, dust and traffic affecting development in close proximity to them.
- Avoidance or mitigation of adverse effects on adjoining activities, including reverse sensitivity effects.
- Retention of the open character, land based primary production activities, and low scale of buildings that comprise the amenity of the Rural Zone.
- The ongoing operation of the Waipukurau Airport as an important infrastructure asset for Central Hawke's Bay District.

## RURAL ZONES RULES

Should you require a resource consent refer to *Part A: Information and Interpretation*, and *Part G: Assessment Matters*, for guidance.

### 22.8 ZONE STATEMENTS

The following provisions apply to both Rural Zones of the District – being the Plains Production Zone and the Rural Production Zone – which cover those areas where agricultural, horticultural, viticultural, other farming activities and forestry predominate, and also incorporate a number of rural communities of varying size.

#### Plains Production Zone

The Plains Production Zone identifies and recognises the concentration of versatile land of Central Hawke's Bay, centred in and around the Ruataniwha Plains and flat-to-rolling land surrounding the urban areas of Waipukurau, Waipawa and Otane.

#### Rural Production Zone

The Rural Production Zone recognises the rural area of the District beyond the Plains Production Zone, and accounts for the majority of the land within the Central Hawke's Bay District. It is the area of generally undulating-to-hilly land inland of the coast, and extending through to the Ruahine Range in the west, and has a diverse range of land uses. The predominant land use is pastoral (the backbone of the District's economy) although the zone includes production forestry blocks and the conservation estates of the Ruahine Range, which forms the backdrop to the District. The Rural Production Zone also encompasses the coastal environment of the District, where this falls outside the Coastal Settlements Zone.

### 22.9 DISTRICT-WIDE MATTERS

Reference should also be made to *Part D District-Wide Provisions* which may also apply in addition to any relevant zone rules for activities undertaken in the Rural Zones. Any one or more of the district-wide rules may require an activity to obtain a resource consent.

Also check to see if consents are required from the Hawke's Bay Regional Council in relation to activities such as:

- discharges of contaminants to land or water (e.g. effluent, stormwater).
- taking of water (e.g. from water courses or underground wells).
- discharge of spray drift or strongly odorous substances.
- disturbance of the beds of rivers, lakes or wetlands (i.e. earthworks in the bed, gravel extraction, culverts and access structures).
- activities which impede access to rivers, lakes or wetlands, or artificial watercourse, within a land drainage or flood control scheme area.
- vegetation clearance and soil disturbance activities in the coastal environment.
- activities in identified Coastal Hazard Zones.

### 22.10 ACTIVITIES

#### 22.10.1 PERMITTED ACTIVITIES

The following activities are **Permitted Activities in both the Rural Production Zone and Plains Production Zone**, subject to compliance with the Performance Standards in 22.11:

##### (a) Farming Activities.

*Note: The provisions of the Rural Zones in the District Plan do not apply to plantation forestry. Plantation forestry is regulated separately under the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017 which addresses such things as setbacks, earthworks management, land preparation, harvesting and replanting.*

- (b) **Post-Harvest Facilities**, limited to:
  - (i) Coastal Environment Area 200m<sup>2</sup> gross floor area per site.
  - (ii) All Other Areas 2500m<sup>2</sup> gross floor area per site.
- (c) **Rural Commercial Activities, Visitor Accommodation and Home Occupations**, within specified limits.
- (d) **Community Activities and Recreational Activities**, limited to 100m<sup>2</sup> gross floor area per site.
- (e) **Residential Activities**.
- (f) **Seasonal Workers Accommodation** within specified limits.
- (g) **Helicopter Depots**, limited to 10 flight movements in any calendar month.
- (h) **Temporary buildings ancillary to a building or other construction project**.
- (i) **Temporary Events**.
- (j) **Temporary Military Training Activities**.

### 22.10.2 CONTROLLED ACTIVITIES

The following activities are **Controlled Activities in both the Rural Production Zone and Plains Production Zone**, subject to compliance with the Performance Standards in 22.11:

- (a) **Intensive Farming Activities (where more than 500 metres from a Residential, Rural Living, Coastal Settlements, Commercial or Rural Township Zone boundary)**.

The Council has reserved control over the matters contained in Section 29.3.3.

- (b) **Expansion or intensification of Existing Noise Sensitive Activities** located within the Outer Control Boundary identified on the Planning Maps, where the following is provided:

- (i) a certificate from a person suitably qualified in acoustics stating that the proposed construction will achieve 40dB Ldn in all habitable rooms with the windows open; or
- (ii) a certificate from a person suitably qualified in ventilation stating that the proposed construction will achieve appropriate ventilation specifications.

The Council has reserved control over the matters contained in Section 29.3.5.

- (c) **Relocated Buildings**.

The Council has reserved control over the matters contained in Section 29.3.4.

### 22.10.3 RESTRICTED DISCRETIONARY ACTIVITIES

The following activities are **Restricted Discretionary Activities in both the Rural Production Zone and Plains Production Zone**:

- (a) **Helicopter Depots** exceeding 10 flight movements in any calendar month.

The exercise of the Council's discretion will be restricted to the matter(s) specified in Section 29.4.5.

- (b) **Any Activity** which is listed as a Permitted Activity or Controlled Activity but does not comply with one or more of the relevant Performance Standards in 22.11 (except for activities not complying with the respective activity threshold measures in Performance Standard 22.11.1, or 22.11.6, 22.11.8, 22.11.9 and 22.11.15).

The exercise of Council's discretion will be restricted to the matter(s) specified in Section 29.2 for the standard(s) which is not complied with.

## 22.10.4 DISCRETIONARY ACTIVITIES

The following activities are **Discretionary Activities in both the Rural Production Zone and Plains Production Zone**:

- (a) **Commercial boarding and/or breeding of cats, dogs and other domestic pets within 500 metres of a Residential, Rural Living, Coastal Settlement, Commercial or Rural Township Zone.**
- (b) **Camping Grounds.**
- (c) **Any Residential Activities, Seasonal Workers Accommodation, Rural Commercial Activities, Visitor Accommodation or Home Occupations not complying with the respective activity threshold measures in Performance Standard 22.11.1.**
- (d) **Relocatable Building Depots.**
- (e) **Any Other Activity**, which is not listed as a Permitted Activity or a Controlled Activity or a Restricted Discretionary Activity or a Non-Complying Activity or a Prohibited Activity.

## 22.10.5 NON-COMPLYING ACTIVITIES

The following activities are **Non-Complying Activities in both the Rural Production Zone and Plains Production Zone**:

- (a) **Intensive Farming Activities** (except the commercial boarding and/or breeding of cats, dogs and other domestic pets) within 500 metres of a Residential, Rural Living, Coastal Settlements, Commercial or Rural Township Zone boundary.
- (b) **Commercial Activities** (except for Rural Commercial Activities, Visitor Accommodation, Camping Grounds, and Home Occupations).
- (c) **Industrial Activities.**
- (d) **Activities that do not comply with Performance Standard 22.11.6.**

## 22.10.6 PROHIBITED ACTIVITIES

- (a) **Establishment of New Noise Sensitive Activities** located within the Air Noise Boundary or Outer Control Boundary identified on Planning Maps 8, 32, 34 and 35.

## 22.11 PERFORMANCE STANDARDS

### 22.11.1 Activity Thresholds

#### Rural and Plains Production Zones:

- (a) **Residential Activities:**

|                                       | <b>RURAL PRODUCTION ZONE</b>  | <b>PLAINS PRODUCTION ZONE</b>  |
|---------------------------------------|---|--|
| <b>Residential Units</b>              | <ul style="list-style-type: none"> <li>(a) One residential unit will be allowed per site with an area less than 20 hectares.</li> <li>(b) One additional residential unit will be allowed per site with an area of 20 hectares or greater.</li> </ul> | <ul style="list-style-type: none"> <li>(a) One residential unit will be allowed per site.</li> </ul>   |
| <b>Supplementary Residential Unit</b> | <ul style="list-style-type: none"> <li>(a) One supplementary residential unit will be allowed per site.</li> <li>(b) The supplementary residential unit must be clearly incidental to the primary residential unit on the site.</li> </ul>            | <ul style="list-style-type: none"> <li>(a) One supplementary residential unit will be allowed per site.</li> <li>(b) The supplementary residential unit must be clearly incidental to the primary residential unit on the site.</li> </ul> |

|   |   |  |
|---|---|--|
|   | (c) The maximum gross floor area, excluding garages, and verandahs less than 20m <sup>2</sup> in area, must be 100m <sup>2</sup> .  | (c) The maximum gross floor area, excluding garages, and verandahs less than 20m <sup>2</sup> in area, must be 100m <sup>2</sup> . |
|   | (d) The supplementary residential unit will be located no further than 25 metres from the primary residential unit.   | (d) The supplementary residential unit will be located no further than 25 metres from the primary residential unit.                |
|   | <i>Note: An existing primary residential unit may become the supplementary residential unit provided that all Standards and Terms are met.</i>                              |  |
| <b>Seasonal Workers Accommodation</b>   | (a) The maximum gross floor area of the seasonal workers accommodation is 125m <sup>2</sup> .   |  |
|   | (b) All new buildings that are part of the seasonal workers accommodation will be relocatable in design.  |  |
|   | (c) The property upon which the workers accommodation is to be sited must not be a lifestyle site (a site created through the subdivision provisions of the District Plan). |  |
|   | (d) Any building associated with seasonal workers accommodation must be sited a minimum of 15 metres from any road or adjoining property boundary.                          |  |
| <i>Note 1: Under the Regional Resource Management Plan, there are also requirements in respect of new domestic sewage systems (including minimum land area requirements).</i> |   |  |

**(b) Rural Commercial Activities, Visitor Accommodation and Home Occupations:**

The following activity threshold limits will apply. These activities can be carried out singly or in combination on one site, until the cumulative limit per site has been reached.

| <b>ACTIVITY THRESHOLD LIMITS</b>   |   |  |
|--|---|--|
| <b>ACTIVITY</b>  | <b>THRESHOLD MEASURE</b>                                      | <b>MAXIMUM LIMIT PER SITE</b>  |
| <b>Retail Sales (limited to produce reared or produced on the site)</b>  | Maximum Gross Floor Area                                      | 100m <sup>2</sup> (including outdoor display areas)  |
|  | Hours of Operation  | Any day of the week 8.00am - 10.00pm   |
| <b>Restaurants</b>   | Maximum floor area for serving customers.                     | 100m <sup>2</sup> (excluding uncovered outdoor areas)  |
|  | Maximum number of persons to be accommodated at any one time. | 40 persons   |
|  | Hours of Operation  | Any day of the week 8.00am - 10.00pm   |
| <b>All Other Rural Commercial Activities, Visitor Accommodation and Home Occupations (excluding Retail Sales)</b>  | Personnel Limits  | At least one person resident on the site must carry out the activity.<br>Maximum number of additional employees (to those resident on the site) will be 3 persons. |
|  | Maximum Gross Floor Area                                      | 100m <sup>2</sup>  |
| <b>Cumulative Limit</b>  | Maximum Gross Floor Area for all activities                   | 100m <sup>2</sup> (per site, not per activity)   |
|  | Maximum Outdoor Display Area for all activities               | 100m <sup>2</sup> (per site, not per activity)   |
| <i>Note: Visitor accommodation within an existing residential building or supplementary residential building will be exempt from the 100m<sup>2</sup> maximum floor area provided that the existing residential activity does not cease.</i> |   |  |

## 22.11.2 Total Building Coverage (including Hardstand and Sealed Areas)

### Plains Production Zone Only:

The maximum building coverage (including hardstand and sealed areas) must not exceed 35% of the net site area or 1500m<sup>2</sup>, whichever is the lesser, except for Post-Harvest Facilities where the maximum building coverage is 35% of the net site area or 2500m<sup>2</sup>, whichever is the lesser.

Netting, structures, and greenhouses where crops are grown under or within those structures directly in the soil of the site, are excluded from total building coverage calculations.

## 22.11.3 Height of Buildings

### Rural and Plains Production Zones:

Maximum allowable height of any building is 10m, with the exception of frost protection fans (measured to the tip of the blade at its highest point) which can be a maximum of 15m.

## 22.11.4 Recession Lines

### Rural and Plains Production Zones:

- (a) No part of a building may exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary.
- (b) Where an internal boundary of a site immediately adjoins an access or part of an access which is owned or partly owned with that site or has a registered right-of-way over it in favour of that site, the recession lines must be constructed from the far side of the access.

## 22.11.5 Setback from Roads

### Rural and Plains Production Zones:

- (a) The minimum setback for a residential unit is 5m;
- (b) the minimum setback for any building for any other activity (including stockyards, and stock loading ramp\race) from road boundaries is 20m:

except that

buildings less than 10m<sup>2</sup> in gross floor area, and buildings used by Emergency Service Activities, may be located within the above setbacks from road boundaries.

*Note: Under the Regional Resource Management Plan, there is also a requirement for setbacks from the bed of a river, lake or artificial watercourse which is within a land drainage or flood control scheme area.*

## 22.11.6 Setback from National Grid Yard and National Grid Substation

### Rural and Plains Production Zones:

#### National Grid Substation

The minimum building setback from the secured yard of National Grid Substation is 20m.

#### National Grid Yard

- (a) Under the National Grid conductors (wires):
  - (i) on all sites within any part of the National Grid Yard, all buildings and structures must:
    - i. if they are for a sensitive activity, not involve an increase in the building height or footprint where alterations and additions to existing buildings occur; or
    - ii. be a fence less than 2.5m high; or
    - iii. be network utilities within a transport corridor or any part of electricity infrastructure that connects to the national grid; or



- iv. be an uninhabitable farm building or structure for farming activities (but not a milking/dairy shed (excluding ancillary structures), *Pseudomonas syringae* pv. *actinidiae* (PSA) structures, commercial greenhouses or intensive farming buildings); or
  - v. be an uninhabited horticultural building or structure other than a commercial greenhouse or intensive farming building;
- (ii) all buildings or structures permitted by (i) must comply with at least one of the following conditions:
- i. a minimum vertical clearance of 10m below the lowest point of the conductor associated with national grid lines; or
  - ii. demonstrate that safe electrical clearance distances required by *NZIECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances* are maintained under all national grid line operating conditions.
- (b) Around National Grid support structures: buildings and structures must be setback at least 12m from a National Grid support structure, except where the building or structure is a:
- (i) network utility within a transport corridor or any part of electricity infrastructure that connects to the National Grid;
  - (ii) fence less than 2.5m in height and more than 5m from the nearest support structure;
  - (iii) horticultural structure between 8m and 12m from a single pole support structure that:
    - i. meets the requirements of the *NZIECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances* for separation distances from the conductor;
    - ii. is no more than 2.5m high;
    - iii. is removable or temporary, to allow a clear working space 12 metres from the pole when necessary for maintenance and emergency repair purposes; and
    - iv. allows all-weather access to the pole and a sufficient area for maintenance equipment, including a crane; or
  - (iv) horticultural structure for which Transpower has given written approval in accordance with clause 2.4.1 of *NZIECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances* to be located within 12m of a tower or 8m of a pole support structure.

*Note: PSA is a bacterium that can result in the death of kiwifruit vines.*

## 22.11.7 Setback from Neighbours

### **Rural and Plains Production Zones:**

Subject to any other rules for the Rural Production Zone, the minimum setback of buildings for an activity from internal boundaries are:

- (a) all buildings (except accessory buildings).....15m
- (b) accessory buildings.....5m

## 22.11.8 Setback from Existing Intensive Farming Activities

### **Rural and Plains Production Zones:**

The minimum setback of buildings for any Sensitive Activity from any buildings or enclosure housing animals reared intensively, or from organic matter and effluent storage, treatment and utilisation associated with intensive farming activities, is 200m.

## 22.11.9 Setbacks for Intensive Farming Activities

### **Rural and Plains Production Zones:**

Buildings housing animals reared intensively and enclosures accommodating animals reared intensively, and organic matter and effluent storage, treatment and utilisation associated with intensive farming activities, must be located a minimum distance of:

- (a) 500m of any Rural Township, Rural Living, Coastal Settlements, or Residential Zone boundary.
- (b) 200 metres of a property boundary.

## 22.11.10 Shading of Land and Roads

### **Rural and Plains Production Zones:**

- (a) Trees on Boundaries

Trees forming a continuous line for a distance of more than 20 metres on a side or rear boundary of a property under separate ownership:

- (i) must be planted a minimum distance of 5m from an adjoining property boundary and be maintained so that the branches do not extend over that boundary; and
- (ii) where planted between 5m and 10m from an adjoining property boundary must be maintained at a height of no more than their distance from the boundary +4m (e.g. at a distance of 5m from the boundary, the height limit is 9m; at a distance of 9m from the boundary, the height limit is 13m).

- (b) Trees Adjoining Public Roads

Trees forming a continuous line for a distance of more than 20 metres within 5 metres of a public road must be maintained at a height of less than 9 metres.

*Note: this standard does not apply to plantation forestry, which is subject to permitted activity setback conditions for afforestation specified in the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.*

## 22.11.11 Noise

### **Rural and Plains Production Zones:**

Activities must comply with the provisions of Section 18 of the District Plan on Noise.

*Note: There are exemptions and/or specific Standards provided under Section 18.8.3 for the use of agricultural machinery, audible bird scaring devices, hail cannons and frost protection fans.*

## 22.11.12 Natural Hazards

### **Rural and Plains Production Zones:**

Activities must comply with the provisions of Section 10 of the District Plan on Natural Hazards.

## 22.11.13 Traffic Sightlines, Parking, Access and Loading

### **Rural and Plains Production Zones:**

Activities must comply with the provisions of Section 14 of the District Plan on Transport and Parking.

## 22.11.14 Light and Glare

### **Rural and Plains Production Zones:**

The following light spill standard will apply to all land uses other than for the purposes of illuminating a road:

- (a) Between the hours of 2200 and 0700 any outdoor lighting must not cause an added illuminance in excess of 125 lux, measured horizontally or vertically at any point 2 metres within the boundary of any adjoining site which is zoned Residential, Rural Township, Rural Living or Coastal Settlements.
- (b) Between the hours of 2200 and 0700 any outdoor lighting must not be used in a manner that it causes:
  - (i) An added illuminance in excess of 15 lux measured horizontally or vertically (at a height of 1.5m above the ground) at any window of an adjoining building within a Residential, Rural Township, Rural Living or Coastal Settlements Zone;
  - (ii) An added illuminance in excess of 15 lux measured horizontally or vertically (at a height of 1.5m above the ground) at any point along any Residential, Rural Township, Rural Living or Coastal Settlements-zoned boundary or site used for residential purposes, except those in the Mixed-Use Industrial Zone.
- (c) Where the measurement of any added illuminance cannot be made because any person refuses to turn off outdoor lighting, measurements may be made in locations a similar nature which are not affected by such outdoor lighting. Those measurements may be used to determine the added illuminance, if any, of such outdoor lighting.
- (d) Any outdoor lighting must be so selected, located, aimed, adjusted and screened so as to direct such lighting away from any Residential Activity, Visitor Accommodation, Community Activity, marae, State Highways and formed public roads.

### **22.11.15 Buildings by Waipukurau Airport**

#### **Plains Production Zone Only:**

Notwithstanding the performance standards in relation to buildings set out in Rule 22.11 there must be:

- (a) no building for an activity in those areas specified as 'No building zone' on Planning Maps 32 and 34.
- (b) no building for an activity that exceeds 6m or 10m in those areas specified as 'Height Restriction of 6 metres' and as 'Height Restriction of 10 metres' on the Planning Maps.
- (c) no building for an activity that exceeds a height restriction determined by a 1:20 approach and take-off gradient for aircraft using the runways which are identified on the Planning Maps at the Waipukurau Airport.

### **22.11.16 Temporary Buildings Ancillary to a Building or Other Construction Project**

- (a) All temporary buildings ancillary to a building or other construction project must meet the following requirements:
  - (i) A maximum gross floor area of 50m<sup>2</sup> per site, and
  - (ii) The duration of the temporary building must not exceed the duration of the project, or 12-month period, whichever is the lesser.

### **22.11.17 Temporary Events**

#### **Duration**

- (a) The occupation of a site for a temporary event (excluding setting up and pack down of any associated structures and buildings and the restoration of the site) must not exceed a period of 3 consecutive days in total within any 12-month period.

**Noise**

- (b) Temporary events must comply with the applicable permitted activity rules and standards for noise, including *Table 18.8B Specific Activity Noise Limits*, in *Section 18 Noise and Vibration* for the site on which the temporary event is located.

**Traffic and Parking**

- (c) All parking associated with the temporary event must be accommodated on the site or by other off-street arrangements.
- (d) Temporary events must comply with the applicable permitted activity rules and standards for traffic sightline distances in *Section 14 Transport and Parking* for the site on which the temporary event is located.

**Notification – Circuses, Concerts, Musicals, Exhibitions, Festivals, Filming, Parades and Sporting Events Only**

- (e) The Council must receive notification of these temporary events at least 10 days prior to the event taking place.

**Restoration of the Site**

- (f) All structures and other works accessory to an event must be removed and the site returned to its original condition, including the removal of all waste and other rubbish associated with the event, within 5 working days after the activity has ceased.

**General**

- (g) Other than noise for Temporary Events in *Section 18 Noise*, and traffic sightline distances in *Section 14 Transport and Parking*, the performance standards for the zone do not apply to temporary events.

*Note: Any signs associated with the temporary event must comply with the permitted activity standards for temporary signs as set out in Section 20 Signs.*

**22.11.18 Temporary Military Training Activities**

- (a) The activity must not exceed a period of 31 days, excluding set-up or pack-down activities, which can occur up to one week prior to commencement and up to one week following completion of the temporary military training activity.
- (b) Other than noise for temporary military training activities in *Section 18 Noise* and earthworks in *Section 19 Earthworks*, the performance standards for the zone do not apply to temporary military training activities.
- (c) No permanent structures must be constructed.

**22.11.19 Relocated Buildings**

- (a) Any relocated building intended for use as a dwelling or for visitor accommodation must have previously been designed, built and used as a dwelling or for visitor accommodation.
- (b) The relocated building must comply with all other relevant performance standards for the zone.
- (c) A Building Pre-Inspection Report must be submitted to the Council with each application to relocate a building. The report must:
  - (i) state whether the building is structurally sound;
  - (ii) describe the condition of the building and identify all reinstatement works needed to bring the exterior of the building up to an external visual appearance that is tidy, workmanlike and compatible with other buildings in the vicinity;
  - (iii) state the proposed timetable to complete the external reinstatement works (including connections to all infrastructure services and closing in and ventilation to the foundations) within 12 months from the date the building is moved to the site;

- (iv) provide clear photographs of the building in its current state; and
  - (v) provide such plans and elevations of the building as are necessary to illustrate the new site location and likely external design and appearance of the building as a result of the reinstatement work.
- (d) The Building Pre-Inspection Report shall be prepared by:
- (i) A Member of the Institute of Professional Engineers of NZ (Structural and Civil); or
  - (ii) A member of the New Zealand Institute of Building Surveyors; or
  - (iii) An independent person, persons or company as approved by Central Hawke's Bay District Council Building Control Authority; or
  - (iv) A Building Control Officer (or equivalent) from the territorial local authority where the building is being relocated from outside of the District.
- (e) The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken until the site is visited by Council officers to inspect the standard of the site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date.
- (f) The building must be placed on permanent foundations no later than two weeks from the date the building is moved to the site.
- (g) All external reinstatement works identified in the Building Pre-Inspection Report, including connections to all infrastructure services and closing in and ventilation to the foundations, must be completed within 12 months from the date the building is moved to the site.
- (h) The owner of the site on which the relocated building is placed must certify to the Council that the reinstatement work identified in the Building Pre-Inspection Report will be completed within the 12-month period. The site owner will be responsible for ensuring this work is completed.

*Note: All necessary building consents under the Building Act 2004 (including consent to place the building on permanent foundations) must be obtained prior to the relocated building being placed on the destination site, unless otherwise agreed in writing by the Council.*

## 23 RURAL LIVING ZONE

### 23.1 INTRODUCTION

The Rural Living Zone is located on rolling to hilly land with soils of generally lower versatility on the outskirts of Waipukurau and Waipawa, with access to amenities associated with rural and urban environments, and recognised as being in areas desirable for low density rural residential living.

The Rural Living Zone provides a valuable residential resource for people wanting a lifestyle on larger sites in a semi-rural setting, without the responsibility of owning and maintaining a larger rural property. As well as providing a lifestyle choice within close commuting distance to Waipawa and Waipukurau for employment, education, shopping, entertainment and recreation activities, the Rural Living Zone provides the opportunity to carry out small scale productive activities.

In addition to addressing demand for low density residential development, the Rural Living Zone reduces pressure for urban expansion onto the versatile land of the District and enables the avoidance or mitigation of potential adverse cross-boundary effects and land use conflicts within the zone and at the rural interface.

### 23.2 ISSUES

#### 23.2.1 Providing a Choice of Residential Environments

**There is a need to provide for a choice of different residential environments to enable current and future residents to meet their lifestyle aspirations within the District.**

##### Explanation

Providing a range of residential environments within the District is important to enable people to choose what best suits their particular lifestyle needs and aspirations.

Historically, there has been no zone for rural residential living specifically provided in a planned manner, and rural-residential developments (with lots of 4000m<sup>2</sup> or more) have tended to be scattered across the rural area. It is now recognised that identifying appropriate locations for this type of large-lot residential development would provide for a more sustainable form of development into the future.

Locating a Rural Living Zone immediately adjacent to the existing urban areas of Waipawa and Waipukurau would enable the sustainable management of the District's natural and physical resources, including infrastructure.

#### 23.2.2 Protecting the Versatile and Rural Land Resource from Future Ad Hoc Rural Residential Development.

**The subdivision and development of rural land for rural residential living can, over time, result in the irreversible loss of the District's finite rural soil resource (particularly the versatile land of the Ruataniwha Plains and areas around Waipukurau, Waipawa and Otane), and diminish the capacity of the resource to be used productively.**

##### Explanation

The increasing pressure for rural residential subdivision or lifestyle use in the District, including the associated development of buildings and hard stand surfaces, can cumulatively result in the productive potential of the District's rural and versatile land resources being compromised. It is important that rural residential living be directed away from these finite resources to areas of lower productivity in the rural environment.

### 23.2.3 Managing Reverse Sensitivity

Rural residential activities establishing within, or at the interface of, the rural environment can create potential conflict with and compromise the effective and efficient operation of legitimate primary production activities, where rural residential activities have higher environmental expectations about amenity values than are reasonably achievable in terms of the working needs of rural activities.

#### Explanation

The Rural Zones include productive activities that can generate potential adverse effects from 24 hour harvesting operations, odour and noise associated with the use of farm machinery, heavy traffic, animals, cropping, frost protection and bird-scaring. The establishment of more sensitive rural residential activities within, or at the interface of, the rural environment can result in reverse sensitivity conflicts with legitimate rural activities and their ability to be effectively and efficiently carried out.

## 23.3 OBJECTIVES

1. Low density residential needs are met within a Rural Living Zone located on land with soils of generally lower versatility in close proximity to the urban areas of Waipawa and Waipukurau.
2. Compatible land use activities within the Rural Living Zone which enable sufficient flexibility for rural residential living and/or small-scale farming activities, and which avoid or mitigate adverse effects within the zone and at the interface with other zones.

## 23.4 POLICIES

1. *To maintain and enhance the attractive open space character of the Rural Living Zone with larger section sizes that are sufficient to accommodate a residential unit, supplementary residential unit and accessory buildings and an area of open space for amenity and/or productive purposes.*
2. *To limit the number of residential units and supplementary residential units that can establish as of right on sites within the Rural Living Zone.*
3. *To provide for home occupations, rural commercial activities and visitor accommodation which are complementary to the rural residential use of the land and are compatible in scale with rural residential living in the zone.*
4. *To require activities within the Rural Living Zone to be self-sufficient in the provision of on-site water supply, wastewater and stormwater disposal, unless a reticulated supply is available to connect to.*
5. *To require buildings within the Rural Living Zone to be setback a minimum distance from property boundaries to avoid or mitigate potential adverse cross-boundary effects and land use conflicts.*
6. *To manage the bulk, scale and location of buildings within the Rural Living Zone to ensure they are in keeping with the low density rural residential character and amenity of the Zone.*
7. *To limit the scale of Community Activities and Recreation Activities in the Rural Living Zone to maintain the character and amenity of the zone.*
8. *To avoid adverse effects of shading from trees on adjoining public roads and properties.*

## 23.5 EXPLANATION AND REASONS

The Rural Living Zone provides areas for people to live in a semi-rural environment, in close proximity to the urban areas of Waipawa and Waipukurau on rolling-to-hilly land with soils of generally lower versatility.

In addition to providing for residential activities within the zone, the District Plan allows the establishment of a range of other activities (i.e. farming activities, rural commercial activities, home occupations and visitor accommodation) to enable people in the zone to have sufficient flexibility to use their land in a way that enables them to fulfil their rural residential choice. Some activities, however, such as intensive farming activities and industrial activities, are not provided for in the zone, as they are generally not compatible with the character and amenity values of the zone and, given the smaller size of the sites in the zone, there is less opportunity for them to be separated sufficiently from sensitive activities within the zone, or on land in adjoining zones.

In maintaining the open character and rural qualities of the Rural Living Zone, it is intended that multiple residential units will not be allowed to establish on the site. The District Plan permits a single residential unit plus one supplementary residential unit with a limited floor area on each site. The limitation on the floor area is to ensure that the supplementary residential unit is supplementary to the main dwelling. The District Plan also limits the scale of permitted rural commercial activities, visitor accommodation, home occupations, community activities and recreation activities which have the potential to adversely affect the open character of the zone (due to the low density of residential activities) and the amenity of the zone with effects, such as noise, traffic generation and disturbance. Where these activities are larger than the permitted scale, they are better located in other zones, to maintain the character and amenity of the Rural Living Zone and to assist with the efficient and effective use of the Commercial Zone.

While the zone is located in close proximity to urban areas that are fully serviced, unless a reticulated service is available to connect to, activities establishing within the Rural Living Zone will be required to make independent provision for on-site water supply, wastewater and stormwater disposal.

At the interface of Rural Living Zone and other rural zone boundaries, and between Rural Living Zone activities and rural activities, there is potential for conflicts to occur between different activities and expectations about amenity. The District Plan, therefore, requires buildings within the Rural Living Zone to be setback a minimum distance from property boundaries to avoid or mitigate potential adverse cross-boundary effects and land use conflicts.

## 23.6 IMPLEMENTATION METHODS

To achieve Policies 1 – 8 through:

1. District Plan rules that identify permitted land uses within the Rural Living Zone and specify minimum performance standards to avoid or mitigate adverse effects and to maintain the character and amenity of the zone;
2. Any activity or proposal that is not a permitted activity, or that is a permitted activity that does not comply with the relevant District Plan performance standards for the Rural Living Zone will be considered pursuant to an application for resource consent.
3. Use of conditions on resource consents to control the environmental effects of activities to acceptable levels for the Rural Living Zone.
4. The provisions of the Rural Living Zone do not apply to Plantation Forestry. Refer to the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.
5. The National Environmental Standards for Assessing & Managing Contaminants in Soil to Protect Human Health.
6. The Central Hawke's Bay District Council Bylaws – Part 13: 2008 *The Keeping of Animals, Poultry and Bees*.

## 23.7 ENVIRONMENTAL RESULTS ANTICIPATED

- Specific areas of low-density residential development and/or small-scale farming activities on rolling to hilly land with soils of generally lower versatility, where potential interface effects with adjoining productive activities and urban activities can be managed.



- Alternative residential choice in close proximity to the urban areas of Waipawa and Waipukurau.
- Retention of the low density rural residential character and amenity of the Rural Living Zone by way of:
  - dominance of open space and plantings over buildings;
  - dominance of low-density housing; and
  - compatibility between activities within the zone, with residential use as the predominant activity.
- Diversity in building architecture, providing for individual and community expression.

## RURAL LIVING ZONE RULES

Should you require a resource consent refer to *Part A: Information and Interpretation*, and *Part G: Assessment Matters*, for guidance.

### 23.8 ZONE STATEMENT

The Rural Living Zone is located on the outskirts of Waipukurau and Waipawa. The purpose of the zone is to provide a choice of low-density residential living close to Waipawa and Waipukurau, with larger section sizes that are sufficient to accommodate a residential dwelling and accessory buildings, and a large area of open space for amenity and/or small-scale farming purposes.

### 23.9 DISTRICT-WIDE MATTERS

Reference should also be made to *Part D District-Wide Provisions* which may also apply in addition to any relevant zone rules for activities undertaken in the Rural Living Zone. Any one or more of the district-wide rules may require an activity to obtain a resource consent.

Also check to see if consents are required from the Hawke's Bay Regional Council in relation to:

- discharges of contaminants to land or water (e.g. effluent, stormwater).
- taking of water (e.g. from water courses or underground wells).
- discharge of spray drift or strongly odorous substances.
- disturbance of the beds of rivers, lakes or wetlands (i.e. earthworks in the bed, gravel extraction, culverts and access structures).
- activities which impede access to rivers, lakes or wetlands, or artificial watercourse within a land drainage or flood control scheme area.

### 23.10 ACTIVITIES

#### 23.10.1 PERMITTED ACTIVITIES

The following activities are **Permitted Activities** in the **Rural Living Zone**, subject to compliance with the Performance Standards in 23.11:

- (a) **Residential Activities.**
- (b) **Rural Commercial Activities, Visitor Accommodation and Home Occupations** within specified limits.
- (c) **Farming Activities.**
- (d) **Community Activities and Recreational Activities**, limited to 100m<sup>2</sup> gross floor area per site.
- (e) **Temporary buildings ancillary to a building or other construction project.**
- (f) **Temporary Events.**
- (g) **Temporary Military Training Activities.**

#### 23.10.2 CONTROLLED ACTIVITIES

The following activities are **Controlled Activities** in the **Rural Living Zone**, subject to compliance with the relevant Performance Standards in 23.11.

- (a) **Relocated Buildings.**

The Council has reserved control over the matters contained in Section 29.3.4.

### 23.10.3 RESTRICTED DISCRETIONARY ACTIVITIES

The following activities are **Restricted Discretionary Activities** in the **Rural Living Zone**:

- (b) **Any Activity** which is listed as a Permitted Activity but does not comply with any one or more of the relevant Performance Standards in 23.11 (except for activities not complying with the respective activity threshold measures in Performance Standard 23.11.1).

The exercise of the Council's discretion will be restricted to the matter(s) specified in Section 29.2 for the standard(s) which is not complied with.

### 23.10.4 DISCRETIONARY ACTIVITIES

The following activities are **Discretionary Activities** in the **Rural Living Zone**:

- (a) **Commercial boarding and/or breeding of cats, dogs and other domestic pets.**
- (b) **Any Residential Activities, Rural Commercial Activities, Visitor Accommodation or Home Occupations not complying with the respective activity threshold measures in Performance Standard 23.11.1.**
- (c) **Relocatable Building Depots.**
- (d) **Any Other Activity**, which is not listed as a Permitted Activity, Controlled Activity, Restricted Discretionary Activity or Non-Complying Activity.

### 23.10.5 NON-COMPLYING ACTIVITIES

The following activities shall be **Non-Complying Activities** in the **Rural Living Zone**:

- (a) **Intensive Farming Activities** (except the commercial boarding and/or breeding of cats, dogs and other domestic pets).
- (b) **Industrial Activities.**

## 23.11 PERFORMANCE STANDARDS

### 23.11.1 Activity Thresholds

- (a) Residential Activities
  - (i) One residential unit will be allowed per site.
  - (ii) Supplementary Residential Units:
    - i. One supplementary residential unit will be allowed per site.
    - ii. The supplementary residential unit must be clearly incidental to the primary residential unit on the site.
    - iii. The maximum gross floor area, excluding garages, and verandahs less than 20m<sup>2</sup> in area, is 100m<sup>2</sup>.
    - iv. The supplementary residential unit must be located no further than 25 metres from the primary residential unit.
- (b) Rural Commercial Activities, Visitor Accommodation and Home Occupations

The following activity threshold limits will apply (refer Table 23.11). These activities can be carried out singly or in combination on one site, until the cumulative limit per site has been reached without trading maximum floor space limits between activities.

**TABLE 23.11 ACTIVITY THRESHOLD LIMITS**

| ACTIVITY   | THRESHOLD MEASURE                               | MAXIMUM LIMIT PER SITE   |
|--|---|--|
| <b>Retail Sales (limited to produce reared or produced on the site)</b>  | Maximum Gross Floor Area                        | 50m <sup>2</sup> (including Outdoor Display Areas)   |
|  | Hours of Operation                              | Any day of the week 8.00am - 10.00pm   |
| <b>Rural Commercial Activities, Visitor Accommodation and Home Occupations (excluding Retail Sales)</b>  | Personnel Limits                                | At least one person resident on the site must carry out the activity. Maximum number of additional employees (to those resident on the site) is three persons. |
|  | Maximum Gross Floor Area                        | 50m <sup>2</sup>   |
| <b>Cumulative limits</b>   | Maximum Gross Floor Area for all activities     | 75m <sup>2</sup> (per site, not per activity)  |
|  | Maximum Outdoor Display Area for all activities | 75m <sup>2</sup> (per site, not per activity)  |
| <i>Note 1: Visitor accommodation within an existing residential building or existing supplementary building will be exempt from the 50m<sup>2</sup> maximum floor area provided that the existing residential activity does not cease.</i> |   |  |

### 23.11.2 Height of Buildings

The maximum allowable height of any building is 10m.

### 23.11.3 Recession Lines

- No part of a building must exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary.
- Where an internal boundary of a site immediately adjoins an access or part of an access which is owned or partly owned with that site or has a registered right-of-way over it in favour of that site, the recession lines must be constructed from the far side of the access.

### 23.11.4 Setback from Roads

- The minimum setback for a residential unit and supplementary residential unit from road boundaries must be 5m;
- The minimum setback for any building for any other activity (including stockyards, and stock loading ramps/races) from road boundaries must be 20m:  
except that  
buildings less than 10m<sup>2</sup> in gross floor area, and buildings used by Emergency Service Activities, may be located within the above setbacks from road boundaries.

### 23.11.5 Setback from Neighbours

Subject to any other rules for the Rural Living Zone, the minimum setbacks of buildings for an activity from internal boundaries are:

- all buildings (except accessory buildings) .....15m
- accessory buildings .....5m

### **23.11.6 Setback from Existing Intensive Farming Activities**

The minimum setback of buildings for any Sensitive Activity from any buildings or enclosure housing animals reared intensively, or from organic matter and effluent storage, treatment and utilisation associated with intensive farming activities is 200 metres.

### **23.11.7 Shading of Land and Roads**

(a) Trees on Boundaries

Trees forming a continuous line for a distance of more than 20 metres on a side or rear boundary of a property under separate ownership:

- (i) must be planted a minimum distance of 5m from an adjoining property boundary and be maintained so that the branches do not extend over that boundary; and
- (ii) where planted a distance between 5m and 10m from an adjoining property boundary, must be maintained at a height of no more than their distance from the boundary +4m (e.g. at a distance of 5m from the boundary, the height limit is 9m; at a distance of 9m from the boundary, the height limit is 13m).

### **23.11.8 Trees Adjoining Public Roads**

Trees forming a continuous line for a distance of more than 20 metres within 5 metres of a public road shall be maintained at a height of less than 9 metres.

### **23.11.9 Noise**

Activities must comply with the provisions of Section 18 of the District Plan on Noise.

### **23.11.10 Natural Hazards**

Activities must comply with the provisions of Section 10 of the District Plan on Natural Hazards.

### **23.11.11 Traffic Sightlines, Parking, Access and Loading**

Activities must comply with the provisions of Section 14 of the District Plan on Transport.

### **23.11.12 Hours of Operation**

(a) Community Activities and Recreational Activities must be limited to the following hours of operation:

7am to 10pm seven days a week; except where:

- (i) the entire activity is located within a building; and
- (ii) each person engaged in the activity outside the above hours resides permanently on the site, and
- (iii) there are no visitors, customers or deliveries associated with the activity outside the above hours.

### **23.11.13 Screening for Visual Amenity**

(a) Any outdoor storage (including waste) or service area associated with non-residential and non-farming activities must be fully screened from adjoining sites and from the road by fencing to a maximum height of 2 metres, and/or by landscaping.

If using landscaping to achieve the above rule, trees must have a minimum height of 2 metres at the time of planting (PB95) and shrubs must have a minimum height of 1 metre at the time of planting and be able to grow to 2 metres in height.

### 23.11.14 Light and Glare

All external lighting must be shaded or directed away from any adjoining residential buildings or roads, and must be less than 8 lux spill measured at a height of 1.5 metres above the ground at the boundary of the site.

### 23.11.15 Temporary Buildings Ancillary to a Building or Other Construction Project

- (a) All temporary buildings ancillary to a building or other construction project must meet the following requirements:
  - (i) A maximum gross floor area of 50m<sup>2</sup> per site; and
  - (i) The duration of the temporary building must not exceed the duration of the project, or 12-month period, whichever is the lesser.

### 23.11.16 Temporary Events

#### Duration

- (a) The occupation of a site for a temporary event (excluding setting up and pack down of any associated structures and buildings and the restoration of the site) must not exceed a period of 3 consecutive days in total within any 12-month period.

#### Noise

- (b) Temporary events must comply with the applicable permitted activity rules and standards for noise, including *Table 18.8B Specific Activity Noise Limits*, in *Section 18 Noise and Vibration* for the site on which the temporary event is located.

#### Traffic and Parking

- (c) All parking associated with the temporary event must be accommodated on the site or by other off-street arrangements.
- (d) Temporary events must comply with the applicable permitted activity rules and standards for traffic sightline distances in *Section 14 Transport and Parking* for the site on which the temporary event is located.

#### Notification – Circuses, Concerts, Musicals, Exhibitions, Festivals, Filming, Parades and Sporting Events Only

- (e) The Council must receive notification of these temporary events at least 10 days prior to the event taking place.

#### Restoration of the Site

- (f) All structures and other works accessory to an event must be removed and the site returned to its original condition, including the removal of all waste and other rubbish associated with the event, within 5 working days after the activity has ceased.

#### General

- (g) Other than noise for temporary events in *Section 18 Noise*, and traffic sightline distances in *Section 14 Transport and Parking*, the performance standards for the zone do not apply to temporary events.

*Note: Any signs associated with the temporary event must comply with the permitted activity standards for temporary signs as set out in Section 20 Signs.*

### 23.11.17 Temporary Military Training Activities

- (a) The activity must not exceed a period of 31 days, excluding set-up or pack-down activities, which can occur up to one week prior to commencement and up to one week following completion of the temporary military training activity.

- (b) Other than noise for temporary military training activities in *Section 18 Noise* and earthworks in *Section 19 Earthworks*, the performance standards for the zone do not apply to temporary military training activities.
- (c) No permanent structures must be constructed.

### **23.11.18 Relocated Buildings**

- (a) Any relocated building intended for use as a dwelling or for visitor accommodation must have previously been designed, built and used as a dwelling or for visitor accommodation.
- (b) The relocated building must comply with all other relevant performance standards for the zone.
- (c) A Building Pre-Inspection Report must be submitted to the Council with each application to relocate a building. The report must:
  - (i) state whether the building is structurally sound;
  - (ii) describe the condition of the building and identify all reinstatement works needed to bring the exterior of the building up to an external visual appearance that is tidy, workmanlike and compatible with other buildings in the vicinity;
  - (iii) state the proposed timetable to complete the external reinstatement works (including connections to all infrastructure services and closing in and ventilation to the foundations) within 12 months from the date the building is moved to the site;
  - (iv) provide clear photographs of the building in its current state; and
  - (v) provide such plans and elevations of the building as are necessary to illustrate the new site location and likely external design and appearance of the building as a result of the reinstatement work.
- (d) The Building Pre-Inspection Report must be prepared by:
  - (i) A Member of the Institute of Professional Engineers of NZ (Structural and Civil); or
  - (ii) A member of the New Zealand Institute of Building Surveyors; or
  - (iii) An independent person, persons or company as approved by Central Hawke's Bay District Council Building Control Authority; or
  - (iv) A Building Control Officer (or equivalent) from the territorial local authority where the building is being relocated from outside of the District.
- (e) The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken until the site is visited by Council officers to inspect the standard of the site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date.
- (f) The building must be placed on permanent foundations no later than two weeks from the date the building is moved to the site.
- (g) All external reinstatement works identified in the Building Pre-Inspection Report, including connections to all infrastructure services and closing in and ventilation to the foundations, must be completed within 12 months from the date the building is moved to the site.
- (h) The owner of the site on which the relocated building is placed must certify to the Council that the reinstatement work identified in the Building Pre-Inspection Report will be completed within the 12-month period. The site owner will be responsible for ensuring this work is completed.

*Note: All necessary building consents under the Building Act 2004 (including consent to place the building on permanent foundations) must be obtained prior to the relocated building being placed on the destination site, unless otherwise agreed in writing by the Council.*

## 24 RURAL TOWNSHIPS

### 24.1 INTRODUCTION

The five main, rural-based townships in Central Hawke's Bay are:

|          |          |            |
|----------|----------|------------|
| Ongaonga | Otane    | Porangahau |
| Takapau  | Tikokino | Elsthorpe  |

Each Rural Township has its own special character that reflects its history and development over the years.

Population figures indicate a largely static population for the District's rural townships with Otane experiencing a gradual increase in population.

The future of these townships is dependant on surrounding land uses, constraints due to natural hazards, provision for some increase in development and flexibility of development, including their ability to provide water supply and sewage disposal infrastructure. (Otane, Takapau and Porangahau have reticulated water and wastewater systems, while Tikokino and Ongaonga have no reticulated systems.)

Despite their small scale and low density, the rural townships are important places providing residents with pleasant and affordable places to live. They enable people those who wish to work in the country but who do not own farm land or a rural enterprise to live close to their place of employment. They also contain convenient social, recreational and retail services for people of the townships and for the population of the wider rural area.

#### Ongaonga

Ongaonga is a small settlement, 20 kilometres west of Waipawa, near State Highway 50, tdating back to 1872 when sections were subdivided from the original Fairfield Run. The first house was built in 1874, the first store in 1869, followed by a flour mill, school and church, and further businesses. Since then, the town has developed in a linear fashion centring on the main street (Bridge Street), which has a collection of historic buildings all built at a similar time (some of which were relocated there from the surrounding district), creating a picturesque historic village.

#### Otane

Originally known as Kaikora, Otane was officially founded in 1874 on part of a large pastoral estate known as 'Homewood', which had been subdivided into smaller farms. The settlement started with a few cottages providing homes for artisans and labourers who came to the district to provide the first labour force for the farming industry, and grew further with the arrival of the railway in 1876. Otane had a hotel, a general store, a boiling down works and a blacksmith, and residents could graze livestock on the roadside for a small weekly fee. The town reflects its heritage having retained a number of its older historic buildings and trees. Otane has had a resurgence in recent years, offering a desirable lifestyle with its village atmosphere and convenient location just off State Highway 2 between Waipawa and neighbouring Hastings. It has attracted some small cottage artisan operations, and offers a Sunday market, café and community facilities.

#### Porangahau

Porangahau township is a small rural township close to the mouth of the Porangahau River, near the coast, 45 kilometres south of Waipukurau. The area was an important site of Māori settlements, and still has a strong Māori presence with marae and coastal lands in the area. The township was founded in 1860, and grew to incorporate a general store, church, school and tavern, supporting surrounding farming and coastal activities. Along with nearby coastal settlements, it has become a summer holiday destination for bach owners and holiday-makers..



### Takapau

Takapau is a small rural community located off State Highway 2, 20 kilometres west of Waipukurau. It has a long history of Māori settlement dating back to the 1500s. In the early 1870's there was still a large Māori community at Takapau, and an active marae remains there today. The town was surveyed in 1876 on part of Oruawharo Station, providing both quarter acre town sections and large suburban sections for small farms. It then developed to include a hotel and general store and continues as a traditional rural service town centred around a small but distinct commercial core.

### Tikokino

Tikokino (originally named 'Hampden Town') on State Highway 50 north of Ongaonga, was founded by the government in 1860, and began as a little town of 86 sections. It became a sawmilling centre based on milling of tōtara and kahikatea (white pine) – about 20 sawmills were operating at one stage – and has since served the surrounding farms. It has a tavern, a community hall and school, and in the early days had a public library, post office and various stores and small businesses. Tikokino has a scattering of historic buildings and reflects a low density of development. The streets are wide and open, with plantings, and very little fencing.

### Elsthorpe

Elsthorpe is an inland farming district whose history is linked to the establishment of various large sheep stations in the mid-late 1800s – one of these was named after Elsthorpe in Lincolnshire, England. The small area zoned as 'Rural Township' centres around the intersection of Elsthorpe and Kenderdine Roads, largely encompassing a church (St Stephens – built in 1909), a community hall (built in 1907), the local rural fire station and a scattering of houses. The local school (Elsthorpe School – opened in 1898) is nearby on Kenderdine Road.

## 24.2 ISSUES

### 24.2.1 Rural Township Amenity

**The location, nature, and design of buildings, activities and their services vary considerably in the rural townships reflecting the historical mix of activities that give these small townships their distinct character. However, this can, without suitable environmental management, lead to adverse effects on the amenity of those townships and their surrounding landscapes.**

#### Explanation

The District's rural townships have developed over a long period of time. Ongaonga and Otane in particular, have a strong heritage character which is valued by their communities. While predominantly residential, a range of local and community service activities are found in these settlements and rural township residents generally accept an informal pattern of activities. Such non-residential activities are usually of a small scale; for example, primary schools, halls, and service stations. If such non-residential activities provide useful services or employment many residents are willing to live beside them. Similarly, the effects of farming activities near or within townships are more acceptable to rural township residents than those living in the larger urban areas. This reflects the close economic, social and physical links between the townships and their surrounding rural land. Nevertheless, residential activities in the rural townships require a degree of amenity protection, for example, from potential adverse visual effects, traffic generation, noise and odour of nearby non-residential activities.

## 24.3 OBJECTIVES

- 1. To maintain and enhance the attractive open space character of the rural townships by ensuring that development is compatible in scale to surrounding activities and structures, and provides for generous on-site landscaping, screening and street frontage planting. This will be achieved through well managed design, layout and intensity of land use activities.**

2. **To maintain and enhance the historic character of the rural townships of Ongaonga and Otane by encouraging development that is cognisant of and compatible with the historic buildings and landscape of these towns.**
3. **To provide for non-residential activities, within limits, to locate in the townships such that their amenity is maintained and enhanced, and to provide for the social, economic and cultural well-being of the people in these rural communities, and for their health and safety.**

## 24.4 POLICIES

1. *Recognise and provide for existing rural townships that serve an important local role and have a distinct character related to their rural location, through a Rural Township Zone.*
2. *Provide for a mix of land-use activities and development which are complementary and compatible with the surrounding area, while ensuring an acceptable level of amenity for residents through the application of rules and standards.*
3. *Provide controls for the rural townships which promote an overall low built form and density of development.*
4. *Minimise the adverse effects of developments created by inappropriate building scale, overshadowing, building bulk, high site coverage and/or loss of neighbourhood privacy.*
5. *Provide for non-residential activities which are compatible with the existing scale, intensity and character of development within the Rural Townships Zone, including the historic character of Otane and Ongaonga.*
6. *Provide for existing commercial, industrial and community activities and facilities, while ensuring any changes or expansion of these activities do not adversely affect the qualities of the township.*
7. *Ensure all land use activities, development and subdivision provide suitable on-site servicing where reticulated systems are not available. (Refer also to Section 21 Subdivision and the Hawke's Bay Regional Resource Management Plan).*

## 24.5 EXPLANATION AND REASONS

The RMA requires that natural and physical resources in the District's rural townships are protected and used in a way which provides for the well-being of the community. In addition, the Act requires councils to have regard to the maintenance and enhancement of an areas amenity values. For these reasons the Council has policies to maintain the special character of all the District's rural townships, including the special historic character of Otane and Ongaonga, by providing for spacious development and a mixture of activities.

The informal relationship of different activities is maintained by the use of a single Rural Township Zone, and provision for a wider range of different land use activities than in the more concentrated urban residential areas of Waipukurau and Waipawa. The policies recognise the interrelationship of the townships with the surrounding rural area. Performance standards are introduced to maintain and enhance the amenity of the rural townships, and include standards on noise, building density and site coverage, setbacks from boundaries, outdoor living and service space and hours of operation which differ from those that apply in the main urban residential areas.

## 24.6 IMPLEMENTATION METHODS

To achieve Policies 1 – 7 through:

1. The provision of a rural township zone with rules and performance standards to manage the use, development and subdivision of land in the zone.
2. Rules and performance standards in respect of the number of dwelling units and density, building bulk and location, private outdoor living spaces and outdoor service spaces, noise and vehicular access, manoeuvring and parking areas.

3. Rules and performance standards in respect of non-residential activities, including home occupations, farming activities, visitor accommodation, community activities, recreation activities, and industrial and commercial activities.
4. Use of conditions on resource consents to manage the environmental effects of activities at acceptable levels for the Rural Township Zone.

## **24.7 ENVIRONMENTAL RESULTS ANTICIPATED**

- Small rural townships comprising a mixture of residential, business, rural and community activities and with a 'village' amenity.
- The unique character and amenity of the rural townships is retained and protected.
- Development that does not create adverse impacts in terms of overshadowing, inappropriate building scale, or loss of privacy.
- New development that relates positively to surrounding buildings and contributes positively to the quality of the collective streetscape.
- An environment free from excessive noise, odour, dust, glare and vibration nuisance.
- Development is appropriately serviced including through the integrated management of stormwater, water, sewer and roading infrastructure. Low impact urban design solutions are used where practicable.

## RURAL TOWNSHIP ZONE RULES

Should you require a resource consent refer to Part A: Information and Interpretation, and Part G: Assessment Matters, for guidance.

### 24.8 ZONE STATEMENT

The rural township zone includes towns that are small and have a mixture of living, business, community and productive uses. The settlements in the rural township zone are: Tikokino, Ongaonga, Takapau, Otane and Porangahau, . These settlements are set in a rural landscape and are considered part of the rural environment, in terms of their physical location, social presence and economic services they provide.

### 24.9 DISTRICT-WIDE MATTERS

Reference should also be made to *Part D District-Wide Provisions* which may also apply in addition to any relevant zone rules for activities undertaken in the Rural Townships Zone. Any one or more of the district-wide rules may require an activity to obtain a resource consent.

Also check to see if consents are required from the Hawke's Bay Regional Council in relation to:

- discharges of contaminants to land or water (e.g. effluent, stormwater).
- taking of water (e.g. from water courses or underground wells).
- discharge of spray drift or strongly odorous substances.

### 24.10 ACTIVITIES

#### 24.10.1 PERMITTED ACTIVITIES

The following activities are **Permitted Activities** in the **Rural Townships Zone**, subject to compliance with the Performance Standards in 24.11:

- (a) **Residential Activities.**
- (b) **Farming Activities.**
- (c) **Visitor Accommodation**, limited to home-stays accommodating no more than 5 visitors at any one time.
- (d) **Day Care Facilities.**
- (e) **Services Activities.**
- (f) **Commercial Activities up to 250m<sup>2</sup> gross floor area.**
- (g) **Industrial Activities up to 250m<sup>2</sup> net site area**, excluding the following offensive processes:
  - processes requiring offensive trade licenses under the Health Act 1956
  - the manufacture and processing of chemical fertilisers
  - meat processing or any associated processing of meat and meat by-products or co-products
  - fish curing, cleaning, treatment, preserving and storage
  - cement and concrete products manufacture
  - hot-mix asphalt paving manufacture
  - glass or fibre-glass manufacture
  - wood-pulp manufacture and processing
  - foundry processes, electro-plating works, melting of metals, steel manufacture and galvanising
  - natural gas, oil or petroleum distillation or refining
  - manufacture of hardboard, chipboard or particle board
  - timber treatment
  - wool scouring

- motor body building and auto dismantling.

- (h) **Community and Recreational Activities**
- (i) **Home Occupations**
- (j) **Showhomes**
- (k) **Temporary buildings ancillary to a building or other construction project**
- (l) **Temporary Events**
- (m) **Temporary Military Training Activities**

### 24.10.2 CONTROLLED ACTIVITIES

The following activities are **Controlled Activities** in the **Rural Townships Zone** subject to compliance with the Performance Standards in 24.11.

- (a) **Relocated Buildings.**

The Council has reserved control over the matters contained in Section 29.3.4.

### 24.10.3 RESTRICTED DISCRETIONARY ACTIVITIES

The following activities are **Restricted Discretionary Activities** in the **Rural Townships Zone**:

- (a) **Any Activity**, which is listed as a Permitted Activity or a Controlled Activity but does not comply with any one or more of the relevant Performance Standards.

The exercise of the Council's discretion will be restricted to the matter(s) specified in Section 29.2 for the standard(s) which is not complied with.

- (b) **Extension of existing Industrial Activities greater than 250m<sup>2</sup> net site area.**

Matters to which Council shall restrict its discretion:

- (i) Effects on residential amenity;
- (ii) Effects on the overall character of the surrounding area;
- (iii) Shading impacts on the street or adjoining sites;
- (iv) Building bulk, access to sunlight, and impacts on amenity;
- (v) Noise and vehicle movements; and
- (vi) Location of additional storage and parking, if required.

### 24.10.4 DISCRETIONARY ACTIVITIES

The following activities are **Discretionary Activities** in the **Rural Townships Zone**:

- (a) **Commercial boarding and/or breeding of cats, dogs and other domestic pets**
- (b) **Camping Grounds**
- (c) **Relocatable Building Depots**
- (d) **Any Other Activity**, which is not listed as a Permitted Activity, Controlled Activity, Restricted Discretionary Activity or a Non-Complying Activity.

### 24.10.5 NON-COMPLYING ACTIVITIES

The following activities are **Non-Complying Activities** in the **Rural Townships Zone**:

- (a) **Intensive Farming Activities** (except the commercial boarding and/or breeding of cats, dogs and other domestic pets)

**(b) Industrial Activities involving the following Offensive Processes:**

- processes requiring offensive trade licenses under the Health Act 1956;
- the manufacture and processing of chemical fertilisers;
- meat processing or any associated processing of meat and meat by-products or co-products;
- fish curing, cleaning, treatment, preserving and storage;
- cement and concrete products manufacture;
- hot-mix asphalt paving manufacture;
- glass or fibre-glass manufacture;
- wood-pulp manufacture and processing;
- foundry processes, electro-plating works, melting of metals, steel manufacture and galvanising;
- natural gas, oil or petroleum distillation or refining;
- manufacture of hardboard, chipboard or particle board;
- timber treatment;
- wool scouring; and
- motor body building and auto dismantling.

**24.11 PERFORMANCE STANDARDS****24.11.1 Building Density**

- (a) There must be no more than two residential units on any site.
- (b) Minimum net site area for any site must be 600m<sup>2</sup> for each residential unit contained within the site, provided that it is connected to a reticulated sewerage system.

Except that for sites of 350m<sup>2</sup>–600m<sup>2</sup> existing as at [insert date of notification of Proposed Plan]:

Minimum net site area for any site must be 350m<sup>2</sup> for each residential unit contained within the site provided that it is connected to a reticulated sewerage system.

- (c) Minimum net site area for any site must be 1000m<sup>2</sup> for each residential unit containing ablution facilities that are not connected to a reticulated sewerage system;

*Note: The Rural Townships of Tikokino and Ongaonga are not serviced by reticulated sewage disposal. Resource consent may be required from the Hawke's Bay Regional Council for new or existing on-site effluent disposal and treatment systems. Any proposed on-site drainage fields and reserve areas will need to be identified on a site plan prior to any building consent being issued and must remain free of permanent structures.*

**24.11.2 Building Coverage**

Maximum building(s) coverage, except for residential activities, is 75%.

**24.11.3 Height of Buildings**

Maximum height of building(s) 8 metres.

**24.11.4 Recession Lines**

- (a) No part of a building can exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary.
- (b) Where an internal boundary of a site immediately adjoins an access or part of an access which is owned or partly owned with that site or has a registered right-of-way over it in favour of that site, the recession lines must be constructed from the far side of the access.

### 24.11.5 Setback from Streets

- (a) Minimum setback from road boundaries for any building(s) must be 3m.
- (b) Where the vehicle access to an accessory building faces a road boundary, the accessory building must be setback at least 5 metres from the road boundary, and must be behind the front line of the principal building.

### 24.11.6 Setback from Neighbours

- (a) Minimum setback of building(s) from internal boundaries are:
  - (i) 1.5 metres for residential activities;
  - (ii) 3 metres any other activity;except where specified in (b) below.
- (b) Buildings designed and/or used for the housing of livestock must be setback a minimum of 8.5m from any boundary, and must be behind the front line of the principal building.

### 24.11.7 Outdoor Living Space

- (a) For each residential unit, there must be a minimum continuous area for outdoor living space, contained in one area within the net area of the site, of 80m<sup>2</sup> with a minimum dimension of 5m; except that:

For any residential unit with a gross floor area less than 65m<sup>2</sup>, in which case the minimum area must be reduced to 30m<sup>2</sup> with a minimum dimension of 3.5m.
- (b) The required minimum area of outdoor living space must be readily accessible from a living area of each residential unit, and may take the form of a deck, terrace or veranda, but must be kept free of buildings (other than cantilevered decks), access areas (including driveways and manoeuvring areas), parking spaces and dedicated utility spaces.

### 24.11.8 Outdoor Service Space

For each residential unit, there must be a minimum continuous area for outdoor service space, contained in one area within the net area of the site, of 15m<sup>2</sup> with a minimum dimension of 3m.

### 24.11.9 Access

All activities must be provided with practicable vehicle access from a road, and on-site parking and loading, in accordance with the rules and performance standards in Section 14 Transport and Parking of the District Plan.

### 24.11.10 Screening for Visual Amenity

- (a) Any outdoor storage (including waste) or service area associated with non-residential activities must be fully screened from adjoining sites and from the street by fencing to a maximum height of 2 metres, and/or by landscaping.
- (b) If using landscaping to achieve the above rule, the following standard shall be met:
  - (i) Trees must have a minimum height of 2 metres at the time of planting (PB95) and shrubs must have a minimum height of 1 metre at the time of planting and be able to grow to 2 metres in height.

### 24.11.11 Hours of Operation

- (a) Any activities, except residential activities, must be limited to the following hours of operation: 7am to 10pm seven days a week; except where:
  - (i) the entire activity is located within a building; and

- (ii) each person engaged in the activity outside the above hours resides permanently on site, and
- (iii) there are no visitors, customers or deliveries in association with the activity outside the above hours.

### **24.11.12 Noise**

Activities must comply with the provisions of Section 18 of the District Plan on Noise.

### **24.11.13 Natural Hazards**

Activities must comply with the provisions of Section 10 of the District Plan on Natural Hazards.

### **24.11.14 Traffic Sightlines, Parking, Access and Loading**

Activities must comply with the provisions of Section 14 of the District Plan on Transport and Parking.

### **24.11.15 Light and Glare**

All external lighting must be shaded or directed away from any adjoining residential buildings or roads, and must be less than 8 lux spill measured at a height of 1.5 metres above the ground at the boundary of the site.

### **24.11.16 Temporary Buildings Ancillary to a Building or Other Construction Project**

- (a) All temporary buildings ancillary to a building or other construction project must meet the following requirements:
  - (i) A maximum gross floor area of 50m<sup>2</sup> per site; and
  - (ii) The duration of the temporary building must not exceed the duration of the project, or 12-month period, whichever is the lesser.

### **24.11.17 Temporary Events**

#### **Frequency**

- (a) The number of temporary events on a site must not exceed six in any 12-month calendar period.

#### **Duration**

- (b) The occupation of a site for a temporary event (excluding setting up and pack down of any associated structures and buildings and the restoration of the site) must not exceed a period of 3 consecutive days in total within any 12-month period.

#### **Noise**

- (c) Temporary events must comply with the applicable permitted activity rules and standards for noise, including *Table 18.8B Specific Activity Noise Limits*, in *Section 18 Noise and Vibration* for the site on which the temporary event is located.

#### **Traffic and Parking**

- (d) All parking associated with the temporary event must be accommodated on the site or by other off-street arrangements.
- (e) Temporary events must comply with the applicable permitted activity rules and standards for traffic sightline distances in *Section 14 Transport and Parking* for the site on which the temporary event is located.



**Notification – Circuses, Concerts, Musicals, Exhibitions, Festivals, Filming, Parades and Sporting Events Only**

- (f) The Council must receive notification of these temporary events at least 10 days prior to the event taking place.

**Restoration of the Site**

- (g) All structures and other works accessory to an event must be removed and the site returned to its original condition, including the removal of all waste and other rubbish associated with the event, within 5 working days after the activity has ceased.

**General**

- (h) Other than noise for temporary events in *Section 18 Noise*, and traffic sightline distances in *Section 14 Transport and Parking*, the performance standards for the zone do not apply to Temporary Events.

*Note: Any signs associated with the temporary event must comply with the permitted activity standards for temporary signs as set out in Section 20 Signs.*

**24.11.18 Temporary Military Training Activities**

- (a) The activity must not exceed a period of 31 days, excluding set-up or pack-down activities, which can occur up to one week prior to commencement and up to one week following completion of the temporary military training activity.
- (b) Other than noise for temporary military training activities in *Section 18 Noise and Vibration* and earthworks in *Section 19 Earthworks, Mineral, Aggregate and Hydrocarbon Extraction*, the performance standards for the zone do not apply to temporary military training activities.
- (c) No permanent structures must be constructed.

**24.11.19 Relocated Buildings**

- (a) Any relocated building intended for use as a dwelling or for visitor accommodation must have previously been designed, built and used as a dwelling or for visitor accommodation.
- (b) The relocated building must comply with all other relevant performance standards for the zone.
- (c) A Building Pre-Inspection Report must be submitted to the Council with each application to relocate a building. The report must:
- (i) state whether the building is structurally sound;
  - (ii) describe the condition of the building and identify all reinstatement works needed to bring the exterior of the building up to an external visual appearance that is tidy, workmanlike and compatible with other buildings in the vicinity;
  - (iii) state the proposed timetable to complete the external reinstatement works (including connections to all infrastructure services and closing in and ventilation to the foundations) within 12 months from the date the building is moved to the site;
  - (iv) provide clear photographs of the building in its current state; and
  - (v) provide such plans and elevations of the building as are necessary to illustrate the new site location and likely external design and appearance of the building as a result of the reinstatement work.
- (d) The Building Pre-Inspection Report must be prepared by:
- (i) A Member of the Institute of Professional Engineers of NZ (Structural and Civil); or
  - (ii) A member of the New Zealand Institute of Building Surveyors; or
  - (iii) An independent person, persons or company as approved by Central Hawke's Bay District Council Building Control Authority; or

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- (iv) A Building Control Officer (or equivalent) from the territorial local authority where the building is being relocated from outside of the District.
  - (e) The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken until the site is visited by Council officers to inspect the standard of the site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date.
  - (f) The building must be placed on permanent foundations no later than two weeks from the date the building is moved to the site.
  - (g) All external reinstatement works identified in the Building Pre-Inspection Report, including connections to all infrastructure services and closing in and ventilation to the foundations, must be completed within 12 months from the date the building is moved to the site.
  - (h) The owner of the site on which the relocated building is placed must certify to the Council that the reinstatement work identified in the Building Pre-Inspection Report will be completed within the 12-month period. The site owner will be responsible for ensuring this work is completed.

*Note: All necessary building consents under the Building Act 2004 (including consent to place the building on permanent foundations) must be obtained prior to the relocated building being placed on the destination site, unless otherwise agreed in writing by the Council.*

## 25 COASTAL SETTLEMENTS

### 25.1 INTRODUCTION

Central Hawke's Bay District's coastline comprises approximately 70 kilometres of sandy beaches, coastal dunes and steep cliff faces extending from Kairakau in the north, to Whangaehu in the south. Within this coastal fringe are a number of small settlements that have developed over time, providing generations of local holiday makers with an opportunity to establish baches or make use of accessible camping opportunities (both freedom camping and managed campground facilities) in the coastal environment. Occupation of these settlements tends to be seasonal with few permanent residents.

Public access to the coast is largely limited to where rural roads end at the coast and, also largely coincide with the presence of the various beach settlements and coastal developments.

The Coastal Settlements covered by this zone are:

- Kairakau Beach
- Mangakuri Beach
- Pourerere Beach
- Blackhead Beach
- Te Paerahi Beach.

These settlements are highly valued for their feeling of remoteness and they each have a special and distinct character. The key characteristics across all of the settlements include:

- single baches on each site, mainly single or 2-storey in height;
- the absence of kerb and channel, footpaths and street lighting;
- the absence of business activities; and
- large areas of public open space and associated small scale public facilities, particularly along the beach front.

The future of the coastal settlements depends on maintaining their small scale, sense of remoteness, and their ability to provide water supply and sewage disposal systems that can meet the demands of a seasonal population.

Additional characteristics of each coastal settlement are described below:

#### Kairakau Beach

The landscape of Kairakau Beach settlement is easily recognisable by the imposing limestone cliffs backdrop that provide a distinct 'sense of place'. It also features the only seawall protection along the Central Hawke's Bay coastline. Residential development is clustered between the base of the cliffs, the foreshore and the Mangakuri River estuary.

#### Mangakuri Beach

Mangakuri Beach settlement comprises a single row of baches/holiday homes discretely located above and on the landward side of the road, between the base of the hills and the foreshore dunes. Sites in this settlement are large in size (the average site size being just under 3,000m<sup>2</sup>), with only one dwelling on each site. The character of this settlement is therefore very open, small scale and has a feeling of remoteness.

#### Pourerere Beach

This settlement is comprised of two distinct parts, the northern area located where Pourerere Road first meets the beach; and the historic bach settlement area further along the coast to the south. Development is small scale, particularly in the southern area, comprising single baches and dwellings on individual sites. A camping ground is also located centrally within the southern area.

While demand for coastal living peaked in the early 2000's, provision for future development at Pourerere Beach is constrained by on-site servicing issues, coastal natural hazards and limited suitable land for new development available within the Coastal Settlement Zones.

### Blackhead Beach

Blackhead Beach Settlement, located off a side road at the end of Long Range Road, comprises a small cluster of baches setback some distance from the beach in a small basin of land surrounded by hills. Te Angiangi Marine Reserve, managed by the Department of Conservation, is accessed via Blackhead Beach (and Aramoana). This reserve, established in 1997, protects 446 ha of coastline in this vicinity, and comprises a coastal and marine environment that is fully protected to help allow the coastal and marine ecosystems to return to their former natural state. It is an area highly valued by locals and visitors for educational and scientific reasons as well as for recreational pursuits. It is the only Marine Reserve in Hawke's Bay.

### Te Paerahi Beach

Te Paerahi Beach Settlement is the largest coastal settlement and is located on land between Porangahau River and the coast. Te Paerahi is the only settlement serviced by Council reticulated water and waste water and therefore the potential for infill is greater in this settlement. The coastal developments at Shoal Beach (between Pourerere and Blackhead) and Whangaehu on the southern coastline, have not been included within the 'Coastal Settlements' Zone. These settlements have a complex set of resource consent conditions and covenants controlling their development. They retain an underlying Rural Production zoning.

Coastal settlements are, in many cases, also located in important cultural landscapes as identified by overlays on the Planning Maps. Where a cultural overlay applies, these zone provisions must also be read in conjunction with the provisions of Sections 12 and 13 of the District Plan.

## **25.2 ISSUES**

### **25.2.1 Amenity and Character**

**Maintaining the special identity, character and heritage of the coastal settlements, including the 'remote' feel, characterised by a lack of urban kerb and channel on roadways, large sections with single dwellings, and absence of business activities.**

### **25.2.2 Coastal Hazards and Climate Change**

**The coastal fringe, including coastal settlements, is susceptible to natural hazards including coastal erosion and coastal inundation including storm surge, sea level rise and tsunami. While the effects of coastal hazards are mainly addressed through the Hawke's Bay Regional Coastal Environment Plan, confinement of residential development to the coastal settlements seeks to minimise any increase in the risk of coastal hazards.**

### **25.2.3 Access to the Coast**

**Public access to and along the Central Hawke's Bay District Coast is highly valued for coastal recreation and camping opportunities and needs to be maintained and enhanced.**

### **25.2.4 Servicing**

**Servicing of the coastal settlements varies. There is on-site servicing in some settlements, Council reticulated water and waste water at Te Paerahi, Council non-potable water at Pourerere, and Council potable water supply at Kairakau. Kairakau also has a private community wastewater system which is not mandatory to join.**

### Explanation

The Coastal Settlements Zone is important as it provides a place where people can live or holiday and relax in a coastal environment. The coastal settlements are valued for their sense of remoteness, small scale and lack of urban amenity and their easy access to beaches.

The zone provides for residential living in a distinctive coastal environment and land uses are managed in such a way to ensure that their effects are compatible with the amenity associated with these coastal settlements.

While there are areas within the zone where growth is possible, development is generally constrained by the need to provide on-site water supplies and wastewater services, and the limited amount of undeveloped land available.

Coastal settlements are located in dynamic natural environments and will require ongoing management and monitoring. While these are matters addressed by Hawke's Bay Regional Council through the Hawke's Bay Regional Coastal Environment Plan, the District Plan also needs to have regard to these matters.

New Zealanders place high value on being able to access and enjoy the coast. Much of the Central Hawke's Bay District's coast is not easily accessible to the public, and roads and public open space areas within coastal settlements provide important access points. It is important that these access points are maintained and enhanced in our coastal settlements.

Contamination of ground and surface water can result from septic tank failure and lead to subsequent health risks. Discharge to land from on-site waste water disposal are subject to controls under the Hawke's Bay Regional Coastal Environment Plan. Areas with known on-site sewage problems will require larger sites in order to provide adequate effluent disposal fields.

## 25.3 OBJECTIVES

1. **To ensure that the identity, character and heritage values of the coastal settlements are maintained and enhanced.**
2. **To enable certain small-scale community and recreation facilities, and physical infrastructure and network utilities to be located in the coastal settlements in a way which maintains and enhances the character and amenity of these settlements while providing for the social, and cultural wellbeing of people in the community, as well as their health and safety.**
3. **To avoid the extension, alteration and construction of buildings on those parts of the coastal environment which are most at risk from erosion and inundation.**
4. **To facilitate public access to, and enjoyment of, the District's coast and its margins in a manner that protects the natural character values of the coastal environment.**

## 25.4 POLICIES

1. *Through the Coastal Settlements one, recognise and provide for existing coastal settlements that serve an important social and recreational function and have a distinct character related to their coastal location.*
2. *Allow for use and development that maintains or enhances the identity, character and heritage values of the Coastal Settlements Zone.*
3. *Provide building density controls for coastal settlements which promote an open appearance.*
4. *Provide for limited small-scale, non-residential activities within coastal settlements that directly support the well-being of the coastal communities and their visitors.*
5. *Subdivision, use and development in the Coastal Settlements Zone will retain the existing built character of the Coastal Settlements including the building density, height and setbacks.*
6. *Control land use and subdivision activities in the coastal settlements where coastal hazards may potentially put communities, resources, buildings and people at risk.*
7. *Recognise and provide for existing recreational activities within existing coastal settlements that do not have detrimental effects on the coastal environment.*

8. *Ensure use, subdivision and development within existing coastal settlements provides for, or enhances, public access to and along the coast. Access should only be restricted for the following reasons:*
- i) to protect natural habitats;*
  - ii) to protect historic heritage features and areas; or*
  - iii) to protect public health and safety.*
9. *Ensure all land use activities, development and subdivision provide a suitable on-site wastewater treatment and disposal system, stormwater systems, and water supply unless an approved alternative system is available (Refer also to Section 21 Subdivision, and Hawke's Bay Regional Coastal Environment Plan).*

## 25.5 EXPLANATION AND REASONS

These objectives and policies are designed to provide for activities appropriate to the low scale and low-density coastal residential environment. Limited future community activities are envisaged where these support the residential-/coastal access function of the Coastal Settlement Zone. Other small-scale non-residential activities may be appropriate in this zone but the larger retail and commercial activities, industrial and service activities provided for in the Rural Townships is not envisaged in these zones.

Providing for larger minimum site sizes also ensures that adequate land is available for servicing these sites appropriately.

Limiting residential development to the coastal settlement areas will assist with reducing the effects of coastal hazards. Subdivision consent may also be refused under section 106 of the RMA, where land is subject to serious erosion or inundation. The administration of the Building Act in the Central Hawke's Bay District will take into account, but not be limited to, the natural hazards identified in Section 10 of the District Plan.

The Council recognises that the public expect to be given free and unimpeded access to and along the coast for recreational or cultural reasons. Currently the community is able to enjoy such access from points within the coastal settlements and reserves.

## 25.6 IMPLEMENTATION METHODS

To achieve Policies 1 – 9 through:

1. The provision of a Coastal Settlement Zone and rules and performance standards to control the use, and development and subdivision of land in the zone;
2. Rules and performance standards in respect of the number of dwelling units and density, bulk and location, outdoor storage, noise, and vehicular access, and the manoeuvring and parking areas will be used to maintain and enhance the character and amenity values of coastal settlements.
3. Rules and performance standards in respect of non-residential activities, limited to those activities that are needed to support coastal communities and their visitors;
4. Use of conditions on resource consents will be used to control the effects of activities to acceptable levels for the Coastal Settlement Zone.

## 25.7 ENVIRONMENTAL RESULTS ANTICIPATED

- Coastal residential growth is consolidated and restricted to the existing Coastal Settlement Zone boundaries.
- The open and natural landscape character of the coastal environment and amenity of the coastal settlements is retained and protected.

- Non-residential activities are limited to those necessary to support the coastal settlements community and are of a scale and design that is compatible with the surrounding residential environment and coastal landscapes.
- Public access is maintained, and improved and enhanced where practicable.
- Residential development is appropriately serviced including the integrated management of stormwater, water, sewer and roading infrastructure. Low impact urban design solutions are used where practicable.
- Residential development that does not create adverse impacts in terms of overshadowing, excessive building scale, or loss of privacy.
- A residential environment free from excessive noise, odour, dust, glare and vibration nuisance.

## COASTAL SETTLEMENTS ZONE RULES

Should you require a resource consent refer to Part A: Information and Interpretation, and Part G: Assessment Matters, for guidance.

### 25.8 ZONE STATEMENT

The Coastal Settlements Zone covers the small settlements of Kairakau Beach, Mangakuri Beach, Pourerere Beach, Blackhead Beach and Te Paerahi Beach. These are relatively small settlements predominantly comprising holiday homes and some permanent residences, as well as community activities and access opportunities for residents and visitors to the Central Hawke's Bay coastline.

### 25.9 DISTRICT-WIDE MATTERS

Reference should also be made to *Part D District-Wide Provisions* which may also apply in addition to any relevant zone rules for activities undertaken in the Coastal Settlements Zone. Any one or more of the district-wide rules may require an activity to obtain a resource consent.

Also check to see if consents are required from the Hawke's Bay Regional Council in relation to:

- discharges of contaminants to land or water (e.g. effluent, stormwater).
- taking of water (e.g. from water courses or underground wells).
- vegetation clearance and soil disturbance activities in the coastal environment.
- activities in identified Coastal Hazard Zones.

### 25.10 ACTIVITIES

#### 25.10.1 PERMITTED ACTIVITIES

The following activities are **Permitted Activities** in the **Coastal Settlements Zone**, subject to compliance with the Performance Standards in 25.11:

- (a) **Residential Activities.**
- (b) **Home Occupations** limited to;
  - (i) 50m<sup>2</sup> of the gross floor area of the buildings on a site are used for any home occupation;
  - (ii) goods, materials or equipment associated with a home occupation which are stored within a building;
  - (iii) the manufacturing, altering, repairing, dismantling or processing of any goods or articles associated with a home occupation within a building;
  - (iv) no more than one full-time equivalent person who is employed in undertaking any home occupation and who permanently resides elsewhere than on the site.
- (c) **Farming Activities.**
- (d) **Visitor Accommodation** limited to home-stays accommodating no more than 5 visitors at any one time.
- (e) **Community Activities and Recreational Activities limited to 100m<sup>2</sup> gross floor area.**
- (f) **Temporary buildings ancillary to a building or other construction project.**
- (g) **Temporary Events.**
- (h) **Temporary Military Training Activities.**

#### 25.10.2 CONTROLLED ACTIVITIES

The following activities are **Controlled Activities** in the **Coastal Settlements Zone**, subject to compliance with the Performance Standards in 25.11.



**(a) Relocated Buildings.**

The Council has reserved control over the matters contained in Section 29.3.4.

**25.10.3 RESTRICTED DISCRETIONARY ACTIVITIES**

The following activities are **Restricted Discretionary Activities** in the **Coastal Settlements Zone**:

- (a) Any Activity** which is listed as a Permitted Activity or a Controlled Activity but does not comply with any one or more of the relevant Performance Standards.

The exercise of the Council's discretion is restricted to the matter(s) specified in the standard which is not complied with.

- (b) Community Activities and Recreational Activities greater than 100m<sup>2</sup> gross floor area.**

The exercise of the Council's discretion is restricted to the matter(s) specified in Section 29.4.1.

- (c) Commercial Activities limited to 50m<sup>2</sup> gross floor area.**

The exercise of the Council's discretion is restricted to the matter(s) specified in Section 29.4.17.

**25.10.4 DISCRETIONARY ACTIVITIES**

The following activities are **Discretionary Activities** in the **Coastal Settlements Zone**:

- (a) Home Occupations**, except where listed as a Permitted Activity.

- (b) Visitor Accommodation**, except where listed as a Permitted Activity.

- (c) Camping Grounds.**

- (d) Relocatable Building Depots.**

- (e) Any Other Activity**, which is not listed as a Permitted Activity or a Controlled Activity or a Restricted Discretionary Activity or a Non-Complying Activity.

**25.10.5 NON-COMPLYING ACTIVITIES**

The following activities are **Non-Complying Activities** in the **Coastal Settlements Zone**:

- (a) Commercial Activities**, which are not listed as a Permitted Activity, Controlled Activity or Restricted Discretionary Activity.

- (b) Service Activities.**

- (c) Intensive Farming Activities.**

- (d) Industrial Activities** involving the following Offensive Processes:

- processes requiring offensive trade licenses under the Health Act 1956;
- the manufacture and processing of chemical fertilisers;
- meat processing or any associated processing of meat and meat by-products or co-products;
- fish curing, cleaning, treatment, preserving and storage;
- cement and concrete products manufacture;
- hot-mix asphalt paving manufacture;
- glass or fibre-glass manufacture;
- wood-pulp manufacture and processing;
- foundry processes, electro-plating works, melting of metals, steel manufacture and galvanising;
- natural gas, oil or petroleum distillation or refining;
- manufacture of hardboard, chipboard or particle board;
- timber treatment;
- wool scouring; and
- motor body building and auto dismantling.

## 25.11 PERFORMANCE STANDARDS

### 25.11.1 Building Density

- (a) There will be no more than:
  - (i) two residential units on any one site;OR
  - (ii) one residential unit and one visitor accommodation unit on any one site.
- (b) Minimum net site area for any site is 800m<sup>2</sup> where the site is connected to a reticulated wastewater disposal system.
- (c) Minimum net site area for any site (excluding the Coastal Settlements Zone at Mangakuri Beach) is 1000m<sup>2</sup> where the site is not connected to a reticulated wastewater disposal system.
- (d) Minimum net site area for any site contained within the Coastal Settlements Zone at Mangakuri Beach is 1500m<sup>2</sup>.

*Note: Most of the coastal settlements are not serviced by reticulated wastewater disposal systems. Resource consent may be required from the Hawke's Bay Regional Council for new or existing on-site wastewater disposal and treatment systems. Any proposed on-site drainage fields and reserve areas will need to be identified on a site plan prior to any building consent being issued and must remain free of permanent structures.*

### 25.11.2 Height of Buildings

Maximum height of building(s) is 8m.

### 25.11.3 Recession Lines

- (a) No part of a building can exceed a height of 2m plus the shortest horizontal distance between that part of the building and the nearest site boundary.
- (b) Where an internal boundary of a site immediately adjoins an access or part of an access which is owned or partly owned with that site or has a registered right-of-way over it in favour of that site, the recession lines must be constructed from the far side of the access.

### 25.11.4 Setback from Streets

- (a) Minimum setback from road boundaries for any building(s) must be 3m.
- (b) Where the vehicle access to an accessory building faces a road boundary, the accessory building must be setback at least 5m from the road boundary, and must be behind the front line of the principal building.

### 25.11.5 Setback from Neighbours

- (a) Minimum setback of building(s) for an activity from internal boundaries must be:
  - (i) 1.5m for residential activities;
  - (ii) 3m for any other activity;except where specified in (b) below.
- (b) Buildings designed and/or used for the housing of livestock shall be setback a minimum of 8.5m from any boundary, and shall be behind the front line of the principal building.

### 25.11.6 Outdoor Living Space

- (a) For each residential unit, there must be a minimum continuous area for outdoor living space, contained in one area within the net area of the site, of 80m<sup>2</sup> with a minimum dimension of 5m; except that:
- (i) For any residential unit with a gross floor area less than 65m<sup>2</sup>, the minimum area must be reduced to 30m<sup>2</sup> with a minimum dimension of 3.5m.
- (b) The required minimum area of outdoor living space must be readily accessible from a living area of each residential unit, and may take the form of a deck, terrace or veranda, but must be kept free of buildings (other than cantilevered decks), access areas (including driveways and manoeuvring areas), parking spaces and dedicated utility spaces.

### 25.11.7 Outdoor Service Space

For each residential unit, there must be a minimum continuous area for outdoor service space, contained in one area within the net area of the site, of 15m<sup>2</sup> with a minimum dimension of 3m.

### 25.11.8 Screening for Visual Amenity

- (a) Any outdoor storage (including waste) or service area associated with non-residential activities must be fully screened from adjoining sites and from the street by fencing to a maximum height of 2 metres, and/or by landscaping.
- (b) If using landscaping to achieve the above rule, trees must have a minimum height of 2 metres at the time of planting (PB95) and shrubs must have a minimum height of 1 metre at the time of planting and be able to grow to 2 metres in height.

### 25.11.9 Hours of Operation

- (a) Any activities, except residential activities, must be limited to the following hours of operation: 7am to 10pm seven days a week; except where:
- (i) the entire activity is located within a building; and
- (i) each person engaged in the activity outside the above hours resides permanently on site, and
- (ii) there are no visitors, customers or deliveries to the activity outside the above hours.

### 25.11.10 Noise

Activities must comply with the provisions of Section 18 of the District Plan on Noise.

### 25.11.11 Natural Hazards

Activities must comply with the provisions of Section 10 of the District Plan on Natural Hazards.

### 25.11.12 Traffic Sightlines, Parking, Access and Loading

Activities must comply with the provisions of Section 14 of the District Plan on Transport and Parking.

### 25.11.13 Light and Glare

- (a) All external lighting must be shaded or directed away from any adjoining residential dwelling or roads and must be less than 8 lux spill measured at a height of 1.5 metres above ground level at the boundary of the site.
- (b) Any outdoor lighting must be so selected, located, aimed, adjusted and screened so as to direct such lighting away from any residential activity, elderly housing, visitor accommodation, health care services or roads.

### **25.11.14 Temporary Buildings Ancillary to a Building or Other Construction Project**

- (a) All temporary buildings ancillary to a building or other construction project must meet the following requirements:
- (i) A maximum gross floor area of 50m<sup>2</sup> per site; and
  - (ii) The duration of the temporary building must not exceed the duration of the project, or 12-month period, whichever is the lesser.

### **25.11.15 Temporary Events**

#### **Frequency**

- (a) The number of temporary events on a site must not exceed six in any 12-month calendar period.

#### **Duration**

- (b) The occupation of a site for a temporary event (excluding setting up and pack down of any associated structures and buildings and the restoration of the site) must not exceed a period of 3 consecutive days in total within any 12-month period.

#### **Noise**

- (c) Temporary events must comply with the applicable permitted activity rules and standards for noise, including *Table 18.8B Specific Activity Noise Limits*, in *Section 18 Noise and Vibration* for the site on which the temporary event is located.

#### **Traffic and Parking**

- (d) All parking associated with the temporary event must be accommodated on the site or by other off-street arrangements.
- (e) Temporary events must comply with the applicable permitted activity rules and standards for traffic sightline distances in *Section 14 Transport and Parking* for the site on which the temporary event is located.

#### **Notification – Circuses, Concerts, Musicals, Exhibitions, Festivals, Filming, Parades and Sporting Events Only**

- (f) The Council must receive notification of these temporary events at least 10 days prior to the event taking place.

#### **Restoration of the Site**

- (g) All structures and other works accessory to an event must be removed and the site returned to its original condition, including the removal of all waste and other rubbish associated with the event, within 5 working days after the activity has ceased.

#### **General**

- (h) Other than noise for temporary events in *Section 18 Noise*, and traffic sightline distances in *Section 14 Transport and Parking*, the performance standards for the zone do not apply to temporary events.

*Note: Any signs associated with the temporary event must comply with the permitted activity standards for temporary signs as set out in Section 20 Signs.*

### **25.11.16 Temporary Military Training Activities**

- (a) The activity must not exceed a period of 31 days, excluding set-up or pack-down activities, which can occur up to one week prior to commencement and up to one week following completion of the temporary military training activity.

- (b) Other than noise for temporary military training activities in *Section 18 Noise* and earthworks in *Section 19 Earthworks, Mineral, Aggregate and Hydrocarbon Extraction* the performance standards for the zone do not apply to temporary military training activities.
- (c) No permanent structures must be constructed.

### 25.11.17 Relocated Buildings

- (a) Any relocated building intended for use as a dwelling or for visitor accommodation must have previously been designed, built and used as a dwelling or for visitor accommodation.
- (b) The relocated building must comply with all other relevant performance standards for the zone.
- (c) A Building Pre-Inspection Report must be submitted to the Council with each application to relocate a building. The report must:
  - (i) state whether the building is structurally sound;
  - (ii) describe the condition of the building and identify all reinstatement works needed to bring the exterior of the building up to an external visual appearance that is tidy, workmanlike and compatible with other buildings in the vicinity;
  - (iii) state the proposed timetable to complete the external reinstatement works (including connections to all infrastructure services and closing in and ventilation to the foundations) within 12 months from the date the building is moved to the site;
  - (iv) provide clear photographs of the building in its current state; and
  - (v) provide such plans and elevations of the building as are necessary to illustrate the new site location and likely external design and appearance of the building as a result of the reinstatement work.
- (d) The Building Pre-Inspection Report must be prepared by:
  - (i) A Member of the Institute of Professional Engineers of NZ (Structural and Civil); or
  - (ii) A member of the New Zealand Institute of Building Surveyors; or
  - (iii) An independent person, persons or company as approved by Central Hawke's Bay District Council Building Control Authority; or
  - (iv) A Building Control Officer (or equivalent) from the Territorial Local Authority where the building is being relocated from outside of the District.
- (e) The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken until the site is visited by Council officers to inspect the standard of the site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date.
- (f) The building must be placed on permanent foundations no later than two weeks from the date the building is moved to the site.
- (g) All external reinstatement works identified in the Building Pre-Inspection Report, including connections to all infrastructure services and closing in and ventilation to the foundations, must be completed within 12 months from the date the building is moved to the site.
- (h) The owner of the site on which the relocated building is placed must certify to the Council that the reinstatement work identified in the Building Pre-Inspection Report will be completed within the 12-month period. The site owner will be responsible for ensuring this work is completed.

*Note: All necessary building consents under the Building Act 2004 (including consent to place the building on permanent foundations) must be obtained prior to the relocated building being placed on the destination site, unless otherwise agreed in writing by the Council.*

## 26 RESIDENTIAL ZONE

### 26.1 INTRODUCTION

The towns of Waipukurau and Waipawa represent the most significant concentration of residential settlement in Central Hawke's Bay, acting as important rural service centres. Approximately 50 % of the District's population live in these two centres.

Waipukurau (named after a nearby Māori pa) is the largest of the two towns. The area was first settled by Māori who prized the eeling at Lake Whatuma. In the 1850's, a large block of land (known as the Waipukurau Block) was purchased from local Māori for European settlement, which included the land the town is situated on. The town's development was initially restricted by the presence of large surrounding pastoral stations (including Mt Herbert Station) but grew as a thriving rural service centre.

Waipawa (originally named Abbotsford) is the oldest of the two towns, being one of the first inland towns to be established in New Zealand and taking a leading part in the history of the province of Central Hawke's Bay. It's central role continues in it being the location of the Council offices for Central Hawke's Bay District.

Housing is a fundamental human need. Access to quality housing and a healthy living environment contribute strongly to people's well-being. Housing in the District is typical of that found in rural districts nationally, including the average number of persons per household unit, which is becoming smaller.

### 26.2 ISSUES

#### 26.2.1 Diversity of Living Environments

**Satisfying demand for diversity in living environments.**

##### Explanation

The residential areas of Waipukurau and Waipawa are generally characterised by generous yards, contributing to an open low-density environment, with some consolidation and infill having taken place over time. A greater mixture of building ages and styles has developed.

People's needs and lifestyle preferences for housing differ in terms of cost, location, design, size and style. Housing may include detached dwellings, rental accommodation, and senior citizens' housing. The District Plan recognises and provides for diversity in living environment sought by residents, while still maintaining an environmental quality appropriate to residential areas.

#### 26.2.2 Residential Amenity

**The location, nature and design of buildings and activities within residential areas can result in adverse effects on the amenity of those areas.**

##### Explanation

Well-being is enhanced by a pleasant living environment. This often depends on the character of existing residential areas. This character includes the location and scale of open space, density and predominant style of residential development, and heights of buildings.

Residential areas have always contained a range of complementary non-residential activities catering for the educational, spiritual, social, recreational and day-to-day economic needs of the residents. Many of these activities require a residential location, as they provide a local service for residents, such as doctors' surgeries and pre-schools. These activities often generate traffic and can result in on-street parking, or cause noise and glare, particularly from outdoor activities, which can cause a nuisance for neighbours.

Compatibility between residential and non-residential activities is desirable, if the standard of amenity in these areas is to be maintained at an acceptable level. Home-based business activities (known as 'home occupations') may employ local residents and bring many social and economic benefits, but can also cause problems in residential areas. The range of home occupations and their character and

scale vary considerably. Like other non-residential activities, the potential of these activities to generate traffic and noise can become a problem. The likely rate at which traffic is drawn to a site often relates to the scale of service provided and the extent of retailing that may be involved. Measures, such as placing limitations on the scale of activities, including floor areas and the number of persons employed in the activity who are not living on the site, are commonly adopted to mitigate these potential adverse effects.

## 26.3 OBJECTIVES

1. To enable existing and future residential needs to be met.
2. The location of appropriate activities within residential areas which benefit local communities, but do not detract from the amenity of the area.
3. Enabling individual and community expression in building design and architecture, while managing some elements of development in order to maintain and enhance the character and amenity values of the residential environment.

## 26.4 POLICIES

1. *To enable a mixture of housing and lifestyles in the Residential Zone by avoiding the distinction between, and restrictions on, various residential housing types.*
2. *To enable higher density development associated with senior citizens' housing, as an alternative to medium-density living environments.*
3. *To enable the establishment of certain non-residential uses, such as home occupations and farming activities, as an integral component of the Residential Zone, to enable people to provide for their social, economic and cultural wellbeing, and for their health and safety, while maintaining and enhancing the character and amenity values of the zone.*
4. *To promote medium density development as the predominant residential character.*
5. *To confine the Residential Zone within Waipukurau and Waipawa to those areas of the towns which are, or are likely to be, provided with infrastructural services of formed and sealed roading, footpaths, reticulated water supply, stormwater and sewage treatment and disposal.*
6. *To allow limited farming activities in the Residential Zone which maintain the character and amenity values of the residential environment.*
7. *To ensure the design and siting of development, such as building height, building coverage, recession lines and setbacks, provision of outdoor living and service areas, is such that:*
  - i) *development will not unreasonably deny neighbouring properties of outlook, sunlight or daylight;*
  - ii) *ample on-site outdoor living space is provided;*
  - iii) *an attractive streetscape is maintained; and*
  - iv) *the character and scale of buildings and open space are compatible with the anticipated residential environment.*
8. *To ensure on-site parking and manoeuvring areas for vehicles are provided, and on-site heavy vehicle storage is restricted for the convenience and safety of residents and visitors, and to maintain the amenity of residential streets.*
9. *To encourage the incorporation of open space and plantings within residential developments for amenity purposes.*

## 26.5 EXPLANATION AND REASONS

Housing needs and lifestyle preferences of people in the District differ according to age and income. Family homes constitute the predominant form of residential dwellings in Waipukurau and Waipawa but are not necessarily representative of the needs of the community as a whole, particularly the elderly, retired, disabled, or single. The Plan recognises and provides for diversity in living environments.

These objectives and policies are designed to allow activities appropriate to a residential environment. Residential activities are the predominant land use permitted as of right, and certain non-residential activities, such as home occupations and farming activities, are also provided for, recognising their contribution to the social, economic and cultural well-being of the District. The Council does not want to unnecessarily constrain individual building design and architecture but will enforce some development standards in order to maintain and enhance the character and amenity values of residential areas.

The Residential Zone performance standards cover such matters as building setback, height and coverage, residential density, outdoor living and service spaces, parking and access, and noxious or nuisance elements, including noise, glare, traffic generation. They have been set at a level that reflects the existing residential amenity. Persons undertaking activities that do not meet these standards will need to obtain a resource consent from the Council, at which time the merits and consequences of such use in a residential neighbourhood will be assessed.

## 26.6 IMPLEMENTATION METHODS

To achieve Policies 1 – 9 through:

1. Rules and performance standards in respect of the number of dwelling units and density, bulk and location, private outdoor living spaces and outdoor service spaces;
2. Rules and performance standards in respect of non-residential activities, including home occupations, farming activities, visitor accommodation, community activities, recreation activities and commercial activities;
3. Use of conditions on resource consents to control the environmental effects of activities to acceptable levels for the Residential Zone;
4. Consideration of a strategic planning approach to provision of open space and its integration with residential development; and
5. Liaison with service authorities to encourage an on-going programme of installation of underground wiring in towns.

## 26.7 ENVIRONMENTAL RESULTS ANTICIPATED

- A variety of housing options to meet the diversity of needs of Waipukurau and Waipawa residents.
- Retention of the predominant character and scale of development within the District's residential settlements of Waipukurau and Waipawa.
- Compact and coherent residential areas which achieve:
  - residential accommodation close to employment and social services; and
  - diversity in housing and lifestyle types, to meet a range of community needs.
- A high degree of residential amenity expressed by way of:
  - dominance of open space and plantings over buildings;
  - dominance of medium density housing;
  - limited high density housing; and
  - compatibility between activities, with residential use the predominant activity.
- Diversity in building architecture, providing for individual and community expression.



## RESIDENTIAL ZONE RULES

Should you require a resource consent refer to *Part A: Information and Interpretation*, and *Part G: Assessment Matters*, for guidance.

### 26.8 ZONE STATEMENT

The Residential Zone covers the residential areas of Waipukurau and Waipawa and provides principally for low/medium density and low height permanent living accommodation. The purpose of the zone is to maintain residential areas with ample open space for tree and garden plantings and with minimal adverse environmental effects.

### 26.9 DISTRICT-WIDE MATTERS

Reference should also be made to *Part D District-Wide Provisions* which may also apply in addition to any relevant zone rules for activities undertaken in the Residential Zone. Any one or more of the district-wide rules may require an activity to obtain a resource consent.

Also check to see if consents are required from the Hawke's Bay Regional Council.

### 26.10 ACTIVITIES

#### 26.10.1 PERMITTED ACTIVITIES

The following activities are **Permitted Activities** in the **Residential Zone**, subject to compliance with the Performance Standards in 26.11:

- (a) **Residential Activities.**
- (b) **Home Occupations**, limited to;
  - i) 50m<sup>2</sup> of the gross floor area of the buildings on a site used for any home occupation;
  - ii) goods, materials or equipment associated with a home occupation which are stored within a building;
  - iii) the manufacturing, altering, repairing, dismantling or processing of any goods or articles associated with a home occupation within a building;
  - iv) no more than one full-time equivalent person who is employed in undertaking any home occupation and who permanently resides elsewhere than on the site.
- (c) **Farming Activities.**
- (d) **Visitor Accommodation**, limited to home-stays accommodating no more than 5 visitors at any one time.
- (e) **Community Activities and Recreational Activities**, limited to 100m<sup>2</sup> gross floor area.
- (f) **Commercial Activities**, limited to:
  - i) the Retail Sale of handcrafts, fruits, vegetables, plants, flowers, eggs, reared or produced on the site;
  - ii) no more than one full-time equivalent person who is employed in undertaking any of the above activities;
  - iii) group visits to sites used for residential activities including the sale of refreshments to that group.
- (g) **Showhomes.**
- (h) **Day Care Facilities**, provided that the maximum number of persons catered for at the facility at any one time must not exceed 10 persons.
- (i) **Temporary buildings ancillary to a building or other construction project.**

- (j) **Temporary Events.**
- (k) **Temporary Military Training Activities.**

### 26.10.2 CONTROLLED ACTIVITIES

The following activities are **Controlled Activities** in the **Residential Zone**, subject to compliance with the Performance Standards in 26.11.

- (a) **Commercial Activities**, limited to the Retail Sales of food, beverages or other goods not reared or produced on the site in a building on a site which has a gross floor area, including storage, not exceeding 75m<sup>2</sup>.

The Council has reserved control over the matters contained in Section 29.3.1.

- (b) **Relocated Buildings.**

The Council has reserved control over the matters contained in Section 29.3.4.

### 26.10.3 RESTRICTED DISCRETIONARY ACTIVITIES

The following activities are **Restricted Discretionary Activities** in the **Residential Zone**:

- (a) **Day Care Facilities**, except where listed as a Permitted Activity.

The exercise of the Council's discretion will be restricted to the matters specified in Section 29.4.1.

- (b) **Community Activities and Recreational Activities**, except where listed as a Permitted Activity.

The exercise of the Council's discretion will be restricted to the matters specified in Section 29.4.1.

- (c) **Any Activity** which is listed as a Permitted Activity or a Controlled Activity but does not comply with any one or more of the relevant Performance Standards in 26.11.

The exercise of the Council's discretion will be restricted to the matter(s) specified in Section 29.2 for the standard(s) which is not complied with.

### 26.10.4 DISCRETIONARY ACTIVITIES

The following activities are **Discretionary Activities** in the **Residential Zone**:

- (a) **Home Occupations**, except where listed as a Permitted Activity.
- (b) **Visitor Accommodation**, except where listed as a Permitted Activity.
- (c) **Residential and Farming Activities**, except where listed as a Permitted Activity.
- (d) **Relocatable Building Depots.**
- (e) **Any Other Activity**, which is not listed as a Permitted Activity or a Controlled Activity or a Restricted Discretionary or a Non-Complying Activity.

### 26.10.5 NON-COMPLYING ACTIVITIES

The following activities are **Non-Complying Activities** in the **Residential Zone**:

- (a) **Commercial Activities** which are not listed as a Permitted Activity, Controlled Activity or Restricted Discretionary Activity.
- (b) **Intensive Farming Activities.**
- (c) **Industrial, Service, Mining Activities and Gravel Extraction.**

## 26.11 PERFORMANCE STANDARDS

### 26.11.1 Building and Residential Density

- (a) There must be no more than two residential units on any site.
- (b) Minimum net area for any site is 350m<sup>2</sup> for each residential unit contained within the site provided that it is connected to a reticulated sewerage system, except that:
  - (i) for each residential unit with a gross floor area less than 60m<sup>2</sup>, the minimum net area for any site is 150m<sup>2</sup>.
- (c) Minimum net site area for any site is 1000m<sup>2</sup> for each residential unit containing ablution facilities that are not connected to a reticulated sewerage system.

### 26.11.2 Height of Buildings

The maximum allowable height of any building is 8m.

### 26.11.3 Recession Lines

- (a) No part of a building must exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary.
- (b) Where an internal boundary of a site immediately adjoins an access or part of an access which is owned or partly owned with that site, or has a registered right-of-way over it in favour of that site, the recession lines must be constructed from the far side of the access.

### 26.11.4 Setback from Streets

- (a) Minimum setback from road boundaries for any buildings is 3m.
- (b) Where the vehicle access to an accessory building faces a road boundary, the accessory building must be setback at least 5 metres from the road boundary, and must be behind the front line of the principal building.

### 26.11.5 Setback from Neighbours

- (a) Minimum setback of buildings for an activity from internal boundaries is 1.5m.
- (b) Buildings designed and/or used for the housing of livestock must be setback a minimum of 8.5m from any boundary, and must be behind the front line of the principal building.

### 26.11.6 Outdoor Living Space

- (a) For each residential unit, there must be a minimum continuous area for outdoor living space, contained in one area within the net area of the site, of 80m<sup>2</sup> with a minimum dimension of 5m; except that:
  - (i) For any residential unit with a gross floor area less than 65m<sup>2</sup>, the minimum area must be reduced to 30m<sup>2</sup> with a minimum dimension of 3.5m.
- (b) The required minimum area of outdoor living space must be readily accessible from a living area of the residential unit, and may take the form of a deck, terrace or veranda, but must be kept free of buildings (other than cantilevered decks), access areas (including driveways and manoeuvring areas), parking spaces and dedicated utility spaces.

### 26.11.7 Outdoor Service Space

For each residential unit, there must be a minimum continuous area for outdoor service space, contained in one area within the net area of the site, of 15m<sup>2</sup> with a minimum dimension of 3m.

### **26.11.8 Access**

All activities must be provided with practicable vehicle access from a road, and on-site parking and loading, in accordance with the rules and performance standards in Section 18 Transport and Parking of the District Plan.

### **26.11.9 Noise**

Activities must comply with the provisions of Section 18 of the District Plan on Noise.

### **26.11.10 Hours of Operation**

(a) Home Occupations, Day Care Facilities, Community Activities, Recreational Activities and Commercial Activities are limited to the following hours of operation:

7am to 10pm seven days a week; except where:

- (i) the entire activity is located within a building; and
- (ii) each person engaged in the activity outside the above hours resides permanently on the site, and
- (iii) there are no visitors, customers or deliveries to the activity outside the above hours.

### **26.11.11 Heavy Vehicle Storage**

No more than one heavy vehicle must be stored on any site.

### **26.11.12 Screening for Visual Amenity**

(a) Any outdoor storage (including waste) or service area associated with non-residential activities must be fully screened from adjoining sites and from the street by fencing to a maximum height of 2 metres, and/or by landscaping.

If using landscaping to achieve the above rule, trees must have a minimum height of 2 metres at the time of planting (PB95) and shrubs must have a minimum height of 1 metre at the time of planting and be able to grow to 2 metres in height.

### **26.11.13 Natural Hazards**

Activities must comply with the provisions of Section 10 of the District Plan on Natural Hazards.

### **26.11.14 Traffic Sightlines, Parking, Access and Loading**

Activities must comply with the provisions of Section 14 of the District Plan on Transport and Parking.

### **26.11.15 Light and Glare**

All external lighting must be shaded or directed away from any adjoining residential buildings or roads, and must be less than 8 lux spill measured at a height of 1.5 metres above the ground at the boundary of the site.

### **26.11.16 Temporary Buildings Ancillary to a Building or Other Construction Project**

(a) All temporary buildings ancillary to a building or other construction project must meet the following requirements:

- (i) A maximum gross floor area of 50m<sup>2</sup> per site; and
- (ii) The duration of the temporary building must not exceed the duration of the project, or 12-month period, whichever is the lesser.

## 26.11.17 Temporary Events

### Frequency

- (a) The number of temporary events on a site must not exceed six in any 12-month calendar period.

### Duration

- (b) The occupation of a site for a temporary event (excluding setting up and pack down of any associated structures and buildings and the restoration of the site) must not exceed a period of 3 consecutive days in total within any 12-month period.

### Noise

- (c) Temporary events must comply with the applicable permitted activity rules and standards for noise, including *Table 18.8B Specific Activity Noise Limits*, in *Section 18 Noise and Vibration* for the site on which the temporary event is located.

### Traffic and Parking

- (d) All parking associated with the temporary event must be accommodated on the site or by other off-street arrangements.
- (e) Temporary events must comply with the applicable permitted activity rules and standards for traffic sightline distances in *Section 14 Transport and Parking* for the site on which the temporary event is located.

### Notification – Circuses, Concerts, Musicals, Exhibitions, Festivals, Filming, Parades and Sporting Events Only

- (f) The Council must receive notification of these temporary events at least 10 days prior to the event taking place.

### Restoration of the Site

- (g) All structures and other works accessory to an event must be removed and the site returned to its original condition, including the removal of all waste and other rubbish associated with the event, within 5 working days after the activity has ceased.

### General

- (h) Other than noise for temporary events in *Section 18 Noise*, and traffic sightline distances in *Section 14 Transport and Parking*, the performance standards for the zone do not apply to temporary events.

*Note: Any signs associated with the temporary event must comply with the permitted activity standards for temporary signs as set out in Section 20 Signs.*

## 26.11.18 Temporary Military Training Activities

- (a) The activity must not exceed a period of 31 days, excluding set-up or pack-down activities, which can occur up to one week prior to commencement and up to one week following completion of the temporary military training activity.
- (b) Other than noise for temporary military training activities in *Section 18 Noise* and earthworks in *Section 19 Earthworks*, the performance standards for the zone do not apply to temporary military training activities.
- (c) No permanent structures must be constructed.

## 26.11.19 Relocated Buildings

- (a) Any relocated building intended for use as a dwelling or for visitor accommodation must have previously been designed, built and used as a dwelling or for visitor accommodation.
- (b) The relocated building must comply with all other relevant performance standards for the zone.

- (c) A Building Pre-Inspection Report must be submitted to the Council with each application to relocate a building. The report must:
- (i) state whether the building is structurally sound
  - (ii) describe the condition of the building and identify all reinstatement works needed to bring the exterior of the building up to an external visual appearance that is tidy, workmanlike and compatible with other buildings in the vicinity;
  - (iii) state the proposed timetable to complete the external reinstatement works (including connections to all infrastructure services and closing in and ventilation to the foundations) within 12 months from the date the building is moved to the site;
  - (iv) provide clear photographs of the building in its current state; and
  - (v) provide such plans and elevations of the building as are necessary to illustrate the new site location and likely external design and appearance of the building as a result of the reinstatement work.
- (d) The Building Pre-Inspection Report must be prepared by:
- (i) A Member of the Institute of Professional Engineers of NZ (Structural and Civil); or
  - (ii) A member of the New Zealand Institute of Building Surveyors; or
  - (iii) An independent person, persons or company as approved by Central Hawke's Bay District Council Building Control Authority; or
  - (iv) A Building Control Officer (or equivalent) from the Territorial Local Authority where the building is being relocated from outside of the District.
- (e) The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken until the site is visited by Council officers to inspect the standard of the site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date.
- (f) The building must be placed on permanent foundations no later than two weeks from the date the building is moved to the site.
- (g) All external reinstatement works identified in the Building Pre-Inspection Report, including connections to all infrastructure services and closing in and ventilation to the foundations, must be completed within 12 months from the date the building is moved to the site.
- (h) The owner of the site on which the relocated building is placed must certify to the Council that the reinstatement work identified in the Building Pre-Inspection Report will be completed within the 12-month period. The site owner will be responsible for ensuring this work is completed.

*Note: All necessary building consents under the Building Act 2004 (including consent to place the building on permanent foundations) must be obtained prior to the relocated building being placed on the destination site, unless otherwise agreed in writing by the Council.*

## 27 COMMERCIAL ZONE

### 27.1 INTRODUCTION

Waipukurau and Waipawa are the largest commercial business centres in the District, providing a wide range of activities, including retail shops, professional and administrative offices, community facilities, personal and household services, entertainment, restaurants and industry. They are the focus of business within the District and their activities reflect their role as rural service centres.

The buildings in the central retail areas are one or two storeys high, characterised by verandahs and display windows adjacent to the street frontage. The Council provides off-street parking, street furniture and public toilets in these areas.

Waipawa and Waipukurau have a number of historic buildings. In Waipawa they are wooden, built around the turn of last century; while, in Waipukurau they are typically in 'art deco' style, built after the 1931 Napier earthquake.

The small settlements within the Rural Township Zone (e.g. Tikokino) also contain businesses which are generally small, but nevertheless provide essential services for residents or visitors to the area.

Home-based businesses and occupations are found in the residential and rural areas.

### 27.2 ISSUES

#### 27.2.1 Amenity

**There is a need to provide for and enable a diverse range of commercial business activities to establish within the urban areas of Waipawa and Waipukurau, as they contribute to the economic and social wellbeing of the District. However, the establishment and operation of businesses without adequate environmental controls can cause noise, odour, dust, loss of visual amenity, and traffic congestion, leading to reduced quality of the environment and incompatibility with other land uses.**

#### Explanation

The inner commercial areas of Waipawa and Waipukurau contain retail and service activities and their characteristics quite distinct.

Visually the Commercial Zone is characterised by one and two storey buildings built up to all boundaries, often with large display windows, verandahs and advertising signs. Important issues with regard to visual amenity are:

- retaining the existing scale and spatial distribution of buildings
- preventing the proliferation of advertising from detracting from amenity
- preventing the erection of large blank walls along road frontages
- a safe and pleasant pedestrian environment

To maintain an attractive environment, new buildings should not significantly exceed existing heights or create large blank walls which have no interest or appeal. Large sealed areas, such as car parks, also have little visual interest, fragment the continuity of buildings and can result in glare from parked cars. The potential effects of a proliferation of advertising is discussed in Section 20 Signs.

Certain buildings in the District's business areas (such as the Waipawa Town Hall and Library) contain significant historical, architectural or cultural values. Poorly considered development can compromise the character of buildings. It is therefore important to ensure that the development and refurbishment of these buildings is sympathetic to, and maintains, their important values.

## 27.2.2 Reverse Sensitivity

**New sensitive activities locating within the Commercial Zone can create actual or potential reverse sensitivity effects.**

### **Explanation**

Providing for a mix of activities in the Commercial Zone can enhance the vibrancy and vitality of the central areas of Waipawa and Waipukurau. However, the establishment of more sensitive activities within the zone, such as residential activities, can potentially restrict the operation of lawfully established commercial activities because they have different expectations about such aspects as noise levels, traffic, light and glare.

## 27.3 OBJECTIVES

- 1. Maintain and enhance the character and amenity values of the commercial areas in a manner that enables commercial activities to support the local economy and provide a pleasant work environment, while avoiding, remedying or mitigating adverse effects within and adjoining the Commercial Zones.**
- 2. Provide for complementary and compatible non-commercial activities within the Commercial Zone that recognise the sensitivities and amenity levels within the Commercial Zones.**
- 3. Business activities which do not detract from the standard of amenity in adjoining residential areas.**

## 27.4 POLICIES

- To maintain and enhance the commercial environment by avoiding, remedying or mitigating adverse effects created by activities such as noise, glare, dust, odour and car-parking or visual impacts; by:*
  - requiring all parking and vehicle manoeuvring areas to have an all-weather surface minimising the creation of dust nuisance; and*
  - ensuring noise standards within commercial areas do not compromise the functioning of anticipated activities, while recognising the areas need to remain pleasant to visit and work in.*
- To maintain and enhance the existing form and character of central commercial areas in terms of building height, setback from streets, building coverage, verandas and display windows.*
- To maintain and enhance the character and integrity of buildings which have significant cultural, historic or architectural values.*
- To differentiate between commercial activities, based on the general nature of their effects, so that incompatible activities are not located together; by:*
  - ensuring the retention of a central commercial area (Commercial Zone) in Waipukurau and Waipawa, with particular focus on the retail and commercial frontage areas, so they remain convenient, accessible, identifiable and pleasant areas to undertake commercial and retail activities.*
- To maintain and enhance public open spaces within commercial areas, and to provide public facilities and street furniture (such as bench seats) for the enjoyment and convenience of visitors, workers and residents.*
- To provide for a mix of activities within the Commercial Zone which meet the needs of the local community with convenient access to goods and services, while ensuring adverse effects on the environment, human health and safety are avoided, remedied or mitigated.*
- To recognise and encourage a clear distinction between the Commercial Zone and the Residential Zone.*



8. *At the interface between commercial and residential zones, to protect living environments from unacceptable noise, odour, shading, traffic, or reduction in visual amenity; by:*
- i) applying the residential standards for height and admission of sunlight to buildings on sites adjoining residential areas;*
  - ii) applying the residential standard for noise on activities adjoining residential areas; and*
  - iii) requiring landscape planting along the boundaries of commercial sites adjacent to residential sites and screening of outdoor storage areas to protect the visual amenity of the residential areas.*

## **27.5 EXPLANATION AND REASONS**

Commercial viability depends on the ability to attract customers. Therefore, a high standard of amenity is encouraged so that people want to visit, and to provide for the well-being of people working in businesses or living in commercial areas. Amenity is improved when works are undertaken to enhance the environment, adverse effects are minimised or incompatible activities are separated from each other. The policies provide direction on how Council will maintain and improve the amenity and quality of commercial environments.

These policies seek to avoid, remedy or mitigate adverse effects on the surrounding environment created by commercial activities. Of particular concern is the effect that such activities may have on the quality of living environments both adjacent to and within the zone itself. The policies address the business/residential interface and control residential occupation and visitor accommodation within the commercial areas.

Commercial areas are dependent on vehicles for the transporting of goods and customers. Policies provide for transport needs but also ensure that the safety and efficiency of roads is not compromised.

## **27.6 IMPLEMENTATION METHODS**

To achieve Policies 1 – 8 through:

1. the use of rules to control the use of land, and to put in place performance standards related to street appearance (setback, height, verandahs, window display and landscaping), noise, access and car-parking;
2. the use of zoning to separate activities which generate traffic and pedestrians and to separate activities which may create noxious effects such as odour and noise. Zoning therefore reflects location (proximity to residential areas), the level of amenity sought, and function of activities provided for;
3. continuing to provide finance and initiate projects for street and open space enhancement and the provision of public facilities.

## **27.7 ENVIRONMENTAL RESULTS ANTICIPATED**

- Enhancement or retention of the vitality, convenience, accessibility and pleasantness of the towns' commercial and retail areas.
- Retention of the existing scale of commercial buildings.
- Adequate car-parking for business activities with surfaces that minimise dust nuisance.
- Minimal noise disturbance within the business environment.
- Adequate public facilities, such as street furniture, public toilets, rubbish bins and information signage.
- Preservation of the living environment adjacent to business areas through the management of light admission, noise and odour.
- Maintenance of visual amenity on residential sites adjacent to business sites.
- A wide range of business activities within defined locations.

- Efficient loading and unloading of goods and convenient access to business.
- Maintaining and enhancing the historic, heritage and cultural values of buildings where such values exist.

## COMMERCIAL ZONE RULES

Should you require a resource consent refer to *Part A: Information and Interpretation*, and *Part G: Assessment Matters*, for guidance.

### 27.8 ZONE STATEMENT

The central business districts of Waipukurau and Waipawa comprise the Commercial Zone. This zone provides for a broad range of commercial businesses, including retailing, entertainment, offices, health, education and community facilities. It is the focal point of the District's commercial functions. The zone encourages the continued vitality, pleasantness and convenience of the town's business centres and the efficient use of existing infrastructure and buildings.

Building activity is subject to a set of performance standards which seek to maintain the character and form of the main shopping area by retaining the existing height of buildings and requiring them to be built to the street boundary with display windows. Other performance standards aim to create an environment that is amenable to the worker or visitor through the control of noise and lighting, adequate provision of car-parking is provided and by maintaining the visual amenity through the control of advertising.

### 27.9 DISTRICT-WIDE MATTERS

Reference should also be made to *Part D District-Wide Provisions* which may also apply in addition to any relevant zone rules for activities undertaken in the Commercial Zone. Any one or more of the district-wide rules may require an activity to obtain a resource consent.

Also check to see if consents are required from the Hawke's Bay Regional Council in relation to:

- discharges of contaminants to land or water (e.g. waste disposal, effluent, stormwater).
- discharge of strongly odorous substances.

### 27.10 ACTIVITIES

#### 27.10.1 PERMITTED ACTIVITIES

The following activities are **Permitted Activities** in the **Commercial Zone**, subject to compliance with the Performance Standards in 27.11:

- (a) **Recreational Activities.**
- (b) **Community Activities.**
- (c) **Service Activities, except for warehouses and depots.**
- (d) **Commercial Activities (including Retailing).**
- (e) **Temporary buildings ancillary to a building or other construction project.**
- (f) **Temporary Events.**
- (g) **Temporary Military Training Activities.**

#### 27.10.2 CONTROLLED ACTIVITIES

The following activities are **Controlled Activities** in the **Commercial Zone**, subject to compliance with the Performance Standards in 27.11:

- (a) **Residential Activities, Rest Homes and Visitor Accommodation;**

The Council has reserved control over the implementation of noise attenuation measures.

- (b) **Relocated Buildings.**

The Council has reserved control over the matters contained in Section 29.3.4.

### 27.10.3 RESTRICTED DISCRETIONARY ACTIVITIES

The following activities are **Restricted Discretionary Activities** in the **Commercial Zone**:

- (a) **Any Activity**, which is listed as a Permitted Activity or a Controlled Activity but does not comply with any one or more of the relevant Performance Standards.

The exercise of the Council's discretion will be restricted to the matter(s) specified in Section 29.2 for the standard(s) which is not complied with.

### 27.10.4 DISCRETIONARY ACTIVITIES

The following activities are **Discretionary Activities** in the **Commercial Zone**:

- (a) **Commercial boarding and/or breeding of cats, dogs and other domestic pets.**
- (b) **Relocatable Building Depots.**
- (c) **Any Other Activity**, which is not listed as a Permitted Activity or a Controlled Activity or a Restricted Discretionary Activity or a Non-Complying Activity.

### 27.10.5 NON-COMPLYING ACTIVITIES

The following activities are **Non-Complying Activities** in the **Commercial Zone**:

- (a) **Intensive Farming Activities** (except the commercial boarding and/or breeding of cats, dogs and other domestic pets).
- (b) **Industrial Activities.**
- (c) **Service Activities**, except where listed as a Permitted Activity.

## 27.11 PERFORMANCE STANDARDS

### 27.11.1 Height of Buildings

Maximum height of any building(s) is 12m.

### 27.11.2 Setback from Streets

#### Commercial Frontage Area

- (a) Maximum setback of building(s) for an activity from road boundaries in the Commercial Frontage Areas identified on the Planning Maps is 5m.
- (b) Notwithstanding the Transport Rules (Section 14) in this Plan, no car parks must be constructed within the 5m building setback from road boundaries specified in (a) above.

#### Areas outside the Commercial Frontage Area

- (c) There is no minimum setback of building(s) for an activity.

### 27.11.3 Verandahs

Every building(s) for an activity in the **Commercial Frontage Area** (identified on the Planning Maps) must, on its erection or on being reconstructed or altered in any way that substantially changes the exterior appearance, be provided with a verandah.

### 27.11.4 Windows

Every building(s) for an activity in the **Commercial Frontage Area** (identified on the Planning Maps), must contain window(s) covering a minimum of 50% of the area of the ground floor wall(s) facing the road frontage(s).

### **27.11.5 Outdoor Storage**

All outdoor storage associated with activities must be screened from adjoining roads and sites by landscaping, walls, fences, or a combination of these, at a minimum of 1.8m in height.

### **27.11.6 Amenities of Residential Zones**

Where any site in a Commercial Zone adjoins a site zoned Residential, the following standards apply:

- (a) Setback from Zone Boundary
  - (i) The minimum setback of buildings for an activity is 5m.
- (b) Recession Planes
  - (ii) No part of a building must exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the zone boundary.
  - (iii) Where an internal boundary of a site immediately adjoins an access or part of an access which is owned or partly owned with that site, or has a registered right-of-way over it in favour of that site, the recession lines must be constructed from the far side of the access.
- (c) Screening
  - (iv) A landscaped area with a minimum width of 2m must be established and maintained along internal boundaries and must be planted with species, which at maturity, will screen the buildings from the adjoining sites in the Residential Zone. In addition, a solid wall or close boarded fence must be constructed to a minimum height of 1.8m, sufficient to screen any outdoor storage areas.

### **27.11.7 Noise**

Activities must comply with the provisions of Section 18 of the District Plan on Noise.

### **27.11.8 Natural Hazards**

Activities must comply with the provisions of Section 10 of the District Plan on Natural Hazards.

### **27.11.9 Traffic Sightlines, Parking, Access and Loading**

Activities must comply with the provisions of Section 14 of the District Plan on Transport and Parking.

### **27.11.10 Light and Glare**

All external lighting must be shaded or directed away from any adjoining residential buildings or roads, and must be less than 8 lux spill measured at a height of 1.5 metres above the ground at the boundary of the site.

### **27.11.11 Temporary Buildings Ancillary to a Building or Other Construction Project**

- (a) All temporary buildings ancillary to a building or other construction project must meet the following requirements:
  - (i) A maximum gross floor area of 50m<sup>2</sup> per site; and
  - (ii) The duration of the temporary building must not exceed the duration of the project, or 12-month period, whichever is the lesser.

### 27.11.12 Temporary Events

#### Duration

- (a) The occupation of a site for a temporary event (excluding setting up and pack down of any associated structures and buildings and the restoration of the site) must not exceed a period of 3 consecutive days in total within any 12-month period.

#### Noise

- (b) Temporary events must comply with the applicable permitted activity rules and standards for noise, including *Table 18.8B Specific Activity Noise Limits*, in *Section 18 Noise and Vibration* for the site on which the temporary event is located.

#### Traffic and Parking

- (c) All parking associated with the temporary event must be accommodated on the site or by other off-street arrangements.
- (d) Temporary events must comply with the applicable permitted activity rules and standards for traffic sightline distances in *Section 14 Transport and Parking* for the site on which the temporary event is located.

#### Notification – Circuses, Concerts, Musicals, Exhibitions, Festivals, Filming, Parades and Sporting Events Only

- (e) The Council must receive notification of these temporary events at least 10 days prior to the event taking place.

#### Restoration of the Site

- (f) All structures and other works accessory to an event must be removed and the site returned to its original condition, including the removal of all waste and other rubbish associated with the event, within 5 working days after the activity has ceased.

#### General

- (g) Other than noise for temporary events in *Section 18 Noise*, and traffic sightline distances in *Section 14 Transport and Parking*, the performance standards for the zone do not apply to temporary events.

*Note: Any signs associated with the temporary event must comply with the permitted activity standards for temporary signs as set out in Section 20 Signs.*

### 27.11.13 Temporary Military Training Activities

- (a) The activity must not exceed a period of 31 days, excluding set-up or pack-down activities, which can occur up to one week prior to commencement and up to one week following completion of the temporary military training activity.
- (b) Other than noise for temporary military training activities in *Section 18 Noise* and earthworks in *Section 19 Earthworks*, the performance standards for the zone do not apply to temporary military training activities.
- (c) No permanent structures must be constructed.

### 27.11.14 Relocated Buildings

- (a) Any relocated building intended for use as a dwelling or for visitor accommodation must have previously been designed, built and used as a dwelling or for visitor accommodation.
- (b) The relocated building must comply with all other relevant performance standards for the zone.
- (c) A Building Pre-Inspection Report must be submitted to the Council with each application to relocate a building. The report must:
  - (i) state whether the building is structurally sound;

- (ii) describe the condition of the building and identify all reinstatement works needed to bring the exterior of the building up to an external visual appearance that is tidy, workmanlike and compatible with other buildings in the vicinity;
  - (iii) state the proposed timetable to complete the external reinstatement works (including connections to all infrastructure services and closing in and ventilation to the foundations) within 12 months from the date the building is moved to the site;
  - (iv) provide clear photographs of the building in its current state; and
  - (v) provide such plans and elevations of the building as are necessary to illustrate the new site location and likely external design and appearance of the building as a result of the reinstatement work.
- (d) The Building Pre-Inspection Report must be prepared by:
- (i) A Member of the Institute of Professional Engineers of NZ (Structural and Civil); or
  - (ii) A member of the New Zealand Institute of Building Surveyors; or
  - (iii) An independent person, persons or company as approved by Central Hawke's Bay District Council Building Control Authority; or
  - (iv) A Building Control Officer (or equivalent) from the Territorial Local Authority where the building is being relocated from outside of Central Hawke's Bay District.
- (e) The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken until the site is visited by Council officers to inspect the standard of the site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date.
- (f) The building must be placed on permanent foundations no later than two weeks from the date the building is moved to the site.
- (g) All external reinstatement works identified in the Building Pre-Inspection Report, including connections to all infrastructure services and closing in and ventilation to the foundations, must be completed within 12 months from the date the building is moved to the site.
- (h) The owner of the site on which the relocated building is placed must certify to the Council that the reinstatement work identified in the Building Pre-Inspection Report will be completed within the 12-month period. The site owner will be responsible for ensuring this work is completed.

*Note: All necessary building consents under the Building Act 2004 (including consent to place the building on permanent foundations) must be obtained prior to the relocated building being placed on the destination site, unless otherwise agreed in writing by the Council.*

## 28 MIXED-USE INDUSTRIAL ZONE

### 28.1 INTRODUCTION

The Mixed-Use Industrial Zone in Waipukurau and Waipawa is characterised by a range of light industrial and ancillary activities, and large-scale retailing activities that require larger sites for car parking. Many businesses in the zone are involved in handling and processing agricultural and horticultural produce.

In Waipukurau, the Mixed-Use Industrial Zone is located to the west of the central business district, on both sides of State Highway 2, and near the Waipukurau Airport. In Waipawa there are areas of Mixed-Use Industrial Zone located to the north, east and west of the central business district.

### 28.2 ISSUES

#### 28.2.1 Amenity

**There is a need to provide for and enable a diverse range of industrial and commercial business activities to establish within the urban areas of Waipawa and Waipukurau, as they contribute to the economic and social wellbeing of the District. However, the establishment and operation of businesses without adequate environmental controls can cause noise, odour, dust, loss of visual amenity, and traffic congestion resulting in reduced quality of the environment and incompatibility with other land uses.**

#### Explanation

The Mixed-Use Industrial Zone comprises industrial activities that process, manufacture or service various items or products. Some industrial activities provide service and retailing activities - complementary to their manufacturing, processing and storage activities. The zone also provides for large-scale retail outlets that usually sell 'bulky' goods and therefore need larger sites for vehicle manoeuvring and on-site car parking.

The nature of some business operations makes it difficult for them to conform to high standards of amenity. Compliance with a higher environmental standard could inhibit their ability to operate. Such industries require specific sites or separation from areas of higher amenity, including the Residential Zone.

#### 28.2.2 Reverse Sensitivity

**New sensitive activities locating close to existing industrial activities can create actual or potential reverse sensitivity effects.**

#### Explanation

The establishment of more sensitive activities within the zone, such as residential activities, can potentially restrict the operation of lawfully established industrial and large-scale retail activities because they have different expectations in relation to environmental standards, including noise levels, traffic, light and glare.

### 28.3 OBJECTIVES

- 1. Maintain and enhance the character and amenity values of the Mixed-Use Industrial Zone in a manner that enables a range of activities to support the local economy and provide a pleasant work environment, while avoiding, remedying or mitigating adverse effects within and adjoining the zone.**
- 2. Provide for complementary and compatible non-commercial activities within the Mixed-Use Industrial Zone that recognise the sensitivities and amenity levels within the zone.**



3. **Mixed-use activities which do not detract from the standard of amenity in adjoining residential areas.**

## 28.4 POLICIES

1. *To provide for a mix of activities within the Mixed-Use Industrial Zone which meet the needs of the local community through the provision of convenient access to goods and services, while ensuring adverse effects on the environment, human health and safety are avoided, remedied or mitigated.*
2. *To maintain and enhance the Mixed-Use Industrial Zone environment by avoiding, remedying or mitigating adverse effects created by activities such as noise, glare, dust, odour or visual impacts, by:*
  - i) *requiring all parking and vehicle manoeuvring areas to have an all-weather surface to minimise the creation of dust nuisance;*
  - ii) *ensuring noise standards within the zone do not compromise the functioning of anticipated activities, while recognising the areas need to remain pleasant to visit and work in; and*
  - iii) *accommodating industrial activities in an appropriate zone in recognition that they may not be able to operate under high standards of amenity.*
3. *To differentiate between activities, based on the general nature of their effects, to ensure incompatible activities are not located together, and by enabling the establishment of industries, warehouses and depots in locations which are separated from the Commercial Zone and Residential Zone areas.*
4. *To manage the location of industrial activities that use offensive processes (as defined in Rule 28.10.4(a) below) in the Mixed-Use Industrial Zone and the have potential for significant adverse effects on the amenity and character of the surrounding environment and residential areas, such as noise or dust generation, heavy traffic movements, glare or odour*
5. *To recognise and encourage a clear distinction between the Mixed-Use Industrial Zone and the Commercial and Residential Zones.*
6. *At the interface between the Mixed-Use Industrial Zone and Residential Zone, to protect living environments from unacceptable noise, odour, shading, traffic, or reduction in visual amenity; by:*
  - i) *applying the residential standards for height and admission of sunlight to buildings on sites adjoining residential areas;*
  - ii) *applying the residential standard for noise on activities adjoining residential areas; and*
  - iii) *requiring landscape planting along boundaries adjacent to residential sites and screening of outdoor storage areas to protect the visual amenity of the residential areas.*

## 28.5 EXPLANATION AND REASONS

Industrial activities have potential to create significant nuisance effects, which may create conflict and reverse sensitivity effects with adjoining residential activities. Where industrial or other activities are located near residential activities which are not within the Mixed-Use Industrial Zone, it is important that any cross-boundary nuisance effects are mitigated or avoided where possible.

Where residential activities are located within the Mixed-Use Industrial Zone, a reasonable level of nuisance effects are to be anticipated and should be mitigated through on-site means, rather than restricting adjoining industrial activities in their ability to undertake day-to-day activities.

These policies seek to avoid, remedy or mitigate adverse effects on the surrounding environment created by mixed-use industrial activities. Of particular concern is the effect that such activities may have on the quality of living environments both adjacent to and within the zone itself. The policies address the business/residential interface and control residential occupation and visitor accommodation within industrial areas.

Mixed-use industrial activities are dependent on vehicles for transporting goods and customers. Policies provide for transport needs but also ensure that the safety and efficiency of roads is not compromised.

## **28.6 IMPLEMENTATION METHODS**

To achieve Policies 5 and 6 through the use of rules prescribing performance standards for activities within the Mixed-Use Industrial Zone that are adjacent to residential areas and to manage residential activity within the Mixed-Use Industrial Zone.

To achieve Policies 1 - 6 through:

1. the use of rules to control the use of land, and to put in place performance standards for street appearance (setback, height, verandahs, window display and landscaping), noise, access and car-parking; and
2. the use of zoning to separate activities which generate traffic and pedestrians and which may create offensive effects such as odour and noise. Zoning therefore reflects location (proximity to residential areas), the level of amenity sought, and the function of activities provided for.

## **28.7 ENVIRONMENTAL RESULTS ANTICIPATED**

- A wide range of activities within defined locations.
- Avoidance of incompatible activities within the Mixed-Use Industrial Zone.
- Preservation of amenity values and the quality of residential areas adjacent to the Mixed-Use Industrial Zone in terms of visual amenity, light admission, noise and odour.
- Adequate car parking for mixed-use industrial activities with surfaces that minimise dust nuisance.
- Convenient customer car parking for commercial and large-scale retail activities.
- Efficient loading and unloading of goods and convenient access to sites within the zone.

## MIXED-USE INDUSTRIAL ZONE RULES

Should you require a resource consent refer to *Part A: Information and Interpretation*, and *Part G: Assessment Matters*, for guidance.

### 28.8 ZONE STATEMENT

Commercial and industrial areas outside the central business districts of Waipukurau and Waipawa are zoned Mixed-Use Industrial. The zone provides for industry and large-scale retailing and service activities that require larger site areas for car parking and vehicle manoeuvring, and may therefore not be suited to the Commercial Zone.

Performance standards aim to maintain the quality and amenity of the zone and provide flexibility in site development. Performance Standards also apply to activities within the Mixed-Use Industrial Zone that are located adjacent to residential areas, to ensure that the amenity values and quality of the residential environment are not adversely affected.

The zone has a lower level of amenity than the Commercial Zone and anticipates that industrial activities are unlikely to comply with the higher performance standards in the Commercial Zone. However, a minimum standard of environmental quality will be maintained and minimum standards will apply in relation to noise, surfacing for dust control and landscaping.

### 28.9 DISTRICT-WIDE MATTERS

Reference should also be made to *Part D District-Wide Provisions* which may also apply in addition to any relevant zone rules for activities undertaken in the Mixed-Use Industrial Zone. Any one or more of the district-wide rules may require an activity to obtain a resource consent.

Also check to see if consents are required from the Hawke's Bay Regional Council in relation to:

- discharges of contaminants to land or water (e.g. effluent, stormwater).
- taking of water (e.g. from water courses or underground wells).
- discharge of strongly odorous substances.

### 28.10 ACTIVITIES

#### 28.10.1 PERMITTED ACTIVITIES

The following activities are **Permitted Activities** in the **Mixed-Use Industrial Zone**, subject to compliance with all of the Performance Standards in 28.11:

- (a) **Recreational Activities.**
- (b) **Community Activities** except for Hospitals, Rest Homes and Educational Facilities where they are listed as a Controlled Activity or a Non-Complying Activity.
- (c) **Industrial Activities** except for those industrial activities which involve an offensive process (refer to Rule 28.10.4(a)).
- (d) **Service Activities.**
- (e) **Commercial Activities** (including Retailing) limited to:
  - (i) The sale of goods manufactured, fabricated or processed on site;
  - (ii) The sale of all other goods in one retail premises per site with a retail floor area not exceeding 400m<sup>2</sup>.
- (f) **Service Stations.**
- (g) **Temporary buildings ancillary to a building or other construction project.**
- (h) **Temporary Events.**
- (i) **Temporary Military Training Activities.**

### 28.10.2 CONTROLLED ACTIVITIES

The following activities are **Controlled Activities** in the **Mixed-Use Industrial Zone**, subject to compliance with the Performance Standards in 28.11:

- (a) **Residential Activities, Rest Homes and Visitor Accommodation** that are not located within the Air Noise Boundary or Outer Control Boundary identified on the Planning Maps.

The Council has reserved control over the implementation of noise attenuation measures.

- (b) **Hospitals and Educational Facilities** that are not located within the Air Noise Boundary or Outer Control Boundary identified on the Planning Maps.

The Council has reserved control over the implementation of noise attenuation measures.

- (c) **Expansion or intensification of Existing Noise Sensitive Activities** located within the Outer Control Boundary identified on the Planning Maps, where the following is provided:

- (i) a certificate from a person suitably qualified in acoustics stating that the proposed construction will achieve 40dB Ldn in all habitable rooms with the windows open; or
- (ii) a certificate from a person suitably qualified in ventilation stating that the proposed construction will achieve appropriate ventilation specifications.

The Council has reserved control over the matters contained in Section 29.3.5.

- (d) **Relocated Buildings.**

The Council has reserved control over the matters contained in Section 29.3.4.

### 28.10.3 RESTRICTED DISCRETIONARY ACTIVITIES

The following activities are **Restricted Discretionary Activities** in the **Mixed-Use Industrial Zone**:

- (a) **Any Activity**, which is listed as a Permitted Activity or a Controlled Activity but does not comply with any one or more of the relevant Performance Standards.

The exercise of the Council's discretion will be restricted to the matter(s) specified in Section 29.2 for the standard(s) which is not complied with.

### 28.10.4 DISCRETIONARY ACTIVITIES

The following activities are **Discretionary Activities** in the **Mixed-Use Industrial Zone**:

- (a) **Offensive Processes**

The following processes undertaken within the Mixed-Use Industrial Zone:

- processes requiring offensive trade licenses under the Health Act 1956;
- the manufacture and processing of chemical fertilisers;
- meat processing or any associated processing of meat and meat by-products or co-products;
- fish curing, cleaning, treatment, preserving and storage;
- cement and concrete products manufacture;
- hot-mix asphalt paving manufacture;
- glass or fibre-glass manufacture;
- wood-pulp manufacture and processing;
- foundry processes, electro-plating works, melting of metals, steel manufacture and galvanising;
- natural gas, oil or petroleum distillation or refining;
- manufacture of hardboard, chipboard or particle board;
- timber treatment;
- wool scouring; and
- motor body building and auto dismantling.

- (b) **Retailing except where listed as a permitted activity.**

- (c) **Commercial boarding and/or breeding of cats, dogs and other domestic pets.**
- (d) **Relocatable Building Depots.**
- (e) **Any Other Activity**, which is not listed as a Permitted Activity or a Controlled Activity or a Restricted Discretionary Activity or a Non-Complying Activity.

### **28.10.5 NON-COMPLYING ACTIVITIES**

The following activities are **Non-Complying Activities**:

- (a) **Intensive Farming Activities** (except the commercial boarding and/or breeding of cats, dogs and other domestic pets).

### **28.10.6 PROHIBITED ACTIVITIES**

- (a) **Establishment of New Noise Sensitive Activities** located within the Air Noise Boundary or Outer Control Boundary identified on the Planning Maps.

## **28.11 PERFORMANCE STANDARDS**

### **28.11.1 Height of Buildings**

Maximum height of any building(s) is 12m.

### **28.11.2 Setback from Streets**

Minimum setback of building(s) is 4m.

### **28.11.3 Outdoor Storage**

All outdoor storage associated with activities must be screened from adjoining roads and sites by landscaping, walls, fences or a combination at a minimum height of 1.8m.

### **28.11.4 Amenities of Residential Zones**

Where any site in a Mixed-Use Industrial Zone adjoins a site zoned Residential, the following standards will apply:

- (a) **Setback from Zone Boundary**
  - (i) The minimum setback of buildings for an activity is 5m.
- (b) **Recession Planes**
  - (i) No part of a building may exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the zone boundary.
  - (ii) Where an internal boundary of a site immediately adjoins an access or part of an access which is owned or partly owned with that site or has a registered right-of-way over it in favour of that site, the recession lines must be constructed from the far side of the access.
- (c) **Screening**
  - (i) A landscaped area with a minimum width of 2m must be established and maintained along internal boundaries and shall be planted with species, which at maturity, will screen the buildings from the adjoining sites in the Residential Zone. In addition, a solid wall or close boarded fence must be constructed at a minimum height of 1.8m, sufficient to screen any outdoor storage areas.

### **28.11.5 Noise**

Activities must comply with the provisions of Section 18 of the District Plan on Noise.

### **28.11.6 Buildings by Waipukurau Airport**

Notwithstanding the performance standards in relation to buildings set out in Rule 28.11 there must be:

- (a) no building for an activity in those areas specified as 'No building zone' on Planning Maps 32 and 34;
- (b) no building for an activity that exceeds 6m or 10m in those areas specified as 'Height restriction of 6 metres' and as 'Height restriction of 10 metres' on Planning Maps 32 and 34;
- (c) no building for an activity that exceeds a height restriction determined by a 1:20 approach and take-off gradient for aircraft using the runways which are identified on Planning Maps 32 and 34 at the Waipukurau Airport.

### **28.11.7 Natural Hazards**

Activities must comply with the provisions of Section 10 of the District Plan on Natural Hazards.

### **28.11.8 Traffic Sightlines, Parking, Access and Loading**

Activities must comply with the provisions of Section 14 of the District Plan on Transport and Parking.

### **28.11.9 Light and Glare**

The following light spill standard will apply to all land uses other than for the purposes of illuminating a road:

- (a) Between the hours of 2200 and 0700 any outdoor lighting must not cause an added illuminance in excess of 125 lux, measured horizontally or vertically at any point 2 metres within the boundary of any adjoining site which is zoned Residential.
- (b) Between the hours of 2200 and 0700 any outdoor lighting must not be used in a manner that it causes:
  - (i) An added illuminance in excess of 15 lux measured horizontally or vertically (at a height of 1.5m above the ground) at any window of an adjoining building within a Residential Zone;
  - (ii) An added illuminance in excess of 15 lux measured horizontally or vertically (at a height of 1.5m above the ground) at any point along any residentially zoned boundary or site used for residential purposes, except those in the Mixed-Use Industrial Zone.
- (c) Where the measurement of any added illuminance cannot be made because any person refuses to turn off outdoor lighting, measurements may be made in locations a similar nature which are not affected by such outdoor lighting. Those measurements may be used to determine the added illuminance, if any, of such outdoor lighting.
- (d) Any outdoor lighting must be so selected, located, aimed, adjusted and screened so as to direct such lighting away from any residential activity, visitor accommodation, community activity, marae, state highways and formed public roads.

### **28.11.10 Temporary Buildings Ancillary to a Building or Other Construction Project**

- (a) All temporary buildings ancillary to a building or other construction project must meet the following requirements:
  - (i) A maximum gross floor area of 50m<sup>2</sup> per site; and
  - (ii) The duration of the temporary building must not exceed the duration of the project, or 12-month period, whichever is the lesser.

### 28.11.11 Temporary Events

#### Duration

- (a) The occupation of a site for a temporary event (excluding setting up and pack down of any associated structures and buildings and the restoration of the site) must not exceed a period of 3 consecutive days in total within any 12-month period.

#### Noise

- (b) Temporary events must comply with the applicable permitted activity rules and standards for noise, including *Table 18.8B Specific Activity Noise Limits*, in *Section 18 Noise and Vibration* for the site on which the temporary event is located.

#### Traffic and Parking

- (c) All parking associated with the temporary event must be accommodated on the site or by other off-street arrangements.
- (d) Temporary events must comply with the applicable permitted activity rules and standards for traffic sightline distances in *Section 14 Transport and Parking* for the site on which the temporary event is located.

#### Notification – Circuses, Concerts, Musicals, Exhibitions, Festivals, Filming, Parades and Sporting Events Only

- (e) The Council must receive notification of these temporary events at least 10 days prior to the event taking place.

#### Restoration of the Site

- (f) All structures and other works accessory to an event must be removed and the site returned to its original condition, including the removal of all waste and other rubbish associated with the event, within 5 working days after the activity has ceased.

#### General

- (g) Other than noise for temporary events in *Section 18 Noise*, and traffic sightline distances in *Section 14 Transport and Parking*, the performance standards for the zone do not apply to temporary events.

*Note: Any signs associated with the temporary event must comply with the permitted activity standards for temporary signs as set out in Section 20 Signs.*

### 28.11.12 Temporary Military Training Activities

- (a) The activity must not exceed a period of 31 days, excluding set-up or pack-down activities, which can occur up to one week prior to commencement and up to one week following completion of the temporary military training activity.
- (b) Other than noise for temporary military training activities in *Section 18 Noise* and earthworks in *Section 19 Earthworks*, the performance standards for the zone do not apply to temporary military training activities.
- (c) No permanent structures must be constructed.

### 28.11.13 Relocated Buildings

- (a) Any relocated building intended for use as a dwelling or for visitor accommodation must have previously been designed, built and used as a dwelling or for visitor accommodation.
- (b) The relocated building must comply with all other relevant performance standards for the zone.
- (c) A Building Pre-Inspection Report must be submitted to the Council with each application to relocate a building. The report must:
  - (i) state whether the building is structurally sound;

- (ii) describe the condition of the building and identify all reinstatement works needed to bring the exterior of the building up to an external visual appearance that is tidy, workmanlike and compatible with other buildings in the vicinity;
  - (iii) state the proposed timetable to complete the external reinstatement works (including connections to all infrastructure services and closing in and ventilation to the foundations) within 12 months from the date the building is moved to the site;
  - (iv) provide clear photographs of the building in its current state; and
  - (v) provide such plans and elevations of the building as are necessary to illustrate the new site location and likely external design and appearance of the building as a result of the reinstatement work.
- (d) The Building Pre-Inspection Report must be prepared by:
- (i) A Member of the Institute of Professional Engineers of NZ (Structural and Civil); or
  - (ii) A member of the New Zealand Institute of Building Surveyors; or
  - (iii) An independent person, persons or company as approved by Central Hawke's Bay District Council Building Control Authority; or
  - (iv) A Building Control Officer (or equivalent) from the Territorial Local Authority where the building is being relocated from outside of the District.
- (e) The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken until the site is visited by Council officers to inspect the standard of the site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date.
- (f) The building must be placed on permanent foundations no later than two weeks from the date the building is moved to the site.
- (g) All external reinstatement works identified in the Building Pre-Inspection Report, including connections to all infrastructure services and closing in and ventilation to the foundations, must be completed within 12 months from the date the building is moved to the site.
- (h) The owner of the site on which the relocated building is placed must certify to the Council that the reinstatement work identified in the Building Pre-Inspection Report will be completed within the 12-month period. The site owner will be responsible for ensuring this work is completed.

*Note: All necessary building consents under the Building Act 2004 (including consent to place the building on permanent foundations) must be obtained prior to the relocated building being placed on the destination site, unless otherwise agreed in writing by the Council.*



# **PART G      ASSESSMENT MATTERS**

## 29 RESOURCE CONSENT- ASSESSMENT MATTERS

*Note: The following Assessment Matters apply to both Part D: District-Wide Provisions and Part F: Zone Provisions. These assessment matters relate to the performance standards and activities listed as controlled, restricted discretionary or discretionary activities.*

Check to see if resource consents are also required from the Hawke's Bay Regional Council.

### 29.1 GENERAL

1. The following assessment matters are methods or matters included in the District Plan, enabling the Council to implement the Plan's policies and fulfil its functions and duties under the Act.
2. In addition to the applicable provisions of the Act, the Council will also apply the relevant Assessment Matters set out in 29.2, 29.3 and 29.4 below.
3. For Controlled Activities, matters specified are those which the Council will exercise its control over and for which the Council may impose conditions.
4. In the case of Restricted Discretionary Activities, for which the exercise of the Council's discretion is restricted to the matter(s) specified in a particular standard(s), only the assessment matters relevant to that/those standard(s) will be taken into account.
5. In the case of Discretionary and Non-Complying Activities, the Council's assessment is not restricted to these matters, but it may consider them.

### 29.2 ASSESSMENT MATTERS RELATING TO ZONE PERFORMANCE STANDARDS:

Where an activity does not meet the stated performance standards in the relevant rule, the Council will take into account the following matters in its assessment of the application:

#### 1. Building and Residential Density

##### Building Coverage

##### Building Height and Recession Lines

##### Building Height

##### Setback from Roads and Neighbours

- a) The degree to which the proposed buildings:
  - i) will be compatible with the character and amenity of the area, including the nature and scale of other buildings in the surrounding area;
  - ii) will adversely affect the life-supporting capacity of the rural soil resource, particularly the versatile land of Central Hawke's Bay;
  - iii) will overshadow adjoining sites and result in reduced sunlight and daylight;
  - iv) will cause a loss of privacy through being over-looked from neighbouring buildings;
  - v) will block views from properties in the vicinity, or from roads or public open space in the surrounding area;
  - vi) will diminish the openness and attractiveness of the street scene; and
  - vii) will detract from the amenity of adjoining sites, in terms of such matters as noise, odour, dust, glare or vibration occurring as a result of the building.
- b) The ability of the applicant to:
  - i) provide adequate opportunity for garden and tree planting around buildings;

- ii) provide adequate vehicle parking and manoeuvring space on site;
  - iii) provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site;
  - iv) mitigate any adverse effects of increased height or exceedance of the recession planes, such as through increased separation distances between the building and adjoining sites or the provision of screening; and
  - v) mitigate any adverse effects on people affected by the proposal.
- c) Where sewerage reticulation is not available to the site, the ability of the applicant to adequately dispose of effluent, which avoids:
- i) any potential contamination of groundwater;
  - ii) any potential slope instability problems;
  - iii) any potential odour, noise and vibration nuisance to neighbours; and
  - iv) any potential seepage of effluent at ground surface.
- d) The degree to which the non-compliance with the standard allows more efficient, practical and/or pleasant use of the remainder of the site.
- e) The degree to which alternative practical locations are available for the building.

*Please refer to Assessment Matter 29.2.9 in relation to setback from roads in the Commercial Frontage Area of the Commercial Zone.*

## **2. Outdoor Living and Service Space**

- a) The degree to which the reduction in outdoor living or service space and/or its location will adversely affect the ability of the site to provide for the outdoor living or service needs of likely future residents of the site.
- b) Any alternative provision on, or in close proximity to, the site for outdoor living or service space to meet the needs of likely future residents of the site.
- c) The degree to which access to alternative outdoor living or service space (e.g. balconies or communal open space) is provided.

## **3. Access**

- a) The degree to which alternative formed access can be assured to the residential unit in the long-term, or
- b) The degree to which the level and nature of the use of the residential unit will make it unlikely that access by way of a formed road will ever be necessary.
- c) The level of financial contribution required to be made to the Council towards the formation of a road to a standard suitable for residential access, taking into account the levels of traffic likely to be generated by the use of the residential unit as compared to the existing use of the road.

## **4. Hours of Operation**

- a) The degree to which additional visitors, employees, customers or suppliers to the site will result in traffic generation and pedestrian activity that is incompatible with the character of the surrounding area.
- b) Any adverse effects of the extended hours in terms of noise, vibration, glare, loss of privacy, traffic and/or parking congestion.

## **5. Heavy Vehicle Storage**

- a) The degree to which the vehicles being stored can be viewed from adjoining sections, the road and public places and the degree to which screening (either by fences, buildings or landscaping) may mitigate any adverse visual impact.

- b) The degree of noise that may be generated from the starting, manoeuvring and mechanical repair of vehicles on site and the degree to which this will contrast with the existing noise environment.
- c) Where a heavy vehicle to be stored has been used for the cartage of animals the procedures to be adopted for the washing down of the vehicles and the disposal of the waste and wash water.
- d) Where a building is to be erected for the purpose of storing heavy vehicles, refer to the assessment matters in 29.2.1 above.

#### **6. Screening for Visual Amenity**

- a) The degree to which the visual characteristics of the activity to be established are compatible with the character and amenity of the surrounding area and the degree to which screening or landscaping are able to mitigate any adverse impact.

#### **7. Light and Glare**

- a) The potential for light and/or glare associated with the activity to adversely affect adjacent residential activities or road safety, and the extent to which these effects can be avoided or mitigated.

#### **8. Windows, Verandahs and Setback in the Commercial Frontage Area**

- a) Where windows or verandahs are not to be provided, the degree of the effect this will have on the visual continuity of building frontage as viewed from the street and on the form and character of buildings in areas of intensive business activity.
- b) The volume of pedestrians using the street and the potential impact that a blank wall or lack of verandah may have on the amenity interest and attractiveness of the street.
- c) The volume of pedestrians using the street and the degree to which they will be exposed to adverse climatic conditions.
- d) Whether a new verandah or window would detract from the heritage values of a building.
- e) The design and appearance of the building and its compatibility with other adjoining buildings in terms of design, height, setback and scale.
- f) The degree to which setback from the road boundary will affect the visual continuity of the building frontage along the street and the character of the area.
- g) The means to mitigate the loss of continuity and character through landscaping.

#### **9. Amenity of Residential Areas Adjoining the Commercial and Mixed-Use Industrial Zones**

- a) Setback and Recession Planes.
  - i) Refer to assessment matters specified in 29.2.1 above.
- b) Screening
  - i) The degree of the visual impact of buildings and outdoor storage areas on sites with a reduced area of planting.
- c) The degree to which the site is visible from adjoining sites, particularly from residential areas.
- d) The degree to which other factors may compensate for a reduced landscaped area, such as:
  - i) a higher quality of planting over a smaller area;
  - ii) a high standard of architectural design that is not visually obtrusive;
  - iii) the type of building materials used; and
  - iv) the location of different activities on-site and their relationship to the boundaries of the site and their visibility from the general area.

**10. Outdoor Storage**

- a) The degree to which materials or equipment associated with the activity need to be stored outside the building, taking account of:
  - i) the nature, coverage area and height of materials or equipment; and
  - ii) the time period over which materials or equipment are intended to be outside a building.
- b) The degree to which provisions would be needed for:
  - i) security;
  - ii) control of litter and vermin; and
  - iii) prevention or containment of fire hazard.
- c) Where goods are not stored to the rear of a building or not screened from public view, the degree to which the outdoor storage will be compatible with the appearance, layout and functioning of other sites in the adjoining area, and the degree to which it will detract from the attractiveness of the site, as viewed from adjoining roads and sites.

**11. Setback for New Sensitive Activities from Existing Intensive Farming Activities**

In assessing resource consent applications for sensitive activities seeking to establish within the 200m setback around an existing building or enclosure known to be used for intensive farming, or within 200m of organic matter and effluent storage, treatment and utilisation associated with intensive farming, the Council will have regard to the following effects and to what extent and by what means these are able to be avoided, remedied or mitigated:

- a) The likelihood of the proposed activity to generate reverse sensitivity effects on the intensive farming activity and the potential impact these effects may have on the continuing effective and efficient operation of the intensive farming activity.
- b) The extent to which alternative locations have been considered.

**12. Setback for New Intensive Farming Activities from Property Boundaries**

In assessing resource consent applications for new intensive farming activities seeking to establish within the 200m setback from a property boundary, the Council will have regard to the following effects and to what extent and by what means these are able to be avoided, remedied or mitigated:

- a) The degree to which the intensive farming operation will be compatible with the character of the surrounding rural area, including the density of and proximity to Sensitive Activities in the area, and proximity to any Wāhi Tapu, Wāhi Taonga and sites of significance identified in Appendix D.
- b) The degree to which the proposed intensive farming operation is likely to lead to odour, dust, noise or health nuisances beyond the boundary of the site, and in particular, the technology and management systems proposed to mitigate noise or odour nuisance, including:
  - i) the size of the proposed intensive farming operation and its associated site;
  - ii) the design of the buildings, facilities, and waste and noise management systems;
  - iii) the management and operation of the waste and noise management systems;
  - iv) waste treatment measures employed; and
  - v) odour and noise abatement measures employed.
- c) The degree to which traffic generated by the proposal is likely to have adverse effects on the transport network, and whether it can be appropriately accommodated on-site, including the location and design of site access, and adequate provision for on-site parking, loading and manoeuvring.

- d) The degree to which existing or proposed landscaping, including plantings, will shelter and screen the proposed site.
- e) The degree to which the proposed buildings will be compatible with the appearance, layout and scale of other buildings in the surrounding area.
- f) The degree to which the proposed intensive farming operation complies with relevant codes of practices promulgated by industry organisations.
- g) The extent to which alternative locations have been considered.

### **13. Shading of Land, Buildings and Roads**

- a) Trees on Boundaries
  - i) The degree to which planting within the setback area can adversely affect the health of vegetation or stock, or cause a significant increase in the risk of fire.
  - ii) The degree to which the planting of trees will overshadow adjoining sites and result in reduced sunlight and daylight.
  - iii) The degree to which trees may potentially damage structures due to wind fall or root growth.
- b) Trees adjoining Public Roads
  - i) The degree to which planting will cause shading and ice forming on roads in winter, or root damage to the road.
  - ii) The degree to which trees may potentially cause a road safety risk due to wind fall.

### **14. Buildings by Waipukurau Aerodrome – Mixed-Use Industrial and Plains Production Zone**

- a) The degree to which any building may compromise the safety of aircraft arriving or departing from Waipukurau Aerodrome.

## **29.3 ASSESSMENT MATTERS FOR CONTROLLED ACTIVITIES IN RELATION TO:**

The following are the matters over which Council retains control in each case.

### **1. Commercial Activities - Residential Zone**

- a) Conditions on building setback, landscaping and screening may be imposed so that the proposed buildings and signs:
  - i) are compatible with the character of the area, including the nature and scale of other buildings in the surrounding area;
  - ii) limit the loss of privacy to neighbours through being over-looked by buildings;
  - iii) limit the loss of openness and attractiveness of the street scene; and
  - iv) allow sufficient sunlight and daylight admission to adjoining sites.
- b) Conditions on carparking may be imposed so that the adverse effects caused by the volume and type of traffic which may be generated to the site is avoided or mitigated by appropriate parking, vehicle queuing, loading, manoeuvring and access design, as well as any necessary landscaping.

### **2. Residential Activities, Rest Homes, Visitor Accommodation, Hospitals and Educational Facilities (outside of the Air Noise Boundary or Outer Control Boundary) – Commercial and Mixed-Use Industrial Zones**

- a) Conditions on building design to incorporate noise attenuation measures to avoid compromising the ability of nearby businesses or Waipukurau Aerodrome to continue to operate.

**3. Intensive Farming Activities (located more than 500 metres from a Residential, Rural Living, Coastal Settlements, Commercial or Rural Township Zone boundary) – Rural Zones**

The Council will exercise control over the following matters in assessing an application for an intensive farming activity:

- a) The traffic generated by the proposal.
- b) Any noxious, offensive or objectionable odour arising from the activity beyond the site boundary or any storage of materials associated with the operation of the activity.
- c) The effects arising from the stormwater/wastewater management of the activity.
- d) The hours of the operation of the activity and the potential for noise effects to arise.
- e) Setbacks from Wāhi Tapu, Wāhi Taonga and sites of significance identified in Appendix D and on the Planning Maps.

**4. Relocated Buildings – All Zones**

The Council will exercise control over the following matters in assessing an application for a relocated building:

- a) Whether the building is structurally sound, the condition of the building and the works needed to bring the exterior of the building up to an external visual appearance that is tidy, of appropriate standard, and compatible with other buildings in the vicinity.
- b) The bulk and location of the building in relation to the requirements of the zone.
- c) The need for structural repairs and reinstatement of the building and the length of time for completion of that work.
- d) The imposition of a performance bond to ensure compliance with the consent conditions.

**5. Expansion or Intensification of Existing Noise Sensitive Activities within the Outer Control Boundary – Plains Production and Mixed-Use Industrial Zones**

- a) Conditions on building design to incorporate appropriate sound insulation, including provision of suitable ventilation system(s).

**6. Papakāinga and Kaumātua Housing (meeting the Performance Standards in 17.9)**

The Council will exercise control over the following matters in assessing an application for papakāinga and kaumātua housing:

- a) A Master Plan prepared for the site.
- b) Landscaping to mitigate any visual effects of clustered housing development in a rural area.
- c) Requirements for the provision of on-site servicing, including the incorporation of Low Impact Urban Design principles.
- d) Provision for and location of access(s) and internal roading network.
- e) Identification and avoidance or mitigation of the locational constraints of natural hazards, such as erosion, falling debris, subsidence, slippage, or inundation from any source.

**7. Construction, operation, maintenance, removal or minor upgrading of above-ground network utility buildings and structures located within legal roads, road reserves or service lanes**

The Council will exercise control over the following matters:

- a) Whether the external appearance of the building or structure will significantly detract from the existing amenity values of the area where the network utility is located.
- b) Whether there are significant or negligible demonstratable adverse effects on people's health and safety, or on the efficiency of the District's roading network.

- c) The degree to which any significant adverse environmental effects will be remedied or mitigated.

## **29.4 ASSESSMENT MATTERS FOR RESTRICTED DISCRETIONARY AND DISCRETIONARY ACTIVITIES IN RELATION TO:**

In the case of a Restricted Discretionary Activity, the following matters are those to which discretion has been restricted in each case. For Discretionary Activities, the Council can take into account any matters that are relevant.

Refer also, relevant assessment matters in Section 29.2 in relation to non-compliance with zone performance standards.

### **1. Community Activities and Recreational Activities, and Day Care Facilities**

- a) The degree to which the proposed buildings will be compatible and integrate with the character of the surrounding area, including the layout, height, bulk and scale of buildings.
- b) Any adverse effects from the proposed activity in terms of:
  - i) the life-supporting capacity of the rural soil resource, particularly the versatile land of Central Hawke's Bay;
  - ii) loss of privacy to neighbours through being over-looked, including by buildings;
  - iii) loss of openness and attractiveness of the street scene;
  - iv) noise, vibration, and glare; and
  - v) admission of sunlight and daylight to adjoining sites.
- c) The volume and type of traffic which may be generated by the activity and the ability to avoid or mitigate any adverse effects on the function of the road network and/or the safety of pedestrians, cyclists and vehicles using the road network (including cumulative effects) through the provision of appropriate on-site parking, vehicle queuing, loading, manoeuvring and access design.
- d) Whether the amenity of the residential environment will be adversely affected by the scale and/or intensity of the activity. The following matters will be considered:
  - i) the number of patrons and/or staff on the site at any one time;
  - ii) the hours of operation to maintain the residential amenity of the area
  - iii) the proximity of the activity to adjacent residential activities;
  - iv) the anticipated number of transportation movements (including pedestrians and vehicular traffic); and
  - v) whether the proposed activity is located in an area where there are already one or more non-residential activities in close proximity and the resultant cumulative effect on residential amenity.
- e) Whether landscaping and/or screening is proposed to mitigate potential adverse visual effects of the activity.
- f) In addition, regard should be given to assessment matters specified in 29.2.1, 29.2.4, 29.2.6, 29.2.7 above and 29.5 Noise Assessment Matters.

### **2. Home Occupations - Residential Zone**

- a) The degree to which the character of the site will remain dominated by open space or tree and garden plantings rather than by buildings and areas of hard surfacing.



- b) The degree to which the activities on the site remain dominated by residential activities, rather than by activities which are not associated with or incidental to residential activities on the site.
- c) The degree to which additional employment is an integral and necessary part of other activities being undertaken on the site and contributes towards alternative home-based employment and income-generating opportunities for residents or occupiers of the site.
- d) The degree to which the activity fulfils a function at a local level by meeting the needs of residents principally within the surrounding environment.
- e) Any adverse effects of the home occupation in terms of noise, vibration, glare, odour, dust, loss of privacy, traffic and/or parking congestion.
- f) For matters concerned with outdoor storage, manufacturing, altering, repairing, dismantling or processing of any goods or articles associated with a home occupation outside a building refer to assessment matter 29.2.10 – outdoor storage in addition to the above.
- g) Where a building is to be erected for the purpose of a home occupation refer to the assessment matters in 29.2.1 above.

### **3. Visitor Accommodation - Residential and Township Zones**

- h) Any adverse effects of the likely traffic and pedestrian generation from the proposed visitor accommodation in terms of:
  - i) Noise, vibration and glare from vehicles entering and leaving the site or adjoining road, which is incompatible with the levels acceptable in a medium-density residential environment;
  - ii) Loss of privacy;
  - iii) Levels of traffic congestion, reduction in levels of traffic safety, or reduction in availability of on-street parking, which are inconsistent with the classification of the adjoining road; and
  - iv) Any cumulative effect of traffic generation from the activity in conjunction with traffic generation from other activities in the vicinity.
- i) The ability to mitigate any adverse effects of the additional traffic generation such as through the location and design of vehicle crossings, parking and loading areas or through the provision of screening. (Other factors may reduce the effect of the additional traffic generation, such as infrequency of the activity, or limited total time over which the traffic movements occur).
- j) In addition, regard should be given to assessment matters specified in 29.2.1 above.

### **4. Post-Harvest Facilities exceeding the 2,500m<sup>2</sup> Gross Floor Area Threshold per Site**

- a) Whether the activity is of such a scale that it is better to be located or, in the case of an existing operation, relocated in a Mixed-Use Industrial Zone where infrastructure and employment are more readily available and the receiving environment is less sensitive.
- b) The effects of the proposal on the soil resource.
- c) Whether the Post-Harvest Facility will utilise any existing building(s).
- d) The impact of the scale, character and/or effects of the activity and its compatibility with surrounding activities.
- e) The potential for the activity to generate adverse effects in the environment in terms of stormwater quality and quantity.
- f) Whether the activity will process, store and/or package agricultural, horticultural and/or viticultural crops and/or produce, the majority of which are grown from within the Plains Production Zone.

- g) Whether the proposal will significantly compromise the visual amenity value of the surrounding area, recognising that it is a rural working environment.
- h) The potential for the activity to generate more than minor adverse effects on the environment in terms of noise, dust, glare, and road safety.

#### **5. Helicopter Depots**

An assessment of the effects of the helicopter depot on the surrounding area will be made considering the following:

- a) The frequency and hours of flight operations.
- b) The extent to which the helicopter depot and flight operations will have an adverse impact such as noise, light and dust effects, on nearby sensitive activities.
- c) The necessity to locate on the site and the availability and feasibility of other alternatives.

#### **6. Residential Activities not meeting the Activity Thresholds in Performance Standard 22.11.1(a) in the Rural Zones or Performance Standard 23.11.1(a) in the Rural Living Zone**

- a) Whether the additional residential activity will, in the case of the Rural Zones, have an adverse effect on the sustainable management of the soil resource.
- b) The impact of the residential activity on the character and amenity of adjoining activities and the surrounding rural or rural living environment.
- c) Any cumulative effect of the residential activity.
- d) The potential for the residential activity to have an adverse effect on road safety.
- e) Whether the proposal will, in the case of the Rural Zones, continue to allow for efficient use of the remaining undeveloped land for farming activities.
- f) Where located within the coastal environment area, the degree to which the proposed buildings will be compatible and integrate with the natural character and amenity of the surrounding area, including the scale, design and appearance of buildings.

#### **7. Seasonal Workers Accommodation not meeting the Activity Thresholds in Performance Standard 22.11.1(a)**

- a) Whether the proposed building location will continue to allow for efficient use of the remaining undeveloped land for farming activities.
- b) Whether the scale and design of the proposed building complements the character of the area.
- c) Whether the siting of the activity will impact on the amenity of adjoining properties.
- d) Whether soil values have been taken into account in selecting the site for the building.
- e) Whether traffic generation associated with the number of occupants will adversely impact on the road network.
- f) Where located within the coastal environment area, the degree to which the proposed buildings will be compatible and integrate with the natural character and amenity of the surrounding area, including the scale, design and appearance of buildings.

#### **8. Rural Commercial Activities, Visitor Accommodation and Home Occupations not meeting the Activity Thresholds in Performance Standard 22.11.1(b) in the Rural Zones or Performance Standard 23.11.1(b) in the Rural Living Zone**

- a) Whether the proposal will maintain or enhance the character and amenity values of the surrounding area.
- b) The impact of the scale, character and/or effects of the activity and its compatibility with surrounding activities, including proximity to sensitive activities.

- c) The potential for the activity to generate more than minor adverse effects on the environment in terms of noise, dust, glare, vibration and road safety.
- d) Whether the proposal will, in the case of the Rural Zones, have an adverse effect on the sustainable management of the soil resource.
- e) Where located within the coastal environment area, the degree to which the proposed buildings will be compatible and integrate with the natural character and amenity of the surrounding area, including the scale, design and appearance of buildings.

**9. All Other Activities Not Provided for as Permitted, Controlled or Restricted Discretionary Activities in the Rural Zones or Rural Living Zone**

- a) Whether the activity is of a type or scale that means that it is better to be located in another zone (for example, where infrastructure and labour force are more readily available, and the receiving environment is less sensitive).
- b) Effects on the visual amenity values of the surrounding area, recognising the rural or rural living character of the locality.
- c) Whether the activity can be adequately serviced. The site must be capable of sustaining the infrastructural needs of the development.
- d) The impact of the scale, character and/or effects of the activity and its compatibility with surrounding activities, including proximity to sensitive activities and wāhi tapu, wāhi taonga and sites of significance identified in Appendix D.
- e) The potential for the activity to generate more than minor effects on the environment in relation to traffic, parking demand, or visitor numbers.
- f) The ability of the roading hierarchy to accommodate any additional traffic generated by the activity, including effects on road safety.
- g) The potential for the activity to generate more than minor adverse effects in terms of noise, dust, glare, or vibration, and the extent to which mitigation options have been considered and evaluated.
- h) Where located within the coastal environment area, the degree to which the activity is located appropriately, and the degree to which the scale, design and appearance of any built form or land modification is compatible with the character and amenity of the coastal environment, having regard to the effects of the activity and:
  - i) integration with natural processes, landform and topography (including the use of naturally occurring building platforms);
  - ii) the particular natural character, cultural, landscape, ecological, historical or recreational values of the area;
  - iii) the extent to which the values of the area are sensitive or vulnerable to change;
  - iv) the extent to which the values of the adjacent areas (including coastal marine area) are sensitive or vulnerable to the long-term effects of the activity, particularly from plantation forestry;
  - v) opportunities to restore, rehabilitate or enhance natural character, indigenous vegetation and habitats, cultural values, landscape features, dunes and other natural coastal features or processes;
  - vi) the presence of any natural hazards and whether the activity will exacerbate the hazard and/or be vulnerable to it; and
  - vii) opportunities for public access and recreation.
- i) Where located within an area of high natural character, outstanding natural landscape or feature, or significant amenity feature, refer to the assessment matters in 29.17.

**10. Trimming and Modification of Indigenous Vegetation**

- a) The significance of the affected indigenous vegetation or habitat of indigenous fauna in terms of ecological, intrinsic, cultural or amenity values.
- b) The extent to which an area of affected indigenous vegetation or habitat of indigenous fauna and its inter-relationship with other habitats or areas of indigenous vegetation represents or exemplifies the components of the natural diversity of a larger reference area. For example, the representation of the current natural diversity of an ecological district, or representation of the original natural landscape.
- c) The sustainability of the habitat or area of vegetation proposed to be modified or damaged or of any adjoining habitat of vegetation to an area proposed to be affected.
- d) Whether any affected area of indigenous vegetation is naturally occurring or has been artificially created.
- e) The degree to which the vegetation or habitat is threatened or is uncommon in the ecological district in which it is located.
- f) Whether any affected area contains a vegetation type of species of flora or fauna that is regionally rare or threatened.
- g) Location and dimensions of areas to be cleared and vegetation type.
- h) Effects on archaeological, cultural or historic sites.
- i) Effects on waterbodies and riparian margins.
- j) Clearance methods.
- k) Where biodiversity off-setting is proposed, the application of the principles in Schedule D must be considered.
- l) Effects on areas of high natural character identified in Appendix G, or on outstanding natural landscape or feature, or significant amenity feature identified in Appendix H.

*Note: Any significance assessment must be carried out by a suitably qualified ecologist or forester (i.e. B.For.Sc, BSc, B.App.Sc or relevant postgraduate qualification).*

**11. Removal of Manuka or Kanuka**

- a) The significance of the affected indigenous vegetation or habitat of indigenous fauna in terms of ecological, intrinsic, cultural or amenity values.
- b) The extent to which an area of affected indigenous vegetation or habitat of indigenous fauna and its inter-relationship with other habitats or areas of indigenous vegetation represents or exemplifies the components of the natural diversity of a larger reference area. For example, the representation of the current natural diversity of an ecological district, or representation of the original natural landscape.
- c) The sustainability of the habitat or area of vegetation proposed to be modified or damaged or of any adjoining habitat of vegetation to an area proposed to be affected.
- d) Whether any affected area of indigenous vegetation is naturally occurring or has been artificially created.
- e) The degree to which the vegetation or habitat is threatened or is uncommon in the ecological district within which it is located.
- f) Whether any affected area contains a vegetation type of species of flora or fauna that is regionally rare or threatened.
- g) Location and dimensions of areas to be cleared and vegetation type.
- h) Effects on archaeological, cultural or historic sites.
- i) Effects on waterbodies and riparian margins.
- j) Clearance methods.

- k) Where Biodiversity off-setting is proposed, the application of the principles contained in Appendix F shall be considered.
- l) Effects on areas of high natural character identified in Appendix G, or on outstanding natural landscape or feature, or significant amenity feature identified in Appendix H.

*Note: Any significance assessment must be carried out by a suitably qualified ecologist or forester (i.e. B.For.Sc, BSc, B.App.Sc or relevant postgraduate qualification).*

## **12. Motorised Craft on Lakes and Rivers**

- a) The degree to which the water-based activity will adversely affect the range of recreational opportunities available on Tukituki River and tributaries, or the quality of experience of the people engaging in such activities, e.g. fishing and swimming.
- b) The degree to which motorised craft are compatible with, and will not adversely affect the spawning of trout, or trout habitat generally, or the nesting habitat of any indigenous birdlife.
- c) The degree to which motorised craft will compromise levels of public safety.
- d) Any adverse effects of the proposed motorised craft in terms of:
  - i) Noise and vibration that is incompatible with the levels acceptable in a particular lake or river;
  - ii) Accumulation of litter and waste, and access to toilet facilities; and
  - iii) Any cumulative effect from the activity in conjunction with other activities in the vicinity.

## **13. Offensive Processes**

- a) The nature of the offensiveness of the activity and the degree to which this may adversely affect the amenity and character of the surrounding environment and, in particular, sites in any residential area.
- b) The duration and frequency with which the offensiveness will occur; any possible methods to contain or mitigate the offensive element; and the degree to which this is likely to be effective.
- c) Proximity to sensitive activities, and to wāhi tapu, wāhi taonga and sites of significance identified in Appendix D.

## **14. Retailing (less than 400m<sup>2</sup> gross floor area) in the Mixed-Use Industrial Zone**

The effects of the retailing of additional goods and/or additional retail activities, in respect to the following:

- a) The likelihood that the compactness, convenience, vitality and pleasantness of the Commercial Frontage Area of the Commercial Zone for shoppers, visitors and workers is compromised.
- b) The degree to which retailing of a wider range of goods will adversely affect the consolidation of the Commercial Frontage Area of the Commercial Zone and the effect this may have on the use of existing infrastructure, such as car-parking, roading or street lighting, and on the amenity of those zones.
- c) The extent to which there would be any adverse effects on traffic movement, safety and efficiency, parking and access within the vicinity of the site.
- d) The degree to which the activity would result in adverse effects on the amenity of sites in adjoining zones.
- e) The potential for the establishment of retailing activities to create a nucleus for the aggregation of further retail activity in the vicinity.

- f) The effect of a smaller floor area or multi-purpose retail outlet being established in the Mixed-Use Industrial Zone on the consolidation of business areas where there is no limitation on retail activity.

#### **15. Commercial Boarding and/or Breeding of Cats, Dogs or Other Domestic Pets**

- a) The degree to which the boarding premises will be compatible with the character of the surrounding rural area, including the density of and proximity to residential units in the area.
- b) The degree to which the proposed boarding premises are likely to lead to odour, noise, health or amenity nuisances beyond the boundary of the site, and in particular, the building design and management systems proposed to mitigate noise or odour nuisance.
- c) The degree to which the proposed buildings, will be compatible with the appearance, layout and scale of other buildings and sites in the surrounding area.
- d) Where a building is to be erected for the purpose of a boarding premises for cats, dogs or other domestic pets refer to the assessment matters in 29.2.1.

#### **16. Licensed Premises**

- a) Any adverse effects of the extended hours in terms of noise, vibration, glare, loss of privacy, traffic and/or parking congestion.
- b) The degree to which late night noise and traffic are incompatible with the character of the surrounding area.
- c) The nature of measures to mitigate excessive noise levels and traffic disturbance.
- d) Where a building is to be erected for the purpose of a licensed premises refer to the assessment matters in 29.2.1.

#### **17. Commercial Activities up to 50m<sup>2</sup> gross floor area – Coastal Settlements Zone**

- a) The extent to which the activity impacts on residential amenity and the special character of the coastal settlement, including noise and traffic effects.
- b) The extent to which the activity impacts on the quiet enjoyment of beach areas and public open space, including public access to the coast, noise, traffic, and the intrusion of built form.
- c) The degree to which any buildings or structures may overshadow the street or adjoining sites.
- d) Whether noise arising from the land use, including the congregation of people or movement and parking of vehicles, will have an adverse effect on the amenity of the surrounding environment.
- e) Whether the volume of traffic likely to be attracted to the site is likely to cause an effect on the neighbouring people and environment, including the road network and traffic safety and efficiency.
- f) Whether the site is a suitable size for the type and number of persons being catered for.
- g) Whether the commercial activity will make a positive contribution to the social and economic well being of the coastal community.

#### **18. Camping Grounds**

- a) The size of the camping ground, number of camp sites/accommodation units, carparks, and scale of buildings to ensure that they are consistent with the surrounding character and amenity and, where located within the identified coastal environment area, the natural character of the coastal environment.
- b) Whether the design and appearance of the development of the site harmonises with the surrounding natural features and landscape, in particular the character of the coastal environment.

- c) Whether the location of the camping ground will give rise to reverse sensitivity effects, particularly in terms of farming and associated activities.
- d) Whether the proposed land use will have an adverse effect on any cultural values or heritage values of the area.
- e) The design of infrastructure to ensure it is of a standard capable of servicing the camping ground, assuming 100% capacity.
- f) Whether the activity is or will be located in an identified natural hazard area, considering the health and safety of camp users and the long- term viability of safe access and egress to the site.
- g) The proximity of the camping ground to the coastal margin and the susceptibility of the site to coastal erosion and coastal inundation both in the short and long-term, considering the health and safety of camp users and the long- term viability of safe access and egress to the site.
- h) Whether the activity will make a positive contribution to the social and economic well-being of the local community.
- i) The proximity to any wāhi tapu, wāhi taonga and sites of significance identified in Appendix D and on the Planning Maps.
- j) Effects on areas of high natural character identified in Appendix G, or on outstanding natural landscape or feature, or significant amenity feature identified in Appendix H.

**19. Temporary Buildings Ancillary to a Building or Other Construction Project, Temporary Events and Temporary Military Training Activities – All Zones**

- a) The extent to which the activity impacts on amenity values of the surrounding area.
- b) The extent to which buildings and structures can be mitigated by screening or other remedial measures.
- c) The effects on infrastructural services.
- d) The effects of traffic generated by the activity on the surrounding area and on the safety and efficiency of the road network.
- e) The provision of safe and efficient vehicular access and on-site parking to avoid, remedy or mitigate potential adverse traffic effects.
- f) The hours of operation, duration and frequency of the temporary event/activity.
- g) The size and position of buildings and structures.

**20. Relocated Buildings – All Zones**

- a) Whether the building is structurally sound, the condition of the building and the works needed to bring the exterior of the building up to an external visual appearance that is tidy, workmanlike and compatible with other buildings in the vicinity.
- b) The bulk and location of the building in relation to the requirements of the zone.
- c) The need for structural repairs and reinstatement of the building and the length of time for completion of that work.
- d) The imposition of a performance bond to ensure compliance with the consent conditions.

## **29.5 NOISE ASSESSMENT MATTERS**

In considering any application for resource consent for activities that are not anticipated to comply with the relevant noise limits, the matters to be considered by Council must include the following:

1. The nature of the zone within which the noise generating activity is located and its compatibility with the expected environmental results for that zone, including proximity of any existing noise sensitive activities.

2. Existing ambient noise levels.
3. If traffic generation during the night-time period is of concern, whether the noise level exceed 55dB L<sub>Aeq</sub> (1 hour) at the façade of a habitable space.
4. If it is likely that vehicles associated with an activity while travelling on public roads will generate more than 55dB L<sub>Aeq</sub> (1 hour) at the façade of a habitable space.
5. The length of time for which specified noise levels will be exceeded, particularly at night, with regard to likely disturbance that may be caused.
6. The value and nature of entertainment activities and their benefit to the wider community, having regard to the frequency of noise intrusion and the practicality of mitigating noise, or utilising alternative sites.
7. The extent to which achieving the relevant limits is practicable, given any existing activities which create noise, particularly on the interface with commercial, industrial or recreational activities and whether the environment is subject to significant noise intrusion from road, rail or air transport activities.
8. The level of involvement of a suitably qualified and experienced acoustic consultant in the assessment of potential noise effects and/or mitigation options to reduce noise emissions.
9. Any other relevant standards, codes of practice or assessment methods based on robust acoustic principles.
10. Effects of noise on cultural values associated with any wāhi tapu, wāhi taonga and sites of significance identified in Appendix D and on the Planning Maps, or marae.
11. In respect of noise associated with aircraft engines at the Waipukurau Aerodrome:
  - a) The degree to which excessive noise generation will affect the enjoyment of any public place or residential area in the vicinity.
  - b) The degree to which the noise contrasts with the characteristics of the existing noise environment in terms of level, duration and timing, and the impact of any cumulative increase.
  - c) The nature of measures to mitigate excessive noise levels and the degree to which they would be successful.

## 29.6 NATURAL HAZARDS ASSESSMENT MATTERS

For Restricted Discretionary Activities, the following criteria identify those matters which Council has restricted its discretion over in assessing resource consent applications. For Discretionary Activities, Council's assessment is not restricted to these matters, but it may consider them (among other factors).

### 1. Availability of Alternative Sites for the Activity

- a) Where there are expected to be significant adverse effects on the environment, or to a proposed activity, the availability of alternative sites which are identified as not being at risk from the effects of natural hazards, will be taken into consideration. The functional need of an activity or building to locate within a site identified as being at risk will also be considered.

### 2. Mitigation

- a) The extent to which mitigation measures will ensure adverse effects arising from the activity during a natural hazard occurrence are either avoided or mitigated.

### 3. Financial Considerations

- a) The actual and potential effects of the activity will be assessed in relation to:
  - i) The cost to the community of any upgrading that would have to be undertaken to existing hazard mitigation techniques.



- ii) Any new or further hazard mitigation techniques that would have to be undertaken in the short or long-term.
- b) Financial contributions may be required where an activity causes the need to upgrade or provide new natural hazard mitigation methods. The amount of any contribution sought will be equal to the applicant's fair and reasonable share of the cost of upgrading the natural hazard mitigation measures to accommodate the activity.

#### **4. Natural Hazards**

The effects of the occurrence of the identified natural hazard and the consequences of the natural hazard on the proposed activity will need to be assessed. In making this risk assessment the following factors will need to be considered:

- a) The extent to which public safety can be achieved. In assessing the proposal, regard will be had to methods of ensuring public safety such as early warning systems, emergency management contingency plans, escape routes and any other mitigation techniques.
- b) Assessment of the probability, magnitude and consequences of the cumulative natural hazards that affect the proposal.
- c) The type, scale and distribution of any potential effects from the cumulative natural hazards that affect the proposal.
- d) The extent to which verifiable new information from a suitably qualified professional demonstrates that any land within an area identified on the District Planning Maps or held in Central Hawke's Bay District Council or Hawke's Bay Regional Council databases (i.e. GIS or web-based portal) as potentially subject to a natural hazard is not under threat from the hazard concerned or that the hazard is negligible.
- e) The potential risk to life, and economic and built environment risk associated with the proposed activity.
- f) The health and safety of potential property owners and/or occupants of the building(s).
- g) The effects on the community including physical, economic and cumulative effects.
- h) The nature and type of land-use activity proposed and its potential maximum occupancy.
- i) Whether the proposal will result in consequences to other properties or infrastructure as a result of the natural hazard occurring.
- j) An overall assessment of whether the risk of natural hazards is significant or not.

#### **5. Public Works and Network Utilities**

- a) The activity will be assessed in terms of its potential effects on public works and network utilities. Factors to be considered are the proximity of the activity to stop banks, high voltage lines, telecommunication facilities and other network utilities and public works, and the extent to which the activity may interfere with the safe and efficient operation or maintenance of those works and utilities.

#### **6. Effects on Other Land Uses and Adjoining Properties**

- a) The extent to which the activity may cause the effects of the natural hazard to affect other properties that were not previously at risk from the effects of natural hazards or increase or accelerate the effects of an existing natural hazard.

## 29.7 EARTHWORKS ASSESSMENT MATTERS

For Restricted Discretionary Activities, the following criteria identify those matters which Council has restricted its discretion over in assessing Resource Consent applications. For Discretionary Activities, Council's assessment is not restricted to these matters, but may consider them (among other factors).

### 1. Land Disturbance and Vegetation Clearance

- a) The effects of land disturbance and vegetation clearance will be assessed in terms of their effects on:
  - i) The life-supporting capacity of soils.
  - ii) Soil erosion and stability.
  - iii) Soil runoff and sedimentation.
  - iv) Natural landforms and contours.
  - v) Flora and fauna.
  - vi) Significant cultural sites (wāhi tapu, wāhi taonga and sites of significance), historic heritage sites (including archaeological sites) and ecological sites.
  - vii) Composition and characteristics of any fill used.
- b) In making an assessment, the following factors will be considered:
  - i) The extent of removal of vegetation, topsoil and subsoils at any one time.
  - ii) Methods to separate soil horizons during stripping.
  - iii) Measures to safeguard the life supporting capacity of stockpiled soils.
  - iv) The potential or increased risk of hazards from the activity, including potential risk to people or the community.
  - v) Sediment control measures, including measures to prevent sediment run-off into Council's reticulated network.
  - vi) Rehabilitation of site (including backfilling, re-spreading of subsoil and topsoil, contouring, repasturing and revegetation).
  - vii) Land capability and potential end uses of the site.
  - viii) Information on any relocation of fill on or offsite.
  - ix) Siting, construction and maintenance of internal access roads.
  - x) Effect on flow paths and floodways.
  - xi) Measures to avoid the disturbance of wāhi tapu, wāhi taonga and sites of significance and archaeological sites (noting that any disturbance of an archaeological site will require separate approval under the Heritage New Zealand *Pouhere Taonga* Act 2014).

### 2. Visual Impact

- a) The visual effects of the activity will be assessed in terms of its potential effect on:
  - i) The residential or recreational (including tourism) use of land in the vicinity of the activity.
  - ii) The existing character of the locality and amenity values.
- b) In making that assessment to the following factors will be considered:
  - i) Planting, screening and other amenity treatment to minimise visual impact.
  - ii) Site location including locality, topography, geographical features, adjoining land uses.

- iii) Height of soil stockpiles and cuttings.
- iv) Rehabilitation of the site, including contouring, landscaping and re-vegetation.
- v) Duration, rate and extent of extraction.
- vi) Lighting – intensity, direction and positioning of lighting in relation to the effects of glare on the surrounding environment and adjacent land uses.

### **3. Effects on Other Land Uses and Adjoining Properties**

- a) The extent to which the activity will interfere with, or adversely affect, the current use of the land on which the activity is sited, or adjoining land uses.

Consideration will be given to any potential effects of the proposed activity on adjoining properties and land uses, such as effects on surface drainage patterns, dust nuisance, or adverse effects on adjoining buildings. Permanent effects will be given more weight than temporary effects.

Consideration will also be given to methods to avoid adverse effects on land use activities which are allowed in the zone where the activity is located, such as the distance of activities from boundaries, and methods to avoid disturbance to adjoining properties, including livestock, particularly during birthing, and dust on fruit, particularly during harvesting season.

### **4. Noise**

- a) In assessing the impact of noise, Council will consider the noise sensitivity of the receiving environment, including land uses on sites adjacent to where the activity is proposed to be undertaken. Consideration will also be given to hours of operation of the activity.

### **5. Effects on Watercourses, Waterbodies and on Recreation, Conservation or Significant Natural Areas**

- a) The extent to which the activity will interfere with, or adversely affect:
  - i) Access to and along watercourses and waterbodies.
  - ii) Recreation, conservation or significant natural areas.

### **6. Effects within High Natural Character Areas, Outstanding Natural Landscapes and Features, and Significant Amenity Features**

- a) The extent to which earthworks have been designed and located to minimise adverse visual effects and effects on the particular landscape values and characteristics of the identified natural character areas and landscapes. In particular, the extent to which any such proposal:
  - i) Minimises the location of large scale earthworks on prominent rural ridgelines, hill faces and spurs, where practicable.
  - ii) Minimises cuttings across hill faces and spurs.
  - iii) Minimises the number of finished contours that are out of character with the natural contour, where practicable.
  - iv) Can adequately mitigate the adverse visual effects through restoration or reinstatement of the site following the earthworks.
- b) The extent to which earthworks will compromise values relating to cultural and historic elements, geological features and matters of cultural and spiritual value to tangata whenua.
- c) Any cumulative adverse effects (for example, the modification to the existing area or landscape feature and its sensitivity or vulnerability to further change).

**7. Additional Specific Assessment Matters for Mining and Exploration Activities Only**

## a) Rehabilitation

i) The potential to rehabilitate the site after mining operations have been completed so that:

- long term stability of the site is ensured;
- landforms or vegetation on finished areas are visually integrated into the landscape;
- land is returned to its original productive capacity, where appropriate;
- water and soil values are protected.

## b) Vibration

The extent of the effects of vibration from the activity, particularly in respect of the use of explosives.

## c) Roothing and Transportation

i) The effects of transportation related to the activity will be assessed in terms of its potential effect on the sustainable management of the roading network including:

- Disruption to traffic in the area.
- Traffic safety.
- Impact on the District roading network.

ii) In making the assessment, to the following factors will be considered:

- Design of access.
- On-site parking and turning.
- The siting and construction standards of on-site roads and tracks.
- Maintenance or upgrading of roads or intersections in the vicinity of the activity.
- Use of speed limits.
- Timing of work shifts.

## d) Fire Hazard Mitigation

The ability of the activity to meet fire safety requirements including the possession of public liability insurance to cover the risk of fire.

## e) Oil and Gas Exploration, Extraction and Production Activities

The following criteria relates to specific assessment involved with oil and gas exploration, extraction and production. Assessment must be provided on the following:

i) The cumulative effects of multiple oil and gas wells and platforms.

ii) Lighting and flaring and the extent to which alternative methods have been considered for controlling the adverse effects of these activities.

iii) The location of oil and gas wells and platforms and their associated accesses, in relation to:

- Residential activities on adjoining properties.
- Sensitive activities.
- Areas of cultural value, including wāhi tapu, wāhi taonga and sites of significance identified in Appendix D.

iv) The location of infrastructure associated with the transmission of oil and gas.

- v) Consideration as to the likely length of each different stage of the proposal, and details on the processes in place once the well site is abandoned.
- vi) The consideration of the different effects between the exploration and production stages for oil and gas extraction.
- vii) The ability to provide a bond or contingency plan to the Council for rehabilitating operation areas in the event of early closure.
- viii) The suitability and maintenance of access, including on public roads, to and from the oil and gas well or platform, for all stages of the exploration, production and extraction process.

## 29.8 TRANSPORT ASSESSMENT MATTERS

For Restricted Discretionary Activities, the following criteria identify those matters which Council has restricted its discretion over in assessing Resource Consent applications. For Discretionary Activities, Council's assessment is not restricted to these matters, but may consider them (among other factors).

### 1. General

- a) Whether it is physically practicable to provide the required parking or loading spaces on the site in terms of the existing location of buildings, access to the road, topography and utility location.
- b) Whether there is an adequate alternative supply of parking or loading spaces in the vicinity that could provide a partial or complete waiver of the parking requirements. In general, on-street parking is not considered an alternative.
- c) Whether a kerb-side loading space can be provided which is of sufficient capacity to accommodate the activity. The minimum dimensions for kerb-side loading spaces are 3.5 metres wide, 3.5 metres high and 7 metres deep, measured from the street boundary.
- d) Whether there is another site in the immediate vicinity that has available parking or loading spaces that are not required at the same time as the proposed activity and that may be jointly used by the proposed activity. In such a situation the Council may require the associated parking or loading spaces to be secured by way of a written legal agreement from the parties concerned acknowledging their responsibility to provide and maintain the amount of parking proposed, and adequate signage to inform customers of its availability.
- e) Whether the level of vehicular activity likely to be generated by the activity on the site will be unusually low compared to other businesses as a result of business practice.
- f) Whether a significant adverse effect on the character and amenity of the surrounding area will occur as a result of not providing the required parking or loading space.
- g) The degree to which the safety and efficiency of the surrounding roading network would be adversely affected by parked and manoeuvring vehicles on the roads.
- h) Any cumulative effect of the lack of on-site parking and loading spaces in conjunction with other activities in the vicinity not providing the required number of parking or loading spaces.
- i) The degree to which any reduction in the design characteristics will result in the parking and loading area and/or access and manoeuvring areas being impractical, inconvenient or unsafe to be used by vehicles or pedestrians.
- j) Whether the site is to be used for elderly persons' housing.
- k) Whether a residential site is inaccessible to vehicular traffic.
- l) Whether a financial contribution will be required in lieu of the parking spaces required, with the amount of that contribution being equivalent to the cost of purchasing land nearby and forming the number of car parking spaces required but not provided on the site.

- m) Whether a reduced number of parking spaces would allow for better amenity to be created through landscaping and/or by the incorporation of low-impact urban design stormwater solutions.

## **2. Access Ways Not Complying with Distance of Vehicle Accesses from Road Intersections Performance Standard 14.8.3.2**

- a) Whether the dimensions of the site or the location of buildings or other physical features of land or buildings preclude reasonable compliance with the minimum standards for distance from the road intersection.
- b) The current and expected traffic volume on the street or road which the property fronts, and whether the proposed location of the vehicle access and the expected traffic generated from the activities on the property will have a significant adverse effect on the safety or efficient operation of the road intersection over and above what is permitted.

*Note: A Design Safety Audit and Intersection Performance Assessment undertaken by a suitably qualified Transport Engineer may be required to ascertain the effects of the proposal on the safety and efficiency of the intersection.*

## **29.9 SUBDIVISION ASSESSMENT MATTERS FOR CONTROLLED, RESTRICTED DISCRETIONARY AND DISCRETIONARY ACTIVITIES IN RELATION TO:**

For a Controlled Activity, the following are those matters over which Council retains control in each case. In the case of a Restricted Discretionary Activity, the following matters are those to which discretion has been restricted in each case. For Discretionary Activities, Council's assessment is not restricted to these matters, but may consider them (among other factors).

### **1. Lot Size and Dimensions**

- a) Whether the area and dimensions of the lot(s) are sufficient to effectively fulfil the intended purpose or land use, having regard to the rules for the relevant zone.
- b) Whether the proposed lot sizes and dimensions are sufficient for operational and maintenance requirements and in particular the disposal of effluent on the site, where necessary.
- c) The relationship of the proposed lots and their compatibility with the pattern of the adjoining subdivision and land use activities, and access arrangements.
- d) The effects of the proposed lot sizes and dimensions on the existing character and amenity of the area, including any cumulative effects of an increase in the density of development.

### **2. Subdivision Design**

- a) The size and orientation of the lots in terms of their ability to maximise the amount of sunlight dwellings will receive.
- b) The layout and design of streets and the provision for and practicality of creating direct connections between roads, footpaths, walkways, cycleways, reserves (existing or proposed) and public open spaces.
- c) The design, location, extent and construction of any earthworks associated with the subdivision and development of the land.

### **3. Property Access**

- a) The provision, location, design and construction of access for vehicles, pedestrians and cyclists.
- b) Whether the frontage road is of sufficient width to cater for the expected traffic generated by the possible land uses that will be established on the lots being created, and whether there is any need to widen and/or upgrade the frontage road.

- c) Where any proposed subdivision in any zone has frontage to any existing road(s) that is/are not constructed to the relevant vehicle access standards set out in *Section 14: Transport and Parking* and/or where road widening is required; whether the land uses that will be established on the proposed lots will increase the use of that road(s) to the degree that forming or upgrading the existing road(s) is required.
- d) Any impact of roading and access on waterways, ecosystems, drainage patterns or the amenities of adjoining properties, and the need for tree planting in the open space of the road to enhance the character and identity of the neighbourhood.
- e) The effect of any new intersections or accesses created by the subdivision on traffic safety and efficiency, including the availability of adequate, unobstructed sight distances from intersections and adequate spacing between intersections.
- f) The provisions of the *Code of Practice for Urban Land Subdivision (New Zealand Standard NZS 4404: 2004)* for the design and construction of roads.
- g) The provisions of the *NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008* with respect to the width of the legal road, right of way, vehicle access lot or vehicle access leg required for fire appliances to access the lot(s).
- h) The provisions of the current Hastings District Council Engineering Code of Practice for the design and construction of roading.
- i) The requirements of New Zealand Transport Agency and Part IV of the Government Roothing Powers Act 1989 with regard to vehicle entrances onto state highways.
- j) The need to provide alternative access for car-parking and vehicle loading in the Commercial and Mixed-Use Industrial Zone by way of vested service lanes at the rear of properties having regard to alternative means of access and performance standards for activities within such zones.
- k) Any need to require provision to be made in a subdivision for the vesting of road reserves for the purpose of facilitating connections to future roading extensions to serve surrounding land, or planned road links that may need to pass through the subdivision and the practicality of creating such easements at the time of subdivision application in order to facilitate later development.
- l) Any need to require subdividers to enter into agreements that will enable the Council to require the future owners to form and vest roads when other land becomes available.
- m) The need to provide for appropriate standards of street lighting or private vehicular access lighting.
- n) The need to provide distinctive names for private vehicular accesses. The name to be agreed to by the Council.

#### **4. General**

- a) Any potential cumulative effects that may occur as a result of the subdivision.
- b) Potential constraints to the development of the site, such as the National Grid Corridor or stormwater drains, and the ability for any resulting adverse effects to be avoided, remedied or mitigated.
- c) The potential effects from a proposed subdivision or development of land on the safe and efficient operation of network utilities.
- d) The provision of electricity to the site boundary for any urban zone (Residential, Commercial, Mixed-Use Industrial Zones), to be confirmed by the electricity network utility/Unisons Networks Limited as a condition of consent.

#### **5. Natural Hazards**

- a) Whether the land, or any potential structure on that land, will be subject to material damage by erosion, falling debris, subsidence, slippage or inundation or other natural hazard event from any source.

- b) Whether there are any methods/measures available to overcome or reduce the risk of any hazard(s), and whether these methods/measures may have adverse effects on the environment.
- c) Adequacy of access during and after natural hazard events.
- d) In assessing the above matters, the Council will have regard to the following:
  - i) Any information held on the Council's Natural Hazard registers and the Hawke's Bay Hazards Information Portal;
  - ii) Information obtained by suitably qualified experts, whose investigations are supplied for subdivision applications; and
  - iii) The objectives, policies and methods of *Section 10 Natural Hazards* of the District Plan.

## 6. Building Platforms

- a) The local ground conditions and suitability of the site for a building, and whether development on the site should be restricted to parts of the site.
- b) Where a parcel of land may be subject to inundation, whether there is a need to establish minimum floor heights for buildings in order to mitigate potential damage to them.
- c) The protection of any heritage items or notable trees (listed in Appendix B), wāhi tapu, wāhi taonga and sites of significance (listed in Appendix D), significant natural areas (listed in Appendix F) or risk to archaeological sites (including those listed in Appendix C).
- d) The potential for reverse sensitivity issues where building platforms are proposed to be located within close proximity to existing or consented network utility or renewable electricity generation activities.

## 7. Water Supply, Wastewater Disposal, Stormwater Disposal

- a) The location and capacity of reticulation facilities to allow suitable servicing of the lot(s) and reasonable access for the maintenance of the facilities.
- b) The need for a local purpose reserve to be set aside and vested in the Council as a site for a public utility.
- c) Where the lot(s) is/are not proposed to be connected to a public water supply, the ability to effectively and efficiently meet firefighting requirements and the ability to show how the lot(s) will be serviced by a water supply, for which consent has been obtained from the Hawke's Bay Regional Council.
- d) Where the lot(s) is/are not proposed to be connected to a public wastewater system or public stormwater system, how the lot(s) will be serviced by an on-site wastewater and stormwater treatment and disposal system causing no environmental contamination on or beyond the subdivision site.
- e) The objectives, policies and methods of *Section 6: Sustainable Subdivision and Building* of the District Plan.
- f) The provisions of the *Code of Practice for Urban Land Subdivision (New Zealand Standard NZS 4404: 2004)*.
- g) The provisions of the *NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008*.
- h) The provisions of the Hastings District Council Engineering Code of Practice 2011 (or subsequent updated version) for the design and construction of water supply, wastewater disposal and stormwater disposal servicing.



**8. Sites for Special Purposes**

- a) Whether the lot is of sufficient area and dimensions to facilitate the intended use of the site.
- b) A Consent Notice may be registered on the Certificate of Title to any special purpose site, pursuant to section 221 of the RMA, requiring enforcement of a condition that, in the event that the site is no longer required for a special purpose, the site be amalgamated with an adjoining site, unless it is a fully complying lot for the respective zone.

**9. Esplanade Reserves, Esplanade Strips and Access Strips**

- a) The purposes for the creation of esplanade reserves and/or esplanade strips set out in section 229 of the RMA.
- b) Whether an esplanade reserve or esplanade strip of up to 20 metres wide is needed to be created or vested when a lot is created along the bank of any river or lake identified on District Planning Maps, or along the coast (including consideration of the adverse effects of not providing the full potential width and the benefits of providing the full width).

*Note: This does not apply to subdivisions that are required for a boundary adjustment.*

- c) Whether any waiver or reduction in size or width of an esplanade reserve or esplanade strip will adversely affect:
  - i) The ecological characteristics of the land that contribute to the maintenance and enhancement of the natural functioning of the adjacent river, lake or sea;
  - ii) The water quality of the adjoining river, lake or sea;
  - iii) The land and water-based habitats present on or adjoining the subject land area;
  - iv) The public's ability to gain access to and along the lake, river or sea;
  - v) The recreational use of the land and adjacent water;
  - vi) The natural character and visual amenity of the river, lake or coast; and
  - vii) The ability of the Central Hawke's Bay District Council and/or the Hawke's Bay Regional Council to gain access to and along the margins of the river, lake or sea for maintenance purposes.
- d) Whether any waiver or reduction in size or width of the esplanade reserve or esplanade strip will:
  - i) Ensure the security of private property or the safety of people;
  - ii) Maintain or enhance the protection of wāhi taonga, including wāhi tapu and mahinga kai as well as the provision of access to areas of importance to Māori;
- e) Whether the land is within a natural hazard area or in an area where there is an identified risk from one or more natural hazards.
- f) Whether there is another protection mechanism, such as QEII Trust Covenant, that will be more appropriate than an esplanade reserve or esplanade strip.
- g) Whether an access strip will provide enhanced public access to existing esplanade reserves which are currently landlocked and which have significant natural, cultural or recreational value.

## 10. Conservation Lots

To assess the significance of the feature being protected, and whether it can be protected successfully, the following criteria will be used as a guide:

- a) Significant Natural Areas, Areas of Significant Indigenous Vegetation and Significant Habitats of Indigenous Fauna
  - i) The extent to which the size of the proposed Conservation Lot(s) might adversely affect the usability of the balance area.
  - ii) In assessing the location and appropriateness of the associated Lifestyle Site(s), the effect that a dwelling(s) will have on the protected feature within the Conservation Lot will be considered. Where there is likely to be an adverse effect the Council may decline consent or require that the dwelling(s) or the Lifestyle Site(s) be located elsewhere on the property so as to avoid or mitigate such an adverse effect.
  - iii) The provision of an appropriate legal protection for the Conservation Lot, in perpetuity, on the title of the land. All applications must outline how the conservation feature will be protected, including: an agreement regarding an encumbrance, bond, consent notice or covenant that must be entered into before the issue of the section 224 Certificate under the RMA. The covenant, bond, consent notice or encumbrance will as a minimum require that the stand of native vegetation or other feature of significance be fenced with a stock-proof fence where appropriate, kept free of livestock, be subject to any specified protective or enhancement measures to maintain or enhance its value or physical security, and must include monitoring and enforcement provisions.
- b) Heritage Items and Wāhi Tapu, Wāhi Taonga and sites of significance to Tangata Whenua
  - i) The ability to effectively protect the item or site with an appropriate legal protection for the Conservation Lot, in perpetuity, on the title of the land.
  - ii) Whether sufficient area is provided to enable the item or site to be sensitively integrated into the Conservation Lot, particularly where the land contributes significantly to the value of the item or site.
  - iii) Where an additional residential dwelling is proposed to be co-located with the heritage item, the effect of that dwelling on the protected heritage item will be considered. Where there is likely to be an adverse effect on the heritage item the Council may decline consent.

## 11. Easements

- a) Whether there is a need for easements:
  - i) where a service or access is required by the Council;
  - ii) for stormwater passing through esplanade reserves where drainage will run to the river;
  - iii) to meet network operator requirements;
  - iv) in respect of other parties in favour of nominated lots or adjoining Certificates of Title;
  - v) for private ways;
  - vi) for stormwater, sanitary sewer, water supply, electric power, gas reticulation, telecommunications;
  - vii) party walls and floors/ceilings;
  - viii) for servicing with sufficient width to permit maintenance, repair or replacement.

- 12. Subdivisions with building platforms and/or vehicle access within the National Grid Corridor and 50m of a designated National Grid Substation**
- a) The extent to which the design and construction of any subdivision allows for earthworks, buildings and structures to comply within the safe separate distance requirements in the *New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001*.
  - b) The ability for continued access to existing National Grid transmission lines for maintenance, inspections and upgrading.
  - c) The extent to which potential adverse effects (including visual) are mitigated through the location of building platforms.
  - d) The extent to which the design and construction of the subdivision allows for activities to be set back from National Grid transmission lines to ensure adverse effects on and from the National Grid Transmission Network and on public safety are appropriately avoided, remedied or mitigated e.g. through the location of roads and reserves under the route of the line.
  - e) The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid transmission lines.
  - f) The provision for the ongoing efficient operation, maintenance and planned upgrade of the National Grid transmission lines.
  - g) The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity and nuisance effects on the transmission asset.
  - h) The outcome of any technical advice provided by the National Grid transmission line operator relating to safe electrical clearance distances in the *New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001*.
- 13. Subdivision of land, including Lifestyle Sites, within Outstanding Natural Landscapes and Features, Significant Amenity Landscapes, and the Coastal Environment (including High Natural Character Areas).**
- a) The design of the subdivision and the development it will accommodate, to ensure that it will not have adverse visual or landscape effects on the values of the feature, landscape or area (identified in Appendices F, G or H of the District Plan) and will not detract from the natural character of the coastal environment. Reference will be made to the proposed nature and location of building platforms, roads and accessways, earthworks, landscaping, and planting. In particular, the development will be assessed in terms of its ability to achieve the following:
    - i) Be of a scale, design and location that is sympathetic to the visual form of the coastal environment or the natural character area, landscape or feature, and will not dominate the landscape.
    - ii) Avoid large scale earthworks on rural ridgelines, hill faces and spurs.
    - iii) Be sympathetic to the local character, to the underlying landform and to surrounding visual landscape patterns.
    - iv) Be designed to minimise cuttings across hill faces and through spurs, and to locate boundaries so the fencing is kept away from visually exposed faces and ridges.
    - v) Where planting is proposed, its scale, pattern and location is sympathetic to the underlying landform and the visual and landscape patterns of surrounding activities.
    - vi) Where necessary, for the avoidance or mitigation of adverse effects, any proposals to ensure the successful establishment of plantings.
    - vii) Be sympathetic to the natural science, perceptual and associational values (including for tangata whenua) associated with the natural character area, landscape or feature.

**14. Sites in the Rural Living Zone, and Lifestyle Sites in the Plains Production Zone and Rural Production Zone, which adjoin any site used for existing Horticultural or Intensive Farming**

- a) The design of the subdivision to ensure that, as a consequence of the development it will accommodate, cross boundary effects will not be unduly exacerbated. In particular, in assessing the development, the following factors will be considered:
- i) The scale, design and location of the development such that the number of sites and potential house sites adjoining the above activities is minimised.
  - ii) The location of the house sites which will avoid any potential for cross boundary effects.
  - iii) The ability of the development to include methods which will mitigate against cross boundary effects being experienced.
  - iv) The registration of restrictive covenants and/or consent notices (where they are offered) against the certificate of title(s) for any site where cross boundary effects are likely to result from activities operated in compliance with the provisions of the District Plan, which cannot otherwise be adequately avoided or mitigated by other conditions of consent, and which are necessary to achieve the relevant objectives, policies and anticipated environmental outcomes for the zone, particularly those relating to reverse sensitivity effects.

**15. Lifestyle Sites in the Plains Production Zone**

- a) Maximum area exceeded

The Council will have regard to whether one or more of the following factors apply in deciding whether the use of an area of land greater than 4000m<sup>2</sup> for a lifestyle site is appropriate:

- i) Enabling minimum yard requirements for Plains Production Lifestyle Sites to be met.
- ii) Position of topographical features, such as rivers, drains, hills, terraces or roads forming physical boundaries for the lifestyle site(s).
- iii) Site configuration, where due to the shape of the site before subdivision the excess land incorporated within the lifestyle site(s) could not be effectively utilised as part of the amalgamated balance.
- iv) Provision of the continued utilisation of existing accessory buildings, gardens and other facilities such as effluent fields, water supply points or accessways relating to the house.
- v) Soil quality, where the soil of the land incorporated within the lifestyle site is not identified as Class 1 or 2 (as defined in the New Zealand Land Inventory Worksheets) and is of a lesser quality than the soil of the amalgamated balance.
- vi) Provision for buffer areas (greater than the minimum yard requirements) to mitigate reverse sensitivity where specific site characteristics and the nature of adjoining land uses are likely to generate the potential for complaints about adjoining farming activities.

- b) Balance area smaller than 12 hectares

In deciding whether a Plains Production Zone Lifestyle Site subdivision creating an amalgamated balance area of less than 12ha is appropriate, the Council will have regard to whether any of the following factors apply:

- i) The amalgamated site has a greater potential for sustained independent production in accordance with the Plains Production Zone policies than either of the sites involved in the amalgamation had prior to the subdivision.

- ii) An amalgamated site of less than 6ha will not generally be considered to have any potential under (i) above unless it contains existing capital improvements for an intensive horticultural land use.
- c) Amalgamated sites not adjoining
 

In deciding whether a Plains Production Zone Lifestyle Site subdivision creating an amalgamation of titles not immediately adjoining the Council will have regard to whether any of the following factors apply:

  - i) The titles are only separated by a topographical feature, such as a road, railway, river or drain.
  - ii) The titles are positioned in a manner that allows them to be effectively used together for sustained independent production in accordance with Plains Production Zone policy.
  - iii) The likelihood of a successful application being made to subdivide the titles in the future on the basis that they cannot effectively be used together is low.

#### **16. Subdivisions within the Rural Production Zone and Rural Production Zone Lifestyle Sites**

The Council will have regard to the following:

- a) That the location and shape of the lifestyle site enables the balance site to be farmed efficiently and effectively. The Council will also take into account the ability to manage any potential reverse sensitivity effects generated from the lifestyle site, within the subject site itself, the balance area of the property and with adjoining properties.
- b) The ability to mitigate any actual or potential reverse sensitivity effects where specific site characteristics and/or the nature of surrounding or existing land uses are likely to generate the potential for complaints about lawfully established activities. The Council will take into account the following factors (but is not restricted to these):
  - i) Railway lines and whether access to a lifestyle site or rural site is sought via a private level crossing. (This requires the formal approval of the New Zealand Railways Corporation);
  - ii) Any new access, upgraded access, or additional sites accessing a state highway. (This requires the formal approval of the New Zealand Transport Agency);
  - iii) Any lifestyle site proposed within 400 metres of an existing rural production activity;
  - iv) Any rural airstrip; and
  - v) Any other nearby lawfully established activity, which a residential use of a lifestyle site is likely to be sensitive to, or incompatible with.
- c) Methods to mitigate any potential reverse sensitivity effects. Landowner(s) associated with a lifestyle site subdivision application may offer the use of a 'non-complaints covenant' as a condition of consent, to help mitigate potential reverse sensitivity effects. This method is only available if the landowner(s) offers it; such covenants cannot be required by the Council.
- d) The location and shape of any rural site enables it to be farmed efficiently and effectively, with particular regard to boundary shape.
- e) That the subdivision does not result in any more than one lifestyle site being created from the title subject to the subdivision application.
- f) Whether the proposed lifestyle site is being created within 3 years of any prior lifestyle sites being created from the subject title, or any previous title that has become part of the subject title. If more than one lifestyle site is created within the 3-year period the application may be declined on this basis.

- g) Where multiple sites greater than 20 hectares are being created in one subdivision or over successive applications, site configuration, shape and timing will be given particular consideration with regard to appropriateness for farming activities. Such subdivisions should not be undertaken with the intention of 'setting up' future lifestyle site subdivisions. If this is found to be the case, the application may be declined on this basis.
- h) Whether the design of the subdivision and the development it will accommodate, is designed to avoid, remedy or mitigate any adverse effects on any wāhi tapu, wāhi taonga, archaeological site, or any other area of historic or cultural significance.

## 29.10 NETWORK UTILITIES ASSESSMENT MATTERS

### 1. Setback

- a) The degree of any adverse effect created through a reduced setback from boundaries on the surrounding environment including the potential to affect the privacy and outlook of residents.
- b) The degree to which any adverse effect created by a reduced setback may be mitigated through different options for site layout.

### 2. Environmental Effects

- a) The degree to which the proposed choice of site or route for the utility will affect the environment and the reasons for that choice of site or route.
- b) The degree to which the proposed utility may affect the health or safety of the community including positive effects from the operation of the utility.
- c) The degree to which the proposed utility may affect values held by tangata whenua.
- d) The degree of benefit to the community in terms of services to both urban and economic development.

### 3. Lighting

- a) The extent to which intensity of lighting, when viewed from a distance, contrasts with the environment in which the installation is situated.
- b) The extent to which the direction and positioning of lights may adversely affect the use and enjoyment of adjoining properties.

### 4. Visual Impact

- a) The visual effects of the network utility on:
  - i) residential or recreational use of land in the vicinity of the proposed facility
  - ii) existing character of the locality and landscape and amenity values
  - iii) ridgelines and view planes from public places, including roads
- b) Design and scale of the facility and earthworks/access.
- c) Bulk and location of structures.
- d) Site location, in terms of locality, topography, geographical features, adjoining land uses.
- e) Planting, fencing and other amenity treatment (including minimising visual impact through design and colours).

### 5. Land Disturbance and Vegetation Removal

- a) The nature and extent of the activity and the degree to which it may disturb natural landforms or vegetation, create soil instability or lead to adverse ecological effects on natural habitats. In assessing the proposal, consideration will be given to remedial or restoration works to avoid, remedy or mitigate adverse effects caused by the activity.

6. Siting
  - a) The degree to which alternative sites or routes have been considered and where relevant the impact of those alternatives on the environment.
  - b) The potential for co-siting masts, facilities and utility corridors and the degree to which the provider of the utility has investigated this potential.
7. High Natural Character Areas, Outstanding Natural Landscapes and Features, and Significant Amenity Features
  - a) The design of network utilities to ensure they do not have any adverse visual impact on the key landscape elements, patterns or character of the landscape or feature. In particular, the location, design and layout of network utilities should:
    - i) Integrate any building into the site.
    - ii) Minimise the visual presence of any structure, including the impact of any structure on any main skyline ridges.
    - iii) Locate access tracks away from visually exposed faces and ridges.
    - iv) Minimise earthworks on the site.
    - v) Avoid disturbance of archaeological sites.
    - vi) Consider the suitability of the site, and alternative sites or locations in order to minimise adverse effects.
    - vii) Recognise the locational and technical constraints of regionally significant infrastructure.
    - viii) Consider the benefits any proposed network utility may bring to the community and beyond.
8. Special technical requirements and constraints on network utilities including those associated with their scale, location, design or operation.
  - a) Consideration of special locational requirements, the ability of the network utility to amend design or operation processes to mitigate effects.
  - b) Consideration of the scale of the utility required to achieve efficient and effective operation.
9. Effects on other Network Utilities and Land Uses
  - a) The extent to which the proposed network utility may adversely affect or interfere with the operation of other network utilities or land uses in the vicinity.
10. Height of mast, wind monitoring masts, aerials or antenna dishes
  - a) Whether the proposed structure will affect the flight path of the Waipukurau Aerodrome or rural airstrip.
  - b) Whether the structure will be temporary in nature.
  - c) Ensuring the health and safety of surrounding properties and occupiers will be maintained through the structure being located at an adequate distance from all property boundaries.
11. Amateur Radio Configuration Activities
  - a) The extent to which the bulk, form and scale, location and number of poles, aerials, antennas or associated supporting structures would lead to visual dominance and loss of visual amenity as viewed from adjoining properties and the surrounding neighbourhood. As part of this determination, consideration will be given to effects on amenity on any habitable buildings and in particular the proximity and visibility of the amateur radio configuration to habitable rooms and outdoor living areas.

- b) The extent to which the materials used and the finish of the materials including the colour, assists in mitigating effects.
- c) The extent to which the location on the site and type of configuration chosen assists in mitigating visual effects.
- d) The extent to which the proposal would reduce the ability to maintain access for maintenance, including buildings on adjoining sites.
- e) In the case of pedestal antenna not complying with the recession plane standards, the extent to which the proposal would result in the loss of sunlight and daylight to surrounding sites, particularly in relation to outdoor living areas or the main indoor living area windows of surrounding habitable buildings.

## **29.11 SIGNS ASSESSMENT MATTERS**

### **1. Visual and Traffic**

- a) The degree to which the sign will have any adverse effects on traffic safety and the visual amenities of the locality.
- b) In relation to general traffic safety:
  - i) the degree to which the sign may cause an obstruction to driving sight distances, traffic signs or signals, or unnecessarily intrude into a driver's field of view; and
  - ii) the potential adverse effects of the proposed sign on a driver's concentration under all possible weather conditions.
- c) The visual impact of the sign and its potential effects on the amenities of the locality.
- d) The potential of the sign to adversely affect public health and safety, or to reduce public convenience.
- e) Any likely cumulative effects of allowing the sign to be erected.
- f) The need to impose conditions relating to the location, design and appearance of the sign and the period for which it may be erected or operated.
- g) The need to impose conditions to enter into a performance bond agreement to ensure compliance with any condition that may be imposed.

## **29.12 HERITAGE ITEMS & HERITAGE TREES ASSESSMENT MATTERS**

### **29.12.1 HERITAGE ITEMS**

#### **1. Safety Alterations**

- a) The contribution of the heritage item to the history or heritage value of the site or to the District.
- b) The extent to which the proposed work will change the appearance of the building and whether the work enables compatible, original and new adaptive uses.
- c) Whether the building has been subject to a detailed structural engineering assessment by a chartered professional engineer. This should be supplied to Council with the application. Where this is not supplied, work will be assessed as an alteration, as it fails to meet the definition of safety alterations.
- d) The extent to which the works proposed involve the least possible loss of material of heritage value, including any irreversible or cumulative effects.
- e) Whether the removal of key historic or architectural elements is required, and whether it is proposed that records be kept (such as photographs, written history, drawings and so on) of the item(s) removed.



- f) Whether the significance of the item to the District's heritage is such that it is necessary for a heritage assessment and/or conservation plan to be completed prior to work being carried out.
- g) The extent to which significant original interior finishes will be retained.
- h) The extent to which visible seismic bracing detracts from the architectural or historical features of the building.
- i) Whether a Conservation Plan (where appropriate) has been prepared by a suitably qualified heritage professional to inform the work being undertaken.
- j) Whether the site has been identified as a potential archaeological site, and whether it is necessary to undertake an archaeological assessment due to the nature of the proposed work.

**Guidance:**

*Safety alterations are imperative for the safety of building occupants and the general public. Where heritage is concerned, safety alterations need to be carefully managed to ensure the cumulative nature of the work does not remove key heritage elements, except when absolutely necessary, and a management plan put in place for how both safety and historic values can be preserved. Where practicable, efforts should be made to retain as much of the heritage fabric of the building as possible.*

*Where the proposed work involves the removal of significant parts or key elements of the building, it may be necessary for a photographic record to be kept of these elements, as well as drawings and written history where necessary. In some cases where the work proposed could mean significant alteration to the building, it may be necessary for a conservation plan to be prepared prior to work being carried out. This will need to be undertaken by a suitably qualified heritage professional.*

*Safety alterations should be designed to:*

- *Understand significance and take a precautionary approach;*
- *Enable compatible original and new adaptive uses;*
- *Be informed by sufficient research and documentation; and*
- *Ensure the work involves the least possible loss of heritage significance.*

*Safety alterations should be carefully designed to:*

- *Not alter, obscure or remove significant heritage fabric and fixtures;*
- *Retain and conserve ceiling heights and surfaces and significant ceiling decoration;*
- *Be discreetly installed. Any transparent strengthening approach should be compatible with the heritage values of the building;*
- *Ensure seismic bracing is not visible through prominent windows;*
- *Retain and strengthen elements such as parapets, towers and chimneys. Replacement of original elements with replicas in plastered polystyrene or glass reinforced plaster or concrete is not ideal.*
- *Where elements such as towers and parapets have been lost over time, reconstruction in lightweight materials is acceptable.*

## **2. Alterations, Repairs and Maintenance**

- a) The extent to which the work can have an irreversible effect on the heritage form or heritage features of the building.
- b) The extent to which the work alters, obscures, or removes significant heritage fabric and fixtures.
- c) Whether the work will be sympathetic with the original heritage character and value of the building and is not visually dominant.
- d) Whether alterations that are limited to a particular part of the building or only to one level, will be inconsistent with the remainder of the building in terms of visual, aesthetic, and heritage significance.
- e) Any immediate or cumulative effects of the work on local and District heritage and historical amenity values.

- f) Whether it would be appropriate to impose a restriction on any work for a specified period to explore options to retain the heritage item or its key features.
- g) Whether the relationship of the building with the setting is maintained.
- h) Whether significant architectural components are retained.
- i) Whether the work is necessary for the continued use of the building in terms of structural integrity and adaptive re-use.
- j) The extent to which a Conservation Plan is necessary and has been provided in order to ensure the continued heritage integrity of the item during and after works being carried out.
- k) Whether the site has been identified as a potential archaeological site, and whether it is necessary to undertake an archaeological assessment due to the nature of the proposed work.

**Guidance:**

*Any alterations or additions should be carefully designed to:*

- *Retain existing internal and external heritage fabric as far as possible and disturb, distort or obscure it as little as possible.*
- *Respect the design, form, scale, materials, workmanship, patina of age, colours, content, location, curtilage and setting, including alterations that have heritage value.*
- *Avoid work that will compromise or obscure fabric of heritage value*
- *Ensure any new work is of a scale and location that it does not dominate the heritage place and respects its setting*
- *New work should be appropriately recorded.*

*A Conservation Plan, prepared by a heritage professional, should inform and guide alterations of historic buildings.*

*Alterations should only be undertaken where the work is necessary to restore to good or sound condition any existing building or part of an existing building.*

*Alteration work should generally match the original in terms of quality, materials and detailing. Previously unpainted surfaces should not be painted, nor should paint be applied to previously unplastered wall surfaces. New paint should not be in bright or extreme colours and the adoption of 'corporate colours' should be avoided.*

*Repair work should be carried out by a tradesperson with experience in working with heritage buildings.*

*A Conservation Plan may be required for major work where it is believed the alterations are likely to have a detrimental impact on the heritage feature. A Conservation Plan should be prepared by a conservation architect with proven experience in the field.*

### **3. Relocation**

- a) Whether the relocation of the building is necessary for the ongoing retention of the building or structure including:
  - i) Any genuine threats to the building that prevents retention of the building in its current location, which should be documented.
  - ii) The new location should allow an understanding of the remaining significance of the building (e.g. ensuring the new site allows similar views from the street and setting or that a corner building is relocated to a new corner site).
  - iii) Future preservation of the building will be provided through a compatible use, improved physical condition, appropriate context or surroundings, and protection from vandalism and fire.

- iv) Where a building was designed to be relocatable or relocation has been a feature of its history, relocation may in some circumstances be appropriate. However, a full assessment of the potential effects of relocation should nevertheless be carried out.
- b) Whether the relocation of any listed building within or off the site will remove the building or structure from its historical context in a manner that is detrimental to the character of the area and/or for the local heritage value of the District.
- c) Whether the site has been identified as a potential archaeological site, and whether it is necessary to undertake an archaeological assessment due to the nature of the proposed work.

**Guidance:***Relocation should only occur where:*

- *The existing site or setting is not of significant heritage value;*
- *Relocation is required as a last resort to save the building; or*
- *Heritage value could not continue if the structure remained on the site.*

*All relocation proposals must indicate the proposed new location for the building, why relocation is required and any risks to the structure. A 'last resort' means that there is a proven physical threat to the site or building in its current state. It is not sufficient to claim that it is inconvenient for the current owner to retain it. Where this latter argument is proposed, discussions should focus on retaining the building and adaptively reusing it.*

*A Conservation Plan, prepared by a heritage professional, should inform and guide any proposal that involves relocation.*

**4. Demolition (including partial demolition)**

- a) Whether the demolition or partial demolition of any building identified as Category I would compromise:
  - i) The integrity of the surrounding area
  - ii) The value of the District's historic heritage.
- b) Whether adaptive re-use has been adequately considered as an alternative to demolition, as well as the economic and social benefits to the owner and the wider public through retention of heritage items.
- c) Whether the building in its current state poses a safety risk, including potential for loss of life, in the event of an earthquake, and safety alterations are not a viable option.
- d) Where the retention of the façade only is proposed, the extent to which the heritage value of the remainder of the building has already been compromised to the extent that demolition is the only viable option, and the scale of the impacts of this on the heritage fabric of the District.
- e) Where the demolition of the façade is proposed, and the remainder of the building retained, the extent to which the façade is an invaluable element to the whole building and its loss would be detrimental to the visual appearance of the building, and the setting in which the building is located. Replacement facades must be compatible with the building and surrounding buildings.
- f) Whether the site has been identified as a potential archaeological site, and whether it is necessary to undertake an archaeological assessment due to the nature of the proposed work.

**Guidance:**

*Category I items have great significance to the heritage fabric of the District. The demolition of these items should not occur at the expense of the setting, streetscape or to the detriment of the District's historic heritage. For example, removal of one building can negatively impact the amenity of the surrounding area. An assessment of the viability of adaptive re-use is to be submitted as part of the assessment of environmental effects within a resource consent application for demolition of any*

heritage item. This assessment is to be carried out by an independent and suitably qualified architect with substantial knowledge in historic heritage.

Older buildings may not be built to modern building standards and therefore may pose a risk to life in some cases. The decision, however, to demolish such buildings should be a 'last resort', in cases where it is shown that it is not economically viable to make the building structurally sound or adaptively re-use the building.

Buildings and their facades do not exist in isolation from each other, but in fact work together to comprise the heritage value of the whole building. The retention of the façade only is acceptable in cases where the remainder of the building is beyond repair or is structurally unsound but is strongly discouraged in all other cases. In addition, the removal of the building façade is in most cases discouraged. Exceptions are where the façade is structurally unsound to the extent that it poses a risk to life and is beyond strengthening.

Where demolition is necessary, replacement facades must be the same or similar in material, design and colour to the removed facade.

### **29.12.2 HERITAGE TREES**

1. The current condition of the tree(s), including any potential hazard it/they may present.
2. Whether the tree(s) is causing, or is likely to cause, significant damage to buildings, services or property.
3. The effect on the appearance or health of the tree(s) of any trimming, or disturbance of the root system from buildings or network utilities.
4. Whether the tree(s) seriously restricts the development potential of the site where it is located, including the ability to gain access to a practicable building site, access, loading and parking, or install engineering services on the land.
5. Alternative methods/locations available to the applicant.
6. The extent to which the value of the proposed activity compensates for any heritage and/or amenity value lost through the modification or removal of the tree(s).
7. Practicality and consideration of options which incorporate the tree(s) into the proposed development.

### **29.13 HAZARDOUS SUBSTANCES ASSESSMENT MATTERS**

1. Risk Assessment.

A risk assessment must be provided, focussing on the following issues:

- a) Assessment of the probability and potential consequences of an accident leading to the release or loss of control of hazardous substances. This assessment should focus on the ability of the design and management of the site to avoid accidents, such as spill containment measures, fire safety and fire water management, emergency management, site drainage and off-site infrastructure (e.g stormwater drainage system, sewer type and capacity) and the disposal of waste containing hazardous substances.
- b) Potential risk and effect on people and neighbouring activities, with emphasis on sensitive activities such as residential activities, educational facilities, marae and urupā.
- c) Potential risk and effect on natural ecosystems and the life supporting capacity of land and water, including waterbodies, sources of potable water and the Ruataniwha Unconfined Aquifer.
- d) Potential risk and effect on wāhi tapu, wāhi taonga and sites of significance, sites of historical or archaeological significance, Significant Natural Areas, Outstanding Natural Features and Landscapes, and Significant Amenity Features.
- e) The potential for natural hazards to impact on the operation of the hazardous facility.
- f) The potential for cumulative adverse effects of hazardous substances.

## 2. Risk Mitigation and Management

Consideration will be given to the adoption of specific spill contingency plans, emergency procedures, stormwater management and treatment and disposal procedures for wastes containing hazardous substances, fire safety, monitoring and maintenance procedures, and appropriate management systems.

## 3. Alternatives

Where it is likely that an activity may result in significant adverse effects on the environment, a description of alternative locations or methods for undertaking the activity must be submitted.

## 4. Traffic Safety

It should be demonstrated that the proposal will generate no significant adverse effects on the safety of the operation of the adjoining road network and that vehicles transporting hazardous substances will not utilise local roads in residential areas as a regular means of transport. Conditions may be imposed that require access along specified routes.

## 5. Any other matters that may need conditions to ensure that particular measures are undertaken so that any risk posed by the proposal is avoided or satisfactorily mitigated.

# 29.14 RENEWABLE ENERGY ASSESSMENT MATTERS

## 1. Restricted Discretionary Activities (Rule 16.7.2)

For Restricted Discretionary Activities, the following criteria identify those matters which Council has restricted its discretion to in assessing resource consent applications:

- a) The extent to which the adjacent properties will be adversely affected in terms of visual domination, overshadowing, loss of privacy and loss of access to sunlight and daylight, and the ability to mitigate any adverse effects.
- b) The character, level and duration of noise as received at the boundary, or notional boundary, of another site.
- c) Location and scale of wind monitoring mast and associated structures.
- d) Special technical requirements and constraints of the wind monitoring mast.

## 2. Discretionary Activities (Rule 16.7.3)

For Discretionary Activities, Council's assessment is not restricted to the following matters, but may consider them (among other factors):

- a) The contribution the proposal will make towards achieving energy policy objectives and/or renewable electricity generation targets of the New Zealand Government.
- b) The local, regional and national benefits to be derived from the use and development of renewable energy resources, including the contributions the proposal will make to the:
  - i) Security of electricity supply for current and future generations
  - ii) Increased energy independence for the communities of the District.
  - iii) Reduced dependency on imported energy sources.
  - iv) Reduction in greenhouse gases.
  - v) Reduction of exposure to fossil fuel volatility.
- c) Any other benefits or positive effects that the project is able to demonstrate. This may include adding to and diversifying the District's generation base, increased network resilience, reduced grid investment, local industry development, and price security for the local community.
- d) The extent to which the location and design of the activity is constrained by environmental, functional, operational and technical requirements, and the extent to which alternative locations and methods have been considered.

- e) The actual and potential noise effects of the proposal, and the ability (if relevant) to meet *NZS 6806:2010 Acoustics Wind Farm Noise*, and other relevant standards such as *NZS 6802:1991 Assessment of Environmental Sound* and *NZS 6803:1999 Acoustics – Construction noise*.
- f) The actual and potential effects of the proposal, with particular consideration of the following:
  - i) Where the proposal is located within High Natural Character Areas, Outstanding Natural Features and Landscapes or Significant Amenity Features identified on the Planning Maps and in scheduled in Appendices G and H.
  - ii) The extent to which the proposal will affect the natural character of the coastal environment and rural environment.
  - iii) The extent to which the proposal will adversely affect cultural values, including wāhi tapu, wāhi taonga and sites of significance identified in Appendix D.
  - iv) The extent to which the proposal will adversely impact on dwellings, sensitive activities, key public places including roads and recreation areas, and existing and future urban growth areas.
  - v) The extent to which any aspects of the proposal can be sited or designed to reduce the visibility of any structures, including the potential to locate facilities underground where practicable.
- g) The effect of the overall scale of the proposed development, including the number of structures, their height, the visual effect of the development as a whole, staging of the development and temporary effects as a result of construction.
- h) The extent to which the proposal will affect amenity values of the surrounding environment with particular regard being given to the effects of the development on residential dwellings, including consideration of any potential adverse effects on amenity values discernible at the dwelling including:
  - i) If wind turbines are involved, blade glint resulting from the reflection of the sun from turbine blades.
  - ii) If wind turbines are involved, shadow flicker resulting from sunlight on the rotating blades casting a shadow that rapidly moves across the windows of a dwelling within 10 rotor diameters distance of a turbine.
  - iii) The extent of the ecological effects of the proposal, in particular:
  - iv) The extent to which significant indigenous vegetation and significant habitats of indigenous fauna are affected, including Significant Natural Areas identified in Appendix F.
  - v) The potential effects on indigenous birds or other indigenous fauna, either migratory species or resident populations on site.
  - vi) The sensitivity of the site to disturbance.
  - vii) The extent of any proposed earthworks and the degree to which stormwater runoff and the effects on local catchments can be managed.
- i) The effects on archaeological sites (including the need for archaeological authorities under the Heritage New Zealand *Pouhere Taonga Act*), heritage and cultural values, including any heritage items identified in Appendix B and C.
- j) The effects of the proposal on traffic safety.
- k) The effects of traffic and vehicle movements as a result of the proposal and the extent that traffic or site management plans can be implemented to mitigate effects.
- l) The extent to which the activity may exacerbate or be adversely affected by natural hazards.

- m) The extent of any earthworks, including access tracks, roads and building platforms and the rehabilitation proposed.
- n) The extent to which adverse effects will be avoided, remedied or mitigated by the proposed siting, colour and design of structures, including ancillary structures.
- o) The electromagnetic effects of the proposal, including on existing telecommunications, broadcast and other signals.
- p) Cumulative effects of the proposal in the context of wider and ongoing renewable energy development, and the use of review conditions to manage these effects.
- q) Where the adverse effects of renewable electricity generation activities cannot be practically avoided, remedied or mitigated, the relevance and appropriateness of any offset measures and/or environmental compensation that is of benefit to the local environment and affected community.
- r) Where particular adverse effects of renewable energy are not fully known or are uncertain, the relevance and appropriateness of any adaptive management measures to avoid, remedy or mitigate any such effects.

## **29.15 PAPA KĀINGA AND KAUMĀTUA HOUSING, AND ASSOCIATED MARAE BASED DEVELOPMENT**

For Restricted Discretionary Activities, the following criteria identify those matters which Council has restricted its discretion over in assessing Resource Consent applications. For Discretionary Activities, Council's assessment is not restricted to these matters, but may consider them (among other factors).

### **1. Master Plans**

- a) When assessing applications Council will have regard to the 'master plan' prepared for the site including, but not limited to, the following:
  - i) Location of house sites and availability of land for future house sites with consideration given to retaining the potential of any residual land;
  - ii) Location of structures other than dwellings;
  - iii) Compatibility of the layout and design of proposed buildings with any other buildings or services that are present or planned on the site;
  - iv) Areas of the site proposed to be devoted to rural productive activities or other employment generating activities;
  - v) Location of any community facilities, industrial or commercial buildings;
  - vi) Location of utility servicing requirements; and
  - vii) Location of access ways and internal roading network.
  - viii) Identification, avoidance or mitigation of the locational constraints of natural hazards, such as erosion, falling debris, subsidence, slippage, or inundation from any source.
  - ix) How the principles of tikanga and kaitiakitanga have been incorporated into the development.
- b) For papakāinga developments of more than 5 dwellings, Council will also have regard to the following:
  - i) Location of communal open spaces;
  - ii) Elevations and detailed description of the character, scale and intensity of community facilities, industrial and commercial activities proposed to be undertaken in any building or buildings;

- iii) How the development will be adequately landscaped to mitigate the visual effects of clustered housing development in a rural area;
  - iv) How the development can meet servicing requirements including the incorporation of Low Impact Urban Design principles as outlined in the *Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide*.
2. Long Term Ownership of Papakāinga on Land Given a Declaration of Status under the Māori Affairs Amendment Act 1967 and Papakāinga on General Title.

Where an applicant wants to undertake Papakāinga development under land which is in general title, the applicant must provide details showing:

- a) Explanation as to the historical reasons for the land being given general title.
- b) Evidence of the historical reasons as to why the land should be considered for papakāinga development.
- c) Explanation as to why the land cannot be converted to Māori Title under the Te Ture Whenua Māori Act 1993.

## **29.16 WĀHI TAPU, WĀHI TAONGA AND SITES OF SIGNIFICANCE**

For Discretionary Activities, Council's assessment is not restricted to the following matters, but may consider them (among other factors):

1. The significance of the wāhi tapu, wāhi taonga or site of significance to tangata whenua.
2. The extent to which the proposed activity may destroy, damage or further modify the wāhi tapu, wāhi taonga or site of significance, or conserve it, particularly in relation to:
  - a) the nature and scale of the proposed activity;
  - b) the design, layout or location of the activity on the site, including associated building platforms and vehicle access;
  - c) services on the site;
  - d) features above ground, such as toka/toka tohi (rock/ceremonial stone) or rākau tapu (sacred tree), remnants of occupation/battle, mahinga kai (food gathering areas), puna (spring);
  - e) features below ground such as urupā (burial ground), artefacts, archaeological artefacts; and
  - f) spiritual/ ritual/ceremonial aspects.
3. Methods to protect or conserve the wāhi tapu, wāhi taonga or site of significance, including any recommendations from consultation with tangata whenua and (where appropriate) Heritage New Zealand *Pouhere Taonga*.
4. The degree to which the listed wāhi tapu, wāhi taonga or site of significance has already been modified.

## **29.17 HIGH NATURAL CHARACTER AREAS, OUTSTANDING NATURAL LANDSCAPES AND FEATURES, AND SIGNIFICANT AMENITY FEATURES ASSESSMENT CRITERIA**

For all activities, the consideration of matters of assessment and/or objectives and policies shall take into account effects on the particular landscape values and characteristics identified for scheduled HNC areas, and ONL, ONF and SAF sites in Appendices G & H, and relevant sections of the following assessment reports:



- 'Natural Character Assessment of the Central Hawke's Bay Coastal Environment', Hudson Associates Landscape Architects, January 2019; and
- 'Central Hawke's Bay District Outstanding Natural Landscape Assessment', Hudson Associates Landscape Architects, January 2019.

### 1. Buildings

The location, layout and design of the development to ensure that it does not have adverse visual or landscape effects or adverse effects on the coastal natural character. This shall include reference to the proposed nature and location of building platforms, accessways, landscaping, planting, and the position, form and appearance of building development.

In particular, the location, layout and design of buildings should:

- a) Be of a scale, design and location that is sympathetic to the visual form of rural ridgelines and spurs and should not dominate the landscape
- b) Avoid large-scale earthworks on rural ridgelines, hill faces and spurs.
- c) Be sympathetic to the underlying landform and surrounding visual and landscape patterns.
- d) Be designed to minimise cuttings across hill faces and through spurs.
- e) Where planting is proposed, be of a scale, pattern and location that is sympathetic to the underlying landform and the visual and landscape patterns of surrounding activities.
- f) Where necessary for the avoidance or mitigation of adverse effects, include proposals to ensure the successful establishment of plantings.
- g) Avoid disturbance of archaeological sites.

### 2. Earthworks

The extent to which earthworks have been designed and located to minimise adverse visual effects.

In particular, the extent to which any such proposal:

- a) Minimises the location of large-scale earthworks on prominent rural ridgelines, hill faces and spurs, where practicable.
- b) Minimises cuttings across hill faces and spurs.
- c) Minimises the number of finished contours that are out of character with the natural contour, where practicable.
- d) Can adequately mitigate the adverse visual effects through restoration or reinstatement of the site following the earthworks.
- e) Will compromise the values relating to cultural and historic elements, geological features and matters of cultural and spiritual value to tangata whenua.
- f) Will have any cumulative adverse effects (for example, the modification to the existing area or landscape feature and its sensitivity or vulnerability to further change).

### 3. Plantation Forestry (for Outstanding Natural Landscapes and Features Only)

Assessment matters for resource consent applications for plantation forestry activities are as set out in the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.

### 4. General Criteria Relating to the Assessment of Activities within High Natural Character Areas, Outstanding Natural Landscapes and Features, and Significant Amenity Features

In considering activities within high natural character areas, outstanding natural landscapes and features, and significant amenity features the following should be regarded:

- a) The natural science, perceptual and associational values (including for tangata whenua) associated with the natural character area, landscape or feature.

- b) Place-specific management issues identified for the particular natural character area, natural feature or landscape;
- c) The character and degree of modification, damage, loss or destruction that will result from the activity;
- d) The duration and frequency of effect (for example long-term or recurring effects);
- e) The magnitude or scale of effect (for example the number of sites affected, spatial distribution, landscape context);
- f) The irreversibility of the effect (for example loss of unique or rare features, limited opportunity for remediation, the technical feasibility of remediation or mitigation);
- g) The resilience of heritage value or place to change (for example the ability of the feature to assimilate change, the vulnerability of the feature to external effects);
- h) The opportunities to remedy or mitigate pre-existing or potential adverse effects (for example restoration or enhancement), where avoidance is not practicable;
- i) The probability of the effect (for example the likelihood of unforeseen effects, ability to take a precautionary approach);
- j) Cumulative effects (for example, the modification to the existing area or landscape feature and its sensitivity or vulnerability to further change);
- k) Need for, or purpose of, the works; and
- l) Whether there is a practicable alternative recognising the operational and technical requirements of regionally or nationally significant infrastructure.

## **APPENDIX A: SCHEDULE OF DESIGNATIONS**

| <b>Designation Number</b> | <b>Map Number</b> | <b>Description/ Name of Requiring Authority</b>       | <b>Location</b>                  | <b>Zone</b> |
|---------------------------|-------------------|---|----------------------------------|-------------|
| 1                         | 4                 | Lindsay Water Race Intake/ District Council           | Wakarara Rd Springhall           | Rural       |
| 2                         | 4                 | Argyll Water Race Intake/ District Council            | Makarora Rd Argyll               | Rural       |
| 3                         | 4                 | Tikokino (Closed Dump) District Council               | Holden Rd Tikokino               | Rural       |
| 4                         | 7                 | Makaretu Hall/ District Council                       | Makaretu Rd Makaretu             | Rural       |
| 5                         | 7                 | Cemetery/ District Council                            | Clinton-Makaretu Rd Makaretu     | Rural       |
| 6                         | 7                 | Ashley Clinton Hall/ District Council                 | Ashley Clinton Rd Ashley Clinton | Rural       |
| 7                         | 7                 | Cemetery/ District Council                            | Mills Rd Ashley Clinton          | Rural       |
| 8                         | 8                 | Ashcott Water Race Intake/ District Council           | Tuki Tuki Rd Makaretu            | Rural       |
| 9                         | 8                 | Forest Gate Water Race Intake/ District Council       | Highway 50 Onga Onga             | Rural       |
| 10                        | 8                 | Cemetery/ District Council                            | Blackburn Rd Onga Onga           | Rural       |
| 11                        | 8                 | Onga Onga (Closed Dump)/ District Council             | Blackburn Rd Onga Onga           | Rural       |
| 12                        | 8                 | Ruataniwha Memorial Cairn/ District Council           | Onga Onga Rd Waipawa             | Rural       |
| 13                        | 8                 | Waipukurau Water Storage Tank/ District Council       | Pukeora Scenic Drive Pukeora     | Rural       |
| 14                        | 8                 | Waipukurau Water Supply Intake/ District Council      | State Highway 2 Pukeora          | Rural       |
| 15                        | 12                | Cemetery/ District Council                            | State Highway 2 Takapau          | Rural       |
| 16                        | 12                | Takapau Reservoir & Pumping Station/ District Council | State Highway 2 Takapau          | Rural       |
| 17                        | 5                 | Cemetery/ District Council                            | State Highway 2 Otane            | Rural       |
| 18                        | 5                 | Otane Reservoir/ District Council                     | State Highway 2 Otane            | Rural       |
| 19                        | 4                 | Argyll Hall/ District Council                         | Te Onepu Rd Argyll               | Rural       |
| 20                        | 9                 | Waipawa Water Supply Intake/ District Council         | Tikokino Rd Waipawa              | Rural       |
| 21                        | 9                 | Waipawa Sewage Treatment Plant District Council       | Pourerere Rd Waipawa             | Rural       |

| <b>Designation Number</b> | <b>Map Number</b> | <b>Description/ Name of Requiring Authority</b>                            | <b>Location</b>                                    | <b>Zone</b>       |
|---------------------------|-------------------|--|--|-------------------|
| 22                        | 8,30              | Proposed Water Race Intake – Lake Hatuma, Tukituki River/ District Council | Takapau Rd<br>Waipukurau                           | Rural             |
| 23                        | 31                | Farm Rd Waipukurau Water Supply Intake/ District Council                   | Mt Herbert Rd<br>Waipukurau                        | Rural             |
| 24                        | 31                | Waipukurau Sewage Treatment Plant/ District Council                        | Mt Herbert Rd<br>Waipukurau                        | Rural             |
| 25                        | 31, 9             | Waipukurau (Closed Dump)/District Council                                  | Mt Herbert Rd<br>Waipukurau                        | Rural             |
| 26                        | 9                 | Tamumu (Closed Dump)/District Council                                      | Pourerere Rd<br>Tamumu                             | Rural             |
| 27                        | 9                 | Hautope Water Supply Intake/District Council                               | Pourerere Rd<br>Tamumu                             | Rural             |
| 28                        | 10                | Cemetery/ District Council   | Kahuranaki Rd<br>Elsthorpe                         | Rural             |
| 29                        | 38                | Kairakau Water Supply Intake & Reservoir/ District Council                 | Kapiti Place<br>Kairakau                           | Township<br>Rural |
| 30                        | 38                | Proposed Sewage Treatment Plant/ District Council                          | Kairakau Rd<br>Kairakau                            | Rural             |
| 31                        | 11                | Otawahao Hall/ District Council  | School Rd<br>Otawahao                              | Rural             |
| 32                        | 15                | Tourere Water Supply/ District Council                                     | Supply Intake<br>Tourere Road                      | Rural             |
| 33                        | 16                | Wallingford Hall/ District Council   | Bush Rd<br>Wallingford                             | Rural             |
| 34                        | 40                | Proposed Sewage Treatment Plant/ District Council                          | Pourerere Rd<br>Pourerere Beach                    | Rural             |
| 35                        | 19                | Porangahau Reservoir/ District Council                                     | Old Hill Rd<br>Porangahau                          | Rural             |
| 36                        | 19                | Te Paerahi Beach Sewage Treatment Plant/ District Council                  | Te Paerahi Rd<br>extension<br>Porangahau Beach     | Rural             |
| 37                        | 30                | Waipukurau Reservoir/ District Council                                     | Nelson St<br>Waipukurau                            | Residential       |
| 38                        | 31, 9             | Proposed Metal Pit Waipukurau/ District Council                            | Mt Herbert Rd                                      | Rural             |
| 39                        | 34                | Civic Theatre/ District Council  | cnr Russell &<br>Northumberlands Sts<br>Waipukurau | Business 1        |
| 40                        | 34                | Waipukurau Library/ District Council                                       | Kitchener St<br>Waipukurau                         | Business 1        |
| 41                        | 31                | Waipukurau Swimming Pool/ District Council                                 | Tavistock Rd<br>Waipukurau                         | Residential       |
| 42                        | 31                | Drainage Reserve/ District Council   | Mt Herbert Rd<br>Waipukurau                        | Residential       |

| <b>Designation Number</b> | <b>Map Number</b> | <b>Description/ Name of Requiring Authority</b>                | <b>Location</b>  | <b>Zone</b>          |
|---------------------------|-------------------|--|--|----------------------|
| 43                        | 32                | Cemetery/<br>District Council                                  | Porangahau Rd<br>Waipukurau                                | Residential          |
| 44                        | 26                | Waipawa Reservoir/<br>District Council                         | Abbotsford Rd<br>Waipawa                                   | Rural<br>Residential |
| 45                        | 28                | Cemetery/<br>District Council                                  | Church St<br>Waipawa                                       | Residential          |
| 46                        | 28                | Cemetery/<br>District Council                                  | Cemetery Rd<br>Waipawa                                     | Rural                |
| 47                        | 28                | Waipawa Town Hall/<br>District Council                         | Kenilworth St<br>Waipawa                                   | Business 1           |
| 48                        | 28                | Waipawa Library/<br>District Council                           | Kenilworth St<br>Waipawa                                   | Business 1           |
| 49                        | 28                | Civil Defence HQ/<br>District Council                          | Ruataniwha St<br>Waipawa                                   | Business 1           |
| 50                        | 28                | Council Offices/<br>District Council                           | Ruataniwha St<br>Waipawa                                   | Business 1           |
| 51                        | 28                | Waipawa Swimming<br>Pool/ District Council                     | State Highway 2 /<br>Harker St Waipawa                     | Residential          |
| 52                        | 29                | Waipawa Pumping<br>Station/ District council                   | Johnston St<br>Waipawa                                     | Rural                |
| 53                        | 24                | Otane Hall/<br>District Council                                | Henderson St<br>Otane                                      | Township             |
| 54                        | 24                | Otane Library/<br>District Council                             | cnr Henderson &<br>Higginsons Sts, Otane                   | Township             |
| 55                        | 24                | Building for Council<br>Purposes/<br>District Council          | Higginson St/White Rd,<br>Otane (Otane Arts and<br>Crafts) | Township             |
| 56                        | 24                | Otane Sewage<br>Treatment Plant/<br>District Council           | Lawrence St, Otane   | Rural                |
| 57                        | 23                | Onga Onga Hall/<br>District Council                            | Bridge St<br>Onga Onga                                     | Township             |
| 58                        | 35                | Takapau Hall/<br>District Council                              | Charlotte St<br>Takapau                                    | Township             |
| 59                        | 35                | Takapau Pumping<br>Station (Main)/<br>District Council         | Meta St<br>Takapau   | Township             |
| 60                        | 36                | Takapau Transfer<br>Station (Closed Dump)/<br>District Council | Paulsens Rd<br>Takapau                                     | Rural                |
| 61                        | 44                | Porangahau Hall/<br>District Council                           | Abercrombie/Kepple<br>Sts, Porangahau                      | Township             |
| 62                        | 44                | Cemetery<br>District Council                                   | Kepple St<br>Porangahau                                    | Township             |
| 63                        | 44                | Porangahau (Closed<br>Dump)/ District Council                  | Kepple Rd<br>Porangahau                                    | Rural                |
| 64                        | 44                | Cemetery/<br>District Council                                  | Beach Rd<br>Porangahau                                     | Rural                |
| 65                        | 44                | Porangahau Sewage<br>Treatment Plant/<br>District Council      | Jones St<br>Porangahau                                     | Rural                |
| 66                        | 22                | Cemetery/<br>District Council                                  | Cemetery Rd<br>Tikokino                                    | Township             |

| <b>Designation Number</b> | <b>Map Number</b> | <b>Description/ Name of Requiring Authority</b>                | <b>Location</b>                                 | <b>Zone</b> |
|---------------------------|-------------------|--|---|-------------|
| 67                        | 22                | Cemetery/<br>District Council                                  | Holden Rd<br>Tikokino                           | Township    |
| 68                        | 22                | Tikokino Hall/<br>District Council                             | Highway 50<br>Tikokino                          | Township    |
| 69                        | 38                | Cemetery/<br>District Council                                  | Kairakau Rd<br>Kairakau                         | Township    |
| 70                        | 43                | Reserve/<br>District Council                                   | Te Paerahi Rd<br>Te Paerahi                     | Township    |
| 71                        | 43                | Te Paerahi Reservoir<br>beach/ District Council                | Beach Rd<br>Te Paerahi                          | Rural       |
| 72                        | 19                | Te Paerahi Pumping<br>Station/ District Council                | Beach Rd<br>Te Paerahi                          | Rural       |
| 73                        | 13                | Omakere Hall/<br>District Council                              | Pourerere Rd/Long<br>Range Rd                   | Rural       |
| 74                        | 28                | Waipawa Transfer<br>Station (Closed Dump)/<br>District Council | Tikokino Rd<br>Waipawa                          | Residential |
| 75                        | 12                | Takapau Sewage<br>Treatment Plant/<br>District Council         | Fairfield Rd<br>Takapau                         | Rural       |
| 76                        | 37                | Elsthorpe Hall/<br>District Council                            | Kenderdine Rd<br>Elsthorpe                      | Rural       |
| 77                        | 41                | Pourerere Water<br>Supply Intake/<br>District Council          | Pourerere Domain                                | Rural       |
| 78                        | 34                | Proposed Service Lane<br>District Council                      | Porangahau Rd<br>Waipukurau                     | Business 1  |
| 79                        | 8                 | Rainfall Station<br>Water Level Station/<br>Regional Council   | Tukipo River<br>State Highway 50                | Rural       |
| 80                        | 8                 | Rainfall Station/<br>Regional Council                          | Tukituki River<br>Mill Road                     | Rural       |
| 81                        | 28                | Water Level Station/<br>Regional Council                       | Waipawa River<br>Onga Onga Road                 | Residential |
| 82                        | 9                 | Water Level Station<br>Rainfall Station/<br>Regional Council   | Tukituki River<br>Tapairu Road                  | Rural       |
| 83                        | 9                 | Water Level Station/<br>Rainfall Station<br>Regional Council   | Tukituki River<br>Shag Rock                     | Rural       |
| 84                        | 3                 | Water Level Station/<br>Regional Council                       | Tukituki River<br>Folgers                       | Rural       |
| 85                        | 3                 | Water Level Station/<br>Regional Council                       | Makaroro Stream<br>Burnt Ridge<br>Wakarara Road | Rural       |
| 86                        | 16                | Water Level Station/<br>Rainfall Station<br>Regional Council   | Wallingford                                     | Rural       |
| 87                        | 16                | Rainfall Station/<br>Regional Council                          | Ben Nevis                                       | Rural       |
| 88                        | 3                 | Rainfall Station/<br>Regional Council                          | Waipawa River<br>North Block Road               | Rural       |

| <b>Designation Number</b> | <b>Map Number</b> | <b>Description/ Name of Requiring Authority</b>                                 | <b>Location</b>  | <b>Zone</b> |
|---------------------------|-------------------|---|--|-------------|
| 89                        | 2                 | Rainfall Station/<br>Regional Council   | Gwavas   | Rural       |
| 90                        | 10                | Makara Detention Dam/<br>Regional Council<br>Pt Lot 3 DP 3728L<br>Blk VIII Oero | Near Te Apiti Rd<br>V22/7.4:411363                           | Rural       |
| 91                        | 10                | Makara Detention Dam/<br>Regional Council<br>Sec 48 Blk VII Oero                | Near Kairakau Rd<br>V22/6.4:395356                           | Rural       |
| 92                        | 10                | Makara Detention Dam/<br>Regional Council<br>Pt Lot 1 DP 1442<br>Blk XI Oero    | Near Atua Rd<br>V22/5.4:345312                               | Rural       |
| 93                        | 10                | Makara Detention Dam/<br>Regional Council<br>Pt Lot 1 DP 1926<br>Blk XV Oero    | Near Atua Rd<br>V23/6.1:352298                               | Rural       |
| 94                        | 10                | Makara Detention Dam/<br>Regional Council<br>Lot 1 DP 11975<br>Blk XI Oero      | Near Atua Rd<br>V22/6.4:366329                               | Rural       |
| 95                        | 34                | Recreation Reserve/<br>District Council   | Cnr Ruataniwha Street &<br>Porangahau Road<br>Lot 3 DP 23678 | Business 1  |
| 95A                       | 34                | Carpark/<br>District Council  | Cnr Ruataniwha Street &<br>Porangahau Road<br>Lot 3 DP 23678 | Business 1  |
| 96                        | 7                 | School/<br>Ministry of Education  | Mill Rd/Makaretu Rd<br>Ashley Clinton                        | Rural       |
| 97                        | 5                 | School/<br>Ministry of Education  | SH 2<br>Pukehou  | Rural       |
| 98                        | 4                 | School/<br>Ministry of Education  | Argyll Rd<br>Argyll  | Rural       |
| 99                        | 15                | School/<br>Ministry of Education  | Ngahape Rd/Rotohiwi Rd,<br>Flemington                        | Rural       |
| 100                       | 16                | School/<br>Ministry of Education  | Bird Rd<br>Wallingford                                       | Rural       |
| 101                       | 13                | School/<br>Ministry of Education  | Farm/Pattison Rd<br>Ouroa                                    | Rural       |
| 102                       | 13                | School/<br>Ministry of Education  | Long Range Rd<br>Omakere                                     | Rural       |
| 103                       | 18                | School/<br>Ministry of Education  | Te Uri Rd<br>Mangaorapa                                      | Rural       |
| 104                       | 34                | Railway Station/<br>Transrail   | Railway Espl<br>Waipukurau                                   | Business 1  |
| 105                       | 34                | School/<br>Ministry of Education  | Russell St<br>Waipukurau                                     | Business 1  |
| 106                       | 31, 33            | School/<br>Ministry of Education  | Tavistock Rd<br>Waipukurau                                   | Residential |
| 107                       | 32                | School/<br>Ministry of Education  | Porangahau Rd<br>Waipukurau                                  | Residential |
| 108                       | 29                | School/<br>Ministry of Education  | Harker St<br>Waipawa   | Residential |
| 109                       | 13                | District Landfill/<br>District Council  | Pt lot 1 DP 9285<br>Farm Road                                | Rural       |
| 110                       | 24                | School/<br>Ministry of Education  | Lawrence St<br>Otane   | Township    |

| <b>Designation Number</b> | <b>Map Number</b> | <b>Description/ Name of Requiring Authority</b>  | <b>Location</b>                               | <b>Zone</b> |
|---------------------------|-------------------|--|---|-------------|
| 111                       | 23                | DoC Headquarters/<br>Department of Conservation  | Bridge St<br>Onga Onga                        | Township    |
| 112                       | 23                | School/<br>Ministry of Education                 | Mill St<br>Onga Onga                          | Township    |
| 113                       | 35                | School/<br>Ministry of Education                 | Meta St<br>Takapau                            | Township    |
| 114                       | 44                | School/<br>Ministry of Education                 | Kepple St<br>Porangahau                       | Township    |
| 115                       | 44                | Police Station/<br>Police                        | Abercrombie St<br>Porangahau                  | Township    |
| 116                       | 22                | School/<br>Ministry of Education                 | Murchison St/Mantell St<br>Tikokino           | Township    |
| 117                       | 37                | School/<br>Ministry of Education                 | Kenderdine Rd<br>Elsthorpe                    | Township    |
| 118                       | 8                 | BCL  | State Highway 50                              | Rural       |
| 119                       | 34,31             | School/<br>Ministry of Education                 | Porangahau Rd/<br>St Mary's St<br>Waipukurau  | Residential |
| 120                       | 34                | Court House/<br>Justice Department               | River Terrace/ St<br>Josephs St<br>Waipukurau | Residential |
| 122                       | 8                 | Reserve/<br>District Council                     | SH50<br>Onga Onga                             | Rural       |
| 123                       | 38                | Kairakau Reserve/<br>District Council            | Kairakau Beach Rd<br>Kairakau                 | Rural       |
| 124                       | 38                | Kairakau Beach<br>Reserve/<br>District Council   | Kairakau Beach                                | Rural       |
| 125                       | 35                | School<br>Ministry of Education                  | Walter/Meta/Charlotte<br>Streets, Takapau     | Township    |
| 126                       | 12                | Hatuma Domain/<br>District Council               | Hatuma Rd<br>Hatuma                           | Rural       |
| 127                       | 16                | Bush Reserve/<br>District Council                | SH52<br>Wallingford                           | Rural       |
| 128                       | 31                | Waipukurau Transfer<br>Station/ District Council | Mount Herbert Road<br>Waipukurau              |             |
| 129                       | 17                | Onepoto Beach<br>Domain/ District<br>Council     | Onepoto Beach                                 | Rural       |
| 130                       | 17                | Reserve/<br>District Council                     | Aramoana Beach                                | Rural       |
| 131                       | 19                | Esplanade Reserve<br>(Proposed)                  | Blackhead Beach to<br>Porangahau Beach        | Rural       |
| 132                       | 19                | Reserve(Proposed)/<br>District Council           | Porangahau River<br>Te Paerahi Beach          | Rural       |
| 133                       | 19                | Reserve(Proposed)/<br>District Council           | Puketauhinu Block<br>Te Paerahi Beach         | Rural       |
| 134                       | 30,34             | Hunter Memorial Park/<br>District Council        | Kitchener St<br>Waipukurau                    | Residential |
| 135                       | 31,34             | Russell Park/<br>District Council                | River Tce/Mitchell St<br>Waipukurau           | Rural       |



| <b>Designation Number</b> | <b>Map Number</b> | <b>Description/ Name of Requiring Authority</b> | <b>Location</b>                        | <b>Zone</b>       |
|---------------------------|-------------------|---|--|-------------------|
| 136                       | 31,34             | Reserve/<br>District Council                    | Mt Herbert Rd/Tavistock PI, Waipukurau | Residential       |
| 137                       | 31                | A'Deane Park/<br>District Council               | Wallace/Porangahau Rd<br>Waipukurau    | Residential       |
| 138                       | 32                | Reserve/<br>District Council                    | Mackie St/Mt View Place<br>Waipukurau  | Residential       |
| 139                       | 28                | Reserve/<br>District Council                    | High St<br>Waipawa                     | Business 1        |
| 140                       | 33                | Reserve/<br>District Council                    | Porritt PI/Holt PI<br>Waipukurau       | Residential       |
| 141                       | 33                | Reserve/<br>District Council                    | Redwood Drive<br>Waipukurau            | Residential       |
| 142                       | 26, 27, 28, 29    | Reserve/<br>District Council                    | Abbotsford<br>Waipawa                  | Residential       |
| 143                       | 26,28             | Don Allan Reserve/<br>District Council          | Domain Rd<br>Waipawa                   | Residential       |
| 144                       | 28                | Reserve/<br>District Council                    | SH2/Waverley St<br>Waipawa             | Business 1        |
| 145                       | 28                | Nellie Jull Park/<br>District Council           | Islington Drive<br>Waipawa             | Business 1        |
| 146                       | 28                | Coronation Park/<br>District Council            | Tikokino Pd<br>Waipawa                 | Residential       |
| 147                       | 29                | Reserve/<br>District Council                    | Bibby St<br>Waipawa                    | Residential       |
| 148                       | 24                | Reserve/<br>District Council                    | Higginson St/Ross St<br>Otane          | Township          |
| 149                       | 24                | Reserve/<br>District Council                    | Rochfort St/Stock Route<br>Otane       | Township          |
| 150                       | 24                | Reserve/<br>District Council                    | Campbell St/Brogden St<br>Otane        | Township          |
| 151                       | 34                | Public Parking/<br>District Council             | Kitchener Street<br>Waipukurau         | Business 1        |
| 152                       | 23                | Reserve/<br>District Council                    | Bridge St,<br>Onga Onga                | Township          |
| 153                       | 35                | Reserve/<br>District Council                    | Charlotte St,<br>Takapau               | Township<br>Rural |
| 154                       | 35                | Reserve/<br>District Council                    | Charlotte St/Meta St<br>Takapau        | Township          |
| 155                       | 44                | White Domain/<br>District Council               | Dundas St/Graham St<br>Porangahau      | Township          |
| 156                       | 44                | Reserve/<br>District Council                    | Porangahau River<br>Porangahau         | Rural             |
| 157                       | 22                | Reserve/<br>District Council                    | Holden Rd/Sedgwick Rd<br>Tikokino      | Township          |
| 158                       | 39                | Mangakuri Reserve/<br>District Council          | Okaihau Rd/Williams Rd<br>Mangakuri    | Rural             |
| 159                       | 41,17             | Pourerere Domain/<br>District Council           | Pourerere Beach Rd<br>Pourerere        | Rural             |
| 160                       | 42                | Esplanade Reserve/<br>District Council          | Blackhead Beach                        | Rural             |
| 161                       | 10,37             | Reserve/<br>District Council                    | Elsthorpe Rd                           | Rural             |

| <b>Designation Number</b> | <b>Map Number</b>                       | <b>Description/ Name of Requiring Authority</b>                                 | <b>Location</b>                              | <b>Zone</b> |
|---------------------------|---|---|--|-------------|
| 162                       | 38                                      | Kairakau Subdn Reserve/<br>District Council                                     | Kapiti St/Brodie St<br>Kairakau              | Township    |
| 163                       | 23                                      | Reserve/<br>District Council  | Bridge St<br>Onga Onga                       | Township    |
| 164                       | 43                                      | Esplanade Reserve/<br>District Council  | Te Paerahi Beach                             | Rural       |
| 165                       | 43                                      | Reserve/<br>District Council  | Beach Rd<br>Te Paerahi Beach                 | Rural       |
| 166                       | 43,19                                   | Reserve/<br>District Council  | Te Paerahi Beach                             | Rural       |
| 167                       | 18                                      | Porangahau Transfer Station/<br>District Council                                | Porangahau Road<br>Porangahau                | Rural       |
| 168                       | 34                                      | Waipukurau Community Policing Centre  | Northumberland St<br>Waipukurau              | Business 1  |
| 169                       | 5,9,11,12,24,25,27,28,29,30,31,32,34,36 | Palmerston North – Gisborne Railway/<br>Tranzrail                               | District-Wide                                | Various     |
| 170                       | 38                                      | Proposed Kairakau Water Supply/<br>District Council                             | Kairakau                                     | Rural       |
| 171                       | 41                                      | Pourerere Water Supply Source/<br>District Council                              | Pourerere                                    | Rural       |
| 172                       | 8                                       | Electricity Substation/<br>Transpower   | Onga Onga Road                               | Rural       |
| 173                       | 3                                       | Gauging Station/<br>Regional Council  | near Mill Road (top end)                     | Rural       |
| 174                       | 8                                       | Gauging Station/<br>Regional Council  | near Pukeora Scenic Rd                       | Rural       |
| 175                       | 29                                      | St Columbas School/<br>Ministry of Education                                    | Victoria Street<br>Waipawa                   | Residential |
| 176                       | 38                                      | Kairakau Toilet/<br>District Council  | Kairakau Beach Road                          | Rural       |
| 177                       | 16                                      | Reserve/<br>District Council  | Porangahau Road                              | Rural       |
| 178                       | 37                                      | Telecommunication, Radio Communication and Ancillary Purposes<br>Telecom NZ Ltd | Elsthorpe Road,<br>Elsthorpe                 | Township    |
| 179                       | 23                                      | Telecommunication, Radio Communication and Ancillary Purposes<br>Telecom NZ Ltd | Mill Street, Onga Onga                       | Township    |
| 180                       | 44                                      | Telecommunication, Radio Communication and Ancillary Purposes<br>Telecom NZ Ltd | Abercrombie/ Franklin Streets,<br>Porangahau | Township    |

| Designation Number | Map Number | Description/ Name of Requiring Authority                                     | Location                                   | Zone       |
|--------------------|------------|--|--|------------|
| 181                | 44         | Telecommunication, Radio Communication and Ancillary Purposes Telecom NZ Ltd | Keppel Porangahau Street.                  | Township   |
| 182                | 35         | Telecommunication, Radio Communication and Ancillary Purposes Telecom NZ Ltd | Charlotte Takapau Street,                  | Township   |
| 183                | 22         | Telecommunication, Radio Communication and Ancillary Purposes Telecom NZ Ltd | Owen Street, Tikokino                      | Township   |
| 184                | 34         | Telecommunication, Radio Communication and Ancillary Purposes Telecom NZ Ltd | Ruataniwha-Porangahau Road, Waipukurau     | Business 1 |
| 185                | 28         | Telecommunication, Radio Communication and Ancillary Purposes Telecom NZ Ltd | High Street, Waipawa                       | Business 1 |
| 186                | 12         | Telecommunication, Radio Communication and Ancillary Purposes Telecom NZ Ltd | Off Rangitoto Road, Takapau                | Rural      |
| 187                | 16         | Telecommunication, Radio Communication and Ancillary Purposes Telecom NZ Ltd | Porangahau Road                            | Rural      |
| 188                | 19         | Telecommunication, Radio Communication and Ancillary Purposes Telecom NZ Ltd | Cutbrush Ridge - Old Hill Road, Porangahau | Rural      |
| 189                | 24         | Telecommunication, Radio Communication and Ancillary Purposes Telecom NZ Ltd | Higginson Road, Otane                      | Rural      |

District Council = Central Hawke's Bay District Council  
Regional Council = Hawke's Bay Regional Council

**Note 1** All legal roads are deemed to be Designated.

**Note 2** All Designations shall have underlying zones.

**Note 3** The Designation provides for Transit New Zealand, either itself or through its agents, to control, manage and improve the State Highway Network including planning, design, research, construction and maintenance relating to all land within the designation. Such activities may also involve, but not necessarily be limited to, realignment of the road and alterations to its physical configuration within the limits of the designation.

Most stretches of State Highway 2 are defined as **Limited Access Road**, and have been identified on the Planning Maps. A Limited Access Road has the effect of restricting property access to the State Highways to those registered crossing

places shown on plans held by Transit New Zealand, Napier. The approval of Transit New Zealand is required before any such crossing place may be altered in any way.

The purpose of the **Limited Access Road** restriction is to control the position and frequency of property access to the State Highways so that the safety and efficiency of the road can be maintained.

Where land adjoining the limited access road is being subdivided, provision must be made for each allotment to have access to an alternative legal road or by right of way over on existing formed accessway where reasonably practicable.

Should the State Highway designation be removed in whole or in part as a result of a realignment of the State Highway, the land directly affected by that action shall assume the planning status of the land immediately adjacent and contiguous unless the Council, by way of a plan change, determines otherwise.

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### **Conditions to Minister of Education Designation 125 (School – Takapau)**

- 1 The top 300mm of soil shall be removed from Lots 21-23 Deeds Plan 49 before this part of the designated site is used for the purposes of a school.
- 2 Any underground fuel tank found on Lots 21- 23 Deeds Plan 49 shall be removed by an authorised contractor.

### **Conditions to Telecom NZ Ltd Designations**

**A:** Designations 178 (Elsthorpe), 179 (Ongaonga), 180 (Porangahau - Abercrombie/ Franklin Streets), 181 (Porangahau - Keppel Street), 182 (Takapau) and 183 (Tikokino) are subject to the following conditions:

- 1 Maximum height of buildings – 8 metres.
- 2 Maximum height of antenna, dish antenna or associated structures including support structures – 11.5 metres.
- 3 Minimum setback for a utility building from road boundary – 3 metres.
- 4 Minimum setback for a utility building from internal boundaries - 1.5 metres.
- 5 Recession Lines - no part of a building shall exceed a height of 2m plus the shortest horizontal distance between that point of the building and the nearest site boundary.
- 6 Maximum width of dish antennae (not including any attachment structure) - 1.5 metres diameter.
- 7 That any facilities which produce radio frequency shall at all times comply with the New Zealand Standard NZS 2772.1:1999 *Radio Frequency Fields Part 1 Maximum Exposure Levels – 3kHz – 300GHz*, at any point where the public can reasonably gain access.
- 8 The requiring authority shall notify the Council of any proposed changes at a designated site, which will have the effect of introducing radio frequency exposures in publicly accessible areas around the facility to a level greater than 25% of the applicable maximum exposure in NZS 2772.1:1999 and shall provide the Council with an estimate of the likely maximum exposure which can be expected as a result of the change. If estimated exposures exceed 25% of the public limit of NZS 2772.1:1999, a measurement survey shall be undertaken by a suitably qualified independent radiation monitoring authority once the changes have been installed and commissioned, and the results provided to Council.

**B:** Designations 184 (Waipukurau), 185 (Waipawa) are subject to the following conditions:

- 1 Maximum height of buildings – 12 metres.

- 2 Maximum height of antenna, dish antenna or associated structures including support structures – 20 metres.
- 3 Maximum width of dish antennae - 3 metres diameter.
- 4 The same condition as that of condition 7 for designations 178-183 in A: above.
- 5 The same condition as that of condition 8 for designations 178-183 in A: above.

**C:** Designations 186 (Takapau), 187 (Wanstead), and 188 (Cutbrush Ridge) are subject to the following conditions:

- 1 The same condition as that of condition 7 for designations 178-183 in A: above.

**D:** Designation 189 (Otane) is subject to the following conditions:

- 1 Maximum height of buildings – 10 metres.
- 2 Maximum height of antenna, dish antenna or associated structures including support structures – 25 - metres.
- 3 Minimum setback for a utility building from road boundary – 5 metres.
- 4 Minimum setback for a utility building from internal boundaries - 5 metres.
- 5 Recession Lines - no part of a building shall exceed a height of 2m plus the shortest horizontal distance between that point of the building and the nearest site boundary.
- 6 Maximum width of dish antennae - 3 metres diameter.
- 7 The same condition as that of condition 7 for designations 178-183 in A: above.  
The same condition as that of condition 8 for designations 178-183 in A: above.

## **APPENDIX B1 – SCHEDULE OF HERITAGE ITEMS**

| <b>Unique Identifier</b> | <b>Heritage Item</b>   | <b>Site Identifier</b>                          | <b>NZ Heritage List / Rārangī Kōrero Type / Category</b> | <b>NZ Heritage List / Rārangī Kōrero Number</b> |
|--------------------------|--|---|--|---|
|                          | Coles Joinery Factory  | 54 Bridge Street, ONGAONGA                      | Category 1   | 172   |
|                          | Aramoana Station Homestead                                     | 709 Gibraltar Road, ARAMOANA                    | Category 1   | 1059  |
|                          | Gwavas Station Homestead and Garden                            | Gwavas Garden, 5740 State Highway 50, TI KOKINO | Category 1   | 173   |
|                          | Porangahau Station Woolshed                                    | 5153 Hunter Road, PORANGAHAU                    | Category 1   | 175   |
|                          | Mount Vernon Station   | 106 Lindsay Road, WAIPUKURAU                    | Category 1   | 174   |
|                          | Te Nakahi Parahi and Urupa                                     | 3 Marae Street, Tapairu, WAIPAWA                | Category 1   | 7622  |
|                          | Oruawharo  | 379 Oruawhara Road, TAKAPAU                     | Category 1   | 1048  |
|                          | The Cottage  | 100 State Highway 2, Te Aute College, PUKEHOU   | Category 1   | 4846  |
|                          | School House (Former)  | Bridge Street, ONGAONGA                         | Category 2   | 1042  |
|                          | Town Hall (Former)   | Bridge Street, ONGAONGA                         | Category 2   | 1043  |
|                          | House (Laughlin McKay)   | Bridge Street, ONGAONGA                         | Category 2   | 1045  |
|                          | House (William Ross)   | Bridge Street, ONGAONGA                         | Category 2   | 1046  |
|                          | House (Ross Sutton)  | Bridge Street, ONGAONGA                         | Category 2   | 1047  |
|                          | Poodles Bazaar (Formerly)                                      | Bridge Street, ONGAONGA                         | Category 2   | 1051  |
|                          | Post Office (Former)   | Bridge Street, ONGAONGA                         | Category 2   | 1052  |
|                          | St Oran's Church (Presbyterian-Methodist Co- operating Parish) | Bridge Street, ONGAONGA                         | Category 2   | 1054  |
|                          | War Memorial   | Bridge Street, ONGAONGA                         | Category 2   | 1058  |
|                          | Church of the Good Shepherd                                    | Bridge Street, ONGAONGA                         | Category 2   | 2751  |
|                          | Coles Joinery Factory  | 54 Bridge Street, ONGAONGA                      | Category 2   | 1040  |
|                          | Butcher's Shop (Former)  | 85-87Brige Street, ONGAONGA                     | Category 2   | 1039  |
|                          | Woolshed   | 755 Clareinch Road, WAIPAWA                     | Category 2   | 2760  |
|                          | St Michael's Church (Anglican)                                 | Dundas Street, PORANGAHAU                       | Category 2   | 1064  |
|                          | Aramoana Station Single Men's                                  | 650 Gibraltar Road, ARAMOANA                    | Category 2   | 7161  |
|                          | Aramoana Station Stables                                       | 709 Gibraltar Road, ARAMOANA                    | Category 2   | 7162  |

|                                   |  |            |      |
|-----------------------------------|--|------------|------|
| Town Clock and War Memorial       | Great North Rd, WAIPAWA                          | Category 2 | 4844 |
| Abbotslee                         | Great North Rd, WAIPAWA                          | Category 2 | 4845 |
| Gwavas Station Woolshed           | Gwavas Station, 5890 State Highway 50, TI KOKINO | Category 2 | 1044 |
| Gwavas Station Original Homestead | Gwavas, 5740 State Highway 50, TI KOKINO         | Category 2 | 2754 |
| Woburn Station Former             | 210 Hatuma Road, HATUMA                          | Category 2 | 2769 |
| Woburn Station Homestead          | 216 Hatuma Road, HATUMA                          | Category 2 | 1065 |
| Museum (Formerly BNZ)             | 23-25 High St, WAIPAWA                           | Category 2 | 4843 |
| Springvale Station Homestead      | Holdens Rd, TIKOKINO                             | Category 2 | 1055 |
| Springvale Station Totara Slab    | Holdens Rd, TIKOKINO                             | Category 2 | 1056 |
| Springvale Station Woolshed       | Holdens Rd, TIKOKINO                             | Category 2 | 1057 |
| Springvale Station Concrete Block | Holdens Rd, TIKOKINO                             | Category 2 | 2758 |
| Post Office (Former)              | Holdens St, TIKOKINO                             | Category 2 | 2759 |
| Porangahau Station Chapel         | 5153 Hunter Rd, PORANGAHAU                       | Category 2 | 1063 |
| St Peter's Church (Anglican)      | Kenilworth Street, WAIPAWA                       | Category 2 | 4872 |
| St Peter's Sunday School Hall     | Kenilworth Street, WAIPAWA                       | Category 2 | 4873 |
| St Peter's Lychgate               | Kenilworth Street, WAIPAWA                       | Category 2 | 4874 |
| Mangakuri Station Homestead       | Mangakuri Rd, MANGAKURI                          | Category 2 | 1061 |
| Mangakuri Station Chapel and      | MANGAKURI  | Category 2 | 1062 |
| Mangatarata Station Stables       | 415 Mangatarata Road, WAIPUKURAU                 | Category 2 | 2764 |
| Mangatarata Station Homestead     | 415 Mangatarata Road, WAIPUKURAU                 | Category 2 | 2765 |
| House (Mr Doug Simpson)           | Mill Street, ONGAONGA                            | Category 2 | 2755 |
| Motuotaraia Station Stables and   | Porangahau Rd, WAIPUKURAU                        | Category 2 | 2768 |
| St Andrews Church (Presbyterian)  | Porangahau Rd, WAIPUKURAU                        | Category 2 | 4849 |
| Woolshed                          | Porangahau Road, WAIPUKURAU                      | Category 2 | 2770 |
| Manse (Former)                    | 31 Porangahau Road, WAIPUKURAU                   | Category 2 | 4850 |
| The Pines                         | 2 Rose Street & Ruataniwha Street, WAIPAWA       | Category 2 | 483  |
| House                             | 17 Rose Street, WAIPAWA                          | Category 2 | 4839 |
| Shops                             | Ruataniwha Street & Kenilworth Street, WAIPAWA   | Category 2 | 4842 |
| Aramoana Station Woolshed         | 80 Shoal Beach Road, ARAMOANA                    | Category 2 | 1060 |
| Airlie Mount                      | 11 South Service Lane, WAIPUKURAU                | Category 2 | 4851 |
| Forest Gate Station Homestead     | State Highway 50 1730, ONGAONGA                  | Category 2 | 1037 |
| Forest Gate Dairy Safe Shed       | State Highway 50 1730, ONGAONGA                  | Category 2 | 1038 |

|  |  |   |            |      |
|--|--|---|------------|------|
|  | Forest Gate Station Woolshed   | State Highway 50 1730, ONGAONGA                   | Category 2 | 2752 |
|  | Forest Gate Station Stables and Coach House  | State Highway 50 1730, ONGAONGA                   | Category 2 | 2753 |
|  | Ashcott Station Homestead, Stables & Summerhouse   | State Highway 50, TAKAPAU                         | Category 2 | 2750 |
|  | St Patrick's Church (Catholic)   | Waverly St, WAIPAWA                               | Category 2 | 4840 |
|  | House  | 5 Wellington Road, WAIPUKURAU                     | Category 2 | 4848 |
|  | Taikura  | Blackhead Coast, Near Taikura Station, PORANGAHAU | Wāhi Tapu  | 7675 |
|  | Te Pa o Porangahau   | Cooks Tooth Road, PORANGAHAU                      | Wāhi Tapu  | 7725 |
|  | Te Pa o Tuanui   | Long Range Road, Blackhead, PORANGAHAU            | Wāhi Tapu  | 9283 |
|  | Te Pa Horehore   | 465 Oruawharo Road, TAKAPAU                       | Wāhi Tapu  | 9992 |
|  | Rangitoto  | Parimahu, Blackhead Road, PORANGAHAU              | Wāhi Tapu  | 7719 |
|  | Kaiwhitikitiki Urupa and Henare Matua Tahu Whakamaumarahara                              | Porangahau Road, PORANGAHAU                       | Wāhi Tapu  | 9653 |
|  | Kahotea  | Te Aute Trust Road, OTANE                         | Wāhi Tapu  | 9563 |
|  | Ohinemuhu  | Te Paerahi, PORANGAHAU                            | Wāhi Tapu  | 7673 |
|  | Makaramu Pa  | 49 Tipene Access Road, Makaramu Farm, PORANGAHAU  | Wāhi Tapu  | 7687 |
|  | Taumatawhakatangihangakoauau otamateaturipukaka pikimaungahoronukupokaiwhenua kitanatahu | 510 Wimbledon Road, PORANGAHAU                    | Wāhi Tapu  | 7798 |
|  |  |   |            |      |
|  |  |   |            |      |



## APPENDIX B2– SCHEDULE OF NOTABLE TREES

| Unique Identifier | Tree type      | Site Identifier                            |
|-------------------|----------------|--|
|                   | Quercus        | St Peter's Cemetery, 12 Church St, WAIPAWA |
|                   | Eucalyptus     | 3 Islington Dr, WAIPAWA                    |
|                   | Sequoiadendron | 13 Domain Rd, WAIPAWA                      |
|                   | Quercus        | 27 Higginson Street, OTANE                 |
|                   | Sequoiadendron | 20 Rochfort Street, OTANE                  |
|                   | Eucalyptus     | 23 Rochfort St, OTANE                      |
|                   | Tilia          | 19 Miller St, OTANE                        |
|                   | Tilia          | 17 Miller St, OTANE                        |
|                   | Tilia          | 1 Miller St, OTANE                         |
|                   | Tilia          | 15 Miller St, OTANE                        |
|                   | Tilia          | 15 Miller St, OTANE                        |
|                   | Tilia          | 13 Miller St, OTANE                        |
|                   | Tilia          | 17 Miller St, OTANE                        |
|                   | Tilia          | 4210447, OTANE                             |
|                   | Tilia          | 4210447, OTANE                             |
|                   | Tilia          | 7 Miller St, OTANE                         |
|                   | Tilia          | 2 Miller St, OTANE                         |
|                   | Tilia          | 3 Miller St, OTANE                         |
|                   | Tilia          | 27 Higginson St, OTANE                     |
|                   | Tilia          | Higginson St, OTANE                        |
|                   | Tilia          | 2 Henderson St, OTANE                      |
|                   | Tilia          | 4 Henderson St, OTANE                      |
|                   | Tilia          | 4 Henderson St, OTANE                      |
|                   | Tilia          | 4 Henderson St, OTANE                      |
|                   | Tilia          | 5 Henderson St, OTANE                      |
|                   | Tilia          | 5 Henderson St, OTANE                      |
|                   | Tilia          | 16 Henderson St, OTANE                     |
|                   | Tilia          | 5 Henderson St, OTANE                      |
|                   | Tilia          | 15 Henderson St, OTANE                     |
|                   | Tilia          | 16 Henderson St, OTANE                     |
|                   | Tilia          | 831 SH 2, OTANE                            |
|                   | Tilia          | 16 Henderson St, OTANE                     |
|                   | Tilia          | 21 Henderson St, OTANE                     |
|                   | Tilia          | 21 Henderson St, OTANE                     |

|  |           |                              |
|--|-----------|------------------------------|
|  | Tilia     | 25 Henderson St, OTANE       |
|  | Tilia     | 25 Henderson St, OTANE       |
|  | Tilia     | 22 Henderson St, OTANE       |
|  | Tilia     | 24 Henderson St, OTANE       |
|  | Tilia     | 26 Henderson St, OTANE       |
|  | Cupressus | Mangarara Road, ELSTHORPE    |
|  | Quercus   | 20 Herbert St, WAIPUKURAU    |
|  | Cedrus    | 20 Herbert St, WAIPUKURAU    |
|  | Ulmus     | 13 River Terrace, WAIPUKURAU |
|  | Platanus  | 3 River Terrace, WAIPUKURAU  |
|  | Platanus  | Russell Park, WAIPUKURAU     |
|  | Ulmus     | 10 River Terrace, WAIPUKURAU |
|  | Ulmus     | 25 River Terrace, WAIPUKURAU |
|  | Quercus   | 83 Bridge St, ONGAONGA       |
|  | Quercus   | 82 Bridge St, ONGAONGA       |
|  | Pinus     | 54 Bridge St, ONGAONGA       |
|  | Pinus     | 1 Bridge St, ONGAONGA        |
|  | Arbutus   | 1 Bridge St, ONGAONGA        |

| CHBDP Ref No. | Map No. | NZAA No. | Name                           | Information  |
|---------------|---------|----------|--------------------------------|--|
| 1             | 2       | U22/2    | Hakiuru                        | Pā with pits posts/post holes and midden, located on a promontory with steep sides   |
| 2             | 2       | U22/1    | Kihiao                         | Pā consisting of two large platforms levelled on the steep sided promontory located in the junction of the Taumahapu and Upokororo Streams. Plan drawn on Google, photographs, and elaborated description. (2014)  |
| 3             | 2       | U22/4    |                                | 5 pits near the two pā on Mathieson's Road (U22/1 & U22/2). Recorded from aerial 541   |
| 4             | 6       | V22/270  | Ngawhakatarā (Ngawhakatarā)    | Island pā - raised limestone, 100m long by 20m wide. Colenso makes numerous references to the site, in his journals. It was clearly occupied into the 1850s.   |
| 6             | 4       | U22/3    | Te Whiti o Tu                  | Terraced pā relying on steep slope for defence with a tihi and a series of terraces descending to east. Site of famous battle: Whatuiapiti & Te Upokoiri v. Ngati Maniopoto early 1800s (Wilson p.92)  |
| 26            | 5       | V22/46   | Awarua o Porirua Roto o Tara   | Island pā, much slumped. Tradition dates its occupation from the earliest times, several times besieged or assaulted and still occupied in Colenso's day. Island pā in a drained lake. Terracing slumped, midden exposures reveal numerous artefacts. No visible sign of Te Heu Heu's causeway anymore, however a scatter of boulders marks the site where the causeway met the island pa and boulders were rained down upon the attackers from a tower constructed within the pa. |
| 28            | 5       | V22/423  |                                | Pa on long narrow ridge N-S, defences both ends, double ditch and bank at N end on narrowest part of ridge. 3 pits have limestone rock forming part of the walls. Steep drop to gully on W side. Long terraces.  |
| 32            | 5       | V22/300  |                                | Pa with 2 high banks and 1 ditch partly filled in, on easier sloping N side. House sites on hills both N and S sides.  |
| 42            | 5       | V22/89   | "Ngati Tuwharetoa"<br>"Old Pa" | One of three pa associated with Kahotea Pa with transverse ditch and bank. Interior, lateral terracing with pits and house sites on NW and SW sides. Small tihi 8x10 paces. A flat 'marae' 25x19 paces near the entrance.  |
| 44            | 5       | V22/119  | Kahotea (North)                | Terraced pa, with palisades. Buchanan pp 21-3  |
| 48            | 5       | V22/90   | Kahotea (South)                | 2 lines of transverse scarps across saddle facing N. Steep slopes on S and E sides, easy to lake. Interior: 144 x 65p with extension to SW down to lake. Lateral terrace on E side with several house sites. 4 pits seen. Adze picked up on sheep track All three pa (V22/89;90 & 119) have excellent sources of food. Elder recorded cultivation lines on nearby hills in 1950 (now not visible)  |

| CHBDP Ref No. | Map No. | NZAA No. | Name           | Information   |
|---------------|---------|----------|----------------|---|
| 55            | 5       | V22/368  |                | Pa on flat hill above former Lake Rotoatara. Ditch and bank only definable feature left, 30m long, 3m wide, shallow filled in. Track bulldozed through middle.  |
| 56            | 5       | V22/365  |                | Pits, etc. on small ridge. Ditch, 20m long, 5m wide and 3m deep. No bank.   |
| 81            | 10a     | V22/465  | Ask Wikitoria  | Pa with pits, eroded on one side.   |
| 101           | 9       | V22/269  |                | Pa with two ditches and house platform. Never been ploughed   |
| 137           | 9       | V22/60   |                | Pa numerous terraces and pits.<br>Patrick Parsons, 1999, History of a County Town.<br>Photographs + LINZ orthophoto (marked up)   |
| 149           | 9       | V22/273  | Pariokoro Pa   | Small Pa above Waipawa River. Probable line of post holes along southern side. Along the inner bank are a line of pits that may be musket or rifle pits. The western side is covered with blackberries and not owned by Mr Nairn therefore not surveyed. Inside pa are a house platform, a rectangular r.r. pit, possible rifle pits, a few low ditches and at least one terrace.   |
| 151           | 38      | V22/268  | Manawarakau Pa | Pa site c. 330m long, defended by three ditches. Interior: raised-rim pits, pits, terraces and house sites. Not all features lie within the defences. Koiwi tangata discovered in 2016 and 2017; the area is now considered to be an urupa.   |
| 158           | 10      | V22/274  |                | Small pa on a spur above Mangakuri stream defended by a transverse ditch on south side, steep slopes to the east and north and a gully to the west.   |
| 160           | 39      | V22/272  |                | Mark Allen described the site as being in excellent condition and grazed by sheep – a pa defended by steep slopes to the north, east and west, as well as scarps on the north and south/southeast. Lateral terraces with piles of likely missiles (rocks) also present on the west slope. Internally it has a number of house sites, pits and a levelled tihi or house platform on the highest point. Many of these features are nestled among limestone outcrops which would have served as shelter from the wind. Quite a bit of midden is present, especially on the west slope. See plan map. In 2016 this site was extensively damaged by John Turkington Forestry with tracks being put in around the site that destroyed terraces and midden. The trees were harvested with no regard to the existing features which have been severely modified by the tracks and the harvesting methods. A damage report was sent to HNZPT |

| CHBDP Ref No. | Map No. | NZAA No. | Name            | Information  |
|---------------|---------|----------|-----------------|--|
| 163           | 8       | U23/1    |                 | Pa with pits Located on large flat river terrace about 100m from hills, facing swampy flat with river/creek in north side defended pit site. Platform surrounded on three sides by ditch and bank. Mentioned in Henare Matua's book – vide Awahi Robinson Porangahau   |
| 164           | 7       | U23/10   |                 | Small pa on defensible spur above river over 40m high above river flat with very steep sides. Only easy access along ridge less than 2m wide on north side. No defences other than about 10m length of 2m scarping along eastern side, near top. Small terraces may have been defensive, but only if palisaded. Five flat terraces on summit and one lateral terrace. Two terraces just below spur on river terrace  |
| 169           | 12      | U23/3    | Moana-Irokia Pa | Pa on north-south aligned hill with steep E & W sides. Stream to south and about 100m to NE Pukekaihou Pa and 1.5km to Lake Hatuma – both clearly visible. 2 middens noted; 2 umu in adjoining paddock (appear as pits); 25 terraces on pa   |
| 175           | 12      | U23/11   | Hore Hore Pa    | Hosking 1955 excavated some post holes found 2 koiwi in one. His notes are quoted in Takapau the Sovereign Years 1876-1976 by Warren Bayliss 1976. Artist's reconstruction for Takapau: Te Atahua o Te Aomarama centennial publication by Waipawa Mail   |
| 179           | 19      | V23/4    | Rangitoto Pa    | Verry excavated 2 test holes occupation layer 5 inches, – abundance of obsidian and argillite, some. No deep pits only depressions – semi-square. Hoanga 3ft diameter on western side. Maybe one of sites Cook noted were occupied in 1769. Traditionally built by Rangitane, site of battle between Rangitane and Ngati Kahungunu who re-occupied it after fight. Hill 110m long NE-SW covered with terraces for 87m. Series of terraces down northern end 23m 2 shallow pits 45m down from top on E. Pam Bain noted pits on hill to west. DoC Covenant |
| 207           | 21      | V24/16   |                 | Pa - Pits and terraces have been damaged by` bull dozer access along spur and erosion. Midden by stream site in poor condition may erode. Remnant terraces pits and transverse ditch on north facing spur which runs down to small stream. Ditch approx. 8m by 1m deep. Midden containing cats eye, puaa, Cooks turban, fish bone(?), Trumpet shell (?)  |
| 209           | 21      | V24/37   |                 | "Rock" pa could be easily defended by small number of people.  |

| CHBDP Ref No. | Map No. | NZAA No. | Name         | Information   |
|---------------|---------|----------|--------------|---|
| 219           | 6       | V22/427  |              | Island pa. When visited in May 1991 it was completely inaccessible and surrounded by water. Banks steep. Covered in 3ft high gorse and blackberry. Whakapapa book of Kupa family Otane says this is the island 9 pers. Comm). Buchannan locates it 1 mile further down the river.   |
| 220           | 14      | V23/41   | Te Kupenga   | A house platform was bulldozed close to top of pa (c. 1995). Three pits on mound. Terraces running down ridge to SW. Small scatter of midden in cut face at rear of house below intact top  |
| 221           | 40      | V23/42   | Pourerere Pa | Pa and cemetery. Surrounded on north and west by Pourerere stream. Defended by 3 defensive banks and ditches on eastern end. Terracing within pa overlaid by European graves including John Nairn (1876) and his wife Eliza (1883). Reference in it in a novel Compass Points by Elizabeth Stead. Associated with Morena died 1878. Colenso visited him here (pers. comm. Patrick Parsons)  |
| 222           | 17      | V23/6    |              | Burials /kainga - Burials were found here in 1981 during works for a rubbish trench. Works were stopped and the site has been left untouched ever since. Also artefacts including dentalium necklace recovered – in Napier museum. Damaged not destroyed site   |
| 223           | 17      | V23/43   |              | Terraced hilltop pa, on the northern end of a steep sided ridge with a monument to Anne McHardy and Alexander McHardy located on the tihi and erected in 1926. The site has a levelled platform 18m x 12m wide on top of hill surrounded by terraces. Extensive terracing on north facing slope of hill Pa at Aramoana possibly associated with Ngati Hikatoa (pers. comm. Patrick Parsons) |
| 224           | 17      | V23/44   |              | Reported by Patrick Parsons – no description  |
| 225           | 19      | V23/38   |              | Pa seen from a distance and needs to be verified in field. Appears to be compact terraced site on a high point on a ridge above the sea.  |
| 226           | 19      | V23/39   |              | Pa seen from a distance; needs to be verified in field. Appears to be compact with terraces along a low knoll   |
| 8             | 5       | V22/341  |              | Two pits and a single one on gully edge   |
| 9             | 5       | V22/338  |              | Pits and terraces above old stream/swamp  |
| 10            | 5       | V22/339  |              | Three large pits on flat top of hill and other depressions  |
| 11            | 5       | V22/313  |              | Eroded pit 11m x 8m x 0.5m deep and depressions   |
| 12            | 5       | V22/370  |              | Southern end of island has terraces and pits. Eroded and largely ploughed out. Grass too long for detail. Originally had drainage/scrub clearing gang living there (pers. comm)   |

| CHBDP Ref No. | Map No. | NZAA No. | Name | Information  |
|---------------|---------|----------|------|--|
| 13            | 5       | V22/435  |      | Knoll with terraces, remains of pits and various depressions. Bulldozed track through site for cattle run.                         |
| 14            | 5       | V22/299  |      | Air photographs. Observed from road only hill heavily ploughed likely to be no surface remains. Aerials show two clusters of pits. |
| 15            | 5       | V22/312  |      | Large pits in a group. Smaller pits etc spread out along ridge.  |
| 16            | 5       | V22/318  |      | Two large pits with drains   |
| 17            | 5       | V22/440  |      | Small knoll with pit 7x4m with other depressions. Village site to west of this.  |
| 18            | 5       | V22/441  |      | Pits, depressions scattered along ridge.   |
| 19            | 5       | V22/317  |      | Large pit 6m x 6m with other pits/house sites. Pair of mature karaka trees down slope, one growing out of spring, fenced off.      |
| 20            | 5       | V22/316  |      | Large pit 7m x 5m x 1m deep with other associated pits and house sites   |
| 21            | 5       | V22/320  |      | Pit group atop flat hill largest 12m x 8m x 1m Remains of others in pine plantation  |
| 22            | 5       | V22/314  |      | Terraces with remains of house sites above old lake.   |
| 23            | 5       | V22/321  |      | Pits spread on north side of ridge. Northern most pit built down into hill on an angle   |
| 24            | 5       | V22/416  |      | House sites/pits, ploughed out atop hill.  |
| 25            | 5       | V22/315  |      | Ploughed out pits atop a ridge above willows/swamp   |
| 27            | 5       | V22/307  |      | Remains of pit 6m x 3m and associated terraces. Very worn and eroded   |
| 29            | 5       | V22/306  |      | Terraces running down ridge with pit near bottom 6m x 5m x 1m deep.  |
| 30            | 5       | V22/308  |      |  |
| 31            | 5       | V22/326  |      | Two large pits (one 8m x 8m x 1m) and associated features.   |
| 33            | 5       | V22/322  |      | Two large raised rim pits (one 10m x 8m x 1m) and associated features.   |
| 34            | 5       | V22/324  |      | Pit group on hill  |
| 35            | 5       | V22/323  |      | Two pits with associated terraces and other features   |
| 36            | 5       | V22/325  |      | Pits in group on small hill (one 10m x 7m)   |
| 37            | 5       | V22/434  |      | Large pit 11x5x1m with various pits etc. scattered along E-W knoll.  |
| 38            | 5       | V22/327  |      | Pits on East West ridge (one pit 9m x 6m x 1.5m)   |

| CHBDP Ref No. | Map No. | NZAA No. | Name | Information   |
|---------------|---------|----------|------|---|
| 39            | 5       | V22/433  |      | Large raised rim pa 9m x 8m x 1m and associated features, difficult to see – covered with thistles etc.   |
| 40            | 5       | V22/354  |      | One pit 7m x 5m – very worn   |
| 41            | 5       | V22/357  |      | 2 large pits and various depressions and possible house sites.  |
| 43            | 5       | V22/439  |      | Small E-W flat ridge with numerous pits/depressions, trench through the middle (natural?). Large pit at W end 8x7m. Hole dug by spade (possibly fossickers hole). |
| 45            | 5       | V22/346  |      | Pits and associated features around flat top of hill.   |
| 46            | 5       | V22/71   |      | 4 pits, scattered and shallow. Ground between uneven, suggesting site has been levelled.  |
| 47            | 5       | V22/421  |      | Scattered pits, largest raised rim pit 9x7m.  |
| 49            | 5       | V22/342  |      | Pit 7m x 6m plus other pits and house sites   |
| 50            | 5       | V22/72   |      | 2 pits, 6 x 4 and 3 x 2; and 2 terraces.  |
| 51            | 5       | V22/436  |      | Two large pits, damaged by stock and bulldozing. Pa on hill next door.  |
| 52            | 5       | V22/347  |      | Group of at least 6 pits and other depressions. Very worn down.   |
| 53            | 5       | V22/343  |      | Pit 7m x 5m on terrace with associated depressions  |
| 54            | 5       | V22/337  |      | Large raised rim pit 7m x 6m x 1m with other pits and depressions in N_S row.   |
| 57            | 5       | V22/335  |      | Pit group on two ridges   |
| 58            | 5       | V22/344  |      | One pit 8m x 5m and terraces and depressions  |
| 59            | 5       | V22/332  |      | One pit 7m x 6m x 1.5m deep plus various depressions  |
| 60            | 5       | V22/324  |      | Three large pits by themselves above numerous settlements. (? Storage?)   |
| 61            | 5       | V22/333  |      | Rimmed pits on top of hill. Largest 9m x 7m x 1m  |
| 62            | 5       | V22/438  |      | Single pit 8x5 on small knoll.  |
| 63            | 5       | V22/437  |      | 1 large raised rim pit 10m x 8m on flat ridge above old Lake Rotoatara.   |
| 65            | 4       | V22/298  |      | At least two terraces on slope south side of gully. May have been features on top of hill that have been destroyed  |
| 66            | 10      | V22/474  |      | Group of depressions, largest 5m x 4m on higher part of ridge. Good springs nearby. Remnant bush above with, further up, Williams Bush Block                      |
| 67            | 9       | V22/297  |      | Two possible terraces   |
| 68            | 10      | V22/463  |      | Settlement on top of cliff. Terraces with depressions – grass too long for detail Mature karaka grove below.  |



| CHBDP Ref No. | Map No. | NZAA No. | Name | Information  |
|---------------|---------|----------|------|--|
| 69            | 8       | V22/280  |      | 5 small terraces and some depressions which may be remnant pits. The 541 series air photos show 4/5 distinct pits. Ploughed before 1950s   |
| 70            | 10      | V22/288  |      | East west ridge. Early photos show indications of terraces and pits on north slope. Site examined, and no apparent features noted.   |
| 71            | 9       | V22/291  |      | Condition not known – 11 pits.   |
| 72            | 9       | V22/287  |      | Apparently destroyed – planted in trees which had been removed. May have been ploughed. Aerial photos suggest pit/terraces but not found.  |
| 74            | 10      | V22/468  |      | Pits and depressions on top of flat ridge. 2 pits are very square and deep and look almost European. Pers comm. Andy Patterson Clive, found broken pottery in area 30 years ago [c. 1960]  |
| 75            | 10      | V22/488  |      | In steep exposed position. Largest pit 5m x 3m x 0.5m and other worn pits and house sites  |
| 76            | 10      | V22/453  |      | Small settlement. 1 large pit 7m x 5m x 0.5m with other pits and house sites. Also, burial mound of loose stones - Pers comm. Andy Patterson who was told in 1950s by Jo Sutherland manager of farm and a connection of Williams family that "A Maori chief was buried there". |
| 77            | 9       | V22/296  |      | Four terraces on isolated hill. 7m x 4m; 8m x 3m; 13m x 6m; 12m x 5m   |
| 78            | 10a     | V22/456  |      | Three close knolls with pits on each plus usual house sites; largest pit 7m x 4m; mature karaka groves everywhere  |
| 80            | 9       | V22/285  |      | 2 pits - 3.1m x 2.3m; 5.2m x 2.3m; and 2 x terraces 19.3m x 3m; 13.9m x 13.7m  |
| 82            | 10a     | V22/466  |      | 1 pit 5m x 5m x 1m with drain and numerous depressions.  |
| 83            | 10a     | V22/458  |      | Pits and house sites on small ridge. 1 pit 5m x 4m x 1m deep. A stone lined terrace wall. There are a couple of natural stone shelters, one with loose stone wall on north side and stone path. The lower shelter has what look like spade marks                               |
| 85            | 10a     | V22/451  |      | Deep pits on a very exposed cliff. Sheer cliff on two sides. Largest pit 7m x 6m x 1m deep. Depressions on terrace above   |
| 86            | 10a     | V22/467  |      | Terraces some stone-lined, limestone. Grass too long for detail Mature karaka grove above  |
| 87            | 10a     | V22/491  |      | 1 pit 8m x 3m under farm woodlot plantation  |
| 88            | 10a     | V22/469  |      | 1 pit 5m x 3m and a few depressions. An isolated site  |
| 89            | 10a     | V22/490  |      | 4 pit groupings of 2-3pits each. One pit 7m x 3m. Usual cattle damage  |

| CHBDP Ref No. | Map No. | NZAA No. | Name | Information   |
|---------------|---------|----------|------|---|
| 90            | 10a     | V22/473  |      | Large pits and terraces down ridges. Largest 8m x 4m x 1m. The plantation has been partly logged with skid marks down ridge. Steep gully on NE side. Largest settlement in this valley          |
| 91            | 10a     | V22/485  |      | Settlement site of 3 pits/house sites groups near stream on higher ground above swampy ground.  |
| 92            | 10a     | V22/462  |      | 8 Pits down N/S ridge. Largest pit 6m x 4m x 1m. Large settlement up the hill   |
| 93            | 10a     | V22/480  |      | Two groups of pits/depressions on N/S ridge. Largest pit 9m x 4m x 1m   |
| 94            | 10a     | V22/472  |      | Two deep pits - 6 m x 4m x 1m & 4m x 4m x 1m with pits and depressions. Mature karaka grove below.  |
| 95            | 10a     | V22/486  |      | Pits down ridge. Karaka groves everywhere.  |
| 96            | 10a     | V22/471  |      | One large pit 4m x 3m and other depressions along ridge. Grass too long for detail.   |
| 97            | 10a     | V22/489  |      | Three groups of pits – 3-4 each plus indentations. Largest pit 9m x 5m x 0.5m by itself by dry stream bed   |
| 98            | 10a     | V22/279  |      | Site is a low hill with 14 pits and 4 terraces. Not measured.   |
| 99            | 10a     | V22/484  |      | Two large pits 6m x 4m x 0.5m plus indentations   |
| 100           | 10a     | V22/470  |      | Pits, housesites, indentations. Largest pit 6m x 4m. Grass too long for detail. A lot of limestone including a pile.  |
| 102           | 10a     | V22/482  |      | Small flat terrace above stream. Small settlement of 3 large pits, 3 small pits and various depressions   |
| 103           | 10a     | V22/527  |      | 1 pit 5m x 3m x 0.5m with usual depressions. Karaka in gully and good spring.   |
| 104           | 10a     | V22/529  |      | 2 pits, one 4m x 2m and depressions. Probably associated with settlement south and below next to farm track. Grass too long for detail  |
| 105           | 10a     | V22/483  |      | A dozen odd pits on flat part of ridge with more further up. In good condition. Spring in cabbage tree grove below  |
| 106           | 10a     | V22/531  |      | Pits, largest 5m x 3m x 0.5 m and house sites, atop a small knoll next to spring and swamp. Midden in bank profile, bone & charcoal   |
| 107           | 10a     | V22/524  |      | Pits and terraces in lee of small hill. Largest pit 5m x 3m x 0.5m. grass too long for detail   |
| 108           | 10a     | V22/476  |      | 1 pit 5m x 5m x 1m deep and associated terraces and depressions.  |
| 109           | 10a     | V22/475  |      | 1 pit 4m x 5m x 0.5m on small flat knoll by itself surrounded by mature karaka trees  |
| 110           | 10a     | V22/487  |      | Small knoll above head of valley with extensive karaka trees on valley walls. Largest pit 8m x 4m x 0.5m with 3 others on platform with other pits and house sites down ridge on small terraces |
| 111           | 10a     | V22/477  |      | 1 rimmed pit 4m x 3m with associated depressions  |

| CHBDP Ref No. | Map No. | NZAA No. | Name | Information   |
|---------------|---------|----------|------|---|
| 112           | 10a     | V22/478  |      | Largest pit 5m x 6m x 0.5m and scattered pits and terraces throughout natural terrace surrounded by mature karaka trees. Grass too long for detail  |
| 113           | 10a     | V22/479  |      | Grass too long for detail. One pit 6m x 4m x 0.5m on its own with a few other depressions. Large settlement up hill to north  |
| 114           | 10a     | V22/513  |      | Small hill with flat terrace and smaller ones around. Largest depression 4m x 4m Grass too long for detail. This knoll surrounded by settlements  |
| 116           | 10a     | V22/454  |      | Ridge N/S with 3 or more large pits. Largest 5m x 3m x 0.5m and other pits depressions/house site. Another larger settlement just south of here.  |
| 117           | 10a     | V22/534  |      | Pits, depressions and terraces on a flat ridge. Springs everywhere. Largest pit 6m x 3m x 0.5m  |
| 118           | 10a     | V22/532  |      | Two groups of pits house sites. 6 pits and house sites in one and 1 pit 6m x 4m and depressions in the western one. Good spring. Mature karaka trees in gullies   |
| 119           | 10a     | V22/481  |      | 3 large pits 2 pits 7m x 5m x 1m deep. Drains and depressions scattered around. Usual cattle damage.  |
| 120           | 10a     | V22/530  |      | 3 levels of pits and house sites above steep sided valley. Mature karaka trees everywhere. Good spring in valley below. Loose stone lined path above settlement next to cabbage trees.                    |
| 121           | 10a     | V22/523  |      | Pits on highest point of ridge. Largest pit 7m x 3m. Good springs and extensive mature karaka groves in gully below.  |
| 122           | 10a     | V22/460  |      | Five scattered groups of pits and house sites   |
| 123           | 10a     | V22/457  |      | Two groups of 1 pit each plus house sites. Largest pit 6m x 4m x 0.5m. Plentiful springs nearby.  |
| 124           | 10a     | V22/525  |      | A few pits along a narrow ridge – largest 6m x 2m x 0.5m  |
| 125           | 10a     | V22/518  |      | 2 large pits one 6m x 3m and other depressions. Grass too long for detail   |
| 126           | 10a     | V22/459  |      | 1 large pit 7m x 3m x 0.5m with other pits and house sites next to it.  |
| 127           | 10a     | V22/519  |      | 3 groups of pits on the one E/W ridge. Large and deep pits 7m x 4m x 1m and 8m x 4m x 1m. Eastern knoll has 4 pits close, with usual depressions around all of them. Good spring, mature karaka in gully. |
| 128           | 10a     | V22/278  |      | Site consists of clustered group of 3 (likely kumara) pits. 2 terraces (small) and 2 deep circular pits. Unmeasured   |
| 129           | 10a     | V22/517  |      | Pit with other depressions one probably a pit. Grass too long and thick for detail  |

| CHBDP Ref No. | Map No. | NZAA No. | Name | Information   |
|---------------|---------|----------|------|---|
| 130           | 10a     | V22/127  |      | Midden: charcoal, burnt stones, cats eye. Site is above bend in stream in the old bank. Well above stream and west of beach. Many karaka trees  |
| 131           | 10a     | V22/514  |      | 1 pit 5m x 3m and depressions on N/S ridge  |
| 132           | 10a     | V22/528  |      | 2 pits and depressions with another pit nearby. Largest pit 10m x 4m x 0.5m deep  |
| 133           | 10a     | V22/516  |      | Pit 5m x 3m x 0.5m deep with other probable pits/depressions. Next to a swamp/spring.   |
| 134           | 10a     | V22/535  |      | Pits and house sites along E/W ridge with group of pits - largest 7m x 3m, halfway down ridge. Spring at bottom with a few mature karaka and titoki. Midden of cats eye, 6 inches (15cm) thick and 2m long exposed by animal track beneath trees  |
| 135           | 10a     | V22/282  |      | Pits show on aerial. 3 visible from road. 7 pits and indentations. 2 pits 6m x 4m x 0.5m  |
| 136           | 10a     | V22/520  |      | Pits run along ridge, with one 6m x 4m just down the hill a bit. In pasture and forestry.   |
| 138           | 10a     | V22/515  |      | Pits and house sites along a flat ridge near Ponui Stream, Largest pit 8m x 4m x 0.5m   |
| 139           | 10a     | V22/533  |      | 1 pit 4m x 2m with 1 probably eroded pits and depressions on flat part of ridge. Spring below   |
| 140           | 9       | V22/293  |      | 2 houses and terrace above former course of Waipawa River. Houses 6 x 3 paces, Terrace 6 x 2 paces  |
| 141           | 38      | V22/522  |      | Group of 3 pits, largest 6m x 3m x 0.5m deep. Grass too long for detail   |
| 142           | 38      | V22/536  |      | 5 pits, largest 6m x 3m and numerous house sites. Many springs in area  |
| 143           | 9       | V22/295  |      | 2 terraces on ridge above Waipawa River - 1. at 17m x 7m 2. at 10m x 3m   |
| 144           | 9       | V22/294  |      | A fair number of pits and house platforms along a N/S ridge, along former course of Waipawa River. Measured in paces. House Platforms 1). 5 x 4, 2). 7 x 4, 3). 7 x 5<br>Raised rim Pits 1). 8x 6, 2). 5 x 3, 3). 5 x 5, 4). 8 x 7<br>Pits 1). 4 x 2, 2). 4 x 2<br>Possible terrace 1). 4 x 2 |
| 145           | 9       | V22/290  |      | 4 x pits not measured   |
| 146           | 38      |          |      | Pits and terraces running down ridge Largest pit 6m x 3m x 0.5m with some limestone in walls. Springs in gully in north side  |
| 147           | 38      | V22/521  |      | 1 pit 6m x 3m by itself on E/W ridge  |

| CHBDP Ref No. | Map No. | NZAA No. | Name | Information  |
|---------------|---------|----------|------|--|
| 148           | 38      | V22/265  |      | 30 m length of black soil and midden is clearly visible in low river bank section. In places the midden contains wire, other iron and mammal bone (? sheep) but the bottom part of the deposit is probably pre-European at least in part. Shell predominately Cookia, also paua; less common limpet, Turbo, Melagraphia. A flake of poor quality grey brittle argillite was probably imported. Midden section is backed by 10m wide terrace before 2m high scarp to higher ground. Cultural material is 1m deep at seaward end to increasingly shallow at W. 20 m and 8m asl from E end is some rapidly eroding cultural material with rare shells |
| 150           | 9       | V22/292  |      | 2 or 3 pits mostly filled in   |
| 154           | 10      | V22/276  |      | 7 pits, and 1 house platform along narrow ridge. (1990) Site is comprised of 2 sets of pits: Group A :2 large pits (7m x 2m) on highpoint of ridge and Group B (120m NE of Group A) is a series of 10 pits running NE -SW along ridge for 108m Could not define house platform from aerial (1998)  |
| 155           | 10      | V22/284  |      | 15 pits along ridge directly above south side of Mangakuri River. Opposite Manawarakau Pa. Not measured.   |
| 156           | 8       |          |      | .  |
| 157           | 10      | V22/277  |      | Allen: Group of 4 pits and probable house platform<br>House 12m x 7.7m<br>Pits 1.) 4.2m x 1.5m, 2). 11.6m x 2m, 3). 5.4m x 2m, 4). 4.2m x 1.5m<br>Tanner described as group of 3 pits on top of small hill - 2 pits very long NE -most 12m x 2m  |
| 159           | 8       | V22/118  |      |  |
| 161           | 9       | V22/59   |      | A long bluff, terraced on the inland side. A few exposures of midden: fresh-water mussel, fire cracked rock, obsidian, charcoal. 6 terraces, largest 15x3m. Pit 5x4m by 0.7m deep.   |
| 162           | 8       | V23/19   |      | Pit complex on small knoll with river meander on three sides Tukituki River about 500m away over flats. Pits 1-3 very disturbed by Scenic Road. 4-18 in grassed fenced area. Photograph in Parsons Waipukurau the History of a County Town, p. 284   |
| 166           | 7       | U23/12   |      | Terrace approx. 25m long x 2m wide along south side of Makaretu River. Probably associated with pa.  |
| 167           | 8       | U23/2    |      | 2 groups of associated pits; 8 on steep ridge and 2 on low mound, 2 terraces. Largest: 12m x 10m   |
| 168           | 12      | U23/4    |      | 1 pit 4m x 1m x 60cm deep. East facing spur  |

| CHBDP Ref No. | Map No. | NZAA No. | Name | Information  |
|---------------|---------|----------|------|--|
| 170           | 12      | U23/5    |      | A round hill (with lower ridges to S and E. 2 pits on S ridge, 3 terraces on E ridge and balance on main hill - 11 terraces in total. Settlement site. Moana Irokia Pa is c. 1200m to NE and clearly visible   |
| 172           | 12      | U23/7    |      | 2 pits close to steep drop to east, land to west slopes down gently. Larger pit 1. divided 5m x 5m x 0.4m deep and 3m x 3m. Pit 2. 5m x 4m x 0.4m  |
| 173           | 12      | U23/9    |      | 1 pit on low mound above dry creek, 2m x 2m x 0.3m deep  |
| 174           | 12      | U23/8    |      | 3 middens exposed by ploughing comprising fresh water mussel charcoal and broken hangi stone. 2 middens 10m x 10m and 20m apart, 1 5m x 5m and 50m from others. Obsidian flake on surface.   |
| 176           | 40      | V23/8    |      | Midden revealed by installation of stock trough. Between two sets of dunes. Black soil shell predominantly Cookia and Turbo. 20cm of dark cultural layer. Site could be large and early  |
| 177           | 41      | V23/9    |      | Midden revealed in major slump that threatens cottages at road end of Tuingara Point Pourerere. Cookia, Turbo, paua and mammal scapula in 15-20cm of black soil  |
| 178           | 17      | V23/11   |      | Midden revealed in eroding 3-4m high back section. Contains black cultural layer, with charcoal, predominantly Cookia, Turbo, with paua, Melagraphia, fish bone, kina, Haustrium, tuatua and limpet in one area, Similar in other but also cockle and Cominella and a sandstone cutter with one edge used. |
| 180           | 19      | V23/3    |      | Four sites midden/ ovens or both with moa. Small excavation 1964. Moa bone human bone, burials, artefacts. Associated with Rangitoto Pa. Historical references in SRF  |
| 181           | 19      | V24/19   |      | Deflated and widely dispersed shell midden, mostly tuatua, some whalebone, exposed in a blowout. Findspot for grey and brown chert and grey and green obsidian.  |
| 182           | 19      | V23/10   |      | Large areas of deflated site extending 100m x 20-30m over high dune crescent. Deflated shell midden with oven stone, moa bone. Duncan McIntyre has picked up tuatara jaws and moa egg shell  |
| 183           | 19      | V23/13   |      | Eroding oven/midden, tuatua cockle and pipi plentiful; rare Cookia, some hangi stone.  |
| 184           | 19      | V23/14   |      | Shell midden caps high hill near road, mostly tuatua, some cockle, rare oven stones  |

| CHBDP Ref No. | Map No. | NZAA No. | Name | Information  |
|---------------|---------|----------|------|--|
| 185           | 19      | V23/12   |      | oven/midden over dune, mostly tuatua, some cockle, pipi, Cookia, oven stone. Intact occupation layer, a broken argillite lure shank. Maybe early and late sites. |
| 186           | 19      | V23/16   |      | Visible from Blackhead Rd on small conical dune mostly tuatua some cockle rare pipi. Some occupation layers in section. 6 pieces of green obsidian.              |
| 187           | 19      | V23/15   |      | Mostly blown out centre, some intact areas around edges. Artefacts now in McIntyre collection sourced from here.   |
| 188           | 19      | V23/1    |      | Artefacts in MTG Hawke's Bay Museum recorded from Simcox map   |
| 189           | 19      | V23/17   |      | 40-50m length of shell midden eroding from high dune   |
| 190           | 19      | V23/7    |      | Scattering of stone, bone moa bone, obsidian, chert on surface. Bird bone to A Anderson, stone to Phil Moore   |
| 191           | 19      | V23/2    |      | Findspot Artefacts in MTG Hawke's Bay Museum recorded from Simcox map 1977   |
| 192           | 19      | V23/18   |      | Black occupation layer, some intact midden – shell (tuatua pipi, cockle). 100m E of midden found remains of a moa – not associated with cultural layer.          |
| 193           | 19      | V23/20   |      | Sand blow 20m x 30m from where a number of artefacts have been recovered – now in Hunter collection.   |
| 194           | 19      | V24/18   |      | Artefact find – including nephrite chisel and greywacke? Reel – both in Hunter collection. Presumably there is a site in vicinity of posthole.                   |
| 195           | 19      | V24/9    |      | Site recorded from Simcox map. Artefacts from Simcox collection now in MTG Hawke's Bay. List of 6 adzes with type and acquisition date                           |
| 196           | 19      | V24/8    |      | Site recorded from Simcox map Artefacts from Simcox collection now in MTG Hawke's Bay. 2 artefacts plus cast of one  |
| 197           | 19      | V24/32   |      | Midden oven Tuatua midden with rare paua and some oven stones. One of many middens in area.  |
| 198           | 19      | V24/31   |      | Midden predominantly cockle, 10% tuatua  |
| 199           | 19      | V24/30   |      | Midden mainly tuatua, rare cockle, black soil and oven stones  |
| 200           | 19      | V24/10   |      | Site recorded from Simcox map Artefacts from Simcox collection now in MTG Hawke's Bay.   |
| 201           | 19      | V24/29   |      | Tuatua midden eroding along 10m of riverbank. 10-20% pipi, rare cockle. More 80m further SW  |
| 202           | 19      | V24/28   |      | Much crushed tuatua. In places 10cm of black soil Low mounds may have intact deposits  |

| CHBDP Ref No. | Map No. | NZAA No. | Name | Information  |
|---------------|---------|----------|------|--|
| 203           | 43      | V24/27   |      | Area 30-40m long x 20+ m wide of black occupation soil and small tuatua midden revealed in fortuitous sections. A big site but mainly subsurface   |
| 204           | 43      | V24/25   |      | 30-50 distinct shell middens are scattered over an area 1km N-S extending back 100m from present high forward dune crest. Marginally higher than adjacent swampy ground further back from beach. Middens extend c. 400m N of sewerage pond. More or less discrete middens contain mainly tuatua, also Dosinia, cockle, Turbo, Melagraphia, toheroa, Cookia, mussel and oyster. Rare charcoal and oven stones |
| 205           | 43      | V24/11   |      | Site recorded from Simcox map. Artefacts from Simcox collection now in MTG Hawke's Bay.  |
| 206           | 19      | V24/12   |      | Site recorded from Simcox map. Artefacts from Simcox collection now in MTG Hawke's Bay.  |
| 208           | 21      | V24/26   |      | Eroding beneath grass 50-100cm below grass is a 30-40cm deep black occupation layer with sparse Turbo, Cookia and rare Melagraphia and limpet. 1 piece of brown chert and 1 piece of grey chert/argillite. Maybe V24/ 16 recorded by Don Millar 1983   |
| 210           | 21      | V24/13   |      | Findspot for artefacts that form the Simcox Collection in the Hawkes Bay Museum. Visited 2014 by David Rudd and Anthony Tipene – Visible features are incomplete, unclear and/or the majority have been damaged in some way.   |
| 211           | 21      | V24/36   |      | Oven containing large pieces of wood, 1.5m below surface. Below pa V24/14. Bank of river contain scattered shell midden. Site eroding.   |
| 212           | 21      | V24/14   |      | Pa lies E-W – N-S along ridge meander and overlooks Whangaehu stream and to the W. Above saddle at north end there are double transverse defences.<br>1). shallow ditch/scarp, 2). ditch/bank<br>On either side there are small stepped terraces and possible house sites (no pits). Highest point is a flattened area. Below on W. Side are ?4 pits. Single pits apparent on spurs to W.                    |
| 213           | 21      | V24/15   |      | Midden approx. 6m eroding into sea. Burnt soil /charcoal, burnt stone, bone (skull). Pua, Cookia, cats eye, whelk, rare tuatua   |
| 214           | 21      | V24/35   |      | Several pits on spur above stream. Close to house which was apparently built on pa site (original house 1917/18)   |
| 215           | 21      | V24/38   |      | A series of 40 pits running down ridge. The landowner bulldozed them when constructing a road.   |



| CHBDP Ref No. | Map No. | NZAA No. | Name   | Information  |
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| 216           | 10      | V22/461  |  | Midden Pers. comm. Andy Patterson who found midden (broken crockery here 35 years ago. C. 1958) Cats eye in slip. There may be possible fire place, house sites on ridge north and above midden. Grass too long. Whole coastal area is slipping  |
| 217           | 10a     | V22/452  |  | Whaling station/ Midden - mostly cats eye, pipi and charcoal. On flat ridge above bay. Pers comm Sherning family and Andy Patterson Clive. Both say there was a whaling pot visible at low tide – 20-30 years ago (c. 1960-70). Incredible erosion along shore and pot either buried or removed.   |
| 218           | 10      | V22/266  |  | 10m length of 15-20cm deep black cultural soil, contains rare charcoal and thin discontinuous band of shell midden predominantly Cookia and Turbo, some Melagraphia, rare paua and limpet. Eroding.  |
| 227           | 5       | V22/436  |  | Two large pits damaged by stock and bulldozing. Pā on hill next door.  |
| 228           | 21      | V24/24   |  | Occupation Probably Simcox site 13. Badly damaged by river and beach erosion and bulldozed road. Remains possibly protected by road. Below topsoil, true left of Whangaehu River. Discontinuous length of deep cultural layer sparse shell, some small bird bone. Probably still important site  |
| 229           |         | U23/17   |  | A 4 pier wooden bridge built of ironbark between 1895 - 1910, replacing the original native timber (matai or totara) bridge built in 1878. Several original ironbark piles survive but many elements have been progressively replaced. The 1878 piles of square cut native timbers should survive subsurface in situ. The site was excavated for a cement culvert which was to replace the piles of the bridge. Foundations were not relocated or damaged during the culvert earthworks. |
| 230           |         | V23/57   |  | Site consisted of 5-6 r.r. pits running in series of steps up ridge – 60m. Each pit c. 5x5m  |
| 231           |         | V23/58   |  | 1999 Site consisted of 2 terraces but view blocked by trees and site on edge of aerial photograph. Map. 2012 Rudd-small set of terraces with 1 pit, midden eroding from westernised where cut by farm track. Photographs   |
| 232           |         | V22/588  | Waipawa Stockade.<br>Waipawamate<br>/Waipaoamate<br>Stockade | Stockade completed by Sep.1863 & saw only a few years use. No known surface remains. Exact location unknown, but should be subsurface evidence. Form of earthwork is known from photograph. See P.Parsons, 1999, Waipukurau: the history of a county town, p.67  |

| CHBDP Ref No. | Map No. | NZAA No. | Name | Information   |
|---------------|---------|----------|------|---|
| 233           |         | V23/64   |      | Rudd, D. 2012 A row of 5 pits in a line running down a ridge. Site is approximately 35m long.   |
| 234           |         | V23/56   |      | Platform and series of terraces with a pit to the south west of V23/55. As the view to the south from V23/55 is obscured by this knoll it is likely that the platform and terraces represent a sentry post for V23/55.  |
| 235           |         | V23/63   |      | Jones 1998 recorded as 2 sets of 2 rim pits the western pair has baulk eroded between Rudd 2012- These pits have been badly eroded over the years, now are only shallow depressions   |
| 236           |         | V23/61   |      | Jones 1998 recorded as 3 r.r. pits on small knoll above seasonal stream. eroded between Rudd 2012- These pits have been badly eroded over the years, now are only shallow depressions   |
| 237           |         | V22/606  |      | Single rectangular pit dug into the ridgeline near V22/605. 7m long, 1.5m wide. An access track has recently been cut along the south side  |
| 238           |         | V23/62   |      | K.Jones. Features indistinct but at least 5 r.r. pits on knoll 50m across. D. Rudd, Set of raised rim pits on a low north facing knoll with a stream cutting through, sheltered from the prevailing wind. The ground undulates very unusually in this location, and the site may have had shallow terracing once. It may possibly be a Kainga site. |
| 239           |         | V22/605  |      | Alignment of 4 pits running SW to NE along the ridgeline. A recently cut track runs along the NW side of them. A fire cracked rock and a flake of Mayor Island obsidian was found in the track cutting. The soil is heavily charcoal stained.   |

| CHBDP Ref No. | Map No. | NZAA No. | Name                | Information  |
|---------------|---------|----------|---------------------|--|
| 240           |         | V23/78   | Aramoana Homestead. | Aramoana is part of the Blackhead run which came into the possession of the McHardy family in 1873. It was bought in partnership by Alexander McHardy and J H Coleman. Alexander McHardy and his two sons, Leslie and Percival, were involved in local Hawkes Bay affairs. Alexander was the first Chairman of the Tatumumu Road Board in 1877 and remained a member for many years. He was also a member of the Patangata County Council and the Waipawa Hospital Board and the Hawkes Bay A & P Association. For many years he was a well known judge of Shorthorns. Leslie his elder son, carried on in his fathers footsteps in the same local bodies. Percival, who lived in the Manawatu for thirty years, was a foundation member of the Manawatu A & P Association. The McHardys were one of the land owning families who flourished in Hawkes Bay before the turn of the century. Alexander was a good farmer and although uneducated himself, he sent his two sons to Nelson College and his daughters to Miss Greenwoods school in Wellington. The land owned by the McHardy family was not greatly sought after like that owned by the large runholders around Waipawa and Waipukurau. Much of it was steep, papa country, difficult to farm and with poor access. This is one reason why the family was able to hold onto its land for some years after other runholders has sold to the Government. Socially, Aramoana, like other sheep stations in Hawkes Bay, was a source of employment. While it was still part of Blackhead in Alexanders time, many men found employment there. In addition to shepherds and stockmen, McHardy employed gangs of men for bush felling, draining swamps and building dams. Some places on the station were named after these gangs, for example, Kerrytown. Isolation precluded Aramoana from being a social centre. |
| 241           |         | V23/55   | Te Ikatiere Pā      | Tanner: A pa running NE/SW along steep ridge for approx.73m. Area of possible defensive ditches at N & S. 2 further terraces immediately beyond defensive ditch. On NW facing side of ridge series of terraces (B) distributed over area 66m for 30m. 30m S of B another series of terraces run along ridge for 74m. At N end of these few more terraces. Rudd: Ridgeback Pa formed through terracing of a razorback ridge. No visible defensive ditches but extremely steep natural scarps provide ample defence.   |
| 242           |         | V22/450  |                     | Early European accommodation house built of ponga /slab( pers. comm. P. Williams) Flat terraces with broken bottles/pottery/iron and bricks scattered about, very early construction. Was stop for bullock wagons, travelling through Elsthorpe Valley.  |

| CHBDP Ref No. | Map No. | NZAA No. | Name                    | Information   |
|---------------|---------|----------|-------------------------|---|
| 243           |         | V22/604  |                         | This site is on a knoll, within the forestry block, in long grass, and there are pines on various features. There were several fallen trees over the features that contributed to obscuring the site. This site is comprised of four pits: a large raised rim pit one 6m x 4m (A); a smaller one (B) 2m x 1.5m at right angles to A; a third (C) (5m x 3m) aligned the same direction as A; and a fourth (D) (5m x 3m) at a slight distance from the row of three and aligned the same direction as B. There were also various indentations but obscured by the long grass and tree fall. |
| 244           |         | V24/41   |                         | Single pit located at site. Measures 2 x 1 m - clearly visible. One other depression in immediate area however could not be clearly identified as an archaeological feature.  |
| 245           |         | V22/126  |                         | An umu has been exposed in cross-section, in a hollow sheltered by 2 mounds. Exposed umu 3m long by .5 deep. Contents: oven stones, burnt bone and charcoal.  |
| 246           |         | V24/42   |                         | 1994 Scattered pits recorded from aerial 2008: A Single pit identified during visit - 3 x 3 m and 0.5 m deep. Several other depressions in area.  |
| 247           |         | V24/95   | Te Awakari a Tamanui Pa | Transverse ditch pa constructed in a former bend of the river south of Porangahau.  |
| 248           |         | V24/43   |                         | Impressive site. Twelve pits (and two further possible in-filled pits). Visible features cover an area of approximately 45 m along ridge.   |
| 249           |         | V22/557  |                         | 2 possibly 3 pits run E-W along narrow rise E side of Mangakuri River. 6 x 2m each  |
| 250           |         | V22/564  |                         | Minimum of three pits on knoll above tributary stream 1 r.r.  |
| 251           |         | V22/432  |                         | Drainage ditch dug by missionaries to drain Lake Rotoatara for farm land. 19th C.   |
| 252           |         | V22/425  | Kuriwaharua             | Kuriwaharua - recorded by Buchanan citing Whareupoko Mohi 11/1/49 who said it was a reserve across the Tukituki River, opposite Ngawhakatarata ( which is by blue gums) Add. Info. Kuriwaharua Pa in bend of Tukituki at southern end of Tautitaha block HB Gazette 8/11/1866 Boundary at Tautitaha (q.v.) a stone and a bush. Bagnall say it was mentioned by Colenso.   |
| 253           |         | V22/567  |                         | Site consists of series of terraces running down north west slope covering 35m.   |
| 254           |         | V23/49   |                         | 1 pit close to dam - there is midden scatter exposed when dam formed.   |
| 255           |         | V22/570  |                         | Cluster of between 3-6 pits on small knoll, with another pit 25m to S.  |

| CHBDP Ref No. | Map No. | NZAA No. | Name | Information  |
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| 256           |         | V24/75   |      | Series of pits on narrow (15m wide) flat terrace. Main group run for 50m in a line. ( 6m wide) 1 pit 14 x 6m parallel with line of pits. Has fence through it. 3 pits 10m E                                    |
| 257           |         | V24/110  |      | One barely visible pit between fence running NE-SW and a stream  |
| 258           |         | V23/23   |      | Site indistinct and barely visible. In pasture   |
| 259           |         | V22/526  |      | Depressions largest 3 x 2 atop small knoll. Terrace. S of karaka grove in gully  |
| 260           |         | V22/464  |      | Small hill with depressions scattered on top. Next to pa at Trig B   |
| 261           |         | V24/107  |      | 4 separate groups of pits. (A) 1 pit 6 x 3 located 105m NE of site (B) - 4 pits on ridgetop, largest 6 x 4 is on SE of group. (C) 1 pit 9 x 4 located 60m SE of B. (D) 53m SE of C. 2 pits - Northern 18m x 4m |
| 262           |         | V24/93   |      | Three groups of pits. A) At W end line of 5 visible pits; 60m E B) 4 pits in cluster; 50 m NE of B) is C) 6 pits + 2 terraces. 1 pit 22m long ( may be several which stock have eroded.)                       |
| 263           |         | V23/66   |      | Site consists of at least 4 pits on northern end of ridgeline on S side of Mangakuri River.  |
| 264           |         | V24/116  |      | A series of pits or terraces ( barely visible on PORE (1)) running down side of ridge, with pits adjacent on the ridge proper.   |
| 265           |         | V23/32   |      | The site is reported as terraces. It needs to be verified in the field.  |
| 266           |         | V24/84   |      | Two sets of pits on adjacent knolls, 8 possible pits. Largest 5m x 2m  |
| 267           |         | V24/46   |      | Pits on a slightly raised ledge above Whangaehu River. Marked on aerial by Robert McLean   |
| 268           |         | V23/52   |      | 2 pits on E end of steep ridge that runs E-W above a small stream. Pits well-defined 6mx2m   |
| 269           |         | V23/35   |      | Reported as terraces ( kainga) needs to be verified in field   |
| 270           |         | V24/96   |      | Series of at least 8 pits along steep northern edge of ridge over area approx. 100m long. Large 7m x 3m r.r. pit on east end.  |
| 271           |         | V23/71   |      | Minimum of 9 pits running SW/NE down ridge over area of 110m. At E end 4 distinct evenly spaced pits in line for 15m   |
| 272           |         | V22/555  |      | 3 terraces on highest point (113asl) of E end of ridge running E-W   |
| 273           |         | V24/113  |      | Series of terraces running N. down hill for 30m. Pit on lowest terrace. 5 pits on flat ground on ridge to S of terraces  |
| 274           |         | V24/40   |      | Some pits unknown number or size   |
| 275           |         | V24/73   |      | 2 pits one has large r.r.  |
| 276           |         | V22/565  |      | 2 pits on small knoll above coast  |

| CHBDP Ref No. | Map No. | NZAA No. | Name | Information  |
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| 277           |         | V22/559  |      | 2 or 3 pits on S end of ridge. 100m S of and on same ridge as Pa V22/272 recorded by M. Allen  |
| 278           |         | V22/573  |      | 3 pits running E-W in centre of small sinuous hill on river flats covering area of 16m   |
| 279           |         | V22/552  |      | 2 r.r. pits & possible 3rd in cluster on small knoll above Mangakuri River, another possible on flat area 10m NE of cluster  |
| 280           |         | V24/119  |      | 2 large pits 15m x 5m on NE ridge & several depressions  |
| 281           |         | V22/574  |      | Site on top of eroding cliff. Remains of 2 pits running NE-SW on knoll at N end of ridge   |
| 282           |         | V24/105  |      | 2 pits possibly r.r. located on ridge above steep gully  |
| 283           |         | V23/27   |      | Small collection of terraces and indistinct pits or house floors & possible drain or defensive ditch in association with terraces which face NE.   |
| 284           |         | V22/571  |      | Several groups of pits located on hilly ground above coast. N end cluster of 5 small pits. To E on another knoll 2 pits. 50m S of main group 1 more possible pit   |
| 285           |         | V24/94   |      | 5 pits running along the edge of ridge, 100m E in a r.r. pit 8m x 3m and another pit 50m E   |
| 286           |         | U22/5    |      | Cluster of 8 large pits above and N of Tukipo River. They appear large and rectangular.  |
| 287           |         | V24/70   |      | A line of 6-7 pits along the upper ridge of a scarp/ridge. Largest pit 7m x 2m.  |
| 288           |         | V24/111  |      | 2 groups of pits. A line of 4-5 small pits running W to E. Located 30m NE of B which s a cluster of 4 pits on knoll. 2 pits on NW of cluster are large - 9m x 3m   |
| 289           |         | V24/114  |      | Cluster of at least 3 pits ( 2 with r.r.) on small knoll that rises from river terrace on S of small tributary stream. 2 terraces to N. A large pit 7m x 5m on knoll 53m NW of cluster   |
| 290           |         | V23/67   |      | 4 pits running N-S down a ridge over an area 30m   |
| 291           |         | V22/568  |      | 2 pits on small steep-sided ridge immediately above coast.   |
| 292           |         | V23/50   |      | Large site extending along ridge for 185m At E end, (A) site follows NE ridge for 85m(B). At W end 1 pit and 3 indistinct terraces. 100m E of these 4-5 r.r. pits (largest 7m x 2m at W. end)On S side of r.r. pits running parallel are 3more pits ( damaged by fence) At E end of site ( before NE turn) 3 r.r. pits ( largest 7m x 2m). Below pit terrace with 2 pits on it. (B) consists of 2 groups of terraces running down ridge. First group of 3 is located 22m down slope from E end of (A). Further group 35m below this. |
| 293           |         | V22/579  |      | features exposed by bulldozing to lower area to improve visibility stone (chert, obsidian, midden, shell bird bone, kuri bones.  |

| CHBDP Ref No. | Map No. | NZAA No. | Name | Information   |
|---------------|---------|----------|------|---|
| 294           |         | V22/553  |      | Pa covers area 400m running on E-W ridgeline. At W end of site a number of pits & terraces radiate around slopes from NE-S slopes. 4 large pits on top ( 11m x 4m each). Defensive ditch  |
| 295           |         | V23/74   |      | Burial Ngati Kere Ngati Whatuiapiti.  |
| 296           |         | V23/75   |      | Cultural soil exposed when test pitting   |
| 297           |         | V22/540  |      | Cultivation lines - at least 4 visible  |
| 298           |         | U23/6    |      | Stone row ( 1 & 4 possible) Midden ( fresh water mussel, hangi stone and charcoal below stone face  |
| 299           |         | V24/58   |      | Pa area of flat ridgetop divided at W end by defensive ditch & bank to form pa. D&B double at E end, single at W end. Area enclosed 80 x 25m 20m to W on knoll a few pits   |
| 300           |         | V24/99   |      | Possible ovens showed up in ploughed paddock. Recorded from 1944 aerial   |
| 301           |         | V24/57   |      | Pa at 80 m a.s.l. on end of ridge. Pa is cut by transverse ditch at S end. Opening to triangular planned area with terraces and pits stepping down to NE Possible row of palisade posts on Steep edge. Further pits on knoll running E on a lower ridge. 100m along ridge x 80m x 40m x 50 m. Plus stock track. |
| 302           |         | V23/65   |      | 8 pits in a circle around flat are. Southern 2 appear to be r.r. Appears to be defensive ditch running along NE scarp and perhaps another 30m along ridge to NE of site   |
| 303           |         | V23/26   |      | Large midden surrounded by macrocarpa trees, mainly pipi cockle with small amounts of charcoal and paua.  |
| 304           |         | V23/76   |      | Area of cultural soil and midden scatter - possibly site extends S towards camping ground   |
| 305           |         | V23/37   |      | Reported as midden - needs to be verified in field  |
| 306           |         | V23/77   |      | Fireplace exposed when septic tanks being installed underground.  |
| 307           |         | V24/56   |      | Pa along ridge 220m long and 25-45m wide. Defensive ditch protects each end. Number of rectangular pits along its length. A very large one at N end. 80m to W on ridge running g west 4 rectangular pits.   |
| 308           |         | V23/46   |      | Pits  |
| 309           |         | V23/29   |      | Small pa with natural defences on 3 sides 20m x 20m across. On small knob behind first hills behind Blackhead   |
| 310           |         | V23/40   |      | Small compact pa. Identified from a distance - needs to be verified in field.   |

| CHBDP Ref No. | Map No. | NZAA No. | Name | Information  |
|---------------|---------|----------|------|--|
| 311           |         | V24/121  |      | Pa. Site is comprised of 40 r.r. pits on raised outer rim of levee eroded on its upstream edge. Pits range from 7m in length to 2m (latter arranged in groups of 4 or lines of 4 or 5 spaced equally. Drain at (A) Ditch at ©. Ditch & Bank at (B) forms dogleg enclosing the bank. Fence rather than for defence(?) |
| 312           |         | V23/47   |      | Well-defined pits and terraces   |
| 313           |         | V22/556  |      | A single r.r. pit at SW end of small knoll 7m X 5m   |
| 314           |         | V23/33   |      | Terraces ( kainga) site needs to be verified in n field  |
| 315           |         | V22/575  |      | Minimum of 3 pits on W end of hill. Maybe more pits on NE end ( barely visible from aerial)  |
| 316           |         | V24/44   |      | Scattered pits recorded from 1943 aerial   |
| 317           |         | V24/85   |      | 8 visible pits in line running down ridge.   |
| 318           |         | V24/74   |      | 6 Pits running down a ridge that is 200m E of Pa V24/57. Pits spread over 80 m, largest on E end 11m x 4m  |
| 319           |         | V24/89   |      | Site consists of number of pits and possible ditch . Largest pit at W end 9m x 3m Ditch parallel to site on W side 13m long  |
| 320           |         | V24/92   |      | 5 pits running N/S along ridge of steep-sided knoll that is 50m long   |
| 321           |         | V22/572  |      | Site is a cluster of 6-8 pits on top of small knoll situated among hilly land above coast  |
| 322           |         | V23/54   |      | Number of terraces running SE-NW down slope over 235 min length. (A) 5 terraces and 2 pits. (B) 105m SE of A - on lowest terrace 5 pits. Also 19th century stock track   |
| 323           |         | V23/60   |      | Stone rows and Pits terraces 5 pits aligned end to end with 1 pit offset. On N 2 terraces one may have palisade holes at base. To W just above stream 2 rows of parallel stone rows 15 m long  |
| 324           |         | V24/117  |      | 9 visible pits on ridge of small hill 200m long and 100m wide. Pits on SW end of hill. More recently has been used as urupa.   |
| 325           |         | V23/30   |      | Site reported as terraces. Needs to be verified in field   |
| 326           |         | V24/71   |      | 2 clusters of pits approx. 50m apart separated by big slump that cuts ridge from S. (A) 6 distinct pits and up to 14 in total. (B) up to 6 pits  |
| 327           |         | V24/90   |      | 2 pits and a terrace largest pit on S side 10m x 4m  |
| 328           |         | V23/24   |      | Terraces (kainga?) Needs to be verified in field   |
| 329           |         | V24/108  |      | Series of pits that run around S side of steep gully for 185m. 10 visible pits. At W end one r.r. pit  |



| CHBDP Ref No. | Map No. | NZAA No. | Name | Information  |
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| 330           |         | V22/562  |      | Located on very narrow ridge above steep gully . Pits run E-W along ridge for 188m. On E end 3 clearly defined pits on wide flat area.   |
| 331           |         | V24/87   |      | 8 pits in 2 rows along flat ridge & 2 pits 50m to N  |
| 332           |         | V22/558  |      | Minimum of 5 small pits on small knoll   |
| 333           |         | V24/68   |      | 2 pits on ridge and 1 pit 50m to NW  |
| 334           |         | V22/577  |      | Minimum of 4 pits running NE-SW down ridge over 50m  |
| 335           |         | V22/334  |      | Three large pits above numerous settlemts  |
| 336           |         | V23/59   |      | 4-5 pits on steep-sided ridge. Upper pits open to side of ridge  |
| 337           |         | V24/120  |      | 3-4 pits on N aspect of crest of small rise on end of ridge 250m SW of V24/119   |
| 338           |         | V22/560  |      | Minimum pf 4 pits running SE-NW down SE end of narrow ridge. Rea 30m in length   |
| 339           |         | V23/45   |      | Scattered midden around water tank and trough. Two pits on top of knoll with 2 terraces to East  |
| 340           |         | V22/563  |      | Covers area 25m x 25m Features hard to see, but 1 large pit on N edge and 4 possible pits in cluster on W with 1 small pit on S  |
| 341           |         | V24/103  |      | 3 pits on top of small rise in broad slump 100m from foot of slope . Pits approx. 7m x 3m  |
| 342           |         | V24/69   |      | 6 pits 4 with r.r. lie along an arc-shaped ridge.. Largest 6m x 2m   |
| 343           |         | V24/86   |      | 2 pits on flat knoll approx. 100m from V24/56  |
| 344           |         | V23/25   |      | Terraces with a defensive ditch. - possibly Pa. Needs to be verified in field.   |
| 345           |         | V24/106  |      | Site 3 visible terraces - or maybe as many as 6 terraces. At bottom NE 2 small pits.   |
| 346           |         | V24/67   |      | 50m NW of karaka grove is a ditch & bank fence. Width between two outer banks is 2.2m . Ditch 12m long 12m to NW of bank is pit  |
| 347           |         | V23/70   |      | Minimum of 6 oits run down ridge from SW-NE for 40m  |
| 348           |         | V23/73   |      | l large and possibly 3 small pits on small knoll. Small pits run along N side of large pit   |
| 349           |         | V24/124  |      | 4 groups of pits on ridge above township . Western group (a) 2 indistinct pits, these are 150m NE of group (B) of 6 small pits that run down ridge N-S to main ridge. 30m S of (B) are (C) - 2 pits on main ridge. 100m SE of these (D) 4 small pits |
| 350           |         | V22/104  |      | Pa on narrow spur with transverse ditch at N end. Interior many small terraces and house sites and a few pits. Stone wall.   |

| CHBDP Ref No. | Map No. | NZAA No. | Name | Information  |
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| 351           |         | V22/561  |      | Cluster of 3 possible pits on high flat point of ridge running E W   |
| 352           |         | V22/576  |      | This site is barely visible on RN 1722 (74-76) 7/5/1952. Consists of series of pits that run E-W along ridge At E end are two most visible pits.   |
| 353           |         | V24/88   |      | 5 pits running NE down knoll over 25m length   |
| 354           |         | V23/69   |      | 1 pit on flat point at intersection of three ridges  |
| 355           |         | V23/72   |      | Series of barely visible pits running SW=NE along narrow steep-sided ridge for approx. 100m  |
| 356           |         | V24/83   |      | Site in 4 parts (A) a number of pits running down ridge, At base of these is series of terraces and pits (B)1 very large pit 11m x 2m (C) to N of (A) . Pits/house floor on E bank of stream 90m W of (B)    |
| 357           |         | V22/554  |      | 2 groups of pits on a ridgeline (A) 3 terraces run E-W over 110m. On E end a single pit . (B) 138m to E of (A) and is 2 terraces and 1 pit 11m x 4m  |
| 358           |         | V23/53   |      | Number of pits running 114m along ridge S-NE. At S end 5 r.r. pits 5m x 1.5m 8 more pits located along edge of ridge 35m to NE More pits to N with fence through them. 100m to E of site 1 large pit 7m x 3m |
| 359           |         | V24/123  |      | 3 pits, Northernmost barely visible. Other 2 13m x 4m  |
| 360           |         | V22/569  |      | Minimum of 5 pits located on narrow sinuous ridge E-W to coast   |
| 361           |         | V22/566  |      | One r.r. pit on small knoll. May be others surrounding it but indistinct on aerial   |
| 362           |         | V24/97   |      | 2 sets of pits. (A) on W side 3 pits on small elongated knoll 75m long between 2 streams. (B) 3 small pits is located 170m NE of (A)   |
| 363           |         | U22/7    |      | Mill building gone and houses built on site c.1970. See Bibby & Bibby 1975 Ongaonga Village of the plains 1872-1975f p. 12 Photograph of mill in 1880  |
| 364           |         | V24/80   |      | 19th century house platform 13m x 7m enclosed with bank and ditch.   |
| 365           |         | V22/539  |      | 1 roomed hut with open stable at S side  |
| 366           |         | V24/122  |      | Two parallel ditch & bank fences 68m apart and approx. 4m wide. Run NW-SE. (A) Northern is visible for 217m (B) close to edge of flat 135m long  |
| 367           |         | V24/81   |      | Eastern most of two Ditch & bank fences Ditch & bank fence 105m long runs NW-SE from Porangahau River. Upstream 190m another almost parallel (see V24/82) that forms enclosed field.                         |
| 368           |         | V24/102  |      | One long trench measuring 22m x 3m on river flat. Ditch most prominent of 4 linear features forming a sub-rectangular enclosure 20m x 8m   |

| CHBDP Ref No. | Map No. | NZAA No. | Name | Information  |
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| 369           |         | V24/79   |      | Coach Road. Runs for 2km NE of rt angle bend. Appears in aerials as double ditch with central elevated road course. At NE goes into dunes and disappears   |
| 370           |         | V22/583  |      | Area shown on aerial (not scanned and in Archsite). Likely linked with midden V22/579. cemetery noted by Colenso 26 May 1847. Also chapel and two buildings from same period associated with marae . Relocated on 1916 survey plan (said to be attached but not in this SRF). Extremely significant pre-European and Contact period site |
| 371           |         | V24/55   |      | 2 dams in former stream bed. Upstream dam has undisturbed midden in lower horizon about 1.4m above stream bed. Dams full in 1944 aerial. Might be Mill or farm dams on top of Maori settlement. Possible pits in surrounding area.   |
| 372           |         | V24/82   |      | Ditch & bank fence runs NW -SE for 100m Area enclosed by another D&B 190m downstream (see V24/81) .  |
| 373           |         | V24/100  |      | One long trench measuring 23m by 4m on low lying E. end of ridge.  |
| 374           |         | V24/59   |      | Woolshed Site. Most of woolshed been demolished but a portion remained in 1997. Built 1888 probably under direction of Mr Price manager for St Hill family who had taken up lease of this land in 1854. Les Howell of Porangahau said he altered the door and date was carved into it.   |
| 375           |         | V24/54   |      | Pa/terraces. Pa approx. 100m x 25m . Ridge end is terraced with no obvious transverse ditch. (although Tanner reports two ditches at S end of Pa). Strong lateral defensive scarp or infilled ditch to W.  |
| 376           |         | V24/101  |      | Possibly a pa although features are indistinct.  |
| 377           |         | V23/22   |      | Midden reported - needs to be confirmed in field   |
| 378           |         | V24/98   |      | 3 well-defined r.r. pits on edge of stream. 8m x 3m  |
| 379           |         | V23/51   |      | 2 pits on S end of ridge that runs NW-SE above steep stream gully. Cover area 10m long   |
| 380           |         | V24/45   |      | Pits identified by R. McLean and marked on aerial  |
| 381           |         | V24/112  |      | 3 pits running NE up ridge of steep knoll. Distributed over 21m  |
| 382           |         | V23/34   |      | Site reported as single pit. Needs to be verified in field.  |
| 383           |         | V23/36   |      | Midden needs to be verified in field   |
| 384           |         | V23/28   |      | Reported as small shell and charcoal midden with hangi stones. Needs to be verified in field   |
| 385           |         | V23/21   |      | Midden in dune   |
| 386           |         | V23/68   |      | Series of pits (minimum 5) running SW-NE down ridge for 120m. Clear in 1952 aerial   |

| CHBDP Ref No. | Map No. | NZAA No. | Name | Information  |
|---------------|---------|----------|------|--|
| 387           |         | V24/91   |      | 3 visible pits in 1944 aerial  |
| 388           |         | V24/72   |      | 5 pits on top of rise at end of long wide ridge above stream. Largest pit 5m.  |
| 389           |         | V22/578  |      | Cluster of 6 pits on E end of sinuous ridge between two stream gullies. 50m W are 2 more pits.   |
| 390           |         | V24/109  |      | 5 small pits that extend up ridge that runs S from stream gully. Line 37m long   |
| 391           |         | V23/48   |      | 7 pits 1 very deep 7m x 3m   |
| 392           |         | V23/31   |      | Site reported as terraces. (kainga?) Needs to be verified in field.  |
| 393           |         | V24/115  |      | Series of terraces running around top of hill covering an area 31m x 80m. Line of pits runs E-W on top of hill. 5 visible but none clear 2 pits 1 r.r. pit on knoll 75m SW of site |
| 394           |         | V24/118  |      | 2-4 indistinct pits on E of hill and some depressions on N side of hill crest.   |
| 395           |         | V24/39   |      | A row of pits 2 remain at top of site. Recorded from aerial supplied by R. McLean Whangaehu  |

| CHBDP Ref No. | Archaeo. Qualities | Map No. | NZAA No. | Name   | Information   |
|---------------|--------------------|---------|----------|--|---|
| 1             | Yes                | 2       | U22/2    | Hakiuru  | Pā with pits posts/post holes and midden, located on a promontory with steep sides  |
| 2             | Yes                | 2       | U22/1    | Kihiao   | Pā consisting of two large platforms levelled on the steep sided promontory located in the junction of the Taumahapu and Upokororo Streams. Plan drawn on google, photographs, and elaborated description. (2014)   |
| 3             | Yes                | 2       | U22/4    |  | 5 Pits near the two pa on Mathieson's Road (U22/1 & U22/2) From aerial 541  |
| 4             | Yes                | 6       | V22/270  | Ngawhakatara (Ngawhakatatara)  | Island Pā - raised limestone, 100m long by 20m wide. In his journals Colenso makes numerous references to the site which was clearly occupied into the 1850s.   |
| 6             | Yes                | 4       | U22/3    | Te Whiti o Tu  | Terraced Pā relying on steep slope for defence with a tihi and a series of terraces descending to east. Site of famous battle Whatuiapiti & Te Upokoiri v Ngati Maniopoto early 1800s (Wilson p.92)   |
| 26            | Yes                | 5       | V22/46   | Awarua o Porirua<br>Roto o Tara.<br>Te Roto a Tara<br>Te Motu o Te Awarua<br>Porirua Wāhi Tapu | Island Pā, much slumped. Tradition dates its occupation from the earliest times, several times besieged or assaulted and still occupied in Colenso's day. Island pa in a drained lake. Terracing slumped, midden exposures reveal numerous artefacts. No visible sign of Te Heu Heu's causeway anymore, however a scatter of boulders marks the site where the causeway met the island pa, and boulders were rained down upon the attackers from a tower constructed within the pa. HNZPT List no. 9785 |
| 28            | Yes                | 5       | V22/423  |  | Pā on long narrow ridge N-S, defences both ends, double ditch and bank at N end on narrowest part of ridge. 3 pits have limestone rock forming part of the walls. Steep drop to gully on W side. Long terraces.   |
| 32            | Yes                | 5       | V22/300  |  | Pā with 2 high banks and 1 ditch partly filled in, on easier sloping N side. House sites on hills both N and S sides.   |

| CHBDP Ref No. | Archaeo. Qualities | Map No. | NZAA No. | Name                           | Information   |
|---------------|--------------------|---------|----------|--------------------------------|---|
| 42            | Yes                | 5       | V22/89   | “Ngati Tuwharetoa”<br>“Old Pa” | One of three Pā associated with Kahotea. Pa with transverse ditch and bank. Interior, lateral terracing with pits and house sites on NW and SW sides. Small tihi 8x10paces. A flat 'marae' 25x19 paces near the entrance.   |
| 44            | Yes                | 5       | V22/119  | Kahotea (North)                | Terraced Pā, with palisades. Buchanan pp 21-3   |
| 48            | Yes                | 5       | V22/90   | Kahotea (South)                | 2 lines of transverse scarps across saddle facing N. Steep slopes on S and E sides, easy to lake. Interior: 144 x 65p with extension to SW down to lake. Lateral terrace on E side with several house sites. 4 pits seen. Adze picked up on sheep track.<br>All three pa (V22/89;90 & 119) have excellent sources of food. Elder recorded cultivation lines on nearby hills in 1950 (now not visible) |
| 55            | Yes                | 5       | V22/368  |                                | Pā on flat hill above former Lake Rotoatara. Ditch and bank only definable feature left, 30m long, 3m wide, shallow filled in.<br>Track bulldozed through middle.   |
| 56            | Yes                | 5       | V22/365  |                                | Pits, etc. on small ridge. Ditch, 20m long, 5m wide and 3m deep. No bank.   |
| 81            | Yes                | 10a     | V22/465  | Ohinewhango                    | Pā with pits, eroded on one side.   |
| 101           | Yes                | 9       | V22/269  |                                | Pā with two ditches and house platform. Never been ploughed   |
| 137           | Yes                | 9       | V22/60   |                                | Pā numerous terraces and pits.<br>Parsons 1999 History of a County Town<br>Photographs + LINZ orthophoto (marked up)  |
| 149           | Yes                | 9       | V22/273  | Pariokoro Pa                   | Small Pā above Waipawa River. Probable line of post holes along southern side. Along the inner bank are a line of pits that may be musket or rifle pits. The western side is covered with blackberries and not owned by Mr Nairn therefore not surveyed. Inside pa are a house platform, a rectangular r.r. pit, possible rifle pits, a few low ditches and at least one terrace.                     |

| CHBDP Ref No. | Archaeo. Qualities | Map No. | NZAA No. | Name           | Information  |
|---------------|--------------------|---------|----------|----------------|--|
| 151           | Yes                | 38      | V22/268  | Manawarakau Pa | Pā site c. 330m long, defended by three ditches. Interior: raised-rim pits, pits, terraces and house sites. Not all features lie within the defences. Koiwi tangata discovered in 2016 and 2017; the area is now considered to be an urupa.  |
| 152           | Yes                | 38      | V22/267  |                | Pā site. Main area consists of a number of house platforms running along SE side of the ridge above the river. At the S end 2 defensive ditches, with a further ditch & scarp 120m to S. Small pa associated with larger Manawarakau Pa.   |
| 153           | Yes                | 10      | V22/271  |                | No defensive works, but steepness and defensive position and a few terraces in defendable (weak) areas. Main feature large banked flat platform 30m x 20m.   |
| 158           | Yes                | 10      | V22/274  |                | Small Pā on a spur above Mangakuri stream defended by a transverse ditch on south side, steep slopes to the east and north and a gully to the west.  |
| 160           | Yes                | 39      | V22/272  |                | Mark Allen described the site as being in excellent condition and grazed by sheep – a pā defended by steep slopes to the north, east and west, as well as scarps on the north and south/southeast. Lateral terraces with piles of likely missiles (rocks) also present on the west slope. Internally it has a number of house sites, pits and a levelled tihi or house platform on the highest point. Many of these features are nestled among limestone outcrops which would have served as shelter from the wind. Quite a bit of midden is present, especially on the west slope. See plan map.<br>In 2016 this site was extensively damaged by John Turkington Forestry with tracks being put in around the site that destroyed terraces and midden. The trees were harvested with no regard to the existing features which have been severely modified by the tracks and the harvesting methods. A damage report was sent to HNZPT |

| CHBDP Ref No. | Archaeo. Qualities | Map No. | NZAA No. | Name   | Information   |
|---------------|--------------------|---------|----------|--|---|
| 164           | Yes                | 7       | U23/10   |  | Small Pā on defensible spur above river over 40m high above river flat with very steep sides. Only easy access along ridge less than 2m wide on north side. No defences other than about 10m length of 2m scarping along eastern side, near top. Small terraces may have been defensive, but only if palisaded. Five flat terraces on summit and one lateral terrace. Two terraces just below spur on river terrace   |
| 169           | Yes                | 12      | U23/3    | Moana-Irokia Pa  | Pā on north-south aligned hill with steep E & W sides. Stream to south and about 100m to NE Pukekaihou Pā and 1.5km to Lake Hatuma – both clearly visible. 2 middens noted; 2 umu in adjoining paddock (appear as pits); 25 terraces on pā  |
| 175           | Yes                | 12      | U23/11   | Hore Hore Pa   | Hosking 1955 excavated some post holes found 2 koiwi in one. His notes are quoted in <i>Takapau the Sovereign Years 1876-1976</i> by Warren Bayliss 1976. Artist's reconstruction for <i>Takapau: Te Atahua o Te Aomarama</i> centennial publication by Waipawa Mail  |
| 179           | Yes                | 19      | V23/4    | Rangitoto Pa<br>Department of Conservation<br>Covenant | Verry excavated 2 test holes occupation layer 5 inches, – abundance of obsidian and argillite, some. No deep pits only depressions – semi-square. Hoanga 3ft diameter on western side. Maybe one of sites Cook noted were occupied in 1769. Traditionally built by Rangitane, site of battle between Rangitane and Ngati Kahungunu who re-occupied it after fight. Hill 110m long NE-SW covered with terraces for 87m. Series of terraces down northern end 23m 2 shallow pits 45m down from top on E. Pam Bain noted pits on hill to west. |
| 207           | Yes                | 21      | V24/16   |  | Pā. Pits and terraces have been damaged by` bull dozer access along spur and erosion. Midden by stream site in poor condition may erode. Remnant terraces pits and transverse ditch on north facing spur which runs down to small stream. Ditch approx. 8m by 1m deep. Midden containing cats eye, paua, Cooks turban, fish bone(?), Trumpet shell (?)  |



| CHBDP Ref No. | Archaeo. Qualities | Map No. | NZAA No. | Name         | Information   |
|---------------|--------------------|---------|----------|--------------|---|
| 209           | Yes                | 21      | V24/37   |              | "Rock" Pā could be easily defended by small number of people.   |
| 219           | Yes                | 6       | V22/427  |              | Island Pā When visited in May1991 it was completely inaccessible and surrounded by water. Banks steep. Covered in 3ft high gorse and blackberry. Whakapapa book of Kupa family Otane says this is the island 9 pers. Comm). Buchanan locates it 1mile further down the river.   |
| 220           | Yes                | 14      | V23/41   | Te Kupenga   | A house platform was bulldozed close to top of pa (c. 1995). Three pits on mound. Terraces running down ridge to SW. Small scatter of midden in cut face at rear of house below intact top  |
| 221           | Yes                | 40      | V23/42   | Pourerere Pa | Pā and cemetery. Surrounded on north and west by Pourerere stream. Defended by 3 defensive banks and ditches on eastern end. Terracing within pa overlaid by European graves including John Nairn (1876) and his wife Eliza (1883). Reference in it in a novel <i>Compass Points</i> by Elizabeth Stead. Associated with Morena died 1878. Colenso visited him here (pers. comm. Patrick Parsons) |
| 222           | Yes                | 17      | V23/6    |              | Burials /kainga<br>Burials were found here in 1981 during works for a rubbish trench. Works were stopped and the site has been left untouched ever since. Also artefacts including dentalium necklace recovered – in Napier museum. Damaged not destroyed site  |
| 223           | Yes                | 17      | V23/43   |              | Terraced hilltop Pā, on the northern end of a steep sided ridge with a monument to Anne McHardy and Alexander McHardy located on the tihi and erected in 1926. The site has a levelled platform 18m x 12m wide on top of hill surrounded by terraces. Extensive terracing on north facing slope of hill Pā at Aramoana possibly associated with Ngati Hikatoa (pers. comm. Patrick Parsons)       |
| 224           | Yes                | 17      | V23/44   |              | <b>urupā</b> - Reported by Patrick Parsons – no description   |

| CHBDP Ref No. | Archaeo. Qualities | Map No.   | NZAA No. | Name    | Information  |
|---------------|--------------------|-----------|----------|---------|--|
| 225           | Yes                | 19        | V23/38   |         | Pā seen from a distance and needs to be verified in field. Appears to be compact terraced site on a high point on a ridge above the sea. |
| 226           | Yes                | 19        | V23/39   |         | Pā seen from a distance; needs to be verified in field. Appears to be compact with terraces along a low knoll                            |
| <b>229</b>    | <b>Unknown</b>     | <b>9</b>  |          |         | <b>Wāhi tapu</b>   |
| <b>230</b>    | <b>Unknown</b>     | <b>9</b>  |          |         | <b>Wāhi tapu</b>   |
| <b>231</b>    | Yes                | <b>5</b>  |          | Kahotea | <b>Kahotea</b>   |
| <b>232</b>    | <b>Unknown</b>     | <b>5</b>  |          |         | <b>cemetery</b>  |
| <b>233</b>    | <b>Unknown</b>     | <b>5</b>  |          |         | <b>Te Pohue</b>  |
| <b>234</b>    | <b>Unknown</b>     | <b>31</b> |          |         | <b>Waipukurau Pā</b>   |
| <b>234</b>    | <b>Unlikely</b>    | <b>5</b>  |          |         | <b>Kaikoura Stream water fall</b>  |
| <b>236</b>    | <b>Unknown</b>     | <b>7</b>  |          |         | <b>Pohatunaiatoru Pā</b>   |
| <b>237</b>    | <b>Unknown</b>     | <b>4</b>  |          |         | <b>urupā</b>   |
| <b>238</b>    | <b>Unknown</b>     | <b>4</b>  |          |         | <b>urupā</b>   |
| <b>239</b>    | <b>Unknown</b>     | <b>4</b>  |          |         | <b>urupā</b>   |
| <b>240</b>    | <b>Unknown</b>     | <b>11</b> |          |         | <b>urupā</b>   |
| <b>241</b>    | <b>Unknown</b>     | <b>11</b> |          |         | <b>urupā</b>   |
| <b>242</b>    | <b>Unknown</b>     | <b>11</b> |          |         | <b>urupā</b>   |
| <b>243</b>    | <b>Unknown</b>     | <b>11</b> |          |         | <b>urupā</b>   |
| <b>244</b>    | <b>Unknown</b>     | <b>11</b> |          |         | <b>urupā</b>   |
| <b>245</b>    | <b>Unknown</b>     | <b>11</b> |          |         | <b>urupā</b>   |
| <b>246</b>    | <b>Unknown</b>     | <b>12</b> |          |         | <b>urupā</b>   |
| <b>247</b>    | <b>Unknown</b>     | <b>36</b> |          |         | <b>urupā</b>   |
| <b>248</b>    | <b>Unknown</b>     | <b>9</b>  |          |         | <b>urupā</b>   |
| <b>250</b>    | <b>Unknown</b>     | <b>16</b> |          |         | <b>urupā</b>   |
| <b>251</b>    | <b>Unknown</b>     | <b>16</b> |          |         | <b>urupā</b>   |

| CHBDP Ref No. | Archaeo. Qualities | Map No. | NZAA No. | Name | Information   |
|---------------|--------------------|---------|----------|------|---|
| 252           | Unknown            | 43      |          |      | urupā   |
| 253           | Unknown            | 21      |          |      | urupā   |
| 254           | Unknown            | 21      |          |      | urupā   |
| 255           | Unknown            | 21      |          |      | Tumatauenga Pā, Whangaehu<br>Wāhi Tapu (HNZPT)  |
|               |                    |         |          |      | Kaiwhitikitiki Urupā and Henare Matua Tohu<br>Whakamaumahara, Porangahau.<br>Wāhi Tapu<br>HNZPT Register No. 9653 |

**APPENDIX E - SCHEDULE OF STATUTORY ACKNOWLEDGEMENT  
AREAS**

| Reference Number | Map Number | Description |
|------------------|------------|-------------|
|                  |            |             |
|                  |            |             |
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TO BE COMPLETED

## **APPENDIX F - SCHEDULE OF SIGNIFICANT NATURAL AREAS**

The following areas of known nature conservation significance have been currently identified within the Central Hawke's Bay District. They represent plant and animal communities and habitats which are representative, rare or unique within the District. These areas have been identified from the Hawke's Bay Regional Council database, and is sourced from the Department of Conservation.

Some areas of significant nature conservation value have largely been derived from the following sources:

- Heretaunga Ecological District Survey Report for the Protected Natural Areas Programme, 1994.
- Eastern Hawke's Bay Ecological District Survey Report for the Protected Natural Areas Programme. 1994.
- Additional Significant Natural Areas have been identified by Gerry Kessels, consultant ecologist to Central Hawke's Bay District Council.

Areas of land subject to a QE II National Trust Covenant are not shown on the Planning Maps but the Council has information on the majority of areas. The QE II National Trust or Council staff can assist in any inquiries.

| <b>Site Number</b> | <b>Map Numbers</b> | <b>Ownership</b>     | <b>Description</b>   |
|--------------------|--------------------|----------------------|--|
| SNA1               | 1, 3, 7, 11,       | Crown                | Ruahine State Forest Park - Podocarp forest and scrub tussock grassland and herbfields |
| SNA2               | 1, 2               | Crown                | Gwavas Conservation Area - Beech - podocarp - kanuka/manuka                            |
| SNA3               | 2, 4               | Private ( RAP 24 -H) | Manaoho No. 2 - Black beech forest   |
| SNA4               | 2, 4               | Private (RAP 26 -H)  | Manaoho No. 1 - Podocarp / black beech forest  |
| SNA5               | 2                  | Private (RAP20 -H)   | Puahanui Bush - Podocarp - broadleaved forest  |
| SNA6               | 2                  | Private (RAP 17 - H) | Poporangi Stream - Podocarp - broadleaved -beech forest                                |
| SNA7               | 2, 4               | Private (RAP 21 -H)  | Mangamauku Stream - Podocarp - broadleaved forest                                      |
| SNA9               | 3, 4               | Private (RAP 25 - H) | Smedley Bluffs - Broadleaved - beech forest / treeland                                 |
| SNA10              | 3, 4               | Private (RAP 32- H)  | Worsnops - Podocarp - broadleaved forest and treeland                                  |
| SNA11              | 3, 4               | Private (RAP 31- H)  | Condor - Podocarp - broadleaved forest   |
| SNA12              | 3, 7               | Private (RAP 34 -H)  | Khyber Pass - Podocarp forest  |
| SNA13              | 4                  | Private (RAP 27 -H)  | Holden's No. 2 - Podocarp - broadleaved forest & treeland                              |
| SNA14              | 4                  | Private (RAP 28 -H)  | Holden's Bush - Podocarp - broadleaved forest  |

| Site Number | Map Numbers | Ownership                    | Description  |
|-------------|-------------|------------------------------|--|
| SNA15       | 4           | Private (RAP 29 -H)          | Te Pah - Podocarp - broadleaved forest   |
| SNA17       | 4           | Private (RAP 33 - H)         | Gunsons - Podocarp - broadleaved forest  |
| SNA18       | 1           | Crown                        | Bush Margin on Makaroro River - Broadleaved - kanuka treeland                  |
| SNA19       | 4, 8        | Private (RAP 35 -H)          | Eastern Equities - Kanuka treeland   |
| SNA20       | 4           | Crown                        | Mangaonuku Stream No. 1 Marinal Strip - Riparian margin-Exotic                 |
| SNA21       | 4           | Crown                        | Mangaonuku Stream No. 2 Marinal Strip - Riparian margin-Exotic                 |
| SNA22       | 5           | Crown                        | Otane Wildlife Reserve - Peat willow wetland                                   |
| SNA23       | 5           | Private (RAP 30 - H)         | Highfield - Podocarp - broadleaved forest / treeland                           |
| SNA25       | 7           | Private (RAP 36 - H)         | Barnsdale - Podocarp forest  |
| SNA26       | 7           | Private (RAP37 -H)           | Herricks - Podocarp - beech forest and treeland                                |
| SNA27       | 7           | Private (RAP 38-H)           | Mangatewai River - Beech - broadleaved -podocarp forest and treeland           |
| SNA28       | 7           | Private (RAP 39 - H)         | Makaretu River - Podocarp - broadleaved forest                                 |
| SNA29       | 7           | Crown (Scenic Reserve)       | Mangatewai Scenic - Podocarp - broadleaved - beech forest and treeland         |
| SNA30       | 8           | Crown (Scenic Reserve)       | Tukituki River Lindsay Bush - Podocarp - broadleaved forest                    |
| SNA31       | 9           | Crown                        | Tukituki River Marginal Strip - Exotic dominated                               |
| SNA35       | 10          | Private (RAP 10 - E)         | Paeroa - Broadleaved - podocarp forest   |
| SNA36       | 10          | Private (RAP 11- E)          | Kairakau Beach - Coastal vegetation  |
| SNA37       | 10          | Private (RAP 12 - E)         | Motonui - Scrub / rush wetland   |
| SNA38       | 10, 14      | Private (RAP 13 - E)         | Waterfalls Stream - Broadleaved / small-leaved forest treeland and scrub       |
| SNA39       | 10          | Private (RAP 14 - E)         | Te Atua Trig - Broadleaved / small-leaved forest scrub                         |
| SNA40       | 12          | Crown / Private (RAP 41 - H) | Lake Hatuma - Lake   |
| SNA41       | 12          | Crown (Conservation Area)    | Hatuma Conservation Area - Willow wetland                                      |
| SNA43       | 13          | Private (RAP 15 - E)         | Mangarouhi Stream-Waiwhero Stream - Podocarp - broadleaved forest and treeland |
| SNA44       | 13, 16, 17  | Private (RAP 19 - E)         | Bush Trig - Broadleaved - podocarp forest and treeland                         |
| SNA45       | 13, 16      | Private (RAP 18 - E)         | Motuotaria - Broadleaved - small leaved forest and scrub                       |

| Site Number | Map Numbers    | Ownership              | Description  |
|-------------|----------------|------------------------|--|
| SNA46       | 14             | Private (RAP 16 - E)   | Roundway - Broadleaved - podocarp forest and treeland                          |
| SNA47       | 14             | Private (RAP 17 - E)   | Pourere - Broadleaved - podocarp forest and treeland                           |
| SNA48       | 16             | Private (RAP 20 - E)   | Huatokitoki Stream - Podocarp - small-leaved - broadleaved forest and treeland |
| SNA49       | 17             | Private (RAP 21 - E)   | Parimahu - Broadleaved - small-leaved forest & treeland /scrub                 |
| SNA50       | 18, 20         | Private (RAP 23 - E)   | Te Tohe Stream - Small-leaved - broadleaved - beech forest / scrub             |
| SNA51       | 17, 19         | Private (RAP 22- E)    | Porangahau - Coastal vegetation and estuary/river mouth                        |
| SNA52       | 18, 19, 20, 21 | Private (RAP 24 - E )  | Mangamaire Valley - Black beech - podocarp - broadleaved forest                |
| SNA53       | 21             | Private (RAP 26 - E)   | Cook's Tooth Coastal Faces - Small-leaved scrub and flaxland                   |
| SNA54       | 21             | Crown (Scenic Reserve) | Mc Leans Bush Scenic Reserve - Podocarp - broadleaved forest                   |
| SNA55       | 10             | Crown (Scenic Reserve) | Elsthorpe Scenic Reserve - Podocarp - broadleaved forest                       |
| SNA58       | 4              | Crown (Scenic Reserve) | Springhill Bush Scenic Reserve - Podocarp - broadleaved forest                 |
| SNA59       | 7              | Crown (Scenic Reserve) | Monckton Reserve - Podocarp - broadleaved forest                               |
| SNA60       | 7, 8           | Crown (Scenic Reserve) | A'Deanes Bush - Podocarp / broadleaved - black beech forest                    |
| SNA61       | 8              | Crown (Scenic Reserve) | Inglis Bush - Podocarp - broadleaved forest                                    |
| SNA62       | 10             | Private                | Horseshoe Lake - Lake  |
| SNA95       |                |                        | Requires site verification   |
| SNA96       |                |                        | Requires site verification   |
| SNA97       |                |                        | Requires site verification   |
| SNA98       |                |                        | Requires site verification   |
| SNA99       |                |                        | Requires site verification   |
| SNA101      | 5, 6           |                        | Kahikatea-pukatea-tawa forest  |
| SNA102      | 9              |                        | Kahikatea-pukatea-tawa forest  |
| SNA103      | 10             |                        | Kahikatea-pukatea-tawa forest  |
| SNA106      | 10             |                        | Kahikatea-pukatea-tawa forest  |
| SNA107      | 10             |                        | Kahikatea-pukatea-tawa forest  |
| SNA108      | 10             |                        | Kahikatea-pukatea-tawa forest  |
| SNA111      | 16             |                        | Kahikatea-matai/tawa-mahoe forest  |
| SNA113      | 20             |                        | Kahikatea-matai/tawa-mahoe forest  |
| SNA115      | 20             |                        | Kahikatea-matai/tawa-mahoe forest  |

|        |        |  |                                   |
|--------|--------|--|-----------------------------------|
| SNA116 | 20     |  | Kahikatea-matai/tawa-mahoe forest |
| SNA117 | 18     |  | Kahikatea-matai/tawa-mahoe forest |
| SNA118 | 16     |  | Kahikatea-matai/tawa-mahoe forest |
| SNA119 | 9      |  | Kahikatea-pukatea-tawa forest     |
| SNA121 | 17     |  | Rimu/tawa-kamahi forest           |
| SNA122 | 17     |  | Rimu/tawa-kamahi forest           |
| SNA123 | 17     |  | Rimu/tawa-kamahi forest           |
| SNA124 | 17     |  | Rimu/tawa-kamahi forest           |
| SNA125 | 17     |  | Rimu/tawa-kamahi forest           |
| SNA126 | 16     |  | Rimu/tawa-kamahi forest           |
| SNA127 | 17     |  | Rimu/tawa-kamahi forest           |
| SNA128 | 16     |  | Rimu/tawa-kamahi forest           |
| SNA129 | 16     |  | Rimu/tawa-kamahi forest           |
| SNA130 | 16     |  | Rimu/tawa-kamahi forest           |
| SNA131 | 17     |  | Rimu/tawa-kamahi forest           |
| SNA132 | 17     |  | Rimu/tawa-kamahi forest           |
| SNA134 | 14, 17 |  | Rimu/tawa-kamahi forest           |
| SNA135 | 13, 14 |  | Rimu/tawa-kamahi forest           |
| SNA137 | 13     |  | Rimu/tawa-kamahi forest           |
| SNA140 | 13     |  | Rimu/tawa-kamahi forest           |
| SNA142 | 13     |  | Rimu/tawa-kamahi forest           |
| SNA143 | 13     |  | Rimu/tawa-kamahi forest           |
| SNA145 | 13     |  | Rimu/tawa-kamahi forest           |
| SNA146 | 10, 14 |  | Rimu/tawa-kamahi forest           |
| SNA150 | 10     |  | Rimu/tawa-kamahi forest           |
| SNA153 | 10     |  | Rimu/tawa-kamahi forest           |
| SNA154 | 10     |  | Rimu/tawa-kamahi forest           |
| SNA155 | 10     |  | Rimu/tawa-kamahi forest           |
| SNA157 | 10     |  | Rimu/tawa-kamahi forest           |
| SNA158 | 10     |  | Rimu/tawa-kamahi forest           |
| SNA159 | 6      |  | Rimu/tawa-kamahi forest           |
| SNA160 | 6      |  | Rimu/tawa-kamahi forest           |
| SNA161 | 9      |  | Rimu/tawa-kamahi forest           |
| SNA162 | 20     |  | Kahikatea-matai/tawa-mahoe forest |



| Site Number | Map Numbers | Ownership | Description                       |
|-------------|-------------|-----------|-----------------------------------|
| SNA163      | 19          |           | Rimu/tawa-kamahi forest           |
| SNA164      | 21          |           | Kahikatea-matai/tawa-mahoe forest |
| SNA165      | 19, 21      |           | Kahikatea-matai/tawa-mahoe forest |
| SNA168      | 10          |           | Kahikatea-matai/tawa-mahoe forest |
| SNA169      | 13          |           | Kahikatea-matai/tawa-mahoe forest |
| SNA173      | 12          |           | Kahikatea-matai/tawa-mahoe forest |
| SNA174      | 17          |           | Rimu/tawa-kamahi forest           |
| SNA177      | 16          |           | Kahikatea-pukatea-tawa forest     |
| SNA178      | 18          |           | Rimu/tawa-kamahi forest           |
| SNA179      | 20          |           | Rimu/tawa-kamahi forest           |
| SNA180      | 20          |           | Rimu/tawa-kamahi forest           |
| SNA181      | 21          |           | Kahikatea-matai/tawa-mahoe forest |
| SNA182      | 21          |           | Rimu/tawa-kamahi forest           |
| SNA183      | 20          |           | Rimu/tawa-kamahi forest           |
| SNA184      | 20          |           | Rimu/tawa-kamahi forest           |
| SNA185      | 21          |           | Rimu/tawa-kamahi forest           |
| SNA186      | 20, 21      |           | Rimu/tawa-kamahi forest           |
| SNA187      | 20          |           | Rimu/tawa-kamahi forest           |
| SNA188      | 20          |           | Rimu/tawa-kamahi forest           |
| SNA189      | 20          |           | Rimu/tawa-kamahi forest           |
| SNA190      | 20          |           | Rimu/tawa-kamahi forest           |
| SNA191      | 20          |           | Rimu/tawa-kamahi forest           |
| SNA192      | 21          |           | Rimu/tawa-kamahi forest           |
| SNA194      | 20          |           | Rimu/tawa-kamahi forest           |
| SNA195      | 20          |           | Rimu/tawa-kamahi forest           |
| SNA196      | 20          |           | Rimu/tawa-kamahi forest           |
| SNA197      | 20          |           | Rimu/tawa-kamahi forest           |
| SNA198      | 18          |           | Rimu/tawa-kamahi forest           |
| SNA199      | 18          |           | Rimu/tawa-kamahi forest           |
| SAN200      | 18          |           | Rimu/tawa-kamahi forest           |
| SNA201      | 18          |           | Rimu/tawa-kamahi forest           |
| SNA202      | 18          |           | Rimu/tawa-kamahi forest           |

| Site Number | Map Numbers | Ownership | Description                              |
|-------------|-------------|-----------|--|
| SNA203      | 16, 18      |           | Rimu/tawa-kamahi forest                  |
| SNA204      | 18          |           | Rimu/tawa-kamahi forest                  |
| SNA205      | 16, 18      |           | Rimu/tawa-kamahi forest                  |
| SNA206      | 18          |           | Rimu/tawa-kamahi forest                  |
| SNA207      | 16, 18      |           | Rimu/tawa-kamahi forest                  |
| SNA208      | 16          |           | Rimu/tawa-kamahi forest                  |
| SNA209      | 16          |           | Rimu/tawa-kamahi forest                  |
| SNA210      | 16          |           | Rimu/tawa-kamahi forest                  |
| SNA211      | 16          |           | Rimu/tawa-kamahi forest                  |
| SNA212      | 16          |           | Rimu/tawa-kamahi forest                  |
| SNA213      | 16          |           | Rimu/tawa-kamahi forest                  |
| SNA215      | 16          |           | Kahikatea-pukatea-tawa forest            |
| SNA216      | 12          |           | Kahikatea-pukatea-tawa forest            |
| SNA217      | 12, 19      |           | Kahikatea-pukatea-tawa forest            |
| SNA217      | 12, 19      |           | Rimu/tawa-kamahi forest                  |
| SNA218      | 16          |           | Requires site verification               |
| SNA219      | 5           |           | Kahikatea-pukatea-tawa forest            |
| SNA219      | 5, 16       |           | Requires site verification               |
| SNA220      | 16          |           | Requires site verification               |
| SNA221      | 16          |           | Requires site verification               |
| SNA223      | 6           |           | Kanuka forest                            |
| SNA230      | 4           |           | Kahikatea-pukatea-tawa forest            |
| SNA231      | 2           |           | Kahikatea-pukatea-tawa forest            |
| SNA233      | 1           |           | Rimu-matai-miro-totara/kamahi forest     |
| SNA234      | 1           |           | Rimu-matai-miro-totara/kamahi forest     |
| SNA235      | 1           |           | Rimu-matai-miro-totara/kamahi forest     |
| SNA237      | 1           |           | Rimu-matai-miro-totara/kamahi forest     |
| SNA238      | 2           |           | Matai-totara/black/mountain beech forest |
| SNA239      | 2           |           | Rimu-matai-miro-totara/kamahi forest     |
| SNA240      | 1, 2, 4     |           | Rimu-matai-miro-totara/kamahi forest     |
| SNA241      | 3           |           | Rimu-matai-miro-totara/kamahi forest     |
| SNA242      | 3           |           | Rimu-matai-miro-totara/kamahi forest     |

| Site Number | Map Numbers | Ownership | Description                       |
|-------------|-------------|-----------|-----------------------------------|
| SNA243      | 4           |           | Kahikatea-pukatea-tawa forest     |
| SNA244      | 5           |           | Kahikatea-matai/tawa-mahoe forest |
| SNA245      | 9           |           | Kahikatea-pukatea-tawa forest     |
| SNA246      | 9           |           | Kahikatea-pukatea-tawa forest     |
| SNA247      | 1           |           | Rimu/tawa-kamahi forest           |
| SNA248      | 11          |           | Rimu/tawa-kamahi forest           |
| SNA250      | 11          |           | Rimu/tawa-kamahi forest           |
| SNA251      | 11          |           | Rimu/tawa-kamahi forest           |
| SNA252      | 7, 11       |           | Rimu/tawa-kamahi forest           |
| SNA253      | 7, 11       |           | Rimu/tawa-kamahi forest           |
| SNA254      | 7, 11       |           | Rimu/tawa-kamahi forest           |
| SNA255      | 7           |           | Rimu/tawa-kamahi forest           |
| SNA256      | 7           |           | Rimu/tawa-kamahi forest           |
| SNA257      | 7           |           | Rimu/tawa-kamahi forest           |
| SNA259      | 7           |           | Rimu/tawa-kamahi forest           |
| SNA260      | 7, 8        |           | Rimu/tawa-kamahi forest           |
| SNA261      | 7           |           | Rimu/tawa-kamahi forest           |
| SNA262      | 7           |           | Rimu/tawa-kamahi forest           |
| SNA263      | 8           |           | Rimu/tawa-kamahi forest           |
| SNA264      | 7, 8        |           | Rimu/tawa-kamahi forest           |
| SNA265      | 7           |           | Rimu/tawa-kamahi forest           |
| SNA266      | 7           |           | Rimu/tawa-kamahi forest           |
| SNA267      | 7, 8        |           | Rimu/tawa-kamahi forest           |
| SNA268      | 7           |           | Rimu/tawa-kamahi forest           |
| SNA269      | 7           |           | Rimu/tawa-kamahi forest           |
| SNA271      | 7           |           | Rimu/tawa-kamahi forest           |
| SNA275      | 3, 7        |           | Rimu/tawa-kamahi forest           |
| SNA276      | 3           |           | Rimu/tawa-kamahi forest           |
| SNA280      | 3, 7        |           | Rimu/tawa-kamahi forest           |
| SNA283      | 3           |           | Rimu/tawa-kamahi forest           |
| SNA286      | 3           |           | Rimu/tawa-kamahi forest           |
| SNA287      | 3           |           | Rimu/tawa-kamahi forest           |
| SNA288      | 4           |           | Rimu/tawa-kamahi forest           |
| SNA289      | 4           |           | Rimu/tawa-kamahi forest           |

|        |      |  |                         |
|--------|------|--|-------------------------|
| SNA290 | 4    |  | Rimu/tawa-kamahi forest |
| SNA291 | 4    |  | Rimu/tawa-kamahi forest |
| SNA292 | 4    |  | Rimu/tawa-kamahi forest |
| SNA293 | 4    |  | Rimu/tawa-kamahi forest |
| SNA294 | 3    |  | Rimu/tawa-kamahi forest |
| SNA296 | 4    |  | Rimu/tawa-kamahi forest |
| SNA297 | 4    |  | Rimu/tawa-kamahi forest |
| SNA299 | 3    |  | Rimu/tawa-kamahi forest |
| SNA300 | 4    |  | Rimu/tawa-kamahi forest |
| SNA301 | 4    |  | Rimu/tawa-kamahi forest |
| SNA302 | 3    |  | Rimu/tawa-kamahi forest |
| SNA303 | 3    |  | Rimu/tawa-kamahi forest |
| SNA304 | 4    |  | Rimu/tawa-kamahi forest |
| SNA305 | 4    |  | Rimu/tawa-kamahi forest |
| SNA306 | 3    |  | Rimu/tawa-kamahi forest |
| SNA307 | 4    |  | Rimu/tawa-kamahi forest |
| SNA309 | 3    |  | Rimu/tawa-kamahi forest |
| SNA311 | 4    |  | Rimu/tawa-kamahi forest |
| SNA312 | 4    |  | Rimu/tawa-kamahi forest |
| SNA313 | 3    |  | Rimu/tawa-kamahi forest |
| SNA314 | 3    |  | Rimu/tawa-kamahi forest |
| SNA315 | 4    |  | Rimu/tawa-kamahi forest |
| SNA316 | 3    |  | Rimu/tawa-kamahi forest |
| SNA317 | 4    |  | Rimu/tawa-kamahi forest |
| SNA319 | 4    |  | Rimu/tawa-kamahi forest |
| SNA320 | 2    |  | Rimu/tawa-kamahi forest |
| SNA321 | 2    |  | Rimu/tawa-kamahi forest |
| SNA322 | 1, 3 |  | Rimu/tawa-kamahi forest |
| SNA325 | 1, 3 |  | Rimu/tawa-kamahi forest |
| SNA326 | 1    |  | Rimu/tawa-kamahi forest |
| SNA327 | 1    |  | Rimu/tawa-kamahi forest |
| SNA330 | 1    |  | Rimu/tawa-kamahi forest |
| SNA331 | 2    |  | Rimu/tawa-kamahi forest |
| SNA332 | 1    |  | Rimu/tawa-kamahi forest |
| SNA334 | 2    |  | Rimu/tawa-kamahi forest |

| Site Number | Map Numbers | Ownership | Description                          |
|-------------|-------------|-----------|--------------------------------------|
| SNA336      | 1           |           | Rimu/tawa-kamahi forest              |
| SNA337      | 2           |           | Rimu/tawa-kamahi forest              |
| SNA338      | 1, 2        |           | Rimu/tawa-kamahi forest              |
| SNA341      | 1           |           | Rimu/tawa-kamahi forest              |
| SNA343      | 1           |           | Rimu/tawa-kamahi forest              |
| SNA345      | 1           |           | Rimu/tawa-kamahi forest              |
| SNA347      | 1           |           | Rimu/tawa-kamahi forest              |
| SNA351      | 1           |           | Rimu/tawa-kamahi forest              |
| SNA352      | 1           |           | Rimu/tawa-kamahi forest              |
| SNA353      | 3           |           | Rimu/tawa-kamahi forest              |
| SNA354      | 3           |           | Rimu-matai-miro-totara/kamahi forest |
| SNA355      | 3, 4        |           | Rimu/tawa-kamahi forest              |
| SNA357      | 4           |           | Rimu/tawa-kamahi forest              |
| SNA358      | 4           |           | Rimu/tawa-kamahi forest              |
| SNA359      | 4           |           | Rimu/tawa-kamahi forest              |
| SNA362      | 2           |           | Rimu/tawa-kamahi forest              |
| SNA364      | 2           |           | Rimu/tawa-kamahi forest              |
| SNA366      | 2, 4        |           | Rimu/tawa-kamahi forest              |
| SNA367      | 2           |           | Rimu/tawa-kamahi forest              |
| SNA368      | 2           |           | Rimu/tawa-kamahi forest              |
| SNA369      | 2           |           | Rimu/tawa-kamahi forest              |
| SNA370      | 2           |           | Rimu/tawa-kamahi forest              |
| SNA371      | 2           |           | Rimu/tawa-kamahi forest              |
| SNA372      | 2           |           | Rimu/tawa-kamahi forest              |
| SNA372      | 2           |           | Rimu/tawa-kamahi forest              |
| SNA375      | 2           |           | Beech forest                         |
| SNA376      | 1           |           | Beech podocarp forest                |
| SNA377      | 1           |           | Beech podocarp forest                |
| SNA378      | 1           |           | Beech podocarp forest                |
| SNA379      | 13          |           | Requires site verification           |
| SNA380      | 1           |           | Scrub land                           |

\* H - Heretaunga Ecological District

\* E - Eastern Hawke's Bay Ecological District

RAP - Recommended Areas for Protection, sourced from the Heretaunga Ecological District and Eastern Hawke's Bay Ecological District reports.

## APPENDIX G – SCHEDULE OF AREAS OF HIGH NATURAL CHARACTER

| Unique Identifier | Site Identifier (Coastal Sector) | Summary Description of Natural Character Values   | Overall Natural Character Ranking | Identified Threats  |
|-------------------|----------------------------------|---|-----------------------------------|---|
| HNC1              | Huarau – Taupata                 | <p>This sector has a High natural character ranking overall due to the dominance of the underlying topography and expressive formative processes.</p> <p>The northern Huarau feature comprises highly eroded mudstone with deep gully erosion on the cliff face and mudflows of softer sedimentary material flowing down the valleys to the beach, which are constantly susceptible to change through erosion. The southern Taupata cliffs comprise fragmented limestone which gives these cliffs greater stability but are crumbling and broken due to the fragmented nature of the limestone which creates a highly diverse surface texture and profile.</p> <p>The verticality and yellow of the limestone contrasts with slumping and the characteristic whiteness of the light grey mudstone to the north.</p> <p>Pasture covers much of the more stable surfaces on both features, but recent planting of pine plantation on the Huarau feature will soon suppress this and form a dense exotic treed cover. There are small patches of regenerating native coastal shrubland in firmer areas of the Huarau feature and more on the Taupata feature, and biodiversity value is therefore limited. Pasture and exotic plantations reduce biodiversity.</p> <p>The structures within this sector are limited to rural fencing which has a minimal impact on natural character.</p>  | High                              | <p>Pine plantation cover.</p> <p>[It is noted that vegetation cover of exposed slopes has the counter benefit of erosion control. Indigenous vegetation cover would be preferable to pine plantation in this instance].</p> |
| HNC2              | Waimoana – Kairakau              | <p>This sector has a Very High natural character ranking overall due to a combination of its clearly perceived underlying geology and formative processes, areas of ecological value, perceptual coherence and sites of cultural importance.</p> <p>The sector is a short section of coast characterised by steep limestone cliffs and exposed limestone outcrops. Slopes are more eroded in the northern part of the sector, with broken surface slopes exposing the colour and texture of the limestone base, while the southern portion has less eroded slopes and tops with exposed faces and a distinctive overhanging edge.</p> <p>Areas of native regeneration are evident on the firmer faces and behind the Kairakau coastal settlement. The rest of the cover is mainly pasture, although bare areas where erosion is more concentrated is evident further to the north.</p> <p>Kairakau lies in the lee of the cliffs at the southern end of the feature, with the towering cliffs behind with their verticality and exposed limestone frontage reinforcing their legibility and expressiveness. The continued height and exposure to the north, coupled with the smoothness of the pasture covered colluvium runoff, give the sea front cliffs a clean and stable appearance, highly coherent and completely dominant over the settlement and adjacent beach.</p> <p>Numerous sites of cultural significance are present within the local area.</p> | Very High                         | <p>Pine plantation cover.</p> <p>Earthworks in the southern portion.</p> <p>Buildings along the top of the southern escarpment.</p> <p>Pine plantation along the top of the southern escarpment.</p>                        |

|      |                          |   |                  |   |
|------|--------------------------|---|------------------|---|
| HNC3 | Paonui Point – Pourerere | <p>This sector has High and Very High natural character ranking due to a combination of the key characteristics of its underlying geology, highly varied topography, expressiveness of formative processes, possible ecological value of regenerating vegetation and limited human modification.</p> <p>The sector contains a dramatic piece of eroding mudstone just north of Paonui Point, with the unstable nature of the underlying rock type clearly visible due to its bareness and highly eroded nature. Paonui Point is a prominent headland, also with exposed eroded mudstone but alternating with sandstone, giving the smooth appearance of the escarpment. This continues around the point, with steep eroded light grey cliffs before reaching mudstone again toward Pourerere where it is less dramatic due to the vegetation cover.</p> <p>The area is generally bare of vegetation, except for the mudstone cliff towards Pourerere where regeneration has formed a thick cover, providing good biodiversity over that limited area.</p> <p>Active erosion processes are evident, and coastal erosion is eating away at the base of the escarpments.</p> | High & Very High | <p>Vegetation clearance in the southern portion of the sector.</p> <p>Pine plantation cover.</p> <p><i>[It is noted that vegetation cover of these exposed slopes has the counter benefit of erosion control. Indigenous vegetation cover would be preferable to pine plantation in this instance].</i></p> |
| HNC4 | Aramoana – Te Angiangi   | <p>This sector has a High natural character ranking due to a combination of its underlying estuarine processes and vegetation, potential ecological value and limited human modification despite its proximity to the settlement at Aramoana (Shoal Beach development).</p> <p>Tall sea cliffs south of the Shoal Beach development are representative of an intact section of the coastal escarpment landform.</p> <p>The river estuary and adjacent wetland at Aramoana are expressive of the river/coastal interface landform and provide wetland grass habitat contributing to greater biodiversity along the riparian edges. The estuary, although small and only exposed to the sea in very high tides, retains an appearance of naturalness due to the riparian vegetation and its width and is somewhat rare in this coastal environment.</p>   | High             | <p>Earthworks and drainage in the riparian area.</p> <p>Pine plantation cover in the coastal cliff area.</p>  |
| HNC5 | Pohutapapa – Blackhead   | <p>This sector has High and Very High natural character ranking due to a combination of its underlying geology and topography, expressiveness of its formative processes, perceptual values and limited human modification.</p> <p><b>The sector is representative of the Central Hawke's Bay coastal character, characterized by steeply sloping mudstone cliffs eroded and exposed light grey base rock with escarpments of varying height.</b></p> <p>The southern extent ends at Blackhead Point with a small distinctive cliff of eroded sandstone. Coastal processes constantly nibble at the foot of the escarpments while surface erosion on the steep cliffs, resulting in incised valley and extensive areas of bare mudstone.</p> <p>The cover is a mixture of bare eroded surface, with areas of pasture and small areas of revegetation (and therefore contains limited biodiversity). There are no structures or settlements within this sector.</p>  | High & Very High | <p>Pine plantation cover.</p> <p><i>[As stated, vegetation cover has erosion control benefits. Indigenous vegetation cover would be preferable in this instance].</i></p>   |

|      |             |   |                  |   |
|------|-------------|---|------------------|---|
| HNC6 | Porangahau  | <p>This sector has a High and Very High natural character ranking due to a combination of its underlying topography, formative processes, ecological value and perceived naturalness.</p> <p>The sector contains an extended area of coastal dune land backed by rising land, limited estuarine habitat around the Porangahau River in riparian areas. The dunes are more apparent to the northern end, and there are limited remnants of interdunal wetlands and dune vegetation.</p> <p>This area would have had high biodiversity, but this has been diminished over time as land use has changed. There is greater biodiversity towards the northern end where less disturbance has occurred.</p> <p>The beach between MHWS and the inner edge of the narrow dune system has very high perceived naturalness values. Dune flats at the northern end have high perceived naturalness due to the remnant dune forms and less modified land cover. Large areas to the south have reduced perceived naturalness values due to modifications to landform and drainage patterns.</p> <p>Structures within this section include farm buildings, fences and ditches, with the original paper road and paper settlement of Parimahu at the northern end.</p> | High & Very High | <p>Landform modifications and drainage.</p> <p>Pine plantation cover in the northern portion.</p> |
| HNC7 | Mt Pleasant | <p>This sector has High and Very High natural character ranking due to a combination of its underlying geology and topography, formative processes, perceptual values of this geology and limited human modification.</p> <p><b>The sector is representative of the Central Hawke's Bay coastal character</b>, with steeply sloping mudstone cliffs eroded and exposed light grey base rock with escarpments of varying height. There are areas of pasture on steep slopes, areas of bare mudstone and an area of pine plantation cover over steeply eroding cliff – hence limited biodiversity. There are no settlements or structures in this area.</p> <p>The erosion processes are most apparent on bare faces of mudstone and with the sea nibbling away at the base of escarpments.</p>   | High & Very High | Pine plantation cover.  |
| HNC8 | Whangaehu   | <p>This sector has Very High natural character ranking due to a combination of its underlying geology and resultant topography, expressiveness of formative processes, ecological value of regenerating vegetation and limited human modification.</p> <p>The Whangaehu landform comprises an extended length of steeply sloping eroding mudstone cliffs, which ends at the district boundary just 5km north of Cape Turnagain. It contains large patches of regeneration with an accompanying level of biodiversity, small areas of pasture, but mainly bare exposed mudstone. There is clear evidence of erosion processes with soft mudstone on the coastal edge.</p> <p>The small settlement of Whangaehu around the northern point has minimal impact on the overall feature.</p>  | Very High        | Pine plantation cover.  |



## **APPENDIX H – SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES & FEATURES, AND SIGNIFICANT AMENITY FEATURES**

## 1. OUTSTANDING NATURAL LANDSCAPE (ONL)/ FEATURES (ONF)

Note: refer 'Central Hawke's Bay District – Outstanding Natural Landscape Assessment', January 2019 (Hudson Associates) for the full comprehensive assessment and evaluation supporting the identification of these outstanding natural features and landscapes.

| Unique Identifier | Site Identifier (Name/Location) | Description of Landscape   | Summary Description of Landscape Values   |
|-------------------|---------------------------------|--|---|
| ONL1              | Ruahine Range                   | <p>The Ruahine Range ONL contains a significant area of unmodified indigenous vegetation and is comprised primarily of the Ruahine Forest Park. It includes the <b>upper reaches of the district's major watercourses</b>, such as the Tukituki and Waipawa Rivers.</p> <p>The Central Hawke's Bay District boundary runs along the ridgeline separating the eastern <b>side of the range and Manawatū District on the western</b> side. It stretches <b>35km from the Makāretu River in the south to Mākāroro River in the north</b>. Much of the skyline lies within both districts.</p> | <ul style="list-style-type: none"> <li>• Very high landscape and visual values and naturalness derived from the endemic vegetation and expressiveness of the formative processes of the ranges which form part of the <b>backbone of the lower North Island's geology</b>.</li> <li>• The dynamic qualities demonstrated by the legibility of the hills, the dramatic appearance of the defining landform and the natural simplicity of the extensive unbuilt character and endemic vegetation cover result in a highly memorable landscape.</li> </ul> |

| Unique Identifier | Site Identifier (Name/Location)      | Description of Feature  | Summary Description of Landscape Values  |
|-------------------|--------------------------------------|---|--|
| ONF1              | W(h)akarara Range                    | The W(h)akarara Range ONF comprises the southern extension of the Whakarara Range and south of the Gwavas Conservation Area, most of which lies in Hastings District to the north. It is characterised by rolling to steep hills with regenerating native vegetation.   | <ul style="list-style-type: none"> <li>• High landscape and visual values derived from the regenerating indigenous vegetation cover over the eroded landform pattern.</li> <li>• Contrast with the surrounding areas of pasture and pine forest increases the value of such remnant areas of regeneration.</li> </ul>  |
| ONF2              | Mangamauku Stream & Upokororo Stream | <p>The Mangamauku Stream &amp; Upokororo Stream ONF comprises a 7km long section of the Mangamauku Stream plus the Upokororo Stream and several unnamed tributaries.</p> <p>The Mangamauku Stream flows through a pastoral setting in a small valley system parallel to and north of Smedley Road and south of Matheson Road. It rises in the Whakarara Range, with many smaller tributaries feeding into larger streams that in turn combine to form the main channel of the Mangamauku Stream.</p> <p>A significant tributary is Upokororo Stream, which runs along the southern side of Matheson Road before joining the Mangamauku Stream 4.5km west of SH50.</p> | <ul style="list-style-type: none"> <li>• The distinguishing characteristics of the named streams and unnamed tributaries that cause them to form the ONF are the density of podocarp and Beech forest, which potentially includes original trees that survived the burning and clearance over the last hundred years, as well as its undeveloped character and containment within a defined landscape setting.</li> <li>• The presence of such dense native vegetation contributes to fulfilment of the 'ecological' and 'naturalness' factors in the landscape assessment process, while the containment within the incised main valley system and more rolling lower tributaries contributes to the 'expressiveness' and 'coherence' of the aesthetic factors.</li> <li>• Rarity and associational cultural values are also contributing factors.</li> </ul> |

| Unique Identifier | Site Identifier (Name/Location)  | Description of Feature  | Summary Description of Landscape Values  |
|-------------------|--|---|--|
| ONF3              | Mangaoho Stream (& tributaries)<br><br>One of three Incised River Valleys off the Ruahine Range. | The Mangaoho Stream (& tributaries) ONF flows through a pastoral setting in a small <b>valley system parallel to and north of Mākāroro Road</b> . It rises in the Whakarara Range, with many smaller tributaries feeding into larger streams that in turn combine to form the main channel of the Mangaoho Stream.<br>Bounded by west-east running ridgelines to the north and south, these separate the Mangaoho Stream valley from <b>Mākāroro Road to the south and Smedley Road to the north</b> . Both of these ridgelines run parallel to the stream and contain the catchment. | <ul style="list-style-type: none"> <li>• A section of the Mangaoho Stream itself, plus two named and two unnamed tributaries, are identified as forming the Outstanding Natural Feature (ONF).</li> <li>• The Mangaoho Stream flows through a pastoral setting in a small valley system parallel to <b>and north of Mākāroro Road</b>. It rises in the Whakarara Range, with many smaller tributaries feeding into larger streams that in turn combine to form the main channel of the Mangaoho Stream.</li> <li>• Bounded by west-east running ridgelines to the north and south, these separate the <b>Mangaoho Stream valley from Mākāroro Road to the south and Smedley Road to the north</b>. Both of these ridgelines run parallel to the stream and contain the catchment.</li> </ul> |
| ONF4              | <b>Mākāroro Gorge</b><br><br>One of three Incised River Valleys off the Ruahine Range.           | The <b>Mākāroro River Gorge</b> ONF flows from Whakarara downstream for approximately 1.5km (2.5km river length) through a deeply incised gorge generally enclosed by native vegetation.  | <ul style="list-style-type: none"> <li>• Very high landscape values contributed to by the remnant and regenerating indigenous vegetation cover in combination with the eroded valley landform pattern.</li> <li>• Contrast with the surrounding areas of pastoral land increases the value of such remnant areas of vegetation and meandering valleys.</li> <li>• <b>Historic and cultural values, with the Mākāroro River forming the walking route for Colenso and Māori travellers passing through Motu o Puka Pa.</b></li> <li>• <b>Cultural values of the river's Mauri and as a tributary to the Tukituki River and those associated Deed of Settlement responsibilities.</b></li> </ul>   |
| ONF5              | Three Sisters and Te Whata Kokako  | The Three Sisters and Te Whata Kokako ONF comprises a group of seven uplifted tilted limestone cuesta hills with classic exposed limestone crust.   | <ul style="list-style-type: none"> <li>• High aesthetic values of legibility and naturalness with an unbuilt landform that is clearly expressive of its geological origins, with perception of this being greatly assisted by the pastoral cover, lack of trees or buildings or earthworks.</li> <li>• The extremely high cultural values related to Horehore Pa and association with this area for <b>500 years by Māori</b>.</li> <li>• The highly legible tilted landforms and cuesta formations with their limestone edges and rockfield are clearly expressive of past uplift and geological processes.</li> </ul>  |
| ONF6              | Silver Range   | The Silver Range ONF comprises the tilted uplifted mudstone ridgeline extending 10km from south of Elsthorpe up to the CHB district boundary.   | <ul style="list-style-type: none"> <li>• Aesthetic values of expressiveness and legibility of geological processes.</li> <li>• High geological natural science values due to the expressiveness of its formative process of fault movement and tilted uplift. The ridge has significance as a geological feature, for educational purposes and aesthetic interest.</li> </ul>  |

| Unique Identifier | Site Identifier (Name/Location)           | Description of Feature   | Summary Description of Landscape Values  |
|-------------------|---|--|--|
| ONF7              | Kairakau Coastline                        | The Kairakau Coastline Coastal escarpment ONF comprises the hills behind Kairakau beach and the Manawarakau Gorge.                                     | <ul style="list-style-type: none"> <li>• Very high landscape values derived from the memorable geological formations which exhibit a visually striking landform. This results in very high expressiveness and aesthetic values, which is coupled with very high cultural values and the ecological significance of parts of these cliffs.</li> <li>• Very high cultural significance of the Manawarakau Gorge including eight nearby Pa sites, urupā and <b>one of the most extensive concentration of pits along the Central Hawke's Bay coastline</b>. It is also located along the trans-peninsular route stretching from Cape Kidnappers to Cape Turnagain <b>which is plentiful in Māori archaeological sites.</b></li> </ul> |
| ONF8              | Pourēre, Aramoana and Blackhead Coastline | The Pourēre, Aramoana and Blackhead Coastline ONF comprises the coastal cliffs from approximately Paoanui Point down to Blackhead Point.               | <ul style="list-style-type: none"> <li>• Very high landscape values derived from the memorable steeply eroded coastal escarpments which are visually striking.</li> <li>• There is a very high level of expressiveness and aesthetic values, which is coupled with very high cultural values which feature frequently along this stretch of coastline.</li> </ul>  |
| ONF9              | Parimahu                                  | The Parimahu ONF comprises the south facing coastal wetland basin enclosed by rolling hills near the northern headland of the Pōrangahau beach system. | <ul style="list-style-type: none"> <li>• Very high landscape values due to the landform containment created by the basin, in conjunction with the naturalness exhibited by this contained coastal wetland which holds significant ecological values.</li> <li>• Parimahu is highly valued by tangata whenua with two recorded pa sites and evidence of considerable occupation. This area is also located along the transpeninsular route stretching from Cape Kidnappers to Cape Turnagain <b>which is plentiful in Māori archaeological sites.</b></li> </ul>  |
| ONF10             | Porangahau Foredune and Estuary           | The Porangahau Foredune and Estuary ONF comprises a 13km long beach system bound between the headlands of Blackhead Point and Te Paerahi Point.        | <ul style="list-style-type: none"> <li>• Very high landscape values derived from the geomorphological process resulting in an extensive longshore sand bar and the resulting ecological values (flora and fauna) of the dune system/estuary.</li> <li>• This is a dramatic coastline which has a very high level of expressiveness and aesthetic values, along with very high cultural values associated with this stretch of coastline.</li> </ul>  |
| ONF11             | Whangaehu Coastal Cliffs                  | The Whangaehu Coastal Cliffs ONF comprises the coastal cliffs south of Pōrangahau to the District's Southern Boundary.                                 | <ul style="list-style-type: none"> <li>• Very high landscape values derived from expressive coastal processes, along with the legibility of the mudstone characteristics which are visually striking.</li> <li>• Due to the majority of development being concentrated around the settlements, the remaining areas retain a high degree of perceived naturalness for the coastal processes that are underway.</li> <li>• There are also high cultural values associated with this stretch of coastline.</li> </ul>   |

2. SIGNIFICANT AMENITY FEATURES (SAF)

Note: refer 'Central Hawke's Bay District – Outstanding Natural Landscape Assessment', January 2019 (Hudson Associates) for the full comprehensive assessment and evaluation supporting the identification of these significant amenity features.

| Unique Identifier | Site Identifier (Name/Location) | Description of Feature   | Summary Description of Landscape Values  |
|-------------------|---------------------------------|--|--|
| SAF1              | Mākāroto River                  | The Mākāroto River SAF includes the length of river from the gorge down to the junction with the Waipawa River. This is a 5km stretch of river (5km direct or 9.5km as the river flows), with the upper end of the gorge being east of the Whakarara Settlement intersection and the lower end of the SAF being Mākāroto Road bridge (Burnt Bridge) just upstream of the confluence with the Waipawa River.  | <ul style="list-style-type: none"> <li>The combination of distinctive incised landform, and perceived and ecological naturalness due to the presence of remnant and regenerating native forest, historic and cultural associations.</li> <li>Current pastoral activities within the river channel potentially reduce the ecological naturalness.</li> </ul>  |
| SAF2              | Mangataura Stream               | The Mangataura Stream SAF extends almost 10km from the eastern edge of the Ruahine Range down to the confluence with the Waipawa River. It has an area of approximately 380ha, which includes the upper portion which is made up of a number of smaller tributaries. These all originate in the Ruahine Range and join together at Whakarara settlement before combining to form the larger Mangataura Stream that joins the Waipawa River 5km downstream from the settlement.<br><br>The tributaries and the stream flow through incised channels enclosed by rolling hills in the upper portions and abutting flatter terraces in the lower portions. Each channel is filled with a mixture of regenerating native vegetation and pasture. | <ul style="list-style-type: none"> <li>Density of native vegetation, which may include original trees that survived the burning and clearance over the last hundred plus years, plus its containment within a defined landscape setting.</li> <li>Presence of such dense native vegetation also contributes to fulfilment of the 'ecological' and 'naturalness' factors in the landscape assessment process, while the containment within the incised main valley system and more rolling lower tributaries contributes to the 'expressiveness' and 'coherence' aesthetic factors.</li> <li>Rarity and associational cultural values are also contributing factors.</li> </ul> |
| SAF3              | Waipawa River – Upper           | The Waipawa River - Upper SAF extends 4.5km from the eastern edge of the Ruahine Range down to the confluence with Middle Stream, then a further 1km downstream of that. The tributaries and the river flow through deeply incised valleys enclosed by rolling hills in the upper portions and abutting flatter terraces in the lower portion. Each channel is filled with a mixture of regenerating native vegetation and pasture.  | <ul style="list-style-type: none"> <li>River gorge geomorphology, with the extensively incised valley that has carved its way through the rolling foothills of the Ruahine Range.</li> <li>Areas of regenerating native vegetation reinforce the escarpments, particularly the south facing slopes that remain wetter during the year.</li> </ul>  |
| SAF4              | Tukituki River - Upper          | The Tukituki River - Upper SAF extends 7.5km direct (11.5km as the river flows) from the eastern edge of the Ruahine Range. The tributaries and the river flow through deeply incised valleys enclosed by rolling hills in the upper portions and abutting flatter terraces in the lower portion. The river channel is filled with a mixture of regenerating native vegetation and pasture.  | <ul style="list-style-type: none"> <li>River gorge geomorphology, with the extensively incised valley that has carved its way through the rolling foothills of the Ruahine Range.</li> <li>Areas of regenerating native vegetation, particularly on the south facing escarpments and valleys that remain wetter during the year, reinforce the naturalness and meandering presence of the gorge and incised valley system.</li> </ul>  |

|      |                   |   |  |
|------|-------------------|---|--|
| SAF5 | Tukipo River      | <p>The Tukipo River SAF extends almost 3.5km from the lower foothills of the Ruahine Range down to the flats of the river terraces. It has an area of approximately 113ha, which includes the upper portion which is made up of a number of smaller tributaries. These all originate in the lower foothills and join together <b>at the Clinton Makāretu Road</b> before flowing east towards SH50. The tributaries and the river flow through incised channels enclosed by rolling hills in the upper portions and abutting flatter terraces in the lower portions. Each channel is filled with a predominance of regenerating native vegetation and some pasture.</p>   | <ul style="list-style-type: none"> <li>• Density of native vegetation, which may include original trees that survived the burning and clearance over the last hundred plus years.</li> <li>• Containment within a defined landscape setting.</li> </ul>  |
| SAF6 | Tangarewai Stream | <p>The Tangarewai Stream SAF extends almost 5km from its western end in the lower foothills of the Ruahine Range to its eastern end on the flats of the river terraces. It has an area of approximately 190ha, which includes the upper portion which is made up of a number of smaller tributaries. These all originate in the lower foothills and join together southwest of Ashley Clinton before flowing east towards SH50. The tributaries and the river flow through incised channels enclosed by rolling hills in the upper portions and abutting flatter terraces in the lower portions. Each channel is filled with a predominance of regenerating native vegetation and some pasture.</p>   | <ul style="list-style-type: none"> <li>• Density of native vegetation, which includes (perhaps deliberately) original trees that survived the milling, burning and clearance over the last hundred plus years.</li> <li>• Containment within a defined landscape setting.</li> <li>• The presence of such dense native vegetation contributes <b>to fulfilment of the 'ecological' and 'naturalness' factors</b> in the landscape assessment process, while the containment within the incised main valley system and more rolling lower tributaries contributes to the <b>'expressiveness' and 'coherence' aesthetic factors</b>. <b>Rarity and associational</b> cultural values are also contributing factors.</li> </ul> |
| SAF7 | Mangatewai River  | <p>The Mangatewai Stream SAF extends almost 10km from the eastern edge of the Ruahine Range down to SH50. It has an area of approximately 530ha, which includes the upper portion which is made up of a number of smaller tributaries. These all originate in the Ruahine Range and join together just south of Te Wai Station at the end of Crump Road and Boyle Road.</p> <p>The tributaries and river flow through incised channels enclosed by rolling hills in the upper portions and abutting flatter terraces in the lower portions. Each channel is filled with a mixture of regenerating native vegetation and pasture.</p>  | <ul style="list-style-type: none"> <li>• Density of native vegetation, which includes regeneration and may include original trees that survived the burning and clearance over the last hundred plus years.</li> <li>• Containment within a defined landscape setting.</li> <li>• The presence of such dense native vegetation contributes <b>to fulfilment of the 'ecological' and 'naturalness' factors in the landscape assessment process</b>, while the containment within the incised main valley system and more rolling lower tributaries contributes to the <b>'expressiveness' and 'coherence' aesthetic factors</b>. <b>Rarity and associational</b> cultural values are also contributing factors.</li> </ul>    |
| SAF8 | Makāretu River    | <p><b>The Makāretu Stream SAF</b> extends 7.5km from the lower foothills of the Ruahine Range down to the flats of the river terraces. It has an area of approximately 250ha. Its upper tributaries all originate in the upper hills of the Ruahine Range, with the North Branch starting near Moorcock Saddle and the southern tributaries starting near Apiti Track, a long-used access across the Range from Norsewood to Makiekie Creek and then on to Apiti <b>in Manawatū District</b>. <b>The river flows through incised channels</b> enclosed by rolling hills in the upper portions and abutting flatter terraces in the lower portions before crossing the flat terraces of the Ruataniwha Plains as it approaches SH50. The channel is filled with a mixture of regenerating native vegetation and pasture.</p> | <ul style="list-style-type: none"> <li>• Density of native vegetation, which includes regeneration and may include original trees that survived the burning and clearance over the last hundred plus years.</li> <li>• Containment within a defined landscape setting.</li> <li>• The presence of such dense native vegetation contributes <b>to fulfilment of the 'ecological' and 'naturalness' factors</b> in the landscape assessment process, while the containment within the incised main valley system and more rolling lower tributaries contributes to the <b>'expressiveness' and 'coherence' aesthetic factors</b>. <b>Rarity and associational</b> cultural values are also contributing factors.</li> </ul>    |

**Appendix H – Schedule of Outstanding Natural Landscapes & Features, and Significant Amenity Features**

|       |                         |   |   |
|-------|-------------------------|---|---|
| SAF9  | Te Aute Limestone Crest | The Te Aute Limestone Crest SAF comprises a length of tilted limestone ridge with exposed limestone <b>edges (cuesta's) on the eastern edge. The ridge runs for 27km, starting at Pakipaki in Hastings District to the north and finishing west of Otane in CHB. 7km of the ridge lies within CHB district.</b> | <ul style="list-style-type: none"> <li>• High aesthetic values of visibility and legibility of exposed limestone unbuilt landform that is clearly expressive of its geological origins.</li> <li>• Visibility is assisted by lack of pine plantations, which have been planted on other limestone ridges in the area.</li> <li>• Ecological values of Highfield native vegetation, recognised as high significance in PNA assessment.</li> </ul>  |
| SAF10 | Lake Whatuma            | The Lake Whatuma SAF comprises the shallow lake south of Waipukurau township.   | <ul style="list-style-type: none"> <li>• Whatuma <b>has strong historic cultural associations for Māori and with the original establishment of the town.</b> Its physical qualities have been greatly diminished over time and would benefit from enhanced water quality, fish life and increased endemic riparian vegetation.</li> <li>• High cultural values exemplified by the presence of white basket fungus (<i>Ileodictyon cibarium</i>) <b>a local Māori delicacy.</b></li> <li>• It has high aesthetic values which are contributed to by the unbuilt nature of periphery and openness of the western backdrop.</li> </ul> |
| SAF11 | Pōrangahau Inland Dunes | The Pōrangahau Inland Dunes SAF comprise the dune system (Sand Plain) located <b>behind the Pōrangahau foredune.</b>  | <ul style="list-style-type: none"> <li>• The high landscape values of this location relate to the geomorphology which is exhibited through both remnant and active coastal processes. This is a highly expressive dune system.</li> <li>• The uniqueness of the seaward parabolic dune movement and rich cultural components (particularly Rangitoto Pa) elevated the value of this area, however the extent of modifications reduce the status down to SAF from a potential ONF. The SAF is focused on the northern end of the Sand Plain, as this appears to have undergone less landform modification.</li> </ul>                |

|   |
|---|
| <b>APPENDIX I - SCHEDULE OF IDENTIFIED COMMUNITY FACILITIES<br/>(For Information Purposes Only)</b> |
|---|

| Reference Number | Map Number | Description                          | Location  | Zone        |
|------------------|------------|--------------------------------------|---|-------------|
| C1               | 11         | Raukautatahi Marae                   | Snee Rd<br>Takapau                              | Rural       |
| C2               | 9          | Mataweka Marae                       | Tapairu Rd<br>Waipawa                           | Rural       |
| C3               | 9          | Tapairu Marae                        | Pah Road<br>Waipawa                             | Rural       |
| C4               | 32         | Waipukurau Bridge Club               | Mt Herbert Road<br>Waipukurau                   | Residential |
| C5               | 38         | Kairakau Marae                       | Te Apiti Road<br>Kairakau                       | Township    |
| C6               | 19,43      | Porangahau Country Club              | Puketauhinu Pl/Te<br>Paerahi Beach              | Rural       |
| C7               | 30         | Waipukurau Marae                     | Takapau Road<br>Waipukurau                      | Business 2  |
| C8               | 34         | Church                               | St Josephs Street<br>Waipukurau                 | Residential |
| C9               | 31,34      | A & P Showgrounds                    | Mitchell St & Francis<br>Drake St<br>Waipukurau | Rural       |
| C10              | 31,34      | Sports Ground                        | Rugby Park<br>Mitchell Street<br>Waipukurau     | Rural       |
| C11              | 31,34      | Waipukurau Lawn Tennis & Squash Club | Mitchell Street<br>Waipukurau                   | Rural       |
| C12              | 31         | Church                               | St Marys Road<br>Waipukurau                     | Residential |
| C13              | 31         | Church                               | St Andrews St<br>Waipukurau                     | Residential |
| C14              | 31         | Masonic Hall                         | Wellington Road<br>Waipukurau                   | Residential |
| C15              | 32         | Church                               | Racecourse Road<br>Waipukurau                   | Residential |
| C16              | 32         | Racecourse                           | Racecourse Road<br>Waipukurau                   | Rural       |
| C17              | 32         | Church                               | Smith Street<br>Waipukurau                      | Residential |
| C18              | 33         | Church                               | Tavistock Road<br>Waipukurau                    | Residential |
| C19              | 28         | Church                               | Kenilworth Street<br>Waipawa                    | Residential |
| C20              | 28         | Waipawa Lions Club Hall              | Kenilworth Street<br>Waipawa                    | Residential |
| C21              | 28         | Church                               | Kenilworth Street<br>Waipawa                    | Residential |

| Reference Number | Map Number | Description                     | Location                         | Zone        |
|------------------|------------|---------------------------------|----------------------------------|-------------|
| C22              | 28         | Church                          | Waverley Street<br>Waipawa       | Residential |
| C23              | 28         | Waipawa Senior<br>Citizens Hall | Waverley Street<br>Waipawa       | Business 1  |
| C24              | 28         | Waipawa Children<br>Care Centre | Kenilworth Street<br>Waipawa     | Business 1  |
| C25              | 28         | Waipawa Girl Guides<br>Hall     | Ruataniwha Street<br>Waipawa     | Residential |
| C26              | 28,29      | Waipawa Sports Club             | Harker Street<br>Waipawa         | Residential |
| C27              | 9,28,29    | Waipawa Golf Club               | State Highway 2<br>Waipawa       | Rural       |
| C28              | 28         | Waipawa Scout Club              | Ruataniwha Street<br>Waipawa     | Business 1  |
| C29              | 28         | St John's Hall                  | Ruataniwha Street<br>Waipawa     | Business 1  |
| C30              | 24         | Otane Tennis Club               | Hickey Street<br>Otane           | Township    |
| C31              | 24         | Church                          | Henderson Street<br>Otane        | Township    |
| C32              | 23         | Church                          | Bridge Street<br>Onga Onga       | Township    |
| C33              | 28         | CHB Rugby Sports<br>Club        | Tikokino Road<br>Waipawa         | Residential |
| C34              | 12,35      | Takapau Golf Club               | Charlotte Street<br>Takapau      | Rural       |
| C35              | 35         | Church                          | Charlotte/Meta Street<br>Takapau | Township    |
| C36              | 35         | Church                          | Sydney/Walter Street<br>Takapau  | Township    |
| C37              | 37         | Tawari Marae                    | Charlotte Street<br>Takapau      | Township    |
| C38              | 44         | Porangahau Rugby<br>Club        | Abercrombie Street<br>Porangahau | Township    |
| C39              | 44         | Church                          | Abercrombie Street<br>Porangahau | Township    |
| C40              | 44         | Porangahau Tennis<br>Club       | Kepple Street<br>Porangahau      | Township    |
| C41              | 44         | Church                          | Dundas Street<br>Porangahau      | Township    |
| C42              | 44         | Marae                           | Pah Road<br>Porangahau           | Rural       |
| C43              | 22         | Church                          | Owen/Murchison Sts<br>Tikokino   | Township    |
| C44              | 8          | Onga Onga Golf Club             | State Highway 50<br>Onga Onga    | Rural       |
| C45              | 8          | Waipukurau Golf Club            | State Highway 2<br>Ashcott       | Rural       |
| C46              | 5          | Te Aute College                 | State Highway 2<br>Pukehou       | Rural       |
| C47              | 37         | Church                          | Kenderdine Road<br>Elsthorpe     | Rural       |



| Reference Number | Map Number | Description                       | Location                                    | Zone          |
|------------------|------------|-----------------------------------|---|---------------|
| C48              | 37         | Rural Fire Force HQ               | Kenderdine Road<br>Elsthorpe                | Rural         |
| C49              | 8          | Pistol Club                       | Onga Onga Rd<br>Waipawa                     | Rural         |
| C50              | 15         | Rural Fire Force HQ               | Nicholls Rd<br>Flemington                   | Rural         |
| C51              | 15,16      | Golf Course                       | Lake Road<br>Flemington                     | Rural         |
| C52              | 13         | Rural Fire Force HQ               | Long Range Road/<br>Pourerere Rd<br>Omakere | Rural         |
| C53              | 16         | Rural Fire Force HQ               | Bird Rd<br>Wallingford                      | Rural         |
| C54              | 44         | Porangahau Art Centre             | Jones Street<br>Porangahau                  | Township      |
| C55              | 35         | Takapau Art Centre                | Takapau                                     | Township      |
| C56              | 34         | Waipukurau Scout Hall             | River Terrace<br>Waipukurau                 | Rural         |
| C57              | 19,43      | Porangahau/<br>Rongomaraero Marae | Te Paerahi Road<br>Te Paerahi Beach         | Rural         |
| C58              | 5          | Whatuapiti Marae                  | Te Aute Trust Road                          | Rural         |
| C59              |            |                                   |   |               |
| C60              | 4          | Springhill Community Facilities   | Springhill                                  | Rural         |
| C61              | 8          | Pukeora Forest of Memories        | Pukeora                                     | Rural         |
| C62              | 10         | Patangata Clay Target Club        | Patangata                                   | Rural         |
| C63              | 34         | CHB Indoor Pool                   | River Terrace<br>Waipukurau                 | Reserve/Rural |
| C64              | 31,32, 33  | Waipukurau Hospital               | Poranghau Road                              | Residential   |
| C65              | 24         | Otane Kohanga Reo                 | Higginson Street<br>Otane                   | Township      |
| C66              | 44         | Porangahau Kohanga Reo            | Dundas Street<br>Porangahau                 | Township      |
| C67              | 35         | Takapau Kohanga Reo               | Walter Street<br>Takapau                    | Township      |
| C68              | 34         | Waipukurau Memorial Hall          | River Terrace<br>Waipukurau                 | Rural         |
| C69              | 28         | Manual Training Centre            | Waverly Street<br>Waipawa                   | Residential   |
| C70              | 23         | Reserve                           | Newman Street<br>Onga Onga                  | Township      |
| C71              | 29         | School                            | Victoria Street<br>Waipawa                  | Residential   |
| C72              | 7          | Fire Station - Fire Service       | Ashley Clinton Road                         | Rural         |
| C73              | 28         | Fire Station - Fire Service       | Waverley Street<br>Waipawa                  | Residential   |
| C74              | 23         | Fire Station - Fire Service       | Bridge Street<br>Onga Onga                  | Township      |

| <b>Reference Number</b> | <b>Map Number</b> | <b>Description</b>          | <b>Location</b>                 | <b>Zone</b> |
|-------------------------|-------------------|-----------------------------|---------------------------------|-------------|
| C75                     | 35                | Fire Station - Fire Service | Charlotte Street Takapau        | Township    |
| C76                     | 22                | Fire Station - Fire Service | Owen Street Tikokino            | Township    |
| C77                     | 34                | Waipukurau Fire Station     | Russell Street Waipukurau       | Business 1  |
| C78                     | 24                | Otane Fire Station          | Campbell Street Otane           | Township    |
| C79                     | 44                | Fire Station Abercromby     | Abercromby Porangahau           | Township    |
| C80                     | 15                | Hall                        | Rotohiwi Road Flemington        | Rural       |
| C81                     | 14                | Pourerere Fire Force HQ     | Punawaitai Road Pourerere Beach | Rural       |
| C82                     | 16                | Wallingford Church          | Wallingford                     | Rural       |



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