

OPERATIVE CENTRAL HAWKE'S BAY DISTRICT PLAN

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1 DISTRICT PLAN INTRODUCTION

1.1 PURPOSE OF THE DISTRICT PLAN

This is the first District Plan for the Central Hawke's Bay District, prepared under the Resource Management Act 1991. The purpose of the District Plan is to assist the Council to carry out its functions in order to achieve the purpose of this Act. The Council's main functions are, in summary, to:

- manage the natural and physical resources of the district in an integrated manner;
- avoid or mitigate the risk of natural hazards;
- avoid or mitigate the environmental effects resulting from noise or from the storage, use, disposal or transportation of hazardous substances;
- manage the effects of activities on the surface of rivers and lakes in the district and to manage subdivision.

1.2 LIFE OF THE DISTRICT PLAN

Section 73 of the Resource Management Act 1991 requires the Central Hawke's Bay District Council to have at all times a District Plan. The Council is obliged to begin a full review of its District Plan not later than 10 years after the Plan becomes operative.

In view of possible resource management issue or policy changes in the District over the next 10 years, provision is made under the Act for Changes to the District Plan. These may be initiated either by the Council or by private request.

1.3 COUNCIL MISSION STATEMENT

When preparing the District Plan, the Council has had particular regard to its following mission statement:

"The Central Hawke's Bay District Council will be accountable to its citizens for the good management of the public assets of the District and provide open Local Government at minimum economic cost, with the least possible intervention in the private lives of residents."

1.4 RELATIONSHIP WITH TANGATA WHENUA

The Resource Management Act contains specific obligations in relation to the Treaty of Waitangi and Maori interests. The Act identifies, as a matter of national importance, the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga. The Act also states that the principles of the Treaty of Waitangi must be taken into account when managing the use, development and protection of natural and physical resources. Consultation by the Council with Tangata Whenua in the preparation of the District Plan is also required by the Act.

In relation to the District Plan, the most significant principle of the Treaty of Waitangi is that of partnership. Council is obliged to consult with local Maori to achieve an on-going working relationship between local government and the Tangata Whenua. The Council must have

regard to the Treaty principle of active protection of the traditional resources of the Maori people. This will be achieved by Tangata Whenua involvement in decision-making, regarding those natural resources important to them.

Information sharing between the Tangata Whenua and Council will ensure the principles of the Treaty of Waitangi are clarified and recognised under the Resource Management Act. To this end the Council continues to consult with the Tangata Whenua.

1.5 RELATIONSHIP WITH OTHER PLANS AND POLICY DOCUMENTS

While preparing and reviewing the District Plan, Council must consider a range of other relevant plans and policy documents. The Council is required under Section 55 of the Act to implement any national policy statement. The District Plan must not be inconsistent with:

- any national policy statement (Ss 55 and 75(2));
- the New Zealand Coastal Policy Statement (Ss 55 and 75(2));
- any water conservation order (S 75(2));
- the Hawke's Bay Regional Policy Statement (S 75(2));
- the Hawke's Bay Regional Waste and Hazardous Substances Management Plan (S 75(2));
- the Hawke's Bay Regional River Bed Extraction Plan (S 75(2)).

The Council has also paid regard to the following documents:

- the Proposed Hawke's Bay Regional Water Resources Plan (S 75(2));
- the Proposed Regional Air Plan (s74 (2));
- the Hawke's Bay Conservation Management Strategy;
- the Ruahine Forest Park Conservation Management Plan;
- District Plans of adjacent local authorities (S 74(2)).

Section 68(6) of the Act requires the Regional Council to notify the Council of any regional rules that affect the use of particular areas of land in the District. These rules may cover such matters as the carrying out of earthworks, burning and clearance of vegetation, the discharge of contaminants onto land and gravel extraction. The Council will ensure that any such rules are annexed to, and appropriately annotated in, the copies of the District Plan.

Section 223(d) of the Local Government Act 1974 allows the Council to set out its broad policies and objectives through an annual plan, providing a clear statement of the goods and services produced by the Council. The District Plan through rules is principally a regulatory method of achieving the sustainable management of the natural and physical resources of the District. Service delivery and regulation are complementary procedures, and the delivery of goods and services by the Council can also be used to achieve sustainable resource management. The Council's District and Annual Plans ought to be consistent with each other and work together to achieve the purposes of the Act.

1.6 PUBLIC PARTICIPATION IN THE PROCESS

The Council wants the Plan to fully reflect the concerns and aspirations of the District's community. The Council has consulted widely during the preparation of this Plan. The Act also provides an opportunity for the public to seek amendments to the *Proposed* District Plan. In addition, the Act also provides an opportunity for public input into Changes to the District Plan and most resource consents.

1.7 LEGAL FRAMEWORK

1.7.1 Obligation to Comply:

No person shall use land in a manner that contravenes a rule in the District Plan, unless they have existing use rights or a resource consent granted by the Council (Ss 9 and 10). In the context of the Resource Management Act such use includes the use of the surface of lakes and rivers (S 10A). No person may subdivide land in the District unless expressly allowed by a rule in the District Plan or a resource consent (S 11).

Section 4 of the Resource Management Act states that the District Plan rules do not apply to work or activity carried out by the Crown on land held or managed by the Department of Conservation, provided that:

- the work is consistent with a conservation management strategy or plan; and
- it does not have any significant adverse effect beyond the area of land.

1.7.2 Existing Use Rights:

Sections 10 and 10A of the Act provide for the existing and continued use of land and the surface of water in a manner which contravenes a rule in the District Plan, subject to the following:

- the use was lawfully established (including by designation) before the rule became operative or the proposed Plan was notified; and
- the effects of the use are the same or similar in character, intensity and scale to those which existed before the Plan became operative or the proposed Plan was notified or the designation was removed; and
- if the activity involves the use of the surface of water in lakes and rivers, the person carrying out the activity applies for a resource consent within 6 months of the rule in the Plan becoming operative.

Existing use rights do not apply if:

- the use of land has been discontinued for a continuous period of more than 12 months, unless the Council has granted an extension by way of application; or
- reconstruction, alteration or extension of any building that contravenes a rule in the District Plan and increases its degree of non-compliance.

1.7.3 Status of Activities:

In this Plan, "activity" includes the use and subdivision of land (and the surface of water), and/or the erection and/or use of buildings or structures thereon.

Activities are grouped according to their common characteristics, on the assumption that there is no need to distinguish between activities of similar environmental effect. For example, "residential activity" includes people living in individual residential houses or apartments.

Within each zone, these activities are classified in the Plan as being permitted, controlled, discretionary, non-complying or prohibited. The following are not intended as a complete explanation of these terms - full definitions may be found in the Act.

Permitted activities are allowed by the Plan without a resource consent, providing they comply in all respects any pre-conditions or performance standards specified in the Plan.

Controlled activities require a resource consent. They must comply with any standards and terms specified in the Plan and will be assessed according to those matters in the District Plan over which the Council has reserved control. The Council must grant its consent to a controlled activity, but in granting its consent the Council may impose conditions relating to those matters specified.

Discretionary activities require a resource consent, and may be subject to standards and terms specified in the Plan. The Council may grant or refuse consent to a discretionary activity and, if granting consent, may impose conditions.

In this Plan some activities are listed as discretionary. In addition, a permitted activity that can not meet all the pre-conditions or performance standards for a relevant zone shall be a discretionary activity in respect of those matters of non-compliance.

Non-complying activities require a resource consent. The Council may grant or refuse consent to a non-complying activity and, if granting consent, may impose conditions. In this Plan some activities are listed as non-complying activities.

Prohibited activities are those activities the Plan expressly prohibits in the District or a particular zone. No application may be made for such activities and no resource consent will be granted. In this Plan some activities are listed as prohibited activities.

1.7.4 Performance Standards:

Performance Standards are specified in relation to matters that impact on the use of the particular site and adjacent areas. These performance standards have been introduced after full consideration of their costs and benefits and in relation to the effects of activities on the environment. They are important in achieving a satisfactory environment in the vicinity of an activity.

1.7.5 Resource Consents:

The Act provides for two types of resource consent: land use and subdivision. Discharge, water or coastal permits are resource consents issued by the Hawke's Bay Regional Council.

A resource consent from the Central Hawke's Bay District Council is required by any person proposing to undertake an activity classified in the District Plan as:

- a controlled activity;
- a discretionary activity; or
- a non-complying activity.

No application can be made for a prohibited activity.

An application for resource consent must be made in accordance with Section 88 of the Resource Management Act. Forms for land use and subdivision consent applications are available from the Central Hawke's Bay Council office. An Assessment of Effects on the Environment prepared in accordance with the 4th Schedule of the Act shall form part of the application.

Section 94 of the Resource Management Act prescribes when applications need not be publicly notified. In many situations this requires the written approval of affected persons. The District Plan rules specify those resource consents that shall be non-notified, without the written approval being required of persons affected by the proposal.

Section 104 sets out those matters to which the Council must have regard, in considering a resource consent application:

- "(1) Subject to Part II, when considering an application for a resource consent and any submissions received, the consent authority shall have regard to:*
- (a) any actual and potential effects on the environment of allowing the activity; and*
 - (b) any relevant regulations; and*
 - (c) any relevant national policy statement, New Zealand coastal policy statement, regional policy statement, and proposed regional policy statement; and*
 - (d) any relevant objectives, policies, rules or other provisions of a plan or proposed plan; and.*
 - (e) any relevant regional plan or proposed regional plan, where an application is made in accordance with a district plan; and*
 - (e) any relevant water conservation order or draft water conservation order; and*
 - (g) any relevant designations or heritage orders or relevant requirements for designations or heritage orders; and*
 - (h) any other matters the consent authority considers relevant and reasonably necessary to determine the application."*

The Council will reach a decision on the application in accordance with Section 105 of the Act. The District Plan includes assessment matters which the Council will have regard to when considering resource consents. Section 106 specifies circumstances in which the Council shall not grant subdivision consent for any land, structure on any land or subsequent use of the land subject to or likely to cause or accentuate material damage by erosion, falling debris, subsidence, slippage or inundation from any source.

The Council may impose conditions on consent in accordance with Sections 108 and 220 of the Act, in restricting or prohibiting certain aspects of the proposal to ensure it complies with the Resource Management Act and the District Plan.

1.7.6 Designations:

A designation is a provision made in the District Plan to give effect to a requirement made by a requiring authority. These requirements apply to a public work or a particular project or utility operation.

Any Minister of the Crown or local authority is automatically a requiring authority. Other network utility operators (as defined in Section 166 of the Resource Management Act) may apply to the Minister for the Environment for approval as a requiring authority. A requiring authority may give notice to the Council in respect of a requirement. Although the Council has called for such notices in preparing the District Plan, the Act makes provision for similar procedures throughout the life of the Plan.

Designations are shown on the Planning Maps and listed in Appendix A. These designations limit the use of the land, overriding the provisions of the Plan and any resource consent, in favour of the designated purpose. If a designation is removed the land becomes subject to the rules specified in the underlying zone.

Designations are not the only means of providing for public works or utility operations. The District Plan contains general rules for utilities not designated, providing for them in a manner similar to other general activities.

1.7.7 Heritage Protection Orders:

A heritage order may be issued to protect features or places of special interest, and includes land of special significance to the Tangata Whenua, and such area of land surrounding these places as is necessary to protect and afford reasonable enjoyment of them. No person may undertake work that is contrary to the heritage order except with the consent of the heritage protection authority.

Only a heritage protection authority (e.g. New Zealand Historic Places Trust) can obtain a heritage protection order. Any application for a heritage order has an immediate effect to protect the feature or place of value but still requires a hearing to confirm the order as a provision in the District Plan.

1.7.8 Section 32 Assessment:

Section 32 of the Resource Management Act requires that certain duties be performed in the preparation of any objective, policy, rule or other method in the District Plan. There are three main components to Section 32:

- to address the extent to which the provision is needed at all, to explore other possible means, and to provide reasons for and against the proposed and principal alternative means;
- to evaluate the benefits and costs of the proposed option and the principal alternative means; and
- to decide whether the proposed means is needed to achieve the purpose of the Act and is the most appropriate in terms of efficiency and effectiveness.

Council has satisfied these requirements in the preparation of this Plan.

1.7.9 Enforcement:

The Council may use enforcement powers under Part XII of the Resource Management Act to require persons to cease or not commence activity which is or is likely to:

- contravene the Act, any regulations, a rule in the District Plan, or any resource consent;
or
- be noxious, dangerous, offensive, or objectionable to such an extent that it has or is likely to have an adverse effect on the environment.

1.7.10 Monitoring:

The Council has increased responsibilities for gathering information, monitoring and maintaining records on resource management matters. These responsibilities allow the Council to consider refinements of the content of the Plan as well as informing the community about how well the Plan is working.

The monitoring process of the Council has three components:

- compliance with the provisions of the Plan and compliance with conditions of consents. In particular, the Council will monitor compliance with approved resource consents. Where appropriate, the consent conditions will be reviewed as provided for in Section 128 of the Act;

- the state of the environment;
- the suitability and effectiveness of the provisions of the Plan. If necessary the provisions of the Plan will be updated or improved by way of Plan Change procedures.

The procedures for monitoring the effectiveness of the District Plan are set out in Part 3.5.

1.8 CHANGES TO THE PLAN

The Council wants the Plan to be current and relevant and address issues and concerns as they arise. Therefore, the Plan may be varied. Such changes may be in response to revised or updated National or Regional Policy Statements or Regional Plans. As the District develops, the Council will continuously review the Plan, so that on-going and evolving resource management issues are addressed.

Any one may request the Council to change the Plan. The procedure is set out in the First Schedule to the Act. Applicants must define the proposed change, so that it can be readily understood, and describe the environmental results anticipated from the implementation of the change.

Applicants must also provide the following information in support of their Plan Change:

- The extent to which the change is necessary in achieving the purposes of the Act and any relevant objective or policy in this Plan;
- Alternative means of achieving the purpose of the Act or any objective or policy in this Plan;
- Reasons for and against the adoption of the Plan Change and the outcome of taking no action;
- An evaluation of the likely benefits and costs of the principle alternative means and the likely implementation and compliance costs if the Plan Change is adopted.

2 INFORMATION AND INTERPRETATION

2.1 INFORMATION REQUIREMENTS FOR RESOURCE CONSENTS AND DESIGNATIONS

2.1.1 GENERAL GUIDE

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 have any difficulties then ring the Planning staff at Council: they are there to assist you.

1. See which zone the site is in. Each zone has its own rules.
2. See what other rules may apply. There are a number of District-Wide rules that will also apply in the particular zone, e.g.
 - Tangata Whenua Rules..... Refer Part 3.6
 - Heritage Rules..... Refer Part 3.7
 - Transport Rules..... Refer Part 8
 - Subdivision and Development Rules..... Refer Part 9
 - Utilities Rules..... Refer Part 10
 - Sign Rules..... Refer Part 11
 - Relocated Buildings and Temporary Buildings and Activities..... Refer Part 12
 - Hazardous Substances..... Refer Part 13
3. See if the property is affected by one or more of the following:
 - a designation Appendix A
 - a protected feature(s) Appendix B
 - an area of significant natural conservation value Appendix C
 - located in an area of outstanding landscape view..... Planning Maps
 - natural hazards..... Planning Maps
 - land subject to esplanade provisions Planning Maps 45-48

and by checking the Planning Maps.
4. Check the definitions, Part 2, Section 2.2
5. See what consents may be required:
 - Refer Category of Activities at the start of each rule.
 - Refer to the performance standards

The steps for determining compliance are set out as part of each Rule.

If you need a resource consent refer to Part 14: Assessment Matters for guidance.

A draft resource consent application should be discussed with Council staff before it is formally lodged so that any problems or information requirements can be resolved, and to avoid delays through requests for additional information.

6. 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 (i.e. gravel extraction)

Consultation

An applicant may need to undertake consultation with parties affected by the proposal. The process of consultation allows people to understand the proposal and can reduce time delays and costs of resource consents. Staff can help to identify parties you should be consulting.

Special consultation procedures may apply to activities that affect sites or values of significance to the Tangata Whenua.

Information to be Submitted with an Application for a Resource Consent

The applicant must provide adequate information to enable the effects of the activity to be assessed in accordance with the Act or any assessment matters set out in the District Plan. The amount of detailed information you need to provide depends on the type of resource consent.

Where the Council considers insufficient information has been supplied further information will be requested under Section 92 of the Act and the application or plan change will not be processed until the information is supplied.

Applications should be in the same or similar format as Form 5 of the Resource Management (Forms) Regulations 1991. Copies are available from the Council.

2.1.2 LAND USE CONSENTS

The following information shall be submitted with any application for a resource consent, where applicable.

1. A description of the activity for which consent is sought.
2. An assessment of any actual or potential effects that the activity may have on the environment and the ways in which those adverse effects may be avoided, remedied or mitigated.

The assessment shall be in such detail as corresponds with the scale and significance of the actual or potential effects that the activity may have on the environment; and be prepared in accordance with the assessment of effects on the environment in the Fourth Schedule to the Act.

In the case of applications for resource consents relating to controlled activities, or discretionary activity over which the Council has restricted the exercise of its discretion, the assessment shall only address those matters specified in the Plan over which the Council has reserved control, or to which it has restricted the right to exercise its discretion.

3. The results of any consultation undertaken with parties who may be affected by the proposal, including Tangata Whenua.
4. A statement specifying all other resource consents that the application may require from any consent authority in respect of the activity to which the application relates, and whether or not the applicant has applied for such consents.

5. Copies of Certificates of title for the subject sites.
6. Description of Site
A description of the site including existing uses, buildings, topography and vegetation, including information on the extent and nature of any fill on the site, any indication of earth movement or flooding and a description of the existing natural environment (including areas of indigenous vegetation, habitat of indigenous birds and animals, and landscape features).

Any filling or excavation proposed, the type of fill, the volume and depth of fill and excavation, identification of those areas on the site subject to fill or excavation, the impact on utilities, or on any archaeological sites.
7. Buildings and Structures
The general design of any building or structure and its relationship to existing services.
8. Natural Hazards
Any geological or other natural hazards to which the site may be subject, its suitability for the activity proposed, and the means by which any adverse effects of the hazards are to be avoided, remedied or mitigated.
9. Parking and Access
The number of car-parks to be provided and the provision for access, loading and circulation.
10. Traffic Generation
The types of vehicles that would use the site, and the frequency of vehicle movements to and from the site.
11. Landscape and Visual Amenity Values
Any landscaping to be provided, including areas for planting, the location and types of trees to be planted, the location of any outdoor storage areas, and how these are to be screened from view.

The effects on landscape values, and visual amenity, views, natural landscape patterns and natural vegetation patterns.
12. Signs
Any outdoor advertising proposed, including the dimensions, height, lettering and location (free-standing or on buildings) of any signage, or any illumination proposed.
13. Noise
In respect to any potential for noise generation, the hours of operation; and the expected nature, magnitude and frequency of noise events.
14. Odour, Glare and Other Emissions
In respect to any potential for odour generation, the source of the odour, its frequency, intensity, duration and offensiveness and the design, management and operation of odour prevention and abatement measures to be employed.

In respect to any potential for glare, the nature and location of any highly reflective surfaces; the location, nature and power of lighting on the site; and means of directing its spill. Any potential for other emissions from the site, such as dust, fumes, electromagnetic, radio or high frequency wave emissions.

15. **Hazardous Substances**
In respect to any hazardous substances to be stored or used on site, the type and volume of those substances; proposed methods of containment; including in emergencies the location on site or within buildings of any transfer, or storage points; transport arrangements on site; and routes and methods of transport to and from the site.
16. **Notable Trees**
The location of any notable trees identified in the Plan on the site or adjoining sites, and whether they are to be removed, trimmed or subject to any building or earthworks in the vicinity of the tree.
17. **Heritage Items**
The effect of the proposal on any listed heritage items including plans or photographs showing existing interior or exterior original features, and plans of these features should any alterations proposed be carried out.
18. **Nature Conservation**
The effects of the proposal on any indigenous vegetation and habitat, ecosystems, the margins of waterbodies, or wetlands, including any 'Areas of Significant Nature Conservation Value' identified in Appendix D and on the Planning Maps, or by the criteria set out in Performance Standard 4.9.13 of the District Plan.
19. **Recreation**
The effects on recreational values and facilities, existing recreational users and the experiences of other recreational users in the vicinity.

DRAWINGS

1. In addition to the above information, any application for land use consent shall, where applicable, include a set of drawings illustrating the proposal. Two scaled copies of each drawing are required, including accurate dimensions, plus one A3 reduced copy with dimensions corrected to account for the reduction.
2. The drawings must include the details set out in paragraph (3), (4), (5), and (6) below, as applicable, and be dimensioned in metres.
3. A drawing showing the location of the site such that its location can be readily determined, with road names, property number, north point and any significant built or topographical features.
4. A site plan of the property (at scale of not less than 1:200 in urban areas) showing, as applicable:
 - a) site boundary lengths and other dimensions in metres;
 - b) location with distances to site boundaries, of all existing buildings which are to remain on the site, and all proposed buildings and structures (including where applicable, eaves, balconies, courts and verandas);
 - c) proposed use of each building;
 - d) position of any easement over the site;
 - e) position, location and dimensions of every parking and loading space;
 - f) location of roads adjacent to the site and the formation status of the road and any footpaths;

- g) location of all vehicle access points and driveways at the street boundary;
 - h) kerb lines adjacent to the site and the position of any street trees;
 - i) levels on the site boundaries and around any buildings; and, except in cases where the site is less than 1000m², or has a uniform grade of less than 1 in 10, contours of the site;
 - j) proposed retaining walls, excavations and fill;
 - k) existing and proposed landscaping (particularly where this is a requirement of the rules for the zone). Dimensioned areas of the landscaping should be shown together with all existing and proposed sealed areas;
 - l) indigenous vegetation areas, streams, wetlands and heritage items;
 - m) where relevant, recession line diagrams or models;
 - n) watercourses and drainage and sewerage pipes within and adjacent to the site;
 - o) the means proposed to deal with all stormwater and sanitary drainage, and to provide for water supply;
 - p) the location of any water supply bores and effluent disposal areas on the site and on adjoining sites;
5. A floor plan of each building (at a scale of not less than 1:100) showing:
- use of all parts of the building, including basements, parking, lift towers, storage or service areas;
 - room layout of the building, if this is known, and a clear identification of the use of different rooms or parts of a floor;
 - where several floors are of the same area and use, a standard floor plan may be shown.
6. Elevations of each building (at a scale not less than 1:100) showing:
- a) external appearance of the building including doors and windows;
 - b) number of floors and their proposed usage;
 - c) building heights and height in relation to any boundary.

Please note further information may be required from an applicant where it is considered necessary to better understand the nature of the activity, the effect it may have on the environment, or the ways in which adverse effects may be mitigated. The Council may also commission a report, at the applicant's expense, on any matters raised in relation to the application or on any environmental assessment or effects.

2.1.3 SUBDIVISION CONSENTS

The following information shall be included with any application for a subdivision consent, where applicable.

1. An assessment of any actual or potential effects that the activity may have on the environment, and the ways in which any adverse effects may be avoided, remedied or mitigated (the details required under 2.1.2 Land Use Consents above may be relevant).

Note: Section 88(6) of the Act requires assessments to be in such detail as corresponds with the scale and significance of the actual and potential effects that the activity may have on the environment, and shall be prepared in accordance with the Fourth Schedule to the Act.

2. A statement specifying all other resource consents that the application may require from any consent authority in respect of the activity to which the application relates, and whether or not the applicant has applied for such consents.
3. A legal description of the site, including current copies of all certificates of title.
4. A drawing showing the location of the site such that its location can be readily determined, with road names, property number, north point and any significant built or topographical features.
5. Where relevant, an assessment of the minimum sight distances required for traffic from existing or proposed vehicle crossings.
6. A full description of any geological or other natural hazards to which the site may be subject, its suitability for the subdivision, and the means, by which any adverse effects of the hazards are to be avoided, remedied or mitigated.

Plans

The following plans, drawn to an appropriate stated metric scale to show sufficient detail of the proposal to enable the Council to determine its effects. If the plans are larger than A3 size copies reduced to A3 must also be provided. Two scaled copies of each plan are required, including accurate dimensions, plus the A3 reduced copy with dimensions corrected to account for the reduction.

1. A **site information plan** detailing, where relevant, the existing situation including:
 - a) a north point accurately orientated;
 - b) a unique plan number and title describing the proposal and the site;
 - c) record sheet numbers;
 - d) topographical information (including New Zealand map grid references), wherever possible in terms of the Hawke's Bay LS Datum, together with a certificate as to its origin and accuracy;
 - e) details of hazardous areas (for example, uncompacted filling or flood-prone areas);
 - f) existing buildings and buildings on adjacent sites, and their location in relation to existing and proposed boundaries;
 - g) landforms and landscape elements;

- h) watercourses, wetlands and catchment orientation and whether or not any adjoining river has an average width of 3 metres or more;
 - i) the location and areas of any existing esplanade reserves, esplanade strips, or access strips;
 - j) all significant areas of vegetation and individual specimens;
 - k) existing street names and numbers;
 - l) the position of existing water, sewer, and stormwater services and the position of existing water supply bores and effluent disposal fields on the site and on adjacent sites;
 - m) existing easements and covenant areas; and,
 - n) the formation standards of roads adjoining the subject land and the location of the carriageway, and any kerb and channel or footpath.
2. A **subdivision plan** and associated information, detailing, where relevant, the proposed subdivision development including:
- a) the position of all proposed lot, and certificate of title, boundaries and their dimensions;
 - b) the areas of all new lots, including net areas;
 - c) existing indicative building positions and their location in relation to existing and proposed boundaries;
 - d) indicative vehicle access points and driveways on street edges;
 - e) location and type of all proposed trees and other vegetation, including all existing vegetation to be retained;
 - f) proposed earthworks and retaining walls, their scale and dimensions;
 - g) proposed methods of servicing new lots with water, and proposed methods to dispose of stormwater and effluent;
 - h) any land proposed to be set aside as new road and or public open space for recreational purposes;
 - i) levels on the new lot boundaries, and except where the lots are less than 1000m² in area or has a uniform grade of less than 1 in 10, contours of each lot;
 - j) formation widths and grades of proposed roads and rights-of-way, parking bays and bus stops;
 - k) proposed easements and covenant areas;
 - l) the location and areas of new reserves to be created; including esplanade reserves and strips, and access strips (refer to Planning Maps 45-48);
 - m) the location of any part of the bed of a river or lake, which is required under Section 237A to be shown on a survey plan as land to be vested in the Crown;

- n) location of any known archaeological sites; and,
- o) information to show compliance with any other District Plan rule.

Please note further information may be required from an applicant where it is considered necessary to better understand the nature of the activity, the effect it may have on the environment, or the ways in which adverse effects may be mitigated. The Council may also commission a report, at the applicant's expense, on any matters raised in relation to the application or on any environmental assessment or effects.

2.1.4 NOTIFICATION

Subject to the provisions of the Act, an application for a resource consent is not required to be notified in accordance with Section 93 of the Act under the following circumstances.

1. The application is for a subdivision consent which is a controlled activity.
2. The application relates to a controlled activity, or a discretionary activity over which the Council has restricted the exercise of its discretion, and the Plan expressly permits consideration of the application without the need to obtain the written approval of affected persons.
3. The application relates to a controlled activity and written approval has been obtained from every person who in the opinion of the Council may be adversely affected by the granting of the resource consent; unless in the Council's opinion it is unreasonable, in the circumstances, to require the obtaining of every such approval.
4. The application relates to a discretionary activity or a non-complying activity and:
 - the Council is satisfied that the adverse effect on the environment of the activity for which consent is sought will be minor; and,
 - written approval has been obtained from every person who the Council is satisfied may be adversely affected by the granting of the resource consent; unless the Council considers it is unreasonable in the circumstances to require the obtaining of every such approval.

Notwithstanding 1 to 4 above, the Council may require any application to be notified even if this Plan expressly provides that it need not be notified, if the Council considers special circumstances exist in relation to the application.

NOTIFICATION PROCEDURE

1. The notification process is carried out in accordance with the requirements of Section 93 of the Act. This procedure involves preparing a notice in the forms set out in the Resource Management (Forms) Regulations 1991 (Form 6) and serving copies of it on the following people:
 - a) Owners and occupiers of the site;
 - b) Persons likely to be directly affected, including adjacent owners and occupiers of land;
 - c) Local authority, Iwi authorities and others as the Council considers appropriate. This category may include Heritage Protection Authorities, Ministers of the Crown, interest groups and community organisations.

2. The notice is also required to be fixed to a conspicuous place on the subject site and to be published in the newspaper.
3. The notice will give details of the application and give the closing date for submissions to be received by the Council. Submissions must be in writing and may be made by any person. They should be sent to the Council Office nominated in the notice and served on the applicant.

2.1.5 COSTS - APPLICATIONS AND PLAN CHANGES

The Council policy involves cost recovery in respect of applications for Resource Consents or Plan Changes. Applicants should ascertain from the Council the range and level of those costs before making an application. Deposits will be required for all Resource Consents and Plan Change requests. In general terms the costs recovered will include:

- any public notices;
- Council Officer's time;
- postage and distribution costs;
- costs for hearing time;
- costs of any independent reports required by the Council.

2.1.6 DESIGNATIONS AND INFORMATION TO BE SUPPLIED

Section 166 of the Act defines those authorities that have power to become a requiring authority and provide for their works through designations in the District Plan. Section 168 of the Act sets out what information is necessary to accompany any such notice of requirement. In addition, the District Plan may specify further information to be provided. The following additional information shall be submitted with a notice of a requirement:

1. Details of the Order in Council or empowering legislation which allows the applicant to be a requiring authority, including any specified terms or conditions attached to the Order in Council;
2. A statement of how the requirement meets Part II of the Act;
3. A statement of the objectives the project or work is aiming to achieve;
4. The degree to which the requirement meets the objectives and policies of the Plan;
5. The relationship of the work to, or effect on, any relevant provisions of national or regional policy statements and regional plans;
6. Details of land ownership, acquisition and site clearance;
7. The proposed sequence and timing of the work, if known, clearly identifying any part which may not be commenced or completed within 5 years time;
8. Proposals for the use and maintenance of those parts of the land which will not be developed for 5 years or more, if known, in particular, identification of those buildings and structures which could continue to be used and maintained in the meantime.
9. Identification of any other designation or heritage order applying to the site, whether it has been given effect to and the effect the requirement may have on the existing designation or heritage order.

2.2 DEFINITIONS

ACCESS	means that 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.
ACCESSORY BUILDING	in relation to any site means any detached building the use of which is incidental to the principal building, use or activity on that 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, provided that any garage or car-port which is attached to or a part of any building shall be deemed to be an accessory building.
ACT	means the Resource Management Act 1991.
ACCESSWAY	means any passage way, laid out or constructed by the authority of the council or the Minister of Works and Development, [or on or after the 1st day of April 1988, the Minister of Lands] 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.
ADJOINING	land shall be deemed to be adjoining other land, notwithstanding that it is separated from the other land only by a road, railway, drain, water race, river or stream.
AIRCRAFT	means any machine that can derive support in the atmosphere from the reactions of the air otherwise than by reactions of the air against the surface of the earth.
AERODROME	means any defined area of land or water intended or designed to be used whether wholly or partly for the landing, departure, movement or servicing of aircraft.
ALL WEATHER SURFACE	means 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.
AMENITY OR AMENITY VALUES	means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.
AMENITY TREE PLANTING	means the planting of a variety of trees for amenity purposes. This definition excludes shelterbelts that exceed 2m in height.
AREAS OF SIGNIFICANT NATURE CONSERVATION VALUE	means plant and animal communities and habitats that are rare or unique, or which provide good representation of the plant communities that existed more widely in the District before vegetation clearance.
BEE KEEPING	means the keeping of bees.
BOAT	means 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, and includes any aircraft whilst such aircraft is 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.
BOUNDARY	means any boundary of the net area of a site and includes any road boundary or internal boundary. Site boundary shall have the same meaning as boundary.
- INTERNAL BOUNDARY	means any boundary of the net area of a site other than a road boundary.
- ROAD BOUNDARY	means 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 shall have the same meaning as road boundary.

BUILDING	<p>shall have the same meaning as in the Building Act 1991, but does not include:</p> <ul style="list-style-type: none"> • Fences or walls of 2m in height or less above ground level or retaining walls of 1.5m in height or less below ground level, not used for a sign or for any purpose other than as a fence, retaining wall or wall. • Structures less than 5m² in area and which are less than 2m in height above ground level. • Radio and television antennas (excluding dish antennas for receiving satellite television which are greater than 1m in diameter), less than 2m in height above ground level. • Masts and poles less than 7m in height above ground level. <p>Building includes the construction, erection, alteration, relocation or placement on a site of a building.</p>
BUILDING COVERAGE	<p>means 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"> • Pergolas. • That part of eaves and/or spouting, fire aprons or bay or box windows projecting 600mm or less horizontally from any exterior wall. • Uncovered terraces or decks which are not more than 1m above ground level. • Uncovered swimming pools no higher than 1m above ground level. • Fences, walls and retaining walls.
BUILDING LINE RESTRICTION	<p>means 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>
CAMPING GROUND	<p>means 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 2 or more families or parties (whether consisting of 1 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; and includes any area of land used as a camping ground immediately before the commencement of these regulations.</p>
CARRIAGEWAY	<p>means that portion of a road devoted particularly to the use of motor vehicles.</p>
COASTAL FLOOD AND EROSION PROTECTION WORK	<p>means works, structures or planting for the protection of property and people from coastal erosion or inundation from the sea; and includes 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>
COMMERCIAL	<p>means involving payment, exchange or other consideration.</p>
COMMERCIAL ACTIVITY	<p>means 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, the sale of liquor and associated parking areas; but excludes recreational, community and service activities, home occupations or visitor accommodation.</p>
COMMUNITY ACTIVITY	<p>means the use of land and buildings for the primary purpose of health, welfare, care, safety, education, culture and/or spiritual well-being, but excludes recreational activities. A community activity includes schools, hospitals, resthomes, 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>
COUNCIL	<p>means 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 shall have the same meaning.</p>
COVERAGE	<p>refer building coverage.</p>

DAY CARE FACILITY	means land and/or buildings used for the care during the day other than those residing on the site. Also refer to the definition of Community Activity.
DESIGN AND APPEARANCE	in relation to buildings means the bulk and shape of the building including roof pitches, the materials of construction and the colour of exterior walls.
DEVELOPMENT	for the purpose of determining financial contributions development means development or re-development of the site and includes the construction, erection, establishment or alteration of any building, fixed plant or machinery, or any other works; but shall not include the construction or alteration of any pipeline or associated works on land that is not otherwise subject to development.
DISTRICT	means the Central Hawke's Bay District.
DUST	means all depositable and suspended particulate matter, and shall include smoke.
EARTHWORKS	<p>means the disturbance of land surfaces by excavating, placing or replacing earth, which includes soil or underlying parent material (including rock). Earthworks in this Plan include any earthworks associated with specified and listed activities in this Plan, including but not limited to Farming Activities and Forestry Activities.</p> <p>Note: Specific controls on earthworks in this Plan are found in Rule 3.6.1 (Earthwork Activities) and in Performance Standards in all zones relating to electrical safety distances. Earthworks are also a matter that Council has control over in subdivision, for instance in Rule 9.9.3.</p>
EDUCATIONAL FACILITY	means land and/or buildings used for the provisions of regular instruction or training and includes their ancillary administrative, cultural and commercial facilities. Also refer to the definition "community activity."
EMERGENCY SERVICE ACTIVITIES	means those activities and associated facilities that must respond to regular emergency call-outs and includes police, fire and ambulance services.
ERECTION OF A BUILDING	in relation to a subdivision means the completion of all framing, firewalls, fire ceilings and fire floors, and the affixing of all roof materials.
EXOTIC	in relation to trees and plants means species that are not indigenous to New Zealand.
EXPLORATION	means any activity undertaken for the purpose of identifying mineral deposits or occurrences and evaluating the feasibility of mining particular deposits or occurrences of one or more minerals; and includes any drilling, dredging, or excavations (whether surface or sub-surface) that are reasonably necessary to determine the nature and size of a mineral deposit or occurrence.
FACTORY FARMING	<p>means any production of primary produce which is carried out predominantly within buildings, or fenced outdoor areas where the stocking density precludes the maintenance of pasture or ground cover, and includes activities such as:</p> <ul style="list-style-type: none"> • poultry farming, other than free range poultry or the keeping of fewer than 12 birds; • intensive pig farming; • rabbit or fitch farming; • mushroom production for commercial purposes; • feedlots, but shall not include supplementary feed pads used as part of normal farming practice provided they are located at least 50m from a property boundary; and, • catteries and kennels for the boarding and breeding of cats and dogs for commercial purposes; <p>but excluding horticultural production within buildings.</p>
FARMING ACTIVITY	means the use of land and buildings for the primary purpose of the production of vegetative matter (including horticulture) and/or livestock, but excludes residential activity, home occupations, factory farming and forestry activity.

FLOOD PROTECTION WORK (River)	means works, structures and plantings for the protection of property and people from floods; and includes 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.
FORESTRY ACTIVITY	means the use of land primarily for the purpose of planting, tending, managing and harvesting of trees.
FORMED ROAD	means a road with a carriageway constructed to an all-weather standard with a minimum carriageway width of 3m.
FRONTAGE	means the road boundary of any site.
FULL-TIME EQUIVALENT PERSON	means the engagement of a person or persons in an activity on a site for an average of 30 hours per week.
GARAGE	is included within the meaning of Residential Unit, and means 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.
GRAVEL EXTRACTION	means the extraction of gravel, including red metal.
GROSS FLOOR AREA	<p>means the sum of the gross area of the several floors, if any, 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 shall not include:</p> <ul style="list-style-type: none"> • uncovered stairways; • floor space in terraces (open or roofed), external balconies, • breezeways or porches; • roof carparking, lift towers and machinery rooms on the roof • having a floor area of not more than 200 m²; • carparking areas; • floor space of interior balconies and mezzanines not used by the public.
GROUND LEVEL	<p>means 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, for which ground level shall mean the actual finished ground level when all works associated with the subdivision of the land were completed; and excludes 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>
GROUP VISITS	means pre-booked visits to a site by groups of people organised collectively.
HANDCRAFTS	means 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.
HAPU	means sub Tribe.
HAZARDOUS SUBSTANCE	<p>means any substance with one or more of the following intrinsic characteristics:</p> <ul style="list-style-type: none"> a <ul style="list-style-type: none"> i Explosiveness ii Flammability iii A capacity to oxidise iv Corrosiveness v Toxicity (both acute and chronic) vi Ecotoxicity, with or without bio-accumulation; or b Which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any one or more of the properties specified in paragraph a to this definition.
HAZARDOUS WASTES	means wastes of any hazardous substance(s).

HEALTH CARE FACILITY (medical)	means 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 gymnasias, weight control clinics or beauticians. Also refer to the definition "community activity."
HEAVY VEHICLE	means 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; but does not include a traction engine or vehicle designed solely or principally for the use of fire brigades in attendance at fires.
HEIGHT	<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"> • 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; and • 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.
HOME OCCUPATION	means 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, but excludes Homestay.
HOMESTAY	means the use of an occupied residential unit for visitor accommodation for commercial purposes.
HOSPITAL	means any building in which two or more persons are maintained for the purposes of receiving any medical treatment. Also refer to the definition "community activity."
INDUSTRIAL ACTIVITY	means the use of land and buildings for the primary purpose of manufacturing, fabricating, processing, packing, or associated storage of goods.
INTERNAL BOUNDARY	of a site means any boundary of the net area of a site other than a road boundary.
INTERSECTION	<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 shall be measured as follows:</p> <ul style="list-style-type: none"> • from the nearest kerb line, or formed edge, of the intersecting road; • along the subject site's frontage road boundary and shall be measured generally parallel to the centre line of the frontage road.
IWI	means Tribe.
KAINGA	means a settlement.
KAITIAKI	means guardians.
KAITIAKITANGA	means the exercise of guardianship; and, in relation to a resource, includes the ethic of stewardship based on the nature of the resource itself.
KOIWI TANGATA	means unknown Maori remains.
LAKE	shall have the same meaning as in the Resource Management Act 1991.
LANDSCAPING	means 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.
LICENSED PREMISES	means any premises, or part of any premises, in which liquor may be sold pursuant to a licence; and includes any conveyance, or part of any conveyance on which liquor may be sold pursuant to the licence, granted pursuant to the Sale of Liquor Act 1989.
LIVING AREA	means any room in a residential unit other than a room used principally as a bedroom, laundry or bathroom.
LOADING SPACE	means 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.

LOT	for the purpose of subdivision means a lot, two or more adjoining lots to be held together in the same ownership, or any balance area, shown on a subdivision consent plan, except that in the case of land being subdivided under the cross lease or company lease systems or the Unit Titles Act 1972, lot shall have the same meaning as site .
MAHINGA KAI	means a place where traditional food resources can be produced or procured.
MANA WHENUA	means customary authority exercised by an iwi or hapu in an identified area.
MANOEUVRING AREA	means that part of a site used by vehicles to move from the vehicle crossing to any parking, garage or loading space and includes all driveways and aisles, and may be part of an access strip.
MANUFACTURING OF HAZARDOUS SUBSTANCES	means any process that produces a substance that is hazardous under the United Nations Transportation of Dangerous Goods Code; and includes any process that includes the mixing of material or making a compound product that is hazardous under the United Nations Transportation of Dangerous Goods Code.
MINERAL	means a naturally occurring inorganic substance beneath or at the surface of the earth, whether or not under water and includes all metallic minerals, non metallic minerals, fuel minerals, precious stones, industrial rocks and building stones and gravel.
MINING ACTIVITY	means to take, win or extract, by whatever means, a mineral existing in its natural state in land, or a chemical substances from that mineral, for the purpose of obtaining the mineral or chemical substance; but does not include prospecting or exploration; and 'to mine' has a corresponding meaning. For the purpose of this Plan mining excludes gravel extraction.
MOTORISED CRAFT	means any boat powered by an engine.
NATURAL HAZARD	means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.
NET AREA	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.
NOISE	means, where standards for noise are specified, the sound level or maximum level measured and assessed in accordance with: <ul style="list-style-type: none"> • NZS 6801:1991 Measurement of Sound; • NZS 6802:1991 Assessment of Environmental Sound; • NZS 6805:1992 Airport Noise Management and Land Use Planning; • NZS 6807P:1994 Noise Management and Land Use Planning for Helicopter Landing Areas; • NZS 6803P:1984 The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work; as applicable, and any subsequent amendments to these standards.
PRIVATE ROAD	means any roadway, place, or arcade laid out or formed within a district on private land, whether before or after the commencement of this Part of this Act, by the owner thereof, but intended for the use of the public generally.
PRIVATE WAY	means any way or passage whatsoever over private land within a district, the right to use which is confined or intended to be confined to certain persons or classes of persons, and which is not thrown open or intended to be open to the use of the public generally; and includes any such way or passage as aforesaid which at the commencement of this Part of this Act exists within any district.

OFFICE	<p>means any of the following:</p> <ul style="list-style-type: none"> • Administrative offices where the administration of any entity, whether trading or not, and whether incorporated or not, is conducted; • 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; • Professional offices such as the offices of accountants, solicitors, architects, surveyors and engineers. <p>Also refer to the definition “community activity.”</p>
OPEN SPACE	means 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.
OUTDOOR LIVING SPACE	means 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.
OUTDOOR RECREATION ACTIVITY	means a recreation activity undertaken entirely outdoors with buildings limited to use for public shelter, toilet facilities, information and ticketing.
OUTDOOR STORAGE	means 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.
OUTDOOR SERVICE SPACE	means 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 services facilities as clotheslines, storage of rubbish bins and wood. No outdoor service space shall be occupied by an access or parking space.
PARKING AREA	means 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.
PARKING SPACE	means a space on a site available at any time for accommodating one stationary motor vehicle.
PERFORMANCE STANDARDS	for an explanation of this term, refer to Part 1.7.4.
PRINCIPAL BUILDING	means a building, buildings or part of a building accommodating the activity for which the site is primarily used.
PROSPECTING	<p>means any activity undertaken for the purpose of identifying land likely to contain exploitable mineral deposits or occurrences; and includes:</p> <ul style="list-style-type: none"> • geological, geochemical, and geophysical surveys; • the taking of samples by hand or hand held methods; and, • aerial surveys.
PUBLIC PLACE	means every 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, Transit New Zealand or the Department of Conservation or the Crown.
RECESSION LINES	<p>means 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 shall protrude through or above the building envelope constructed by the recession lines except the following:</p> <ul style="list-style-type: none"> • Chimneys, ventilation shafts, roof water tanks, lift and stair shafts and spires, poles and masts meet the definition of height and building requirement heights for any zone, provided the maximum dimension thereof measured parallel to the boundary under consideration shall not exceed 3m; and • In Residential or 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.

RECREATIONAL ACTIVITY	means the use of land and/or buildings for the primary purpose of recreation and/or entertainment. It includes the sale of food and beverage for consumption on the site provided it is ancillary to the recreational activity. Recreational activities includes sport clubs, art, craft and hobby clubs (i.e. painting, pottery, bridge, chess, photography clubs), aerodromes, and outdoor recreation pursuits, but excludes any recreational activity within the meaning of residential activity.
RELOCATABLE BUILDING DEPOT	means a depot that stores relocatable buildings.
RELOCATION	in relation to a building, means the removal and resiting of any building from any site to another site. This definition does not apply to a new building that is being built off-site for the express purpose of being located to the subject site.
RESERVE	means any land set apart for any public purpose; for full definition see the Reserves Act 1977.
RESIDENTIAL UNIT	means a residential activity which consists of a single self contained household unit, whether of one or more persons, and includes accessory buildings and a family flat. Where more than one kitchen and/or laundry facility is provided on the site, there shall 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 developments.
RESIDENTIAL ACTIVITY	means the use of land and buildings by people for the purpose of permanent living accommodation, including all associated accessory buildings, recreational activities and the keeping of domestic livestock. For the purposes of this definition, residential activity shall include holiday homes, emergency, refuge accommodation and Papakainga but excludes visitor accommodation.
RESTAURANT	means 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 which a licence has been granted pursuant to the Sale of Liquor Act 1989.
REST HOME	means any premises where 3 or more persons who are in residence, being any premises that are managed principally for aged persons, and not being a hospital or premises where any person receives long-term nursing care. Also refer to the definition "community activity."
RETAIL SALES /RETAIL/RETAILING	means 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 excludes recreational activities.
RIGHT OF WAY	means 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.
RIVER	means a continually or intermittently flowing body of fresh water; and includes a stream and modified water course; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal).

ROAD	<p>means the whole of any land which is within a district, and which -</p> <p>(a) Immediately before the commencement of the Local Government Amendment Act 1978 (No. 43) was a road or street or public highway; or</p> <p>(b) Immediately before the inclusion of any area in the district was a public highway within that area; or</p> <p>(c) Is laid out by the council as a road or street after the commencement of the Local Government Amendment Act 1978 (No. 43); or</p> <p>(d) Is vested in the council for the purpose of a road as shown on a deposited survey plan; or</p> <p>(e) Is vested in the council as a road to street pursuant to any other enactment; -</p> <p>and includes -</p> <p>(f) Except where elsewhere provided in Part XXI of the Local Government Act 1974, any access way or service lane which before the commencement of the Local Government Amendment Act 1978 (No. 43) 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]:</p> <p>(g) 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; -</p> <p>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.</p>
ROAD BOUNDARY	means 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 shall have the same meaning as road boundary.
ROOPU KAITIAKI	means Guardian Group.
SALES YARDS	means the use of land primarily for the selling of livestock, either through auction or other means.
SCHOOL	refer Educational facility or Community Activity.
SENIOR CITIZENS HOUSING UNIT	means one of a group of residential units developed solely for the accommodation of elderly persons, and where not owned by the Crown or a local authority, is encumbered by a bond or other appropriate legal instrument which ensures that the use of the unit is limited to elderly persons.
SERVICE	<p>for the purposes of financial contributions means:</p> <ul style="list-style-type: none"> • Any water supply system • Any stormwater collection and disposal system • Any sewage collection, treatment and disposal system • Any trade waste collection and disposal system • Any works to avoid, remedy or mitigate natural hazards • Any landscaping, including planting of vegetation • Any provisions of access to land in the subdivision (including roads, cycleways, pedestrian accessways, service lanes, private access, street lighting and associated works) <p>and in each case includes any necessary or incidental works</p> <p>and "services" has a corresponding meaning.</p>
SERVICE ACTIVITY	means the use of land and buildings for the primary purpose of the transport, storage, maintenance or repair of goods and includes aerodromes but excludes relocatable building depots.
SERVICE LANE	means any lane laid out or constructed whether by the authority of the Council or the Minister of Works and Development [or, on or after the 1st day of April 1988, the Minister of Lands] for the purpose of providing the public with a side or rear access for vehicular traffic to any land.

SERVICE STATION	<p>means 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"> • the sale of kerosene, alcohol based fuels, lubricating oils, tyres, batteries, vehicle spare parts and other accessories normally associated with motor vehicles; • 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 shall not include panel beating, spray painting and heavy engineering such as engine reboring and crankshaft grinding; • inspection and/or certification of vehicles; • mechanical washing and cleaning of motor vehicles; • the sale of other merchandise where this is an ancillary activity to the main use of the site.
SETBACK	<p>means the distance between a building and the 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.</p>
SHELTER BELT	<p>means a continuous line of trees or a hedge along all or part of a property boundary which has been planted for shelter purposes.</p>
SIGN	<p>means 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.</p>

SITE	<p>means</p> <ol style="list-style-type: none"> 1 an area of land which is: <ol style="list-style-type: none"> i comprised in a single lot or other legally defined parcel of land and held in a single certificate of title; or ii comprised in a single lot or legally defined parcel of land for which a separate certificate of title could be issued without further consent of the Council; being in any case the smaller land area of i or ii; or 2 an area of land which is comprised in two or more adjoining lots or other legally defined parcels of land, held together in one certificate of title in such a way that the lots/parcels cannot be dealt with separately without the prior consent of the Council; or 3 an area of land which is comprised in two or more adjoining certificates of title where such titles are: <ol style="list-style-type: none"> i subject to a condition imposed under Section 37 of the Building Act or Section 643 of the Local Government Act 1974; or ii held together in such a way that they cannot be dealt with separately without the prior consent of the Council; or 4 in the case of land not subject to the Land Transfer Act, the whole parcel of land last acquired under one instrument of conveyance; <p>except that:</p> <ol style="list-style-type: none"> i in the case of land subdivided under the cross lease or company lease systems (other than strata titles), site shall mean an area of land containing: <ol style="list-style-type: none"> a a building or buildings for residential or business purposes with any accessory building(s), plus any land exclusively restricted to the users of that/those building(s); or b a remaining share or shares in the fee simple creating a vacant part(s) of the whole for future cross lease or company lease purposes; and ii in the case of land subdivided under Unit Titles Act 1972 (other than strata titles), site shall mean an area of land containing a principal unit or proposed unit on a unit plan together with its accessory units; and iii in the case of strata titles, site shall mean the underlying certificate of title of the entire land containing the strata titles, immediately prior to subdivision. <p>In addition to the above:</p> <ol style="list-style-type: none"> a A site includes the airspace above the land. b If any site is crossed by a zone boundary under this Plan, the site is deemed to be divided into two or more sites by that zone boundary. c Where a site is situated partly within the District and partly in an adjoining District, then the part situated in the District shall be deemed to be one site.
SITE - FRONT	means a site having one or more frontages to a road or private road, at least one such frontage to be not less than 6m.
SITE - REAR	means a site which is situated generally to the rear of another site, both sites having access to the same road or private road, and includes sites which have no frontage to a road or private road of 6m or more.
SOLID WASTE	means 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.
STEP-IN PLAN	means 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 or units a minimum specified distance measured at right angles to the long axis of the building or block or line of units.
TAONGA	means treasures.
TEMPORARY MILITARY TRAINING ACTIVITY	means a temporary activity undertaken for Defence Purposes. Defence Purposes are those in accordance with the Defence Act 1990.
TIKANGA	means a custom.

TINO RANGATIRATANGA	means that the right of Maori to define for themselves how things should be.
TRADE WASTE	means 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.
TRAFFIC SIGNS	means any sign permitted as per the Land Transport Safety Authority/Transit New Zealand standards <u>Manual for Traffic Signs and Markings, Parts I and II</u> and subsequent amendments.
TRAVELLERS ACCOMMODATION	see Visitor Accommodation.
UTILITY	<p>means:</p> <ul style="list-style-type: none"> a lines and necessary incidental structures and equipment for the transmission and distribution of electricity; b pipes and necessary incidental structures and equipment for transmitting and distributing gas; c storage facilities, pipes and structures and equipment necessary for the supply, drainage and treatment of water or sewage; d water and irrigation races, drains, channels, pipes and necessary incidental structures and equipment; e structures, facilities, plant and equipment for the treatment of water; f devices such as dishes, antennas, wires, cables, casing, tunnels, and associated equipment and support structures and equipment shelters, such as towers, masts and poles, and equipment buildings and telephone boxes, used for the transmitting, emission or receiving of telecommunications and radiocommunications; g structures, facilities, plant, equipment and associated works for monitoring and observation of weather and natural hazards; h structures, facilities, plant, equipment and associated works for the protection of the community from natural hazards; i structures, facilities, plant and equipment necessary for navigation by water or air; j wells, structures, plant and equipment necessary for the exploration and production of petroleum oil and gas, including pipes and necessary incidental structures and equipment for transporting oil and gas away for refining. <p>Utility does not include structures or facilities used for electricity generation.</p>
VEHICLE ACCESS LEG	in relation to a rear lot or rear site, means the strip of land, which is included in the ownership of that lot or site, and which provides the legal, physical access from the frontage legal road to the net area of the lot or site.
VEHICLE ACCESS LOT	means 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.
VEHICLE CROSSING	means 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.
VEHICLE ORIENTATED COMMERCIAL ACTIVITIES	means any service station, truck stop, coach park, supermarket, shopping centre, drive-in retail outlet, rural selling place, visitor accommodation, recreation and entertainment activity.
VISITOR ACCOMMODATION	means 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. Visitor accommodation may include some centralised services or facilities, such as food preparation, dining and sanitary facilities, conference, bar and recreation facilities. Visitor accommodation includes such accommodation as camping grounds, hotels, motels, boarding houses, guest houses, backpackers accommodation, bunkhouses, tourist houses and lodges.
WAAHI TAONGA	means a treasured place/valued possession.
WAAHI TAPU	means a sacred place.

WASTE	means 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 and which includes all unwanted and economically unusable by-products at any given place and time, and any other matter which may be discharged, accidentally or otherwise, to the environment.
WATER	means water in all its physical forms whether flowing or not and whether over or under the ground, includes fresh water, coastal water, and geothermal water, but does not include water in any form while in any pipe, tank, or cistern.
WATERBODY	means fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, that is not located within the coastal marine area.
WETLAND	includes permanently or intermittently wet areas, shallow water and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions.
WHAKAPAPA	means genealogy.
WHENUA	means land.

3 ISSUES, OBJECTIVES AND POLICIES THAT APPLY TO THE WHOLE DISTRICT

3.1 TANGATA WHENUA VALUES

3.1.1 INTRODUCTION

Statement of Tangata Whenua Identity with Central Hawke's Bay District

Ko Ranginui te Ure Tarewa
Ko Papatuanuku te Whare Tangata
Ka puta mai te Ira Tangata
Nga Kaitiaki mo te mauri o nga rawa whenua
Nga tihi maunga - Oneone tapu
Parae - Mania - Onepu - Akau
Moana waipu Paerangi
Oranga Tinana Oranga Wairua
Tihei Mauri Ora!

Treaty of Waitangi

The Treaty of Waitangi guarantees Maori retain Tino Rangatiratanga. Tino Rangatiratanga is the mana which has been handed down through the Creator to Ranginui (Sky Father) and Papatuanuku (Mother Earth) to the ancestors. The ancestors have passed this mana on to the living descendants through the protection of genealogy and land so that in turn there is also a guarantee of the same protection for the children and grandchildren. Hence, the relationship with Papatuanuku, Mother Earth, and the land is one of Kaitiakitanga, i.e. a protector/caretaker role.

In relation to the District Plan, the principles of partnership, protection and participation are very significant. An integral aspect of partnership is the Council's obligation to consult with local hapu to achieve an ongoing working relationship between local government and the Tangata Whenua.

The Council must also take into account the Treaty principle of active protection of local hapu in the use of their traditional resources. The Council therefore recognises the hapu's mana to be Kaitiaki over its whenua in Tamatea.

The principle of participation will be reflected by Tangata Whenua involvement in decision making and policy making regarding the natural resource and other taonga important to them.

Ongoing information sharing between the Tangata Whenua and Council representatives will ensure the principles of the Treaty of Waitangi are clarified and given the recognition they require under the Resource Management Act.

Resource Management Act 1991

The Resource Management Act contains specific obligations in relation to the Treaty of Waitangi and Maori interests. The Act identifies, as a matter of national importance, the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, mahinga kai and other taonga. Because the Council recognises the local hapu's Kaitiakitanga over its whenua in Tamatea, Council is giving effect to the principle of partnership and this is in accordance with the Resource Management Act. The Act also states that the principles of the Treaty of Waitangi must be taken into account when managing the use, development and protection of natural and physical resources. Consultation by the Council with Tangata Whenua in the preparation of the District Plan is also required by the Act.

Areas of Concern to Tangata Whenua

Areas of concern to Tangata Whenua have been identified in consultation with Tangata Whenua as:

- effective protection and maintenance of those natural and physical resources of importance, such as coastal and inland waterways, areas of indigenous vegetation.
- protection of traditional food gathering sites (mahinga kai) from any use or development which may threaten the sustainability and natural characteristics of these areas.
- effective protection and, where necessary, restoration of continued public access to mahinga kai.
- effective protection of culturally significant sites and areas, such as burial sites, occupancy sites.
- recognition of the right of Tangata Whenua to be involved in all aspects of natural and resource management in the District, including ongoing involvement beyond the District Plan preparation process.
- recognition of traditional Tangata Whenua place names within the District.

Many of the issues identified in relation to Tangata Whenua overlap with general concerns regarding the quality of the environment, especially in relation to water quality and public access to waterways. These concerns show that there is much common ground shared between Maori and many non-Maori in the District. Where issues overlap and do not relate solely to Tangata Whenua interests they will be dealt with in the appropriate sections of the District Plan.

3.1.2 Objectives

1. **Recognition of a partnership between the Council and the Tangata Whenua in the management of the District's natural and physical resources.**
2. **Recognition of the importance of the relationship of the Tangata Whenua, their culture and traditions, with their ancestral lands, waters and sites, in the management of these resources within the District.**

3.1.3 Policies

1. *To develop a system of on-going consultation with the Tangata Whenua regarding all resource management responsibilities of the Council which are of interest to the Tangata Whenua.*
2. *To enable Tangata Whenua involvement in decision-making regarding resource management issues within the District through appropriate representation on the Council.*
3. *To promote, through education and information, public awareness of Tangata Whenua interests and concerns within the District.*
4. *To identify those areas where there was traditional and customary Maori 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.*
5. *To implement procedures in conjunction with the Tangata Whenua when any burial sites or Maori artifacts are unearthed or disturbed; where there is not an agreed procedure between Tangata Whenua and the resource user.*
6. *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.*

7. *To discourage inappropriate development in areas identified as having rare, endangered, or vulnerable species of plants or animals of national significance, or indigenous plant or animal communities that are of significance to the nation*
8. *To control earthworks so as to avoid, remedy or mitigate any adverse effects on the waahi tapu and other taonga.*
9. *To encourage land uses being carried out in a manner that avoids, remedies or mitigates adverse effects on the quality of water within the District.*
10. *To give recognition to traditional Tangata Whenua place names within the District.*

3.1.4 Explanation and Reasons

The Resource Management Act contains specific obligations in relation to the Treaty of Waitangi and Maori interests, which require the Council to recognise the Treaty of Waitangi partnership between the Council and the Tangata Whenua and to recognise the relationship of the Tangata Whenua with the District's natural resources. An explanation of these relationships in the District Plan will aid general understanding with the District, which can be further enhanced through ongoing information and education.

Consultation procedures can be developed between the Council and the appropriate runanga to ensure that hapu values are recognised and provided for appropriately as policies are being developed relating to natural and physical resources. Through the use of continuing dialogue between hapu and the Council, a system of consultation will be achieved that meets the needs of both partners.

Through information in the District Plan and consultation procedures, the protection of waahi tapu can be achieved. The approximate site of known waahi tapu can be registered in the District Plan and provide an early warning system to the Council and landowners. Council or landowners should be aware of the appropriate procedures to follow in the event of for example the unearthing or discovery of burial sites.

Mahinga kai was an essential element of survival for the early Maori, who survived on resources that were entirely indigenous. Modification and restricted access to this resource over time has occurred. The current health of this resource can be measured by the range of stocks of native biota that exist.

The recognition and retention of traditional Tangata Whenua place names is an ongoing recognition of the District's heritage and the relationship of Tangata Whenua with the resources, lands and places of the District. Inappropriate use of Maori place names can be offensive to the values and importance of places recorded through Tangata Whenua names.

The use and management of the land resource has a direct influence on the quantity and quality of the waterbodies in the District. The management of the riparian margins and catchments will require the maintenance and enhancement of undisturbed vegetation to act as purifiers 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 ensure the well being of the person".

Earthworks will be controlled in order to facilitate the protection of waahi tapu and other taonga in the District. These controls apply to the sites of 'Cultural Significance to Tangata Whenua' listed in Appendix C to the District Plan. The Council will initiate a programme that ensures all the sites in Appendix C are accurately identified.

The Council recognises that the long-term protection of sites or areas of 'Cultural Significance to Tangata Whenua' will involve a range of methods acceptable to the Tangata Whenua, landowners, and the wider community. The Council will investigate with the Tangata Whenua and interested parties, the best long-term methods to protect the sites listed in Appendix C. These methods, for example, may involve assistance to landowners to protect sites. In addition, the Council recognises that other sites, or areas, of special significance to the Tangata Whenua may yet need to be identified in the District Plan.

3.2 HERITAGE VALUES

3.2.1 INTRODUCTION

Many places, buildings, features and trees have cultural, historic, spiritual, scientific or other special interest to residents, both Maori and non-Maori, and to visitors to these areas. These include archaeological sites, historic buildings, notable trees and waahi tapu (sacred places) of special significance to the Tangata Whenua.

Resources of heritage value contribute to the present and future environment in many ways:

- a sense of place, identity and continuity;
- a pleasant environment for people's activities;
- a record of human activity maintaining a link with the District's history as it develops;
- contribution to the character of an area;
- basis for community well-being and understanding;
- interest for visitors and associated economic opportunities;
- in the case of trees, grandeur and visual amenity, contributing to community health and well-being.

The heritage inventory contained in Appendix B lists those items and trees which have been recognised to date. These resources will always be in a state of flux as new items are identified and development occurs.

3.2.2 ISSUE - Protection of Heritage Resources

Heritage values need to be maintained or enhanced for future generations.

Explanation

The people of the District and the Council want to see historic and special places and buildings maintained or enhanced so that residents, visitors and future generations can enjoy them. Much of the District's heritage is in private ownership and therefore a balance is required between the desire of owners to alter their properties and community interest in retaining and preserving its heritage.

3.2.2.1 Objective

The conservation and enhancement of the heritage values, including historic places and areas, waahi tapu sites and areas, archaeological sites and notable trees, in order to preserve the character and history of the District.

3.2.2.2 Policies

1. *To use the District Plan as a means of identifying and drawing to public attention important heritage buildings, objects, places and sites, in consultation with the Historic Places Trust, Historical Societies within the District, and the local community.*
2. *To ensure that, through the implementation of appropriate procedures within the Council's administration, all development and building proposals in the vicinity of recorded waahi tapu and archaeological sites are notified to the Tangata Whenua and to the Historic Places Trust, in accordance with the Historic Places Act, in order to enable the implementation of the archaeological authority provisions of that Act.*

3. *To encourage public participation in the identification and protection of heritage values through education and increased public awareness.*
4. *To encourage the use of protected buildings appropriate to their heritage values.*
5. *To encourage the practice of planting trees on public land and protect notable trees identified on Council land from unnecessary interference or destruction.*

3.2.2.3 Implementation Methods

To achieve policies 1 - 5 through:

1. including an inventory of heritage items in the District Plan;
2. consultation with owners and occupiers of properties where additional heritage buildings, objects, places, sites (including recorded waahi tapu and archaeological sites), and notable trees are identified;
3. continuing to liaise with the Historic Places Trust, local historical societies and Tangata Whenua to promote public awareness of the importance of heritage values;
4. informing the Historic Places Trust, local historical societies, or the Tangata Whenua when an alteration or destruction of an heritage item may occur; and
5. continuing to plant and maintain trees, including trees of substantial size, on public reserves, roads and other public land.

3.2.2.4 Explanation and Reasons

Council is obliged to recognise and protect heritage values. The Plan identifies certain buildings, groups of buildings, objects, places and trees on Council land as being significant. Such items are listed in the "Schedule of Heritage Items or Notable Trees" (Appendix B) and are identified on the Planning Maps. They have been listed for a number of reasons, including:

- historical and social significance;
- cultural and spiritual significance to Tangata Whenua;
- architectural significance;
- group significance;
- landmark significance;
- technological significance.

Council has an accepted role in identifying and facilitating a level of protection for heritage values. Council will ensure that negotiations take place before any historic item is altered or destroyed. The Council will promote the understanding of the District's heritage resources. The same process shall apply to any notable trees identified on Council land.

Archaeological sites are protected under Part I of the Historic Places Act 1993. Any modification or destruction of a site can only be undertaken with the New Zealand Historic Places Trust's permission. The Planning Maps show archaeological sites that are listed in the NZ Archaeological Association's register, most of which are middens and terraces (refer also to Appendix F). Upon receiving notification for any work that might affect these sites, the Council will inform where relevant the New Zealand Historic Places Trust, Department of Conservation, and Tangata Whenua.

A large number of these archaeological sites are also of particular cultural significance to Tangata Whenua. Refer to Sections 3.1, 3.6 and Appendix C of the Plan.

3.2.3 ENVIRONMENTAL RESULTS ANTICIPATED

- The conservation of a representative range of resources of heritage and cultural values important to present and future generations of the District's residents and visitors.
- The productive use of heritage buildings and sites.
- Maintenance and enhancement of heritage items to enable their continued use and enjoyment, whilst not detracting from their heritage values.

3.3 OPEN SPACE AND RECREATION

3.3.1 INTRODUCTION

Definition of Recreation

Recreation encompasses those activities freely chosen by an individual, which give that person enjoyment, satisfaction and a sense of well-being. Recreational activities can be described as "active", such as jogging or cycling, or "passive", such as picnicking, nature watching or viewing the landscape.

Recreational Activities within the District

Central Hawke's Bay District's range of recreational opportunities are derived from the natural environment, resources set aside for public enjoyment, and the efforts of private groups and individuals.

The natural environment provides a range of land and water based recreational activities such as tramping, hunting, camping, picnicking, scenic driving, fishing, jetboating, canoeing, water-skiing, diving, swimming and sailing.

There is a range of public recreational and community facilities, such as libraries, swimming pools, halls, sports fields, playgrounds or domains. Privately owned areas also add to the recreational opportunities available in the District.

Ownership and Management

Three main statutes relate to the provision and management of public open space and recreation areas - the Resource Management Act, the Reserves Act and the Conservation Act. The Resource Management Act makes the Council responsible for managing land and the surface of waters in a way so that recreational and leisure needs are met without adversely affecting the environment.

The Reserves Act covers scenic, recreation, nature, historic, scientific, government or local purpose reserves and specifies the purpose for each class of reserve.

The Conservation Act is administered by the Department of Conservation and applies to all land held by the Crown for conservation purposes, including conservation parks, wilderness areas, marginal strips and stewardship areas. The Department is required by the Conservation Act to manage the lands held under this Act for the purpose of preserving and protecting natural and historical resources, in order to maintain their intrinsic values, provide for their appreciation and recreational enjoyment by the public, and safeguard the options of future generations.

3.3.2 ISSUE - Open Space and Recreational Opportunities

Availability, distribution and maintenance of land and facilities, to enable people to meet their recreational needs.

Explanation

Facilities for open space and recreation should be available to satisfy the needs of the District's population. Not all of this will be provided by the Council. The Council has traditionally been responsible for the provision of land within settlements for open space and recreation, including small neighbourhood parks, sportsfields; indoor facilities and walkways. Some special areas that need to be in public ownership to protect their particular values, such as the picnic areas adjacent to rivers.

3.3.2.1 Objective

Recreation areas that are accessible, equitably distributed, appropriately located, and adequately maintained to meet the needs of residents and visitors, while avoiding, remedying or mitigating any adverse effects.

3.3.2.2 Policies

1. *To facilitate and maintain the development of a wide variety of open spaces and recreation facilities, ranging from indoor facilities to reserves, in locations that are convenient and accessible for the anticipated users.*
2. *To enhance public access along the coast and to the margins rivers and lakes identified as having significant recreational values through the taking and maintaining of esplanade reserves and strips, and the creation of esplanade reserves and strips, on subdivision, and the provision of incentives, including in some circumstances the public acquisition of land.*
3. *To recognise privately owned open spaces and recreational facilities in the District.*
4. *To recognise and avoid conflicts between different types of recreational activities, whilst at the same time encouraging multiple use of public open space and recreational areas wherever possible and practicable.*
5. *To take into account public safety where a number of commercial and private recreational activities occurring within close proximity to each other.*
6. *To ensure that buildings associated with activities on public recreational areas are established in a way that avoids or mitigates adverse effects on neighbouring properties.*
7. *To ensure that noise and lighting from activities on public recreational areas is appropriate to the level of amenity anticipated in the surrounding environment.*
8. *To use procedures and management plans under the Reserves Act and to encourage the Department of Conservation to use procedures under their appropriate empowering legislation, to manage the layout, design and allocation of activities on publicly-owned open space and recreation areas.*

3.3.2.3 Implementation Methods

To achieve policies 1-8 through;

1. continuing to provide for a range of appropriate open space and recreational areas and facilities within the District;
2. taking esplanade reserves and strips on subdivision, and the use of incentives, to secure land along the coast and along the margins of rivers and lakes identified as having important recreational values; (Incentives may include legal and survey costs for covenanting, fencing costs, or purchase of land)
3. involving the community in decisions regarding the siting, use and design of open space and recreation areas; and,
4. designating Council reserves under the Plan to enable the continued recognition and function of the sites for recreational and open space purposes.

3.3.2.4 Explanation and Reasons

The District is well provided with public open space and recreation areas. Most of the District contains large domains, picnic areas and active sports areas. The Council has set aside finance to improve access to the margins of rivers and lakes identified in the District as having important recreational values. Council will also take esplanade reserves or strips on subdivision in these areas, and along the coast as shown on planning maps 45-48.

Most of Waipukurau and Waipawa are within walking distance of public open space and recreation sites, including schools. The emphasis is on the maintenance of existing recreational facilities unless there is evidence of a need for purchase of additional land for neighbourhood reserves.

These policies acknowledge the potential adverse effects of recreational activities and form the basis for performance standards in the Plan. In the Residential Zone any large-scale buildings for recreational activities will require resource consent.

Public reserves are designated to ensure these areas will be available for the future use of residents and visitors. General recreation activity is provided for in residential areas and outdoor recreation is provided for in rural areas. Most public recreation and open space areas are controlled by other legislation such as the Reserves Act. To avoid duplication of procedures the District Plan limits control of adverse effects beyond the boundaries of the public area itself.

3.3.3 ISSUE - Surface of Waters

Activities on the surface of lakes and rivers can have adverse effects on the amenity of the surrounding environment and the quality and enjoyment of recreational activities.

Explanation

Many lakes and rivers in the District support birdlife and fisheries, which are important for recreational pursuits. The Council recognises there has been conflict in the past between motor boats and other forms of recreation, such as fishing. Motor boats also have a potential to adversely affect birdlife and the fisheries.

3.3.3.1 Objective

Activities on the District's lakes and rivers undertaken in a manner that avoids or mitigates conflict between recreational activities and general amenity values.

3.3.3.2 Policies

1. *To enable residents and visitors to the District to have access to a range of recreation experiences on the lakes and rivers, based on the identified characteristics of each waterbody.*
2. *To control motorised craft in order to avoid conflict between them and other passive recreation users, in particular recreational fisherman, and to avoid or mitigate adverse effects on birdlife and the fishery.*

3.3.3.3 Implementation Methods

To achieve policies 1 and 2 through:

1. continuing to support the application and enforcement of the Water Recreation Regulations 1979 for those waterbodies that have been gazetted in the District; and,

2. Introduction of rules to allow motorised craft on part of the Tukituki River above a specified flow rate.

3.3.3.4 Explanation and Reasons

The Tukituki River below the confluence with the Waipawa River is used for fishing or swimming and, on occasions, for motor boating. Above the confluence, the tributaries are increasingly important for fishing and as trout spawning habitat but less suitable for motor boating because the tributaries are very small.

The Council considers that motorised craft should be restricted to the Tukituki River below the confluence with the Waipawa River providing the river exceeds a flow rate of 25 cumecs (m³/s). At this flow rate the potential for conflict between motor boats and other recreational users is avoided or mitigated, and the potential for adverse effects on the fishery and birdlife from motor boats is also avoided or mitigated. Navigational safety issues are the jurisdiction of the Maritime Safety Authority.

3.3.4 ENVIRONMENTAL RESULTS ANTICIPATED

- Diversity in the type and size of open spaces and recreational facilities throughout the District, to produce the following outcomes:
 - provision of a wide range of recreational opportunities in recognition of the diversity of community recreational needs at local, District and regional levels;
 - provision and development of additional public open spaces and recreation areas where there is significant growth and development in the District;
 - open spaces and recreational facilities that are convenient and accessible to users.
- Gradual enhancement of public access to the District's major rivers where there are significant recreational values.
- Recreation activities undertaken and recreation buildings and facilities constructed in a manner which does not adversely affect the ecological, landscape or cultural values or general amenity of the surrounding environment, or reduce the recreational opportunities or experience of other recreational users.
- Cooperation between the Central Hawke's Bay District Council and the Hawke's Bay Regional Council to ensure that this anticipated environmental result is achieved in an efficient manner without duplication of work efforts by either council.

3.4 NATURAL HAZARDS

3.4.1 ISSUE - Threat to People and Property

Natural hazards, particularly flooding and earthquakes, are a potential threat to people and property within the District.

Explanation

Communities are at risk from a variety of natural hazards. When assessing the "risk" of natural hazards, two aspects are considered. Firstly, the nature of the hazard. For example, an earthquake may occur infrequently but cause widespread damage; whereas, a river flood may be frequent but cause damage to a localised area. Secondly, the vulnerability of the community to a particular hazard. For example, intensive development in a floodable area increases the vulnerability of the community to a flood.

The communities in Central Hawke's Bay are at most risk from earthquakes or flooding. Other natural hazards include erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought and fire. There is also a potential for erosion and/or inundation from high seas or from a tsunami along the coast.

3.4.1.1 Objective

Avoid loss of life, and minimise damage to assets or infrastructure, or disruption to the community of the District, from natural hazards.

3.4.1.2 Policies

1. *To advise and inform the community of the potential risk of natural hazards.*
2. *To monitor in association with the Regional Council the degree to which the long term trends in land use practices and patterns, and natural processes that may increase the vulnerability of communities to natural hazards.*
3. *To ensure buildings are constructed appropriately to avoid or mitigate the risks associated with flooding, earthquake and fire, and hazards at the coast.*
4. *To ensure that through the consent process any proposed developments have an adequate assessment completed to identify any natural hazards and the methods used to avoid or mitigate a hazard risk.*
5. *To require the Council's consent for subdivision within any area identified in the Plan as being at risk from a natural hazard including the coast and to require a landuse consent for buildings located near faultlines identified in the Plan, so as to minimise the likelihood of damage to future assets.*
6. *To permit coastal protection works in areas threatened by coastal hazards, only where they are the best practicable option for the future and avoid adverse environmental effects as far as practicable.*

3.4.1.3 Implementation Methods

To achieve policies 1 - 5 through:

1. the provision of rules on subdivision to control development on or near faultlines and in areas at risk from flooding, coastal erosion, and inundation from the sea;
2. 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 Regional Council, ensuring that emergency response procedures are in place to mitigate the effects of a natural hazard;
3. collecting information during the resource or building consent process, and any other information obtained through research, is included on the Council's natural hazards register;
4. liaising with the Hawke's Bay Regional Council so that a co-ordinated monitoring approach measures long term trends in land use practices and patterns and how this may increase the vulnerability of communities to natural hazards such as flooding, coastal erosion and inundation from the sea, fire, tsunami, and earthquakes; and,
5. ensuring Council staff take adequate consideration of appropriate earthquake and fire hazard standards during the building consent process.

3.4.1.4 Explanation and Reasons

To minimise loss of life, damage to assets and disruption to the community, on-going research will be required 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 findings. A natural hazards register is continually updated informing the community of the known hazard potentials of a given area. This is used both in the consent processes under the Resource Management Act 1991 and the Building Act 1991.

A co-ordinated approach with the Regional Council is needed to monitor how the long term trends in land use practices and patterns may increase the vulnerability of communities to natural hazards. Emergency response plans need to be refined to help the community in times of a disaster.

The Plan does not control building construction in areas vulnerable to flooding, erosion, earthquakes and fire unless the building is located over a faultline. The Building Act 1991 addresses such matters. However, subdivision is controlled by the Plan generally and conditions may be imposed on a subdivision consent to avoid, remedy or mitigate any potential adverse effects from known natural hazards.

River Flooding

The Hawke's Bay Regional Council has identified areas that may be at risk from flooding as shown on the Planning Maps. The Regional Council is continuing investigations to determine the degree and extent of flood risk to land in the District. It is accepted that the risk of flooding in the areas identified would vary depending on factors such as stopbank failure and the topography of downstream land. These details would need to be further examined by an applicant seeking to subdivide.

There is an area in Waipukurau that is subject to stormwater flooding after heavy rain and is shown on Planning Maps 31 and 34. Buildings altered or constructed in this area are recommended to meet minimum floor levels set out in the Building Act 1991. Detailed information is available from the Council.

Stopbanks within the Ruataniwha Plains are built to withstand floods with a 1% annual exceedance probability. Other flood mitigation measures are concerned with localised flooding or ponding and are built according to the standard necessary.

Faultlines

The Institute of Geological and Nuclear Sciences has identified 22 known active faults in the Hawke's Bay Region that are capable of producing very strong earthquakes. Five of these known faults, including the Waipukurau-Poukawa fault, are capable of producing levels of earthquake shaking similar to the Napier earthquake of 1931. The Planning Maps identify the known active faults.

Coastal Hazards

Coastal hazards, in particular erosion, can pose a risk to life and property. Coastal erosion occurs either slowly over time or instantaneously as the result of a storm or high seas. Engineered coastal protection works should only be undertaken when they are the best practicable option. Natural features such as beaches and dunes should be maintained or, where possible, enhanced to provide protection from coastal hazards.

3.4.2 Environmental Results Anticipated

- The collation and provision of clear information outlining the natural hazards risks to all sites with potential to be adversely affected by natural hazard occurrences in the District.
- The implementation of emergency response procedures, in conjunction with the Regional Council, whenever there is a significant risk to people and property from natural hazards in the District.
- The location of new subdivision and subsequent development away from areas at high risk from natural hazards, including hazards at the coast.
- Adverse effects on communities are minimised and loss of life avoided for any natural hazard event.
- New coastal hazard protection works are only built if they are the best practicable option providing adverse effects are avoided.
- The protection or management of dunes or other natural features as a means of avoiding or mitigating the risk of coastal erosion or inundation from the sea.

Note: Rules that apply to natural hazards are contained in Part 9 - Subdivision.

3.5 MONITORING, REVIEW AND ENFORCEMENT

3.5.1 ISSUE

Monitoring and Review

Monitoring and review are integral to the Council's responsibilities under the Resource Management Act 1991.

One of the Council's functions under Section 31(a) of the Act is to:

"...review (the) objectives, policies and methods to achieve the integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district."

This review was carried out in relation to all resource management issues prior to the preparation of this District Plan and will be carried out again prior to the next. Throughout the life of this District Plan various resource management matters need to be subject to ongoing review to assess the extent to which the integrated management of effects of land and resource use is being achieved. This may focus on particular issues or environmental effects in certain areas of the District.

Section 35 of the Act requires this Council to undertake such research or gathering of information necessary to effectively carry out its functions:

"(2) Every local authority shall monitor -
(a) the state of the whole or any part of the environment of its ... district to the extent that is appropriate to enable the local authority to effectively carry out its functions under this Act; and
(b) the suitability and effectiveness of any ... plan for its ... district; and
(c) the exercise of any functions, powers, or duties delegated or transferred to it; and
(d) the exercise of the resource consents that have effect in its ... district, as the case may be, -
and take appropriate action (having regard to the methods available under this Act) where this is shown to be necessary."

Monitoring is important for feedback which allows the Council to fulfill its responsibilities. It is the process of information collection and recording. This includes gathering information and maintaining records on resource management matters and the state of the environment, and the compliance of resource consents granted by the Council. Effective monitoring sets objectives, policies or other mechanisms that evaluates the extent to which resource management objectives and policies contained in the District Plan are being met, and whether the monitoring system is working properly.

Section 75 of the Act sets out the matters to be included in the District Plan, including a requirement to state the procedures to be used to:

- i review the provisions of the District Plan; and
- ii monitor the effectiveness of the Plan as a means of achieving its objectives and policies.

The Council has a statutory obligation to undertake a complete Review of its District Plan at least every ten years (Section 79). Monitoring procedures may indicate a need to refine the provisions of the District Plan prior to a full Review. Should the Council decide to take action on the basis of monitoring and review of the District Plan it may do so by way of a Plan Change, undertaken in accordance with the First Schedule of the Resource Management Act.

Enforcement

No person may use or subdivide land in the Central Hawke's Bay District in a manner that contravenes a rule in the District Plan, unless having existing use rights or expressly allowed by a resource consent granted by the Council.

Under Section 38 of the Resource Management Act the Council may authorise persons to carry out the functions and powers of an enforcement officer. Such officers may serve abatement notices against persons who are breaching the Act, a rule in the District Plan or a resource consent, or operating in a manner which is having an adverse effect on the environment. In relation to noise contravening Section 16 of the Act, an abatement notice may require the adoption of the best practicable option of ensuring that the emission of noise from land or water does not exceed a reasonable level. If abatement notices are not acted on, the Environment Court may issue an enforcement order requiring compliance.

The control of some environmental effects using performance standards is impractical at this point in time. Odour, dust and vibration, for example, are complex in their effect, components and measurement, and to establish effective performance standards is very difficult. However, because these effects can be of considerable annoyance and affect health, the Council must monitor these effects. The Council has available to it enforcement procedures. These procedures allow the Council to consider a situation and determine whether there is an effect of such intensity or character that it is likely to be objectionable, noxious, offensive or dangerous to the extent that it is likely to have an adverse effect on the environment.

3.5.1.1 Objective 1

A District Plan that addresses relevant issues and concerns consistent with the purpose and principles of sustainable resource management.

3.5.1.2 Policies

1. *To monitor the state of the environment against the anticipated environmental outcomes stated in the Plan, as a means of determining whether the District Plan is achieving what it is intended to.*
2. *To monitor the compliance of activities or developments with their conditions of consent.*
3. *To monitor the consistency of the District Plan with regional and national policy statements and its effectiveness in implementing the objectives and policies of those policy statements.*
4. *To respond to new resource management issues and ineffectiveness in the District Plan by way of review and possible changes to the District Plan.*
5. *To co-operate with the Regional Council, other territorial authorities and scientific organisations to achieve co-ordinated and mutually beneficial monitoring information.*
6. *To encourage larger organisations to prepare and make available to the Council environmental management strategies which may form the basis for monitoring programmes.*
7. *To undertake public consultation in monitoring and review procedures, as a means to better understanding of resource management concerns.*

3.5.1.3 Explanation and Reasons

These policies have been developed to meet the requirements of Sections 31, 35 and 75(1)(i) of the Resource Management Act. The Council's overall programme for monitoring will be set out in the Annual Plan. The Council will initiate and/or accept requests for Plan Changes where the need is demonstrated through monitoring. Cooperation between other organisations and the Council is a way of efficiently monitoring. The Council encourages public input into monitoring and review procedures.

3.5.1.4 Objective 2

Land (and water surface) uses consistent with the provisions of the District Plan and the principles of sustainable resource management.

3.5.1.5 Policies

1. *To use available powers under Part XII of the Resource Management Act to ensure that activities comply with the Act (in particular the requirement to avoid, remedy or mitigate adverse environmental effects), the District Plan and any resource consents granted.*
2. *To use enforcement powers, where appropriate, in response to adverse effects of land uses brought to the attention of the Council by both the general public and the Council's own monitoring programmes.*

3.5.1.6 Explanation and Reasons

The Council has prepared the District Plan as a means to achieving the sustainable management of natural and physical resources. To ignore persons or interests operating in a manner that contravenes the Act, the District Plan or a resource consent, the Council would jeopardise the achievement of the environmental outcomes sought in respect of the District. The monitoring programme undertaken by the Council should highlight situations in which abatement notices or enforcement orders may be required.

3.5.2 MONITORING PROCEDURES

The Council will review the District Plan to ensure it is effectively achieving its objectives and policies and, if necessary, undertake a Plan Change or a Review of the Plan. Procedures for such a review of the provisions of the District Plan will consist of:

- A. analysis of the results of the following monitoring procedures;
- B. assessment of requests for Changes to the Plan; and
- C. a 10 yearly review of the entire District Plan.

There is endless scope for gathering and analysing information. Financial constraints mean that priorities must be set. Monitoring needs to be targeted at:

- issues of most concern to the community;
- objectives and policies closely related to the ability of future generations to meet their needs and matters of national importance in Section 6;
- issues, objectives and policies which are new or altered from the transitional District Plan and where the effectiveness of methods to achieve such objectives and policies is less certain;
- environmental results which provide clear and certain indicators; and
- issues or areas where there is currently inadequate or no information.

For each Section of the District Plan a set of "environmental results anticipated" has been specified. These form the basis for the monitoring specified below for each topic area, targeted according to the above priorities.

The annual monitoring programme will be specified each year in the Annual Plan. Analysis of data will enable an assessment to determine provides information to measure progress of the Plan. Changes in funding or work priorities will influence the amount of monitoring carried out in any year.

Monitoring will be undertaken through:

1. **Council Records:** The Council is required under the Act to keep and monitor information collected through its regulatory and other responsibilities, such as resource and building consents and a complaints register. Analysis will provide information on development within the District and attitudes to any adverse effects of that development. Monitoring of compliance with resource consent conditions will assist in assessing the adequacy and appropriateness of policies and rules.
2. **Department of Statistics and Valuation New Zealand Information:** The Council will obtain updated data from these and other sources of demographic, building, agricultural and business information.
3. **Surveys:** The Council will survey the community on significant resource management issues.
4. **Annual Planning Process:** Money allocated in the Annual Plan will be used to establish a programme to monitor the environment generally (Section 35). The details of this programme are set out in this Plan. This programme will help identify new or changing issues of relevance to the District Plan, and trends affecting the state and health of the environment and land use activities.
5. **Regional Council Monitoring Programme:** The Regional Council monitors its own areas of responsibility. This is relevant to the Council's District Plan, e.g. ground and surface water quality and availability, soil erosion and soil health, vegetation cover, coastal erosion rates, flooding risks. The Regional Council's Annual Monitoring Report is an important source of information. The Council will liaise with the Regional Council regarding the monitoring information and, where appropriate, will assist financially with monitoring programmes that benefit the District.
6. **Liaison with Other Councils:** Other Districts share many of the same resource management issues as Central Hawke's Bay. The Council will liaise with other Councils and, where possible, pool resources to undertake jointly-funded monitoring and research.
7. **Scientific Organisations:** The Council will consider supporting and assisting research organisations undertaking relevant monitoring and research investigations; and will monitor the outcomes of such research.
8. **Landowners:** The most effective monitoring can often be undertaken by landholders themselves, e.g. vegetation and soil condition in the hill country. With the Regional Council, the Council will where appropriate support and assist landowner groups undertake their own monitoring and provide information regarding monitoring techniques. Organisations that own land and/or facilities may already undertake their own environmental monitoring. The Council will co-operate with these organisations where their information can be usefully integrated into the Council's own programme.

3.5.3 MONITORING OF KEY ENVIRONMENTAL RESULTS

Using the above range of monitoring procedures, the following will be the key components of the Council's long term programme to monitor and review the achievement of the Plan's objectives and policies.

Housing, Population and Subdivision

- Changes in the density and distribution of buildings, including residential activities.
- Changes in the extent of settlements and the contrast between settlements and their surrounding rural areas.
- Changes in population size and density.
- Changes in number of residential units.
- Changes in the amount of vacant land available in Residential, Township and Business zones.
- Improvements and development of public open space.
- Rate and extent of new subdivisions in all zones
- Ability to service new subdivision and development adequately and efficiently.
- Capacity of public services to accommodate additional development.

Business

- Changes in business floorspace quantity, distribution and type of businesses.
- Changes in the location of different types of business activity.
- Availability of public parking in business areas.

Rural Areas

- Changes in the location, type and scale of factory farming activities.
- Change in the nature, scale and location of farming, forestry and other land-based rural activities.
- In conjunction with the Hawke's Bay Regional Council, monitor changes in vegetation cover and the soil erosion rates in the hill country.

Nature Conservation, Heritage and Landscape Values

- In conjunction with the Department of Conservation and the Historic Places Trust, monitor changes in the level of protection afforded to sites of nature conservation, heritage and landscape values through public land acquisition, the use of covenants or agreements, or resource consent conditions, or district plan provisions.
- Changes to number and condition of remaining heritage buildings.
- Satisfaction of Tangata Whenua with procedures instituted regarding archaeological sites.

Natural Hazards

- Physical damage from any hazard events and the effectiveness of response procedures.
- In conjunction with the Hawke's Bay Regional Council, monitor changes in levels of risks from hazards due to improved protection works or property development in areas at risk, and
- Changes in knowledge and undertaking about the likelihood of the occurrence of natural hazards.

Transport

- Significant changes in traffic volumes of major routes.

Recreation and Open Space

- Increase in the number and location of reserves acquired by the Council.
- Usage of recreation facilities.
- Usage of waterways for recreational and commercial activities.

Hazardous Substances

- In conjunction with the Regional Council, the preparation and updating of an inventory of the use and manufacture of hazardous substances.
- Recording of any spillages, pollution and other incidents and effectiveness of responses to spillages, pollution and other incidents.

Signs

- Complaints received regarding adverse effects of signs.

Noise

- Assessment of noise levels in the District.
- Complaints received regarding adverse effects of noise.

Odour

- Complaints received regarding adverse effects of odour.

3.6 TANGATA WHENUA RULES

For the purposes of these rules, a site of 'Cultural Significance to Tangata Whenua' means a site that is sacred to the Tangata Whenua and includes urupa or pa sites. These sites were identified in consultation with the Maori community.

Many of these sites are defined as archaeological sites under the N.Z. Historic Places Trust Act because they are associated with Maori occupation that occurred before the 20th Century. Any person who intends to disturb an archaeological site, or accidentally unearths any archaeological material, must obtain the necessary authority from the N.Z. Historic Places Trust. This requirement is irrespective of the rules in this District Plan.

Appendix I of the District Plan lists other recorded archaeological sites for information purposes, most of which are also associated with Maori occupation that occurred before the 20th Century. These are usually middens or terraces. The N.Z. Historic Places Trust Act requirements apply to these recorded sites and any other unknown sites that a person accidentally unearths.

3.6.1 EARTHWORK ACTIVITIES

The following rules apply to sites of cultural significance to the Tangata Whenua identified in Appendix C and on the Planning Maps.

Earthworks carried out for any purpose within a site of cultural significance to the Tangata Whenua shall be a discretionary activity unless prior written permission from the Tangata Whenua for the site is obtained. A copy of the written permission shall be forwarded to the Council and will be registered on the land information property records.

Note: If any owner wants to carry out earthworks in the vicinity of a site identified on the Planning Maps, but there is uncertainty as to the precise location of the site, the Council will assist in identifying the area in question. Council staff will also assist in identifying the contact person for the local Tangata Whenua.

3.7 HERITAGE RULES

3.7.1 ACTIVITIES

- 1 Any person proposing an alteration of a heritage item identified in Appendix B to the Plan shall notify the proposal in writing to the New Zealand Historic Places Trust. A copy of the notice shall be sent to the Council.

For the purposes of this rule “alteration” is deemed to exclude minor work.

Minor work is defined as:

The minor repair of a building where minor repair means the repair of materials by patching, piecing-in, splicing and consolidating existing materials and including minor replacement of minor components such as individual bricks, cut-stone, timber sections, tiles, and slates where these have been damaged beyond reasonable repair or are missing. The replacement should be of the original or similar material, colour, texture, form and design as the original it replaces and the number of components replaced should be substantially less than existing. Also general care and maintenance of trees included in Appendix B.

- 2 Any person proposing to remove, demolish or destroy a heritage item identified in Appendix B of the Plan shall carry out the following procedure:
 - i Two months prior to any work being undertaken the person shall notify the Council in writing detailing the proposal.
 - ii Within 10 working days of receiving notification, the Council shall notify all local and central government agencies and special purpose groups which have an interest in the heritage item that is recognised to be greater than the general public.
 - iii The responsibility for initiating any changes to the proposal shall be with the individual agency or group and at the expiry of the two-month period this rule will not stop the removal, demolition, or destruction of the subject heritage item.

Note: The provisions of Part I of the Historic Places Act 1993 may apply if the site was associated with human activity that occurred before 1900 or is the site of a pre 1900 wreck.

Note: Irrespective of these provisions, a deemed Heritage Protection Authority has the power under section 189 of the Resource Management Act 1991 to seek a heritage protection order.

4 RURAL ZONE

4.1 INTRODUCTION

Central Hawke's Bay's significant natural resources are in the rural area. Water and soil resources allow for a variety of farming and forestry activities to take place. Cropping, livestock farming and horticulture predominate on the plains with livestock farming and forestry on the hill country.

The rural landscape varies considerably with geologically young coastal ranges, Ruataniwha plains formed by the Waipawa, Tuki Tuki, Tukipo and Makaretu Rivers; and the Ruahine Ranges on the western boundary of the District. A range of recreational activities in the rural area focus on the Tuki Tuki, Waipawa, and Porangahau Rivers, the Ruahine Ranges, and the coast.

Central Hawke's Bay has a range of indigenous plant communities, including mountain forests of the Ruahine Ranges, podocarp-broadleaf remnant forests on the plains and coastal ranges, and coastal wetland and dune communities.

ISSUES, OBJECTIVES AND POLICIES

4.2 ISSUE - Protecting the Rural Amenity and Quality of the Rural Environment

Rural activities unless properly managed can cause unpleasant conditions for rural residents, and adversely affect the quality of the rural environment.

Explanation

The Council supports the diversification or intensification of rural activities which enable people to provide for both their economic, social and cultural well being. To this end the Council supports a range of farming, forestry, residential, and other business activities in the rural area.

The Council is aware that diversification or intensification of farming, forestry, residential or other business activities in the rural area can result in adverse effects on amenity values. These values include scenery, ease of access, and low noise. Factory farming can be a problem because of odour from the disposal of livestock effluent. Other businesses have the potential to cause noise, dust or odour unless properly managed.

Land based gravel extraction has taken place despite the need to use gravel from some of the rivers to mitigate flood risk.

4.2.1 Objective - Rural Amenity and Quality of the Environment

A level of rural amenity which is consistent with the range of activities anticipated in the rural areas, but which does not create unpleasant conditions for the District's rural residents; or adversely affect the quality of the rural environment.

4.2.2 Policies

1. *To encourage a wide range of land uses and land management practices in the Rural Zone while maintaining rural amenity.*
2. *To require some activities to be setback from property boundaries so as to reduce the probability of neighbouring dwellings being exposed to adverse effects.*

3. *To maintain clear distinctions between the urban and rural areas through zoning and the provision of performance standards specific to the rural zone, to assist in protecting the character and quality of the surrounding rural areas.*
4. *To ensure there is a buffer between factory farming and other activities so as to avoid or mitigate adverse odour effects..*
5. *To encourage factory farming away from urban areas, so as to reduce the potential for conflict between these activities and urban activities.*
6. *To encourage the use of gravel from the rivers as a means to reduce the risk of flooding, subject to policies set out in the Hawke's Bay Regional Council's Regional Gravel Extraction Plan.*
7. *To avoid, remedy or mitigate adverse effects on the environment associated with gravel extraction outside the beds of rivers described in policy 6.*
8. *To encourage the protection of waahi tapu and other taonga by facilitating consultation between landowners and the Tangata Whenua should developments be proposed where values occur.*
9. *To obtain information on forestry development to assist planning for future roading and fire protection needs.*
10. *To require an application for a resource consent for mining activities so that adverse effects on the environment are avoided, remedied or mitigated.*
11. *To control the installation of septic tanks and other waste water treatment and disposal systems in order to mitigate potential health nuisances, odour and contamination of water.*
12. *To provide for the effective operation and development of Waipukurau Aerodrome while avoiding or mitigating adverse noise effects from the airfield operation.*

4.2.3 Implementation Methods

To achieve policies 1-12 through:

1. provision of performance standards to protect the amenity and environmental quality of the Rural Zone; and,
2. provision of noise standards for Waipukurau Aerodrome consistent with the overall approach of New Zealand Standard NZS 6805:1992, and the provision of building height restrictions adjacent to the runway for aviation safety.

4.2.4 Explanation and Reasons

The Council allows a full range of activities in rural areas providing performance standards are introduced to protect the rural and coastal environment. The scale of development will be controlled in relation to the size of the site to ensure adequate land is available to provide a buffer between the business and neighbours. Subdivision controls are necessary, but only to ensure that all lots can be adequately serviced and to ensure the setback for residential dwellings is compatible with the rural environment.

Advances in livestock management and effluent disposal in factory and intensive livestock farming reduce the potential for adverse odour affects on neighbours. However, adverse odour affects depend on management, or the sensitivity of the surrounding environment. The Council requires a

buffer between factory farming and other activities.

Many people in the rural areas are willing to accept a level of noise or odour associated with some factory farms, although these may be irritating or unacceptable to people living in urban areas. Accordingly, these activities will be discouraged near the urban environment.

Gravel extraction beyond the rivers is discouraged by Council as it can cause visual impacts, dust, traffic and noise nuisance. The Council encourages the extraction of gravel from certain rivers in the District to safeguard investment in flood protection works. Extraction of gravel is subject to the Regional Gravel Extraction Plan. The Plan controls commercial gravel extraction and mining to ensure the adverse effects relating to extraction and the carting of minerals and waste rock are avoided, remedied or mitigated.

Gathering information on forestry development is important to plan for the District's future roading needs and ensure that rural fire fighting measures are in place.

Where the Council knows of developments proposed in areas containing waahi tapu or other taonga it shall facilitate consultation between the developer and the Tangata Whenua to protect such values.

Modern design is required for all new septic tanks in the District so that the potential for health nuisances from uncontrolled seepages is reduced. Large-scale developments will require a discharge permit from the Hawke's Bay Regional Council.

Waipukurau aerodrome is used by aircraft for recreational or agricultural work. In its busy periods, it is realistic to expect some moderate aircraft noise beyond its boundary, potentially at levels that could adversely impact on people living nearby. The District Plan introduces specific noise and building provisions to allow the airfield to operate in an effective manner subject to the necessary constraints to protect the health and amenity of adjacent residents.

4.3 ISSUE - Soil Erosion

Bad land management practices can lead to increased land instability and soil erosion

Explanation

Much of the District's hill country is unstable. Soil erosion increased considerably earlier this century when forest and bush was cleared. Government concern about the increased erosion led to various statutes, such as the Water and Soil Conservation Act, to tackle the problem. The District should foster land management practises that reduce soil erosion. Wind erosion caused by cultivation of volcanic and alluvial soils is also an issue.

4.3.1 Objective - Soil Erosion

Land management practices within the District which minimise soil erosion.

4.3.2 Policies

1. To encourage liaison with other local authorities and organisations concerning research into land use and land management practices that sustain the District's soil resource.
2. To encourage further research on the degree to which poor land management practices may impact on the long-term sustainability of the soil resource, and also research into identifying the correct adjustments needed to minimise soil erosion.

3. To encourage and co-ordinate with other agencies the provision of information that promotes land management practices which do not cause accelerated erosion.

4.3.3 Implementation Methods

To achieve policies 1-3 through:

1. liaising with the Hawke's Bay Regional Council, Government Departments, and Research Institutes to ensure that research from these organisations increases knowledge about the degree to which poor land management practices may impact on the long-term sustainability of the District's soils and the correct adjustments needed to minimise the soil erosion; and,
2. disseminating research information useful to land stewardship groups or individual farmers.

4.3.4 Explanation and Reasons

It is important to safeguard the soil's life-supporting capacity and to sustain its potential to meet the needs for future generations. The Council seeks to achieve this by assisting farmers through supplying information and advice from professionals, which will encourage good land management practices. The Council will liaise with research organisations, particularly the Hawke's Bay Regional Council, to promote an integrated management approach to this issue.

4.4 ISSUE - Nature Conservation, Landscape Values, and Riparian Management

Conservation and landscape values and riparian areas need to be maintained or enhanced for future generations

Explanation

Despite continuing modification, the District has diverse indigenous flora and fauna in a variety of habitats. The Ruahine Range contains shrubland, forest as well as alpine vegetation. Much of this area is Crown land managed by the Department of Conservation. Further east, remnant forests, shrublands and wetlands occur throughout the hill country and plains through to the coast. These indigenous plants and animals may be under threat due to weed and pest invasion, habitat clearance, grazing or land disturbance.

Ecological surveys by the Department of Conservation have identified over 60 areas of natural significance which are representative of former plant and animal communities and habitats (outside the Ruahine Ranges) or are rare or unique within the District.

The District contains diverse landscapes, varying from the mountains of the Ruahines to rugged coastal seascapes and headlands. These landscapes are of significant value. Most experience of the landscape is gained from settlements and the main transport routes; however, an increasing number of visitors are exploring more remote locations. The landscapes are a draw-card for visitors. Accordingly, there is a need to protect the District's unique mixture of outstanding landscapes, for present and future generations.

Lakes, rivers, and the coast, and their margins are vital elements of the landscape and important habitats for indigenous flora and fauna. River systems provide birds and fish with essential pathways between the coastal and inland habitats, and provide valued fisheries. Lakes and rivers and their wetland margins moderate the effects of floods through their storage and transportation of water and sediment. For the same reason wetlands help maintain river and stream flows in summer.

The riparian zone provides a buffer for effects of non-point source discharges, and maintains and protects the stability of shorelines and stream banks, wildlife habitat and the natural character of rivers, lakes and the coast.

Many people have a special attachment to lakes and rivers and their margins, Tangata Whenua hold both a practical and spiritual relationship with them through their wahi tapu, wahi taonga and mahinga kai. Lakes, rivers and the coast, and their margins are valued for their amenity, landscape and recreation values.

4.4.1 Objectives

1. **Protection and enhancement of defined nature conservation areas, and outstanding landscapes views within the District.**
2. **The margins of wetlands, rivers, lakes and the coast are managed in order to preserve the natural character of these environments and the margins of identified river catchments are managed to enhance water quality.**

4.4.2 Policies

1. *To promote and facilitate the long-term protection of areas with significant conservation values by encouraging the Department of Conservation to pursue actively the implementation of the Protected Natural Areas programme through direct negotiations with the landholders concerned.*
2. *To identify through the District Plan sites, which have been recognised through any regional plans or national databases, reports, or through surveys conducted by the Council, as being areas of significant indigenous vegetation or habitat.*
3. *To encourage the voluntary protection of sites identified as having indigenous plants or animals of significant value. An example is the QE II National Trust covenant.*
4. *To discourage inappropriate development in sites identified as having rare, endangered, or vulnerable species of plants or animals of national significance, or indigenous plant or animal communities that are of significance to the nation.*
5. *To control activities which have the potential to adversely affect the natural character of coast which is an important contributor to the amenity of the District.*
6. *To control certain activities which have the potential to adversely affect area identified as having major viewing points to some outstanding landscapes in the District.*
7. *In conjunction with Hawke's Bay Regional Council, promote riparian management practices that enhance water quality in the district by the following means:*
 - i. *facilitate improved riparian management by educational means,*
 - ii. *set priorities as to which waterways in the District require riparian management programmes, and,*
 - iii. *determine the best methods to encourage protection of priority waterways.*

4.4.3 Implementation Methods

To achieve policies 1-6 through:

1. the use of incentives to protect areas of significant conservation values (incentives may include legal and survey costs or rates relief for covenanting, fencing costs, or public acquisition of land);
2. controlling by way of rules building development and tree planting in areas of outstanding landscape views and in the coastal environment, and the modification of indigenous vegetation in sites of significant conservation value; and,
3. to establish an operations plan for Council that takes into account indigenous plants and animals and water quality, and landscape values when carrying out roading construction or maintenance.

4.4.4 Explanation and Reasons

The District is fortunate that it still contains a number of sites of particular nature conservation value. Some of the 'areas' are on Crown land, whilst others are on private property. Consistent with section 6 (c) of the Act, the sites are listed in Appendix D and shown on the Planning Maps, or are identified through specific criteria in Performance Standard 4.9.13. Organisations such as the Department of Conservation are in the best position to protect such sites through negotiation, however, the Council will consider providing incentives to protect such values when the local community supports such protection. The QE II National Trust also promotes voluntary protection of nature conservation and open space values for the benefit and enjoyment of New Zealanders.

The coast and several landscape vistas contribute to the amenity of the District. The coast is that part of the environment that is viewed from the sea, and in which the coast is a significant element; while, the identified landscape vistas are viewed from nearby public roads. These areas are identified on the Planning Maps. Rules are introduced to control building development and the planting of trees because they may obstruct the views of these landscape vistas or compromise the natural character of the coast.

Both the Hawke's Bay Regional Council and this Council must consider riparian management issues for lakes and rivers. The Regional Council has completed a riparian management and protection study that has prioritised catchments most needing riparian management programmes. The catchments were prioritised on the basis of the low water quality and/or high recreation use in the river and/or catchments subject to land management/soil conservation programmes. The catchments containing the Mangakuri, Puhokio, and the Huatokitoki streams in the Central Hawke's Bay District have been given immediate priority by the study. The results of the Hawke's Bay Regional Council studies suggest the desirability of establishing buffer areas along these waterways.

4.5 ENVIRONMENTAL RESULTS ANTICIPATED

- The development and implementation, over time, of good land management practices and a corresponding decline in accelerated soil erosion.
- Retention of a lower density of development in the general rural area, without undue levels of complaints or conflicts relating to rural amenity.
- Retention of the amenities, quality and character of the different rural environments within the District.
- Maintenance of ground and surface water quality with respect to the discharge of domestic effluent and earthworks.
- Maintenance and enhancement of the District's landscape and conservation values.

RURAL ZONE RULES

Should you require a resource consent refer to Part 2: Information and Interpretation, and Part 14: Assessment Matters, for guidance.

4.6 ZONE STATEMENT

The Rural Zone covers those areas in the District where agricultural, horticultural, other farming activities and forestry are predominant. This reflects the varied physical geography, soils and availability of water. A wide range of activity is anticipated for the area although some restrictions apply to activities at the coastal margin and areas that provide outstanding landscape views.

4.7 DISTRICT-WIDE RULES

Attention is drawn to the following District-Wide Rules which may **also** apply in addition to any relevant Zone Rules to activities undertaken in the Rural Zone. Any one or more of the District-Wide Rules may require an activity to obtain a resource consent.

- Tangata Whenua Rules..... Refer Part 3.6
- Heritage Rules..... Refer Part 3.7
- Transport Rules..... Refer Part 8
- Subdivision and Development Rules Refer Part 9
- Utilities Rules Refer Part 10
- Sign Rules Refer Part 11
- Relocated Buildings and Temporary Buildings and Activities Refer Part 12
- Hazardous Substances..... Refer Part 13

Also Check to 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 (i.e. gravel extraction)

4.8 ACTIVITIES

4.8.1 PERMITTED ACTIVITIES

The following activities shall be **Permitted Activities**, provided that they comply with all of the Performance Standards:

- (a) **Farming Activities**, except the farming of chinchilla and mustelids (including but not limited to fitch farming) within 5 km of the Ruahine State Forest Park and Scenic Reserves in the District.
- (b) **Factory Farming**, limited to:
 - i Factory farming of pigs limited to:
 - a) no more than 2000 pigs of mixed ages; and
 - b) housed pigs no closer than 100m to a property boundary.

- ii Factory farming of poultry limited to:
 - a) no more than 10,000 birds; and
 - b) housed birds no closer than 100m to a property boundary;

(c) Forestry Activities;

Note: Logging of indigenous forest may require a permit under the Forest Act 1949. Contact the Ministry of Forestry for further information (but see performance standard 4.9.13).

(d) Community Activities; except for Hospitals and Educational Facilities located within the 65 dBA Ldn airnoise boundary identified on Planning Map 30.

(e) Service Activities;

(f) Commercial Activities;

(g) Recreational Activities (other than on the surface of rivers and lakes);

(h) 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 the Tukituki River downstream of the confluence of the Tukituki and Waipawa when the level of the Tukituki River is below 25m³ as estimated by the Hawke's Bay Regional Council's river level recorder at Shag Rock (NZMS 260, V22: 265-331).

Please note a flow estimate from the Shag Rock river recorder may be obtained by contacting the Hawke's Bay Regional Council. All persons intending to use the river must advise Central Hawke's Bay District Council staff.

- iii motorised craft on Horseshoe Lake or Lake Hatuma with engine(s) exceeding 5 horsepower.

(i) Residential Activities; except located within the 65 dBA Ldn airnoise boundary identified on Planning Map 30.

(j) Visitor Accommodation; except located within the 65 dBA Ldn airnoise boundary identified on Planning Map 30.

(k) Home Occupations;

(l) Gravel Extraction:

- i From the bed of a river, extraction of unlimited amounts of gravel is permitted for any purpose;

Note: Any gravel extraction from the bed of a river is subject to rules in the Hawke's Bay Regional Council's Regional River Bed Gravel Extraction Plan.

- ii From land (other than the bed of a river):
 - (a) Extraction of unlimited of gravel not extracted for the purposes of sale and used on the same property from which the gravel was extracted is permitted; and
 - (b) Extraction of up to 500 m³ of gravel in any 12 month period for the purposes of sale is permitted.
- (m) **Licensed Premises** established for any purpose, except that they shall be limited to the following hours of operation:
 7am-11pm Sunday to Thursday
 7am-1am Friday and Saturday

4.8.2 CONTROLLED ACTIVITIES

The following activities shall be **Controlled Activities**:

- (a) **Industrial Activities** provided that they met the performance standards for the zone; except for performance standard 4.9.4, 4.9.5 and 4.9.11.

The Council has reserved control over the following matters:

- i set back from internal boundaries;
 - ii any landscaping to be provided;
 - iii the screening of activities from neighbours.
 - iv noise, dust, glare, odour and vibration, and trade waste and solid waste.
- (b) **The keeping of more than 3 goats** (other than when formally identified in accordance with the Animal Identification Act 1993 and when confined by fencing complying with the descriptions in paragraphs 6,7 and 8 of the Second Schedule to the Fencing Act 1978), **chinchilla and mustelids** (including but not limited to fitch farming) within 5 km of the Ruahine State Forest Park and Scenic Reserves in the District.

The Council has reserved control over animal identification and over the methods (including animal enclosures) to ensure animals cannot accidentally escape.

- (c) **The planting of trees or the establishment of buildings** in areas identified on the Planning Maps as having outstanding landscape views, where such trees or buildings will obstruct views from a public road.

The Council's has reserved control over the following matters:

- i siting and layout of the tree planting;
- ii siting of the building.

4.8.3 DISCRETIONARY ACTIVITIES

The following activities shall be **Discretionary Activities**:

- (a) **Factory farming**; except where listed as a permitted activity and a non-complying activity;
- (b) **Mining Activities**;
- (c) **Gravel Extraction**, except where listed as a Permitted Activity;
- (d) **Activities on the surface of rivers and lakes**, except where listed as a permitted activity;
- (e) **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 shall be restricted to the matter(s) specified in the standard which is not complied with.
- (f) **Any Other Activity**, which is not listed as a Permitted Activity or a Controlled Activity or a Non-Complying Activity.

4.8.4 NON-COMPLYING ACTIVITIES

The following activities shall be **Non-Complying Activities**:

- (a) **Factory Farming** within 500 metres of a Residential, Business or Township Zone.

Exemption

Catteries and kennels for the boarding and breeding of cats and dogs for commercial purposes are discretionary activities (refer to rule 4.8.3 (a)).

4.8.5 PROHIBITED ACTIVITIES

- (a) **Residential Activities, Visitor Accommodation, Hospitals and Educational Facilities** located within the 65 dBA Ldn airnoise boundary identified on Planning Map 30.

4.9 PERFORMANCE STANDARDS

4.9.1 Building Coverage

The net area of any site covered by buildings and impervious surfaces shall not exceed 700m² or 7% of site area, which ever is the greater.

4.9.2 Height of Buildings

Maximum height of any building for an activity shall be 10m.

4.9.3 Recession Lines

- i No part of a building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site 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 shall be constructed from the far side of the access.

4.9.4 Setback from Roads

- i The minimum setback for a residential unit shall be 5m;
- ii The minimum setback for any building for any other activity (including stockyards, and stock loading ramp\race) from road boundaries shall be 20m:

except that

buildings less than 10m² in gross floor area, and buildings used by Emergency Service Activities, may be located within the above setbacks from road boundaries.

4.9.5 Setback from Neighbours

Subject to any other rules for Rural Zone, the minimum setback of buildings for an activity from internal boundaries shall be:

- i residential units5m
- ii all other buildings10m

4.9.6 Domestic Waste Water Disposal

- i All buildings containing ablution facilities and which are not connected to a reticulated sewage system, shall have an on-site septic tank system, including an approved filter unit, or any equivalent system that complies with the Draft Australian\New Zealand Standard DR96034 or any subsequent final standard.

Please note that on-site waste water treatment and disposal will also need to comply with the relevant permitted activity rule in the Hawke's Bay Regional Council Proposed Regional Water Resources Plan. Any discharge unable to comply will need a discharge permit.

4.9.7 Factory Farming Effluent Disposal

No land shall be used for the disposal of piggery or poultry effluent forming part of a factory farming activity shall be undertaken:

- i within 500m of any Township or Residential Zone boundary;
- ii within 200 metres of a property boundary.

4.9.8 Electrical Safety Distances

Any activity, including the establishment of buildings and structures or any earthworks, within the vicinity of overhead electric lines shall comply with the New Zealand Electrical Code of Practice for Electrical Safety Distances (NZECP 34:1993).

4.9.9 Coastal Margin

The following standards shall apply to the Coastal Margin Area identified on the Planning Maps:

- i Exotic tree planting shall be limited to 1000m² per site over any 5 year period.
- ii Any building(s) shall be limited to a total gross floor area of 200m² per site.

4.9.10 Tree Planting

Setback from Neighbouring Properties

No tree planting, except for amenity tree planting, shall be located on, or within, 10metres of the boundary of any property under a separate Certificate of Title unless prior written permission has been obtained from the affected landowner. A copy of the written permission shall be forwarded to the Council and will be registered on the land information property records. (Note: Where written permission is not obtained within this zone tree planting shall be a discretionary activity with respect to this matter).

Setback from roads

No tree planting shall be positioned such that when the trees grow they will shade a public road between the hours of 10am and 2pm on the shortest day of the year.

Setback from residential units

No tree planting shall be positioned such that when the trees grow they will shade a residential unit on a neighbouring property between the hours of 9am and 4pm on the shortest day of the year.

Setback from stopbanks

No tree shall be planted within 6 metres of a flood protection stopbank.

4.9.11 Noise

On any site, activities, shall be conducted such that the following noise levels are not exceeded at nor within the notional boundary of any residential unit, other than residential units on the same site as the activity:

- 55dBA L10 - 6:00am - 11:00pm Monday to Saturday
- 45dBA L10 - at all other times
- 75dBA Lmax - at all other times

Exemptions

- i Residential, Farming and Forestry Activities shall be exempt from the above provided that the activity shall comply with the requirements of Section 16 of the Resource Management Act.
- ii The 75dBA Lmax noise limit shall not apply to on-site sirens required by Service Emergency Service Activities, provided that the activity shall comply with the requirements of Section 16 of the Resource Management Act.

4.9.12 Setback From Fault Lines

No building for an activity shall be located within 20m of an earthquake fault line identified on the Planning Maps.

4.9.13 Areas of Significant Conservation Value

There shall be no modification to any “Site of Significant Conservation Value”

For the purposes of this performance standard a “Site of Significant Conservation Value” is either:

- i. identified in Appendix D, and on the Planning Maps, as being of significant conservation value; or,
- ii. any area of woody indigenous vegetation containing naturally occurring tree species, which attain at least 30 centimetres diameter at breast height at maturity, and is either:
 - (a) over one hectare and with an average canopy height over 6 metres; or
 - (b) over five hectares of any height.

For the purposes of this performance standard “modification” is deemed to exclude minor work.

Minor work is defined as:

- i. The disturbance or destruction of indigenous vegetation or habitat as a result of the maintenance or repair of existing roads, tracks, fences or drains.
- ii. The disturbance or destruction of indigenous vegetation or habitat in gullies as a consequence of the harvesting of plantation forestry activities; where the harvesting involves:
 - The lifting and/or dragging of logs, and/or
 - The construction and maintenance of forestry roads into gullies and culverts across streams

(providing that the above work does not occur in any block of indigenous vegetation that exceeds 5 hectares).

4.9.14 Noise from Waipukurau Aerodrome

- i Noise from aircraft engines shall not exceed a limit of Ldn 65 dBA at any point outside the airnoise boundary shown on Planning Map 30.

Noise levels shall be measured and assessed in accordance with New Zealand Standard NZS 6805:1992.

- ii Within 3 years from the date of the District Plan being made operative, the Central Hawke's Bay Aero Club (Incorporated) or its successor shall verify the modelled noise levels associated with the airnoise and the outer control boundaries identified on Planning Maps 30 and 32. This shall be completed in accordance with New Zealand Standard NZS 6805:1992 or any successor thereof and a copy given to the Council.

Note: Any owner that intends to build or alter a residential dwelling (or any other building that is to be used for a noise sensitive activity) located between the airnoise boundary and the outer control boundary shown on Planning Maps 30 and 32 is advised to noise proof the building. This is avoid the potential for noise nuisance from aircraft operations at Waipukurau aerodrome.

4.9.15 Buildings by Waipukurau Aerodrome

Notwithstanding the performance standards in relation to buildings set out in rule 4.9 there shall be:

- i no building for an activity in those areas specified as “No building zone” on Planning Map 30;
- ii 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 30 or 32;
- iii no building for an activity that exceeds a height restriction determined by a 1:20 approach and takeoff gradient for aircraft using the runways which are identified on Planning Map 30 at the Waipukurau Aerodrome.

4.10 NON-NOTIFIED RESOURCE CONSENTS

Resource consents under Rule 4.8.3(d) in relation to non-compliance with 4.8.1 (h) shall not be notified and the written approval of affected persons need not be obtained. Resource consents in relation to the following **Performance Standards** under Rule 4.9 shall not be notified and the written approval of affected persons need not be obtained (*Please also refer to section 2.1.4 of the Plan*):

4.9.4 Setback from roads

4.9.12 Setback from fault lines

4.9.13 Sites of Significant Conservation Value

Please Note:

Irrespective of any rules in this plan, enforcement provisions will be used under the Act where any activity produces vibration, smell, or dust or manufactures, stores, uses transports or disposes of hazardous substances, trade waste or solid waste in such a way that has or is likely to be either noxious, dangerous, offensive, objectionable, to such an extent that it has or is likely to have an adverse effect on the environment.

5 RESIDENTIAL ZONE

5.1 INTRODUCTION

Housing is a fundamental human need. Well-being is partly a reflection of quality housing and general living environment. Approximately 50 percent of the District's population live in urban Waipukurau and Waipawa.

Central Hawke's Bay District housing is typical of the rural Districts nationally. The average household unit is becoming smaller, moving towards 2.5 persons per household. This reduction in the number per household is particularly evident in the urban areas and has resulted in further residential building. There is a demand for life-style blocks which is a nation-wide trend. Some people want to live in the country but work in town.

ISSUES, OBJECTIVES AND POLICIES

5.2 ISSUE - Extent and Diversity of Living Environments

Satisfy demand for diversity in living environments and future residential growth subject to constraints caused by a lack of servicing, the threat of natural hazards and conflict with non-residential activities.

Explanation

People's needs and lifestyle preferences differ in terms of cost, location, design, size and style of housing. They are wide ranging and may include detached dwellings, rental accommodation, and elderly persons housing. The Plan recognises and provides for diversity in living environment sought by residents, whilst still maintaining an environmental quality appropriate to residential areas.

Residential growth places demands on the Council's services. Such infrastructure represents a significant capital investment, and expansion of existing service facilities is expensive. On the basis of current growth rates servicing of residential areas is sufficient for the next 20 years. Should rates exceed predictions, there may be requests for further residential development or zoning either by way of resource consent or a request for a Plan Change.

Future growth of Waipukurau and Waipawa must take into account potential conflicts with nearby activities. The surrounding rural areas are used for a range of activities, some of which cause unacceptable adverse effects if located too close to residential properties. Natural hazards can also be a risk to: this issue is addressed in Part 3.4 (Natural Hazards).

5.2.1 Objective

To enable existing and future residential needs to be met, subject to the constraints imposed by servicing and the natural and physical environment.

5.2.2 Policies

1. *To enable a mixture of housing and lifestyles in urban areas by avoiding the distinction between, and restrictions on, various residential types.*
2. *To provide for high density development associated with senior citizen's housing, as an alternative to the medium density living environments.*

3. *To enable the establishment of certain non-residential uses, such as home occupations, as an integral component of different living environments.*
4. *To encourage individual and community expression in building design whilst protecting the residential amenities of neighbours.*
5. *To promote medium density development as the predominant residential character.*
6. *To confine the Residential Zoning 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.*
7. *To assess the future residential needs of the District, having regard to:*
 - *provision of utility services , including roads;*
 - *compatibility with existing uses, such as industrial activities, factory farms, and recreational facilities;*
 - *avoidance of significant risk from natural hazards;*
 - *highly productive and versatile land;*
 - *maintenance of the visual amenity and character of the surrounding rural environment.*

5.2.3 Explanation and Reasons

Housing needs and lifestyle preferences of the District's population differ according to an individual's age and income. Family homes constitute the predominant form of residential dwellings, 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.

Policy 1 expresses Council's intention to consider residential development generically, without distinction between various types of housing; since the different impacts of various types of housing is insignificant in the context of any living environment.

Council's concern in accommodating future residential growth is the impact on natural and physical resources. There is a need to provide certainty and direction for persons buying and developing property. In view of the nature of urban housing, the Council believes these matters are best addressed by zoning land for residential purposes and introducing methods to control the extent of non-residential activities and adverse environmental effects that may result with development.

Should there be a need for further residential land in Waipukurau and Waipawa, in addition to initiatives for redevelopment and infill, developers must consider matters such as hazard risk, versatility of soils, visual impact, compatibility with rural uses and efficient use of public services. In relation to servicing, the Council sees a need for the efficient long-term management of existing facilities.

Although the Council recognises the importance of economic and population growth, it also recognises that residential expansion needs to be carefully managed. Policy 7 lists the matters that would be examined for any proposed residential zone expansions.

Although natural hazards cannot be avoided, effects of hazards can be mitigated or avoided by locating buildings away from the hazard. Irrespective of the hazard type, a planned, effective and efficient response to a hazard occurrence can not only reduce the effects, but also reduce trauma and potentially save lives. Such a response needs to be co-ordinated between several agencies.

5.2.4 Implementation Methods

To achieve policies 1-7 through:

1. the provision of a Residential Zone and rules to control the use, development and subdivision of land in the zone;
2. appropriate local traffic and street improvements;
3. maintenance and where appropriate the upgrading of public open space;
4. maintenance and where appropriate improvement of reticulated sewage, water supply and stormwater services; and,
5. liaison with relevant agencies to develop a natural hazard-response strategy.

5.3 ISSUE - 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 living areas. This character includes the location and scale of open space, density of residential development generally and heights of buildings and dominant building styles.

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 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 use, which annoy neighbours. Compatibility between residential and non-residential activities is desirable, if the standard of pleasantness and amenity in these areas is to be maintained at an acceptable level.

Home-based business activities ("home occupations"), may employ residents with many social and economic advantages, but can cause problems in residential areas. The range of home occupations and their character and scale vary considerably. Like other non-residential activities, the traffic-generating and noise aspects of these activities may 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 involved. Limitations on the extent of retailing, the scale of activities in terms of areas and the involvement of persons not living on the site are commonly adopted to mitigate these adverse effects.

In rural areas near residential areas, amenity becomes a particular concern, especially if activities such as pig or poultry farms or cash cropping are already established. These activities will need to maintain current management practices, such as early morning aerial topdressing and spreading of effluent. However, once a residential area is established near a rural area, new residents expect a level of amenity typical of a residential environment.

5.3.1 Objectives

- a **The location of appropriate activities within residential areas which benefit local communities or are appropriate interim use of residential land, but do not detract from the amenities of the area.**

- b Individual and community expression in architecture, while otherwise controlling development in order to achieve a pleasant residential environment.**

5.3.2 Policies

1. *To enable the establishment of non-residential activities in residential areas in certain circumstances, such as where:*
 - *a local need is demonstrated;*
 - *the predominant use of the site remains residential;*
 - *the activity is compatible in terms of its potential effects on those of a residential nature; or*
 - *the activity is most appropriately located in a residential area.*
2. *To discourage the use of land for the keeping of pigs, poultry and beekeeping in the residential zone so to provide for the level of amenity sought by residents.*
3. *To discourage factory farming, forestry or extractive industries within the District's residential areas so to provide for the level of amenity sought by residents.*
4. *To ensure the design and siting of development - building height, building coverage, recession lines and setbacks, provision of outdoor living and service areas - is such that:*
 - *development will not unreasonably deny neighbouring properties of outlook, sunlight or daylight;*
 - *ample on-site provision of outdoor living space;*
 - *an attractive street scene; and*
 - *maintenance of a character and scale of buildings and open space which is compatible with the anticipated residential environment.*
5. *To ensure an essentially medium density, residential environment within the District's residential areas, with provision for open space, in order to retain the amenity of the residential areas.*
6. *To ensure on-site parking and manoeuvring areas for vehicles and to limit traffic in residential areas, for the convenience and safety of residents and visitors and to maintain the amenity of residential streets.*
7. *To ensure all activities meet noise standards as measured at the property boundary, the level of such standards being that which will not compromise the qualities of the residential environment generally.*
8. *To avoid the establishment in residential areas of activities which will detract from the residential character and amenity of the locality.*
9. *To encourage the incorporation of public open space and plantings within subdivision design for amenity purposes.*
10. *In assessing resource consent applications, to avoid or mitigate development which would detract from the predominant character, scale and amenity of the particular residential environment.*

5.3.3 Explanation and Reasons

These objectives and policies are designed to allow activities appropriate to a residential environment, but control land uses that may detract from residential amenity. Residential activities are the predominant land use permitted as of right. The Council does not want to stifle design creativity and individuality, but will enforce development standards to avoid the adverse effects of activities in residential areas.

The standards cover such matters as building setback, height and coverage, residential density, outdoor living and service spaces, parking and access, outdoor activities, retail sales and noxious or nuisance elements, including noise, glare, traffic generation, hazardous substances, or the keeping of certain animals. 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.

5.3.4 Implementation Methods

To achieve policies 1-10 through:

1. rules to control the use of land in and surrounding the Residential Zone and performance standards to control permitted activities in the Residential Zone; and,
2. liaison with service authorities to encourage an on-going programme of installation of underground wiring in towns.

5.4 ENVIRONMENTAL RESULTS ANTICIPATED

- Retention of the predominant character and scale of development within and around the District's residential settlements.
- A compact and coherent residential area which recognises the need to achieve:
 - residential accommodation close to employment and social services
 - protection of property and lives from the effects of natural hazards
 - provision of utility services.
 - 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
 - limited high density housing
 - a safe and efficient residential transport network
 - compatibility between activities, with residential use the predominant activity.
- Diversity in architecture, providing for individual and community expression, while achieving a reasonable degree of coherence in urban character.
- Maintenance of water quality and availability for residential use particularly where reticulated sewage disposal is not available.

RESIDENTIAL ZONE RULES

Should you require a resource consent refer to Part 2: Information and Interpretation, and Part 14: Assessment Matters, for guidance.

5.5 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.

5.6 DISTRICT-WIDE RULES

Attention is drawn to the following District-Wide Rules which may also apply in addition to any relevant Zone Rules to activities undertaken in the Residential Zone. Any one or more of the District-Wide Rules may require an activity to obtain a resource consent.

- Tangata Whenua Rules..... Refer Part 3.6
- Heritage Rules..... Refer Part 3.7
- Transport Rules..... Refer Part 8
- Subdivision and Development Rules Refer Part 9
- Utilities Rules Refer Part 10
- Sign Rules Refer Part 11
- Relocated Buildings and Temporary Buildings and Activities Refer part 12
- Hazardous Substances..... Refer Part 13

Also Check to 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 (i.e. gravel extraction)

5.7 ACTIVITIES

5.7.1 PERMITTED ACTIVITIES

The following activities shall be **Permitted Activities**, provided that they comply with all of the Performance Standards under Rule 5.8:

(a) Residential Activities; provided that

- i no pigs or bees shall be kept on any site;
- ii no more than 12 adult poultry shall be kept on any site;
- iii no rooster shall be kept on any site.

(b) Home Occupations, limited to;

- i 50m² 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 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**; provided that
- i no pigs or bees shall be kept on any site;
 - ii no more than 12 adult poultry shall be kept on any site;
 - iii no rooster shall be kept on any site.
- (d) **Visitor Accommodation**, limited to home-stays accommodating no more than 5 visitors at any one time;
- (e) **Community and Recreational Activities**, limited to 100m² 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; and,
 - ii one full-time equivalent person who is employed in undertaking any of the above activities and who permanently resides elsewhere than on the site;
 - iii group visits to sites used for residential activities including the sale of refreshments to that group.

5.7.2 CONTROLLED ACTIVITIES

The following activities shall be **Controlled Activities** in the **Residential Zone** provided that they comply with the Performance Standards under Rule 5.8; except for Performance Standards 5.8.4 and 5.8.5.

- (a) **Community Activities and Recreational Activities** in any building that exceeds 100m² in gross floor area.
- (b) **Commercial Activities**, limited to a site which has a gross retail floor area, including storage, not exceeding 75m² for the purpose of:
- i retail sales of food or beverages; or
 - ii other retail sales where goods which are displayed for sale are not visible beyond the boundary of the site.

The Council has reserved control over the following matters:

- i setback of any building(s) from road boundaries or internal boundaries;
- ii design and appearance of signs, fencing, access, car parking and landscape plantings.

5.7.3 DISCRETIONARY ACTIVITIES

The following activities shall be **Discretionary Activities**:

- (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) **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 shall be restricted to the matter(s) specified in the standard which is not complied with.
- (e) **Any Other Activity**, which is not listed as a Permitted Activity or a Controlled Activity or a Non-Complying Activity.

5.7.4 NON-COMPLYING ACTIVITIES

The following activities shall be **Non-Complying Activities**:

- (a) **Commercial Activities**, except for home occupations and other commercial activities where listed as a Permitted Activity, and Retail Sales where listed as a Controlled Activity;
- (b) **Factory Farming**;
- (c) **Industrial, Service, Mining Activities and Gravel Extraction**;
- (d) **Forestry Activities**.

5.8 PERFORMANCE STANDARDS

5.8.1 Building and Residential Density

- i There shall be no more than two residential units on any site.
- ii Minimum net area for any site shall be 350m² for each residential unit contained within the site provided that it is connected to a reticulated sewerage system, except that:
 - for each residential unit with a gross floor area less than 60m² the minimum net area for any site shall be 150m².
- iii Minimum net site area for any site shall be 1000m² for buildings containing ablution facilities that are not connected to a reticulated sewerage system; provided that they shall have an on-site a septic tank system, including an approved filter unit or any equivalent system, that complies with Draft Australian\New Zealand Standard DR 96034 or any subsequent final standard.

5.8.2 Height of Buildings

Maximum height of any building for an activity shall be 8m.

5.8.3 Recession Lines

- i No part of a building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site 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 shall be constructed from the far side of the access.

5.8.4 Setback from Streets

- i Minimum setback from road boundaries for any residential unit shall be 3m.

- ii Where the vehicle access to an accessory building faces a road boundary, the accessory building shall be setback at least 5 metres from the road boundary, and shall be behind the front line of the principle building.

5.8.5 Setback from Neighbours

- i Minimum setback of buildings for an activity from internal boundaries shall be 1.5m.
- ii 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 principle building.

5.8.6 Outdoor Living Space

- i For each residential unit, there shall be a minimum continuous area for outdoor living space, contained in one area within the net area of the site, of 80m² with a minimum dimension of 5m; except that:

for any residential unit with a gross floor area less than 65m², the minimum area shall be reduced to 30m² with a minimum dimension of 3.5m ;
- ii The required minimum area of outdoor living space shall be readily accessible from a living area of the residential unit.

5.8.7 Outdoor Service Space

For each residential unit, there shall be a minimum continuous area for outdoor service space, contained in one area within the net area of the site, of 15m² with a minimum dimension of 3m.

5.8.8 Electrical Safety Distances

Any activity, including the establishment of buildings and structures or any earthworks, within the vicinity of overhead electric lines shall comply with the New Zealand Electrical Code of Practice for Electrical Safety Distances (NZECP 34:1993).

5.8.9 Access

Each residential unit shall have legal access to a formed road.

5.8.10 Noise

Subject to i and ii below, on any site activities shall be conducted such that the following noise levels are not exceeded at any point within the boundary of that site:

- 55dBA L10 - 7:00am - 10:00pm Monday to Saturday
- 45dBA L10 - At all other times
- 75dBA Lmax - At all times

Exemptions

- i Residential activities shall be exempt from the above unless the activities set out in rule 5.8.13 are carried out on a residential property as part of a residential activity.
- ii The 75dBA Lmax noise limit shall not apply to on-site sirens required by the Emergency Service Activities, provided that the activity shall comply with the requirements of Section 16 of the Resource Management Act.

5.8.11 Hours of Operation

Subject to i and ii below, any activity shall be limited to the following hours of operation:

7am to 10pm seven days a week; except where:

- a the entire activity is located within a building; and
- b each person engaged in the activity outside the above hours resides permanently on the site, and
- c there are no visitors, customers or deliveries to the activity outside the above hours.

Exemptions

- i Residential activities and outdoor recreation activities shall be exempt from the above unless the activities set out in rule 5.8.13 are carried out on a residential property as part of a residential activity.
- ii Emergency Service Activities are exempt from part (b) of Rule 5.8.11.

5.8.12 Heavy Vehicle Storage

No more than one heavy vehicle shall be stored on any site.

5.8.13 Noxious or Unpleasant Activities

- i No activity, other than residential activities, shall involve the following: panel-beating, spray-painting, motor vehicle repairs, the outdoor storage of trucks or derelict motor vehicles, motor vehicle dismantling, fibre glassing, sheet metal work, bottle or scrap storage, rubbish collection service, motor body building, or fish or meat processing, or one requiring an offensive trade licence under the Health Act 1956.
- ii Those activities set out in i above, which are carried out on a residential property as part of a residential activity, shall be screened from adjoining roads and sites by landscaping, walls, fences or a combination of sufficient height but at a minimum of 1.8m in height.

5.8.14 Setback from Faultlines

No building for an activity shall be located within 20m of an earthquake fault line identified on the Planning Maps.

5.9 NON-NOTIFIED RESOURCE CONSENTS

Resource consents in relation to the following **Performance Standards** under Rule 5.8 shall not be notified and the written approval of affected persons need not be obtained (*Please also refer to section 2.1.4 of the Plan*):

- 5.8.6 Outdoor Living Space
- 5.8.7 Outdoor Service Space
- 5.8.9 Access
- 5.8.14 Setback from Faultlines

Please Note:

Irrespective of rules in this plan, enforcement provisions will be used under the Act where any activity produces vibration, odour, or dust or manufactures, stores, uses transports or disposes of hazardous substances, or trade waste or solid waste in such a way that has or is likely to be either noxious, dangerous, offensive, objectionable, to such an extent that it has or is likely to have an adverse effect on the environment.

6 TOWNSHIPS

6.1 INTRODUCTION

The townships considered in this background statement and subsequent Issues, Objectives, Policies and Methods are:

Blackhead Beach
Ongaonga
Pourerere Beach
Te Paerahi Beach

Kairakau Beach
Otane
Takapau

Mangakuri Beach
Porangahau
Tikokino

General population information on the Central Hawke's Bay District townships indicate a gradual increase in population over the last five years, especially in Otane. In addition, a gradual increase in occupied dwellings occurred.

The future of these townships depends on the type and intensity of surrounding land uses, their popularity as holiday destination, and the provision for increased development, including their ability to provide water supply and sewage disposal systems and the constraints due to natural hazards.

Despite their small scale and low intensity, the townships are important places providing residents with pleasant and low cost places to live. They enable people 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 may contain convenient social, recreational and retail services for people of the townships and for the population of the wider rural area.

ISSUES, OBJECTIVES AND POLICIES

6.2 ISSUE - Amenity of Townships

The location, nature, and design of buildings, activities and their services vary considerably in townships and can, without management, adversely effect the amenity of those townships and their surrounding landscapes.

Explanation

Township dwellers generally accept an informal pattern of activities, partly because non-residential activities are usually of a small scale; for example, primary schools, halls, and service stations. Their acceptance is based on their physical attributes such as size, and on their role within the community. If such activities provide employment many residents are willing to live beside non-residential activities. Similarly, the effects of farming activities near or within townships is more acceptable to township residents. This is a reflection of the close economic, social and physical links between the rural area and the townships. However, any residential activity requires a degree of amenity protection, particularly in relation to noise.

Some townships have limited public services and dispose of sewage within lots; for example, Ongaonga, Tikokino and the coastal townships (except for Te Paerahi Beach) are not serviced by a reticulated sewage system.

Contamination of ground and surface water can result from septic tank failure and lead to subsequent health risks. Areas with known on-site sewage problems will require larger sites.

Reticulated water supplies should be accompanied by a reticulated sewage disposal system. The increased use of water with a reticulated supply increases the risk of contamination of ground or surface water, and increases the risk of land instability in certain terrain, unless a reticulated waste disposal system is also established.

6.2.1 Objective

A spacious appearance and level of amenity necessary for the enjoyment of residents in the townships, while enabling a range of businesses to establish and operate.

6.2.2 Policies

1. *To provide building coverage controls for townships which promote an open appearance, while at the same time, do not inhibit the range of development options.*
2. *To provide for a wide range of activities within the townships by way of a single zoning, with activities being subject to listed standards which ensure a degree of amenity is attained consistent with both the general rural environment of the area, and with the maintenance of small scale non-residential activities and buildings.*
3. *To recognise that the amenity and functioning of the townships is closely related to the rural area.*
4. *To restrict factory farming and extractive industries that are in close proximity to townships, ensuring an appropriate level of township amenity is retained.*
5. *To ensure through the subdivision and site density standards that disposal of sewage can be satisfactorily accommodated on-site unless sewage reticulation is available (Refer also to Part 9, Subdivision).*
6. *To discourage the use of land for the keeping of pigs, poultry and beekeeping in some or all townships so to provide for the level of amenity sought by residents.*

6.2.3 Implementation Methods

To achieve policies 1 - 6 through:

1. the provision of a Township Zone and rules to control the use, development and subdivision of land in the zone;
2. appropriate local traffic and street improvements;
3. maintenance and where appropriate the upgrading of public open space; and,
4. maintenance and where appropriate improvement of reticulated sewage, water supply and stormwater services.

6.2.4 Explanation and Reasons

The Resource Management Act requires that resources in townships be protected and developed 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 amenity values. For these reasons the Council has policies to maintain the character of the District's townships by providing for spacious development and a mixture of activities.

The informal relationship of different activities is maintained by the use of a single Township Zone. The policies recognise the interrelationship of the townships with the surrounding rural area.

Performance standards are introduced to provide amenity and include standards on the keeping of certain animals, noise, building height and bulk, set backs from boundaries, and sewage disposal.

6.3 ENVIRONMENTAL RESULTS ANTICIPATED

- Small rural townships comprising a mixture of residential, business, rural and community activities and with a "village" amenity.
- Development of activities which permit satisfactory servicing of that development, including water supply, sewage disposal, stormwater disposal and roading provisions.
- Pleasant living and working environments for the local population, within a variety of township environments which provide a good level of privacy and access to daylight and sunlight.
- Improved energy conservation in providing for facilities and services close to rural populations.
- Access (vehicle and pedestrian) to all properties without compromising the safe and efficient functioning of adjacent roads.

TOWNSHIP ZONE RULES

Should you require a resource consent refer to Part 2: Information and Interpretation, and Part 14: Assessment Matters, for guidance.

6.4 ZONE STATEMENT

The Township Zone includes towns that are small and have a mixture of living, business, community and productive uses. The settlements in the Township Zone are: Tikokino; Ongaonga; Takapau; Otane; Kairakau; Pouterere; Porangahau, Te Paerahi Beach, Blackhead Beach and Managakuri. These settlements are set in a rural or coastal landscape and are considered part of the rural environment both in terms of physical location, social presence and economic servicing.

6.5 DISTRICT-WIDE RULES

Attention is drawn to the following District-Wide Rules which may also apply in addition to any relevant Zone Rules to activities undertaken in the Township Zone. Any one or more of the District-Wide Rules may require an activity to obtain a resource consent.

- Tangata Whenua Rules..... Refer Part 3.6
- Heritage Rules..... Refer Part 3.7
- Transport Rules Refer Part 8
- Subdivision and Development Rules Refer Part 9
- Utilities Rules Refer Part 10
- Sign Rules Refer Part 11
- Relocated Buildings and Temporary Buildings and Activities Refer Part 12
- Hazardous Substances..... Refer Part 13

Also Check to 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 (i.e. gravel extraction)

6.6 ACTIVITIES

6.6.1 PERMITTED ACTIVITIES

The following activities shall be **Permitted Activities**, provided that they comply with all of the Performance Standards under Rule 6.7:

(a) **Residential Activities;** provided that:

- i no pigs shall be kept on any site in Kairakau Beach, Pouterere Beach, Otane, Managakuri, Blackhead Beach or Te Paerahi Beach;
- ii no more than 2 sows and their progeny up to weaner stage shall be kept on a site in any other township;
- iii no more than 12 adult poultry shall be kept on any site;
- iv no rooster shall be kept on any site;
- v no bees shall be kept on any site.

(b) Farming Activities; provided that:

- i no pigs shall be kept on any site in Kairakau Beach, Pourerere Beach, Otane, Mangakuri, Blackhead Beach or Te Paerahi Beach;
- ii no more than 2 sows and their progeny up to weaner stage shall be kept on a site in any other township;
- iii no more than 12 adult poultry shall be kept on any site;
- iv no rooster shall be kept on any site;
- v no bees shall be kept on any site.

(c) Recreational Activities;

(d) Visitor Accommodation, limited to home-stays accommodating no more than 5 visitors at any one time;

(e) Services Activities;

(f) Commercial Activities;

(g) Industrial Activities;

(h) Community Activities;

(i) Home Occupations.

6.6.2 DISCRETIONARY ACTIVITIES

The following activities shall be **Discretionary Activities**:

(a) Visitor Accommodation, except where listed as a Permitted Activity;

(b) Farming Activities, except where listed as a Permitted Activity;

(c) Factory Farming, limited to kennels and catteries used for the boarding and breeding of cats and dogs for commercial purposes .

(d) Any Activity which is listed as Permitted Activity but does not comply with any one or more of the relevant Performance Standards. The exercise of the Council's discretion shall be restricted to the matter(s) specified in the standard which is not complied with.

(e) Any Other Activity, which is not listed as a Permitted Activity or a Non-Complying Activity.

6.6.3 NON-COMPLYING ACTIVITIES

The following activities shall be **Non-Complying Activities**:

(a) Factory Farming, except where listed as a Discretionary Activity;

(b) Mining Activities and Gravel Extraction;

(c) Forestry Activities.

6.7 PERFORMANCE STANDARDS

6.7.1 Building Density

- i There shall be no more than two residential units on any site.
- ii Minimum net area for any site shall be 350m² for each residential unit contained within the site provided that it is connected to a reticulated sewerage system, except that:
 - for each residential unit with a gross floor area less than 60m² the minimum net area for any site shall be 150m².
- iii Minimum net site area for any site shall be 1000m² for buildings containing ablution facilities that are not connected to a reticulated sewerage system; provided that they shall have an on-site a septic tank system, including an approved filter unit or any equivalent system, that complies with Draft Australian\New Zealand Standard DR 96034 or any subsequent final standard.

6.7.2 Building Coverage

Maximum building(s) coverage for an activity, except for residential activities, shall be 75%

6.7.3 Height of Buildings

Maximum height of building(s) for an activity shall be 8 metres.

6.7.4 Recession Lines

- i No part of a building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site 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 shall be constructed from the far side of the access.

6.7.5 Setback from Streets

- i Minimum setback from road boundaries for any building(s) for an activity shall be 3m.
- ii Where the vehicle access to an accessory building faces a road boundary, the accessory building shall be setback at least 5 metres from the road boundary, and shall be behind the front line of the principle building.

6.7.6 Setback from Neighbours

- i Minimum setback of building(s) for an activity from internal boundaries shall be:
 - a 1.5 metres for residential activities;
 - b 3 metres any other activity;except where specified in ii below.
- ii 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 principle building.

6.7.7 Outdoor Living Space

- i For each residential unit, a minimum area for outdoor living space, contained within the net area of the site, of 80m² with a minimum dimension of 5m; and
- ii The required minimum area of outdoor living space shall be readily accessible from a living area of each residential unit.
- iii For any residential unit with a gross floor area less than 65m² the minimum area shall be reduced to 30m² with a minimum dimension of 3.5m.

6.7.8 Outdoor Service Space

For each residential unit, there shall be a minimum continuous area for outdoor service space, contained in one area within the net area of the site, of 15m² with a minimum dimension of 3m.

6.7.9 Access

- i Each residential unit shall have legal access to a formed road.

6.7.10 Outdoor Storage

All outdoor storage associated with activities shall be screened from adjoining roads and sites by landscaping, walls, fences or a combination of sufficient height but at a minimum of 1.8m in height, and shall be behind the front line of the principle building.

6.7.11 Hours of Operation

Subject to i and ii below, on any site activities shall be limited to the following hours of operation:

7am to 10pm seven days a week; except where:

- a the entire activity is located within a building; and
- b each person engaged in the activity outside the above hours resides permanently on site, and
- c there are no visitors, customers or deliveries to the activity outside the above hours.

Exemptions

- i Residential and outdoor recreation activities shall be exempt from the above unless the activities set out in rule 6.7.13 are carried out on a residential property as part of a residential activity.
- ii Emergency Service Activities are exempt from part (b) of Rule 6.7.11.

6.7.12 Noise

Subject to ii below, on any site activities shall be conducted such that the following noise levels are not exceeded at any point within the boundary of that site:

- 55dBA L10 - 6:00am - 10:00pm Monday to Saturday
- 45dBA L10 - At all other times
- 75dBA Lmax - At all other times

Exemptions

- i Residential activities shall be exempt from the above unless the activities set out in rule 6.7.13 are carried out on a residential property as part of a residential activity.

- ii The 75dBA Lmax noise limit shall not apply to on-site sirens required by Emergency Service Activities, provided that the activity shall comply with the requirements of Section 16 of the Resource Management Act.

6.7.13 Noxious or Unpleasant Activities

No activity, other than residential activities, shall involve the following: panel-beating, spray-painting, motor vehicle repairs or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, rubbish collection service, motor body building, or fish or meat processing, or require a offensive trade licence under the Health Act 1956.

6.7.14 Electrical Safety Distances

Any activity, including the establishment of buildings and structures or any earthworks, within the vicinity of overhead electric lines shall comply with the New Zealand Electrical Code of Practice for Electrical Safety Distances (NZECP 34:1993).

6.7.15 Setback from Faultlines

No building for an activity shall be located within 20m of an earthquake fault line identified on the Planning Maps.

6.8 NON-NOTIFIED RESOURCE CONSENTS

Resource consents in relation to the following **Performance Standards** under Rule 6.7 shall not be notified and the written approval of affected persons need not be obtained (*Please also refer to section 2.1.4 of the Plan*):

- 6.7.1 On-site Effluent Disposal
- 6.7.7 Outdoor Living Space
- 6.7.8 Outdoor Service Space
- 6.7.9 Access
- 6.7.15 Setback from Faultlines

Please Note:

Irrespective of any rules in this plan, enforcement provisions will be used under the Act where any activity produces vibration, odour, or dust or manufactures, stores, uses transports or disposes of hazardous substances or trade waste or solid waste in such a way that has or is likely to be either noxious, dangerous, offensive, objectionable, to such an extent that it has or is likely to have an adverse effect on the environment.

7 BUSINESS

7.1 INTRODUCTION

Waipukurau and Waipawa are the largest 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. Many businesses are involved in the handling and processing of agricultural and horticultural produce.

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 at the turn of the century; while, in Waipukurau they are typically in “art deco” style, built after the 1931 Napier earthquake.

Small settlements also contain businesses. These are generally small and provide an essential service for residents or visitors to the area.

Home-based businesses and occupations are found in the residential and rural areas.

ISSUES, OBJECTIVES AND POLICIES

7.2 ISSUE - Amenity

The establishment and operation of poorly managed businesses can cause noise, odour, dust, loss of visual amenity, and traffic congestion.

Explanation

Business occupies two areas: inner commercial and the mixed commercial and industrial areas. The inner commercial areas contain retail and service activities, while the mixed commercial and industrial areas contain commercial activities that require on-site parking and light industrial activities that process, manufacture or service various items or products. Characteristics of these environments and the effects of activities within them are, therefore, quite distinct. These are discussed below.

Inner Commercial Environment (Business Zone 1)

Commercial Visual Amenity - Visually the inner commercial areas are 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 amenities
- 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, open sealed areas also have little visual interest, fragment the continuity of buildings and may result in glare from parked cars. The proliferation of advertising is discussed in Part 11 (Signs).

Certain buildings in the District's business areas (such as the Waipawa Town Hall and Library) contain significant historical, architectural or cultural values. Poor development would compromise

the building character. The visual continuity of buildings as a whole and individual detail on buildings and sympathetic refurbishment are important elements.

Mixed Commercial and Industrial Environment (Business Zone 2)

Some retail outlets are in the mixed commercial and industrial area rather than the inner commercial area. These outlets usually sell “bulky” goods and therefore need on-site car parking. Some industrial activities provide service and retailing activities - complementary to their manufacturing, processing and storage activities.

The nature of some business operations makes it difficult for them to conform to the higher standards of amenity. Compliance with a higher environmental standard could prohibit their ability to operate. Such industries require specific sites or separation from areas of higher amenity.

7.2.1 Objective

Areas of business activity having a standard of amenity and provide a pleasant work environment.

7.2.2 Policies

1. *To enhance the business environment by avoiding, remedying or mitigating adverse effects created by activities such as noise, glare, dust, odour and car-parking or visual impacts; by:*
 - i *requiring all parking and vehicle manoeuvring areas to have an all-weather surface minimising the creation of dust nuisance;*
 - ii *requiring landscaping for car parking areas.;*
 - iii *ensuring the frontages of sites for industrial and service activities present an attractive, planted aspect to the street;*
 - iv *ensuring noise standards within business areas do not compromise the functioning of anticipated activities, while recognising the areas need to remain pleasant to visit and work in,; and,*
 - v *accommodating industrial activities in an appropriate zone in recognition that they may not be able to operate under high standards of amenity.*
2. *To maintain and enhance the existing form and character of commercial areas in terms of building height, setback, site coverage and display windows.*
3. *To maintain and enhance the character and integrity of buildings having significant cultural, historic or architectural values.*
4. *To differentiate between business activities, based on the general nature of their effects, to ensure incompatible activities are not located together; by:*
 - i *ensuring the retention of an inner commercial area (Business Zone 1) in Waipukurau and Waipawa -with particular focus on the retail and commercial frontage areas - which are convenient, accessible, identifiable and pleasant areas to undertake commercial and retail activities;*
 - ii *enabling the establishment of industries, warehouses and depots in locations which are separated from the Business 1 areas and residential areas ;*
 - iii *ensuring opportunities are available for the establishment of a mix of business activities with retailing, services and industrial activities;*
 - iv *encouraging and provide for pleasant and convenient local commercial areas, providing for retail and service activities, in defined suburban locations in close proximity to the local neighbourhoods they serve;*

5. *To maintain and enhance public open spaces within business areas, and to provide public facilities and street furniture for the enjoyment and convenience of persons within business areas.*

7.2.3 Implementation Methods

To achieve policies 1-5 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;
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 quality of amenity sought and function of activities provided for; and,
3. continuing to provide finance and initiate projects for street and open space enhancement and the provision of public facilities and conveniences.

7.2.4 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 business areas and to provide for the well-being of people working in businesses. Amenity is improved when works are undertaken to enhance the environment, adverse effects are minimised or incompatible activities are separated. The policies provide direction on how Council will maintain and improve the amenity and quality of business environments.

7.2.5 Objective

Business activities which do not detract from the standard of amenity in adjoining residential areas.

7.2.6 Policies

1. *To recognise and encourage a clear distinction between business areas and residential areas.*
2. *At the interface between business and residential areas, to protect living environments from unacceptable noise, odour, shading, traffic, or reduction in visual amenity; through:*
 - i imposing the residential standards for height and admission of sunlight to buildings on sites adjoining residential areas.*
 - ii imposing the residential standard for noise on activities adjoining residential areas.*
 - iii requiring landscape planting along the boundaries of business sites adjacent to residential sites to protect the visual amenity of the residential areas.*

7.2.7 Implementation Methods

To achieve policies 1 and 2 through the use of rules to set down performance standards for activities adjacent to residential areas and to control residential activity within business areas.

7.2.8 Explanation and Reasons

These policies seek to avoid, remedy or mitigate adverse effects on the surrounding environment created by business activities. Of particular concern is the effect that business activities may have on the quality of living environments both adjacent to and within the business area itself. The policies address the business/residential interface and control residential occupation and visitor accommodation within business areas.

Businesses 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.

7.3 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 in relation to a business activity, and car-park surfaces that minimise dust nuisance.
- Minimal noise disturbance within the business environment.
- Adequate public facilities such as street seats, public toilets, rubbish bins, directional signs.
- Preservation of the living environment adjacent to business areas in terms of light admission, noise and odour.
- Limited residential occupation of buildings within business areas.
- Maintenance of visual amenity on residential sites adjacent to business sites.
- A wide range of business activities within defined locations.
- High customer use of convenient car-parking.
- 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.

BUSINESS ZONES RULES

Should you require a resource consent refer to Part 2: Information and Interpretation, and Part 14: Assessment Matters, for guidance.

7.4 ZONE STATEMENTS

7.4.1 BUSINESS ZONE 1 - (INNER COMMERCIAL)

The central business districts of Waipukurau and Waipawa are zoned Business 1. It 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 by controlling noise and lighting, ensuring adequate car-parking is provided and by maintaining the visual amenity through the control of advertising.

7.4.2 BUSINESS ZONE 2 - (GENERAL COMMERCIAL AND INDUSTRIAL)

Commercial and industrial areas outside the central business district of Waipukurau and Waipawa are zoned Business 2. It provides for large-scale retailing and service activities that require larger site areas for car parking, and also to provide for industry. The zone offers accessible services and retail outlets and opportunities for small businesses.

Performance standards aim to maintain the quality and amenity of the business environments as well as providing flexibility in site development. Activities located in this zone that are adjacent to residential areas face standards to ensure that the amenity and quality of the residential environment is not adversely affected.

The zone has a lower level of amenity than the Business Zone 1 and anticipates that industrial activities would be unable to comply with the higher performance standards in the Business Zone 1. However, a minimum standard of environmental quality will be maintained and minimum standards in relation to noise, surfacing for dust control and landscaping will apply.

7.5 DISTRICT-WIDE RULES

Attention is drawn to the following District-Wide Rules which may also apply in addition to any relevant Zone Rules to activities undertaken in the Business Zone. Any one or more of the District-Wide Rules may require an activity to obtain a resource consent.

- Tangata Whenua RulesRefer Part 3.6
- Heritage RulesRefer Part 3.7
- Transport Rules.....Refer Part 8
- Subdivision and Development RulesRefer Part 9
- Utilities RulesRefer Part 10
- Sign Rules.....Refer Part 11
- Relocated Buildings and Temporary Buildings and ActivitiesRefer Part 12
- Hazardous SubstancesRefer Part 13

Also Check to 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 (i.e. gravel extraction)

7.6 ACTIVITIES

7.6.1 PERMITTED ACTIVITIES

The following activities shall be **Permitted Activities**, provided that they comply with all of the Performance Standards under Rule 7.7:

- (a) **Recreational Activities** in Business Zones 1 and 2;
- (b) **Community Activities** in Business Zones 1 and 2; **except** for **Hospitals** and **Educational Facilities** where they are listed as a Controlled Activity or a Prohibited Activity.
- (c) **Industrial Activities** in Business Zone 2 only except for those industrial activities which have an offensive process (refer to rule 7.6.3(a));
- (d) **Service Activities** as follows:
 - i In Business Zone 2;
 - ii In Business Zone 1 except for warehouses and depots;
- (e) **Commercial Activities** (including retailing) as follows:
 - i In Business Zone 1;
 - ii In the Business Zone 2 the following shall be permitted:
 - Sale of goods manufactured, fabricated or processed on site; and,
 - The sale of all other goods in a single retail premises per site with a retail floor area that is greater than 400m².
- (f) **Service Stations**;
- (g) **Licensed Premises** established for any purpose, except that they shall be limited to the following hours of operation:
 - 7am-11pm Sunday to Thursday
 - 7am-1am Friday and Saturday

7.6.2 CONTROLLED ACTIVITIES

The following activities shall be **Controlled Activities** in the **Business Zones 1 and 2** provided that they comply with the Performance Standards under Rule 7.7:

- (a) **Residential Activities, Resthomes and Visitor Accommodation**; except where they are located within 65 dBA Ldn airnoise boundary identified on Planning Map 30.
- (b) **Hospitals** and **Educational Facilities**; located between the 55 dBA Ldn Outer control boundary and the 65 dBA Ldn airnoise boundary identified on Planning Map 30.

The Council has reserved control over the implementation of noise attenuation measures.

7.6.3 DISCRETIONARY ACTIVITIES

The following activities shall be **Discretionary Activities**:

(a) Offensive Processes

The following processes undertaken within the Business Zone 2:

- 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.

(b) Retailing in Business Zone 2 except where listed as a permitted activity.

(c) Factory Farming, limited to kennels and catteries used for the boarding and breeding of cats and dogs for commercial purposes.

(d) Licensed Premises, excepted where listed as a permitted activity.

(e) Any activity listed as a Permitted Activity or a Controlled Activity, but does not comply with any one or more of the relevant Performance Standards, shall be a Discretionary Activity with the exercise of the Council's discretion being restricted to the matter(s) specified which is not complied with.

(f) Any Other Activity, which is not listed as a Permitted Activity or a Controlled Activity or a Non-Complying Activity.

7.6.4 NON-COMPLYING ACTIVITIES

The following activities shall be **Non-Complying Activities**:

(a) Factory Farming, except where listed as a Discretionary Activity;

(b) Mining Activities and Gravel Extraction in any Business Zone;

(c) Forestry Activities in any Business Zone;

(d) Industrial Activities in the Business Zone 1.

(e) Service Activities in the Business 1 Zone, except where listed as a permitted activity.

7.6.5 PROHIBITED ACTIVITIES

- (a) **Residential Activities; Resthomes, Visitor Accommodation, Hospitals and Educational Facilities;** located within 65 dBA Ldn airnoise boundary identified on District Planning Map 30.

7.7 PERFORMANCE STANDARDS

7.7.1 Height of Buildings

Maximum height of any building(s) for an activity in the **Business Zones 1 and 2** shall be 12m.

7.7.2 Setback from Streets

Business Zone 1, Commercial Frontage Area

- i Maximum setback of building(s) for an activity from road boundaries in the commercial frontage areas identified on the Planning Maps shall be 5m.
- ii Notwithstanding the Transport Rules (Part 8) in this Plan, no car parks shall be constructed within the 5m building setback from road boundaries specified in rule 7.7.2 (i) above.

Business Zone 1, other than the Commercial Frontage Area.

Minimum setback of building(s) for an activity shall be nil.

Business Zone 2

Minimum setback of building(s) for an activity shall be 4m.

7.7.3 Building Coverage

Maximum building(s) coverage for an activity in **the Business Zones 1 and 2** shall be 75% of the site area.

7.7.4 Verandahs

Every building(s) for an activity in the **Business Zone 1, Commercial Frontage Area** (identified on the Planning Maps), shall, on its erection or on being reconstructed or altered in any way that substantially changes the exterior appearance, be provided with a verandah.

7.7.5 Windows

Every building(s) for an activity in the **Business Zone 1, Commercial Frontage Area** (identified on the Planning Maps), shall contain window(s) covering a minimum of 50% of the area of the ground floor wall(s) along the road frontage(s).

7.7.6 Outdoor Storage

All outdoor storage associated with activities shall be screened from adjoining roads and sites by landscaping, walls, fences or a combination of sufficient height but at a minimum of 1.8m in height.

7.7.7 Amenities of Residential Zones

Where any site in a Business Zone adjoins a site zoned Residential, the following standards shall apply:

- i Setback from zone boundary
The minimum setback of buildings for an activity shall be 5m.
- ii Recession Planes
No part of a building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the zone 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 shall be constructed from the far side of the access.

- iii Screening
A landscaped area with a minimum width of 2m shall 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 shall be constructed with sufficient height to screen any outdoor storage areas but at a minimum height of 1.8m.

7.7.8 Noise

Activities shall be conducted such that the following noise levels are not exceeded at any point within the boundary of the Residential Zone:

- 55dBA L10 - 7:00am - 10:00pm Monday to Saturday
- 45dBA L10 - At all other times
- 75dBA Lmax - At all other times

Exemptions

- i The 75dBA Lmax noise limit shall not apply to on-site sirens required by Emergency Service Activities, provided that the activity shall comply with the requirements of Section 16 of the Resource Management Act.

7.7.9 Electrical Safety Distances

Any activity, including the establishment of buildings and structures or any earthworks, shall within the vicinity of overhead electric lines comply with the New Zealand Electrical Code of Practice for Electrical Safety Distances (NZECP 34:1993).

7.7.10 Setback from Faultlines

No building for an activity shall be located within 20m of an earthquake fault line identified on the Planning Maps.

7.7.11 Buildings by Waipukurau Aerodrome

Notwithstanding the performance standards in relation to buildings set out in rule 7.7 there shall be:

- i no building for an activity in those areas specified as “No building zone” on Planning Map 30;
- ii 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 Map 30;
- iii no building for an activity that exceeds a height restriction determined by a 1:20 approach and take-off gradient for aircraft using the runaways which are identified on Planning Map 30 at the Waipukurau Airfield.

7.8 NON-NOTIFIED RESOURCE CONSENTS

Resource consents in relation to the following **Performance Standards** under Rule 7.7 shall not be notified and the written approval of affected persons need not be obtained (*Please also refer to section 2.1.4 of the Plan*):

7.7.5 Windows

7.7.10 Setback from Faultlines

Please Note:

Irrespective of any rules in this plan, enforcement provisions will be used under the Act where any activity produces vibration, smell, or dust or manufactures, stores, uses transports or disposes of hazardous substances, trade waste or solid waste in such a way that has or is likely to be either noxious, dangerous, offensive, objectionable, to such an extent that it has or is likely to have an adverse effect on the environment.

8 TRANSPORT

8.1 INTRODUCTION

The transport systems of the Central Hawke's Bay District move people and goods throughout the District. These systems - road, rail and, air - contribute to the social and economic functioning of the District linking home, work, educational, recreational, cultural and business activities.

The road system is managed by the Council and State Highway 2 and State Highway 50, by Transit New Zealand. The District is served with sealed and unsealed roads.

ISSUES, OBJECTIVES AND POLICIES

8.2 ISSUE - Transport Efficiency and Transport Safety

The efficient use of the District's roads and other transport infrastructure can be adversely affected by the inappropriate design of land use activities, their access, parking and servicing.

Explanation

There are a number of ways to maintain or improve transport efficiency. It is important to design and locate roads which encourage safe and predictable vehicle movement. This can be achieved by requiring off-street parking and requiring clear visibility from access points.

Distractions or impediments to drivers, particularly on the open road or in heavy traffic can endanger vehicles, cyclists and pedestrians. Conflicts can be avoided or mitigated by the control of activities alongside roads, such as advertising signs. Trees and utilities inappropriately located close to roads can shade road surfaces from sun in winter and prevent ice from melting and causing dangerous driving conditions.

8.2.1 Objective

Efficient use of the District's existing and future transport system through the maintenance and improvement of access, ease and safety of pedestrian movement.

8.2.2 Policies

1. *To require off-street parking and loading for most activities in order to limit congestion and loss of safety and efficiency of adjacent roads and to promote the maintenance of the amenity of those roads.*
2. *To control the design and construction of access onto the State Highway in order to assist in the safe use of these roads.*
3. *To ensure the construction of parking and access is of a standard that promotes both the safe and efficient use of vehicles.*
4. *To ensure adequate sight distances for vehicles from access crossings so as to mitigate the potential for accidents.*
5. *To provide for home occupations within residential areas to reduce travel time and costs between home and work.*

8.2.3 Implementation Methods

To achieve policies 1 - 5 through:

1. consolidating of existing and new urban developments through the clear definition of the extent of the existing towns; and,
2. including rules specifying performance standards for road construction, based on the zone, and standards for safe and efficient access, for parking and loading.

8.2.4 Explanation and Reasons

The provision of parking is primarily the responsibility of the property owner or occupier. The Plan requires that new development, redevelopment, or changes of activity within an existing building, provide parking and loading facilities in accordance with defined standards. Off-street parking improves both safety and amenity of a street. Vehicle access is to be such that vehicles using an accessway has good road and traffic visibility. Vehicle access on to the State Highways is controlled because these roads carry considerable volumes of high speed traffic. Home occupations can reduce the need for a motor vehicle to be used and therefore reduce costs and travel time for people of the District.

8.3 ENVIRONMENTAL RESULTS ANTICIPATED

- Safe, efficient and accessible transport systems.
- Construction of any new roads, accessways and parking areas to appropriate use and safety standards.

TRANSPORT RULES

Should you require a resource consent refer to Part 2: Information and Interpretation, and Part 14: Assessment Matters, for guidance.

8.4 ACTIVITIES

Any activity which does not comply with the requirements for parking, loading, access and sight distances in accordance with any one of more of the following Performance Standards shall be a **Discretionary Activity**, with the exercise of the Council's discretion being restricted to the matter(s) specified in that standard.

Nothing in these provisions shall limit the power of the Council to require or impose conditions or standards in respect of applications for resource consent.

8.5 PERFORMANCE STANDARDS

8.5.1 Parking and Loading

(a) Minimum Parking Space Requirements

- i All activities listed in Table 1 below shall provide at least the number of parking spaces on site required by the rates identified in that table. The required parking spaces shall be available for residents, staff and visitors at all times during the hours of operation of the activity.
- ii Where there are two or more different activities on the site, the total requirement for the site shall be the sum of the parking requirements for each activity.

(b) Car Parking for Staff

Minimum parking requirement stated in Table 1 for staff shall be exclusively reserved for, and made available to, staff.

(c) Assessment of Parking Areas

Where the parking requirements listed in Table 1 results in a fractional space, any fraction of one half or more shall be counted as one car parking space.

The area of any parking space or spaces provided and of vehicular access, drives and aisles provided within a building shall be excluded from the assessment of gross floor area of that building for the purpose of ascertaining the total number of spaces required or permitted.

(d) Size of Parking Spaces

All required parking spaces and associated manoeuvring areas, other than for residential units, are to be designed in accordance with the New Zealand Building Code approved document D1: Access Routes.

(e) Accessible Car Spaces

Accessible parking spaces are to be designed in accordance with the New Zealand Building Code approved document D1: Access Routes.

(f) Queuing

All queuing spaces are to be designed in accordance with the New Zealand Building Code approved document D1: Access Routes.

Table 1 - Minimum Parking Space Requirements**G.F.A = GROSS FLOOR AREA OF ACTIVITY**

Residential Unit	2 parks, 1 being the garage/carport
Commercial activities - All Zones	1 park for visitors per 50m ² Gross Floor Area; and 1 park for staff per 200m ² Gross Floor Area; and 1 park per 100m ² outdoor storage or outdoor display area
Factory Farming (including the boarding of animals)	1 visitor park per 500m ² Gross Floor Area or 2 parks whichever is greater; and 1 park per 2 staff
Feedlots	5 truck & trailer parks and 5 car parks
Industrial and Service Activities	1 park for visitors per 100m ² Gross Floor Area; and 1 park for staff per 200m ² Gross Floor Area; and 1 park per 100m ² outdoor storage space
Relocatable Housing Depot	1 park for visitors per 3 houses; and 1 park per 2 staff
Visitor accommodation	1 park per room or 1 park per 3 beds whichever the greater; and 1 park per 2 staff
Camping Ground	1 park per camp site; and 1 park per 2 staff
Service Station	1 park per 50 m ² Gross Floor Area of retail shop; and 1 park per 2 staff; and 4 spaces per workshop bay; and 2 queuing spaces per booth or facility; and 3 queuing spaces for a carwash
Restaurant/Takeaways/ Licensed Premises/ Recreational Activities	1 park per 25m ² Gross Floor Area; and 1 park per 2 staff
Education Facilities	1 park per 2 staff; and 1 park per 50 students aged 15-18 years; and 1 park per 10 students aged over 18 years; and 1 bus park required for schools with rolls below 100 students otherwise 2 bus parks
Day Care Facilities	1 park per 2 staff; and 1 park per 10 clients
Sports Fields	1 park per 700m ²
Sale Yards	80 car parks; and 20 truck & trail parks
Rest Home	1 park per 5 beds; and 1 park per 2 staff
Hospital	1 park per 2 beds; and 1 park per 2 staff
Health Care Facilities	2 visitor parks per professional; and 1 park per 2 staff
Emergency Service Activities	1 park per 2 on-duty staff
Community activities, other than those listed above	1 park per 25m ² Gross Floor Area; and 1 park per 2 staff
Drive thru facilities excluding service station	2 queuing spaces per booth or facility

(g) Reverse Manoeuvring

- i On-site manoeuvring shall be provided for all vehicles to ensure that no vehicle is required to reverse either onto or off a road except where:

- a) Any activity is required to provide, or contain, two or less parking or loading spaces; or
- b) An activity is in the Business 1 Zone and has access onto any road other than a State Highway.

Such on-site manoeuvring shall comply with the following requirements for a design vehicle anticipated to use a site:

- for a design car (refer Appendix E3),
 - for a design two axled truck (refer Appendix E4),
 - for all other vehicles (refer Australian Standard AS 2890.2-1989, Off-street parking, Part 2: Commercial vehicle facilities).
- ii All truck refuelling sites shall be designed to accommodate a maximum length B-Train in a manner which will avoid the need to reverse off the site.
 - iii Parking spaces shall be located so as to ensure that no vehicle is required to carry out any reverse manoeuvring when moving from any vehicle access to any required parking spaces.
 - iv Vehicles shall not undertake more than one reverse manoeuvre when manoeuvring out of any required parking or loading space to depart the site.

(h) **Loading Areas**

All service, industrial and commercial activities (including retail activities) in the Business Zone 2 shall provide one loading space and associated manoeuvring area, in accordance with the following:

Every loading space shall be of a useable shape and shall have a minimum height of 3.8m and a minimum width of 3.5m or such greater width as is required for adequate manoeuvring. The depth shall be as follows:

- i For transport depots or other similar activities, not less than 9m.
- ii For retail premises, offices, warehouses, bulk stores, industrial and service activities and other similar uses, not less than 8m.

except that

- iii Offices and other non-goods handling activities, where the gross floor area is less than 1500m² the space can be reduced to 6m in depth, 3m wide and 2.6m high.

(i) **Surface of Parking and Loading Areas**

- i The surface of all parking, loading and trade vehicle storage areas shall be formed and finished with an all weather, dust free surface and shall be drained to the satisfaction of the Council.

Rule i (i) does not apply where a site contains one residential unit and which requires no more than two parking spaces.

8.5.2 **VEHICLE ACCESS**

(a) **Vehicle Access to be Provided**

In all zones:

- i Every lot with direct vehicle access to a road or to a vehicle access lot, shall be provided with a complying vehicle crossing.

- ii Every vehicle access lot shall be provided with a complying vehicle crossing.
- iii Every activity requiring access to a road shall have access to that/those road(s) only by way of a complying vehicle crossing.
- iv A complying vehicle crossing shall meet the following requirements:
 - a Where a lot has direct vehicle access to a road: a formed and drivable surface shall be provided between the carriageway of the road and the road boundary of the lot.
 - b Where a vehicle access lot meets the road: a formed surface and drivable surface shall be provided between the carriageway of the road and the road boundary of the vehicle access lot .
 - c Where the lot has direct vehicle access to a vehicle access lot: a formed and drivable surface shall be provided between the carriageway of the vehicle access lot and the boundary of the lot.
 - d An access space shall be established on the lot. This shall comprise an area of land within the lot 3.5m wide by 5.0m long, formed and set aside and useable by a motor car and accessible from the vehicle crossing.

(This access space may be used for any aisles or parking or loading spaces provided within the site).

Please refer to Appendix E of the Plan which illustrates these vehicle access terms.

Note: Notwithstanding the Rules in this Plan, every person proposing to construct or modify an accessway onto a State Highway must obtain permission from Transit New Zealand. Acceptable location and design details can be obtained from the Transit New Zealand Regional Office (currently at Napier).

(b) Formation and Sealing of Vehicle Crossings

- i All vehicle crossings shall be formed with an all weather surface and shall be drained to the satisfaction of the Council.
- ii Where the road carriageway adjacent to the vehicle crossing is sealed, then the vehicle crossing shall be sealed.
 - *Rule 8.5.2 (b) (i) and (ii) does not apply where the vehicle crossing gives access to paddocks which do not contain any buildings, and which are used exclusively for extensive grazing or cropping.*
 - *Rule 8.5.2 (b) (i) applies to dairy herds using any vehicle crossing on a regular basis for milking*
- iii Minimum height clearance for vehicle crossings and common vehicle manoeuvring areas on-site, shall be 3.5 metres for residential units and 4.5 metres for all other activities.
- iv Vehicle crossing gradients be designed in accordance with the New Zealand Building Code approved document D1: Access Routes.

(c) Migration of Gravel onto Sealed Roads

- i All formed and drivable surfaces on any lot with direct access to a sealed road, and any vehicle crossing, shall be designed and constructed and maintained in such a way that gravel and/or stones and/or silt shall not migrate on to any formed public footpath or on to the sealed carriageway."

Advice Note: Please contact the Council for advice on the design and construction details before commencing any work on your driveway. Any works

on the vehicle crossing, between your property and the road carriageway must be done in consultation with the Council.

(d) Location of vehicle crossings with frontage in relation to intersections

- i The following standard applies to sites that have frontage to State Highway 2 and 50 in the Rural Zone:
 - a Where the road frontage of the site lies entirely within 212m of an intersection, the vehicle crossing to the site shall be located on the access frontage within 12 metres of the side boundary of the site which is farthest from the intersection.
 - b Where the road frontage of the site is greater than 212m in length, the vehicle crossing to the site shall be located on the access frontage at least 200 metres from the intersection.
- ii The following standards apply to all other sites in the Rural Zone:
 - a Where the road frontage of the site lies entirely within 80 metres of an intersection, the vehicle crossing to the site shall be located on the access frontage within 12 metres of the side boundary of the site which is farthest from the intersection.
 - b Where the road frontage of the site is greater than 80 metres in length, the vehicle crossing to the site shall be located on the allowed access frontage at least 68.0 metres from the intersection.
- iii The following standards apply to all sites in all Zones except the Rural Zone:
 - a Where the entire road frontage of the site lies within 62 metres of an intersection, the vehicle crossing to the site shall be located on the access frontage within 12 metres of the side boundary of the site which is farthest from the intersection.
 - b Where the road frontage of the site is greater than 62 metres in length, the vehicle crossing to the site shall be located on the allowed access frontage at least 50 metres from an intersection.

(e) Widths of Vehicle Crossings

The following crossing width (Table 2) shall apply:

Table 2 - Crossing Widths

Land Use	Width of Crossing (m)	
	Minimum	Maximum
Residential	3.5	6.0
Other	6.0	9.0

The width of culverts and crossings shall be the actual length of channel covers or the length of the fully dropped curb.

(f) Sight Distances from Vehicle Crossings and Road Intersections

Unobstructed sight distances, in accordance with the minimum sight distances specified in Table 3, shall be available from all vehicle crossings and road intersections.

Table 3 - Minimum Sight Distances from Vehicle Crossings and Road Intersections

Legal Speed Limit for Road (km/hr)	Minimum Sight Distance (m)	Minimum Site Distances for State Highways
50	45	85
70	85	140
100	170	250

All sight distance measurements shall be undertaken in accordance with the relevant diagram in Appendix E.

(g) Vehicle Oriented Commercial Activities

Notwithstanding Rules 8.5.2 (d), (e), and (f) above, all:

- service stations;
- truck stops;
- retail activities (or groups of retail activities using common vehicle crossings) containing a total gross floor area of more than 400m²;

shall comply with the following additional rules:

- i Unobstructed sight distances, in accordance with the minimum sight distances specified in Table 4, shall be available from all vehicle crossings:

Table 4 - Minimum Sight Distances for Vehicle Oriented Commercial Activities

Legal Speed Limit for Road (km/hr)	Minimum Sight Distance (m)
50	50
70	140
100	280

All sight distance measurements shall be undertaken in accordance with the relevant diagram in Appendix E.

- ii The road boundary of the site shall be clearly defined to control traffic flows and to define entrance and exit points.
- iii Any service station pumps shall be located a minimum of 4.5m from the road boundary and 9m from the midpoint of any vehicle crossing at the road boundary. All vehicles shall be clear of the footpath and accessways when stopped for refuelling.
- iv Fuel tankers shall not reverse to reach the fuel discharge position and shall drive forwards off the discharge position to leave the site.

Fuel tankers discharging shall not obstruct the footpath or any part of the site intended for use by vehicles being served at refuelling positions or waiting for service.
- v Vehicle tracking paths widths shall be designed according to the type of vehicles using the facility.

(f) Road/Rail Level Crossings

All road/rail crossings shall comply with the standards specified in the Land Transport Safety Authority's discussion document "Road Signs and Marking for Railway Level

Crossings" (Appendix C - Sight Distance Requirements at Passive Railway Level Crossings) or subsequent amendments.

8.6 NON-NOTIFIED RESOURCE CONSENTS

Where vehicle access is **not onto a state highway**, resource consents in relation to the following **Performance Standards** under Rule 8.5 shall not be notified and the written approval of affected persons need not be obtained (*Please also refer to sections 2.1.4 of the Plan*):

8.5.1,d	size of parking spaces
8.5.1,g	reverse manoeuvring
8.5.1,e	accessible car spaces
8.5.1,h	loading areas
8.5.1,f	queuing
8.5.1,i	surface of parking and loading areas
8.5.2	all vehicle access rules

Where vehicle access is **onto a state highway**, resource consents in relation to the following **Performance Standards** under Rule 8.5 shall not be notified and the written approval of affected persons need not be obtained (*Please also refer to sections 2.1.4 of the Plan*):

8.5.1,d	size of parking spaces
8.5.1,h	loading areas
8.5.1,e	accessible car spaces
8.5.1,i	surface of parking and loading areas

9 SUBDIVISION AND FINANCIAL CONTRIBUTIONS

9.1 INTRODUCTION

The Act identifies subdivision as a category of activity distinct from land use. The control of subdivision is a specific matter of relevance to District Plans. Subdivision produces a framework of land ownership which assists development, activity and conservation. Subdivision also provides the framework of service provision including roading, water supply, sewage disposal, energy, telecommunication, stormwater and trade waste.

In 2006 Council resolved to collect development contributions using the legislation set out in the Local Government Act, 2002.

At the same time it was resolved that Council would continue to collect a localised roading upgrade contribution under the Resource Management Act when appropriate.

Note: When a contribution is required for localised roading upgrade, Council will not take a Development Contribution under the Development Contribution Policy (LGA). Refer to the current Central Hawke's Bay District Council Development Contributions Policy for details.

ISSUES, OBJECTIVES AND POLICIES

9.2 ISSUE - 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 an intensified landuse, 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 new owners for 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.

9.2.1 Objective

The provision of necessary services to subdivided lots, in anticipation of the likely effects of land use activities on those lots.

9.2.2 Policies

- 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.*

2. *To ensure safe and effective vehicular access (including lighting) to properties in subdivisional developments.*
3. *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.*
4. *To ensure that water supplies to subdivided lots are of a sufficient capacity and of a potable standard for the anticipated land uses on each lot or development, including fire fighting requirements.*
5. *To ensure that the provision of any necessary additional infrastructure for water supply, stormwater control or sewage treatment disposal infrastructure and the upgrading of existing infrastructure is undertaken by subdividers, in recognition of the scale and nature of the anticipated land uses.*
6. *To encourage the retention of natural open waterbodies for stormwater disposal, where safe and practical, and to ensure disposal in a manner which maintains or enhances the quality of surface and ground water, and avoids unplanned inundation of land within the subdivision, adjoining land, or downstream properties.*
7. *To ensure, upon subdivision or development, that anticipated land uses are provided with a means of disposing of sanitary sewage in a manner which is consistent with maintaining public health and which avoids, or mitigates contamination of surface, or groundwater and avoids land instability.*
8. *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.*
9. *To ensure that any necessary upgrading of the existing local roading infrastructure to service the subdivision is contributed to by the subdivider (s), in proportion to the benefit derived from the upgrading. Cash and/or works will be taken.*

9.2.3 Explanation and Reasons

High vehicle numbers require the provision of access to newly created lots. Roothing and access standards must reflect anticipated traffic volume or type, and must be integrated into the existing roading system.

Subdivision is often followed by intensification or changes in land use that increase the demand for water. Where the proposed subdivision creates new lots, and where the users will require water for human consumption, that supply must be potable and reliable. Where life and property needs protection, ready access to sufficient water must be available for fire fighting. Unless the water supply has excess capacity, subdivision and development will require upgrading of the water supply.

Despite regular monitoring and testing programmes, individual wells run higher risks of contamination. Individual water supplies are of variable quantity and run the risk of running out. Connections to a public supply provide certainty as to the adequacy of water quality and the reliability of the supply.

The design and capacity of stormwater systems must be adequate. The person changing the existing land and water surfaces must investigate the effects of the proposal. If any adverse effects will, or could, result from the subdivision of land, then avoidance or mitigation must be carried out.

Recognising and enhancing the values of natural waterbodies and receiving waters is part of planning subdivision and subsequent land use developments. Open waterways can be visually attractive and provide an opportunity for enhancement through suitable landscape treatment. Preservation of the natural system is ecologically more acceptable and can assist in avoiding contamination of surface waters from stormwater run-off. These benefits need to be balanced by safety and practicality considerations.

Treatment and disposal of sewage is a matter of vital importance. This is particularly significant in terms of the protection of the quality of the surface and groundwaters and in the protection of public health. Adequate treatment of sewage effluent requires adequate provision for treatment systems and means of disposal for the waste generated by the subdivision.

In rural areas and small townships where connection to public reticulated systems is impracticable, the individual treatment and disposal system must not cause contamination of any adjoining waterbodies or groundwater, particularly if public health or the quality of a locality's water supply is affected.

It will be the subdividers, or subsequent lot owners, responsibility to ensure that telecommunication or electricity reticulation is available, where needed.

9.3 ISSUE - Cost of Infrastructure to the Community

Subdivision adds incrementally to demands on the infrastructure of the District.

Explanation

Council considers new developments should contribute a fair and reasonable sum towards the cost of that demand as set out in the current Central Hawke's Bay District Council Development Contributions Policy.

9.3.1 Objective

The costs of the provision of new services or the upgrading of existing services within subdivisions is to be met by the subdividers.

9.3.2 Policies

1. *To require subdividers to meet the costs of upgrading services (including head works), which are attributable to the impacts of the subdivision, including where applicable:*
 - *roading and access (vehicular, cyclist, pedestrian);*
 - *water supply;*
 - *sewage collection, treatment and disposal;*
 - *stormwater collection, treatment and disposal;*
 - *trade waste disposal.*
2. *That any contributions to be in accordance with the methods of determination set out in the Central Hawke's Bay District Council Development Contributions Policy or in the case of a localised roading, at the discretion of the Roding Manager.*

9.3.3 Explanation and Reasons

Subdivision should provide services for subsequent purchasers of new lots who expect that services will be available. New subdivision requires the extension of or upgrading of existing services.

The provision of services within the subdivision is a cost recoverable from the sale of lots which can be imposed on a subdivider at the time of subdivision. Where a subdivision creates a demand for upgrading or maintenance of services beyond the subdivision, the Council is justified in recovering costs attributable to the subdivision itself.

Policies on financial contributions are set to ensure a good degree of certainty for developers.

9.4 ISSUE - Amenity and Conservation Values

The Loss of Amenity and Significant Nature Conservation Values as a Result of Subdivision.

Explanation

Subdivision and the development of subdivided land changes the character of the land, inevitably leading to an intensification of land use, often with increased building development. A loss of amenity as well as a loss of nature conservation values, habitat or natural features may result.

9.4.1 Objective

The maintenance or enhancement of amenity, cultural and significant nature conservation values through the subdivision process.

9.4.2 Policies

1. *To take the opportunity to protect significant natural features or trees, and indigenous vegetation and habitat through the subdivision process.*
2. *To ensure that works associated with the land subdivision and development avoid or mitigate the adverse impacts on the natural qualities of the environment and on areas of significant nature conservation value.*
3. *To encourage innovative subdivision design consistent with the maintenance of amenity values.*
4. *To provide pedestrian and amenity linkages where useful linkages can be achieved or further developed.*
5. *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.*
6. *To promote the protection of waahi tapu and waahi taonga during the subdivision process.*

9.4.3 Explanation and Reasons

It is desirable to maintain and enhance the amenity values of areas, regardless of their land use, when subdivision takes place. The amenity of the area varies according to the landscape, the environmental qualities, cultural history of the area, and community expectations. In the built environment, amenity protection often focuses on significant trees which make an important contribution to an area.

Subdivision approvals frequently involve earthworks, which can significantly alter vegetation or the surface of the land. Earthworks should not unnecessarily affect significant natural features or other conservation values. Even in less sensitive areas, earthworks in the form of filling and excavation should be minimised.

Electricity requires the provision of power lines and associated structures. New underground reticulation is considered more visually appropriate.

9.5 ISSUE - Natural Hazards

The Potential Effects of Natural Hazards on Lots Created by Subdivision.

Explanation

Where the Council is aware that land, or any structure on that land is likely to be subject to damage, by erosion, subsidence, or fault movement, slippage, or inundation from any source, the Act states that the Council shall not grant a subdivision consent unless those adverse effects can be avoided, remedied or mitigated.

In the Central Hawke's Bay District flooding areas, fault lines and earthquake liquifaction areas have been identified. In some of these areas, for example, it may be an inefficient use of resources if the costs are high.

9.5.1 Objective

The avoidance of subdivision where there are significant natural hazards, unless these can be mitigated without significant adverse effects on the environment.

9.5.2 Policies

1. *To ensure that subdivision is either restricted, subject to mitigation measures, or avoided in areas subject to risk from flooding, subsidence or slippage, earthquake liquifaction and faultline movement.*
2. *To ensure that mitigation measures do not give rise to unnecessary adverse impacts on the environment.*

9.5.3 Explanation and Reasons

There are areas within the District, which because of risk of natural hazards including flooding, erosion, fault movement, subsidence or slippage, are unsuitable for development, or require specific measures to be undertaken to overcome these hazards. (Refer Part 3.4.)

The Council has an obligation under Section 106 of the Act to decline consent to any subdivision in areas where these hazards cannot be adequately mitigated, in addition to ensuring that any mitigation measures are in fact adequate to overcome the hazard. It is also necessary to consider the effects of the mitigation measures themselves which may also create adverse environmental effects.

9.6 Implementation Methods

To achieve the policies through the provision of rules in the Plan stating development standards for subdivision relating to and including:

- site suitability assessment;
- shape and dimension;
- effluent disposal;
- water supply;
- area and frontage requirements for each zone;
- access requirements and standards;
- reserve requirements or contributions;
- protection of significant natural, cultural and historic features;
- the subdivision of special lots; and

- subdivisions including existing buildings or structures.

9.7 ENVIRONMENTAL RESULTS ANTICIPATED

- A safe and efficient roading network.
- Safe, convenient access to and from subdivided lots.
- Water supplies that are sufficient in volume and of potable quality to meet reasonable needs and expectations over time.
- Adequate treatment and disposal of stormwater and sewage.
- Adequate provision for energy supplies and telecommunications.
- Maintenance and enhancement of amenity and significant natural conservation values particularly natural features and significant trees.
- 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 risk from flooding, erosion or subsidence.

SUBDIVISION AND FINANCIAL CONTRIBUTION RULES

Should you require a resource consent refer to Part 2: Information and Interpretation, and Part 14: Assessment Matters, for guidance.

9.8 DEFINITIONS

In this section of the Plan, unless the context otherwise requires:

- (a) *"Land in the subdivision"* means land which is the subject of an application for a subdivision consent.
- (b) *"Providing a service"* includes extending, upgrading, modifying or replacing any service.
- (c) *"Service"* means:
 - Any water supply system
 - Any stormwater collection and disposal system
 - Any sewage collection, treatment and disposal system
 - Any trade waste collection, treatment and disposal system
 - Any energy supply system
 - Any telecommunications system
 - Any works to avoid, remedy or mitigate natural hazards
 - Any landscaping, including planting of vegetation
 - Any provisions of access to land in the subdivision (including roads, cycleways, pedestrian accessways, service lanes, private access, street lighting and associated works)

and in each case includes any necessary or incidental works
and *"services"* has a corresponding meaning.

- (d) *"Subdivision consent"* has the meaning set out in Section 87(b) of the Act or subsequent amendments.
- (e) *"Subdivision of land"* and *"to subdivide land"* have the meanings set out in Section 218 of the Act or subsequent amendments.

9.9 SUBDIVISION ACTIVITIES

9.9.1 GENERAL PROVISIONS

The following provisions shall apply, as appropriate or applicable, to all forms of subdivision of land. Refer to the current Central Hawke's Bay District Council Development Contributions Policy and Rule 9.11 for financial contributions in respect of local roading improvements.

- (a) **Relevant Sections of the Act**
All applications are subject to Part VI and X of the Act, with particular reference to Sections 104, 105, 106, 108, 219, and 220 of the Act
- (b) **Code of Practice for Subdivisions**
The Council uses the Code of Practice for Urban Land Subdivision (NZS 4404 1981 and any future amendment) 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.

The Council recommends that developers produce and present a concept plan of the subdivision to Council staff as early as possible so that engineering requirements can be discussed.

(c) Legal Road Frontage

Section 321 of the Local Government Act 1974 or any subsequent legislation shall apply to all subdivisions.

(d) Consents Heard Together

Any land use consent application arising from non-compliance with rules in this Plan as a result of a proposed subdivision shall be considered jointly with the subdivision consent application.

(e) Esplanade Provision

- i The Council may require an esplanade strip or esplanade reserve of up to 20 metres to be created or vested when an allotment is created along the bank of any river or lake identified in Planning Maps 45-48, or created along the coast. In considering such a strip or reserve the Council shall take into account the purposes of esplanade strips and reserves in section 229 of the Act, Part II of the Act, Objective 3.3.2.1 and associated policies in the Plan.
- ii Any esplanade reserve shall meet the requirements of Section 231 of the Act. The creation of any esplanade strip shall be in accordance with section 232 of the Act.
- iii Section 230 of the Act shall not apply to rivers or lakes not identified in Planning Maps 45-48.

Where a subdivision is for a minor adjustment to an allotment involving an alteration of no more than 10% of the allotment area then the requirements in i above shall not apply."

9.9.2 PERMITTED SUBDIVISION ACTIVITIES

There shall be no Permitted Subdivision Activities.

9.9.3 CONTROLLED SUBDIVISION ACTIVITIES

Note: A subdivision consent need not be notified in accordance with section 103 of the Act, if the subdivision is a controlled activity.

Any subdivision which complies with all Subdivision Performance Standards shall be a **Controlled Activity**. The Council's has reserved control over the following matters:

(a) Lot Size

- Lot size of subdivisions in the Business and Township Zones.
- Lot size of subdivisions for access, utilities, reserves and roads.

(b) Lot Dimension

- Lot dimension of subdivisions for access, utilities, reserves and roads.

(c) Subdivision Design

- Relationship and orientation of lots.
- The location of walkways and cycleways.
- The provision and/or use of roads, open stormwater channels and wetland areas.
- The environmental effects as a result of earthworks and the rehabilitation of the area.

- The location and relationship to areas of significant nature conservation value as identified on the planning maps.

(d) Property Access

- The location, alignment and pattern of roading or service lanes.
- The location and provision of access to lots for vehicles, cycles and pedestrians.
- Any financial contributions to be made by the applicant.
- Road reserves and provision for future subdivision on adjoining land.
- The standard of construction required for property access, other than as required by Rule 9.10 (h).
- Street lighting.
- Naming of private vehicular access.

(e) Natural Hazards

Provision of works, the location and type of services, building location, and location, degree of compaction, type and quantity of filling and earthworks that could be affected by the following natural hazards or which could affect the impact of those natural hazards on the site or other land in the vicinity:

- Coastal Erosion
- Flooding
- Erosion\Land Instability (including rockfall, alluvion and avulsion)
- Storm Surges
- Tsunamis
- Vulcanism
- Seismic Activity (Earthquakes)
- Wind
- Wild Fire

(f) Water Supply

- The supply of water, other than from a Council reticulated system.
- Water supplies for fire fighting purposes.
- The standard of water supply infrastructure installed in subdivisions, and the adequacy of existing supply systems outside the subdivision.
- Any financial contributions required in respect of water supply.

(g) Stormwater Disposal

- The capacity of existing and proposed stormwater infrastructure and disposal systems.
- The effectiveness and environmental impacts of any measures proposed for mitigating the effects of stormwater run-off, including the control of water-borne contaminants, litter, debris and sediments.
- The location, scale and construction of stormwater infrastructure.
- Any financial contributions required in respect of stormwater disposal.

(h) Sanitary Sewage Disposal

- The method of sewage disposal where a public reticulation and treatment system is not available.
- The capacity of, and impacts on, the existing reticulated sewage disposal system.
- The location and environmental effects of the proposed sanitary sewage system.
- Any financial contributions that may be required in respect of sanitary sewage provision.

(i) Trade Waste Disposal

- Disposal of trade waste within Business Zones.
- Any financial contributions required in respect of trade waste disposal.

- (j) **Vegetation and Landscape**
 - The protection of significant indigenous vegetation, habitat and landscape.
- (k) **Easements**
 - The need to create easements for any purpose.
- (l) **Building Location**
 - The location of buildings.

9.9.4 DISCRETIONARY SUBDIVISION ACTIVITIES

The following activities shall be **Discretionary Subdivision Activities**:

- i Any subdivision which does not comply with any one or more Subdivision Performance Standards.
- ii Any subdivision, within the coastal margin area of the Rural Zone or any area of significant nature conservation value or outstanding landscaping view, as shown on the Planning Maps.
- iii Any subdivision of any site which contains a Heritage Item listed in Appendix B and shown on the Planning Maps.

9.10 PERFORMANCE STANDARDS

(a) Lot Size

No lots created by subdivision consent, including balance titles shall be less than the minimum specified in the table shown below except as provided for below in (i) and (ii).

MINIMUM LOT SIZES

RESIDENTIAL ZONE	
Where public sewerage reticulation is available	350m ²
Where public sewerage reticulation is not available	1000m ²
RURAL ZONE	
	4000m ²

- i **Boundary Adjustments**
Notwithstanding (a) above, where there are two or more existing lots which have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots provided that no additional separately saleable lots are created, and that the resultant lots are not less than the smallest that existed before subdivision. The lots shall be contiguous **except** where separated by a road.
- ii **Access, Utilities, Roads and Reserves**
Notwithstanding the above, there shall be no specified minimum lot sizes for lots for access, utilities, reserves and roads.

(b) Road Widening

Where the existing frontage road is subject to a road widening designation, provision shall 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 shall 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, other than lots for access, roads, utilities and reserves, shall be provided with a connection to a Council reticulated water supply (where available) and shall be laid to the boundary of the net area of the lot.

(d) Sanitary Sewage Disposal

All lots in the Residential and Business Zones other than lots for access, roads, utilities and reserves, shall be provided with a piped sewage outfall for disposing of sanitary sewage laid to the boundary of the lot. This rule shall also apply to Township Zones which have an existing reticulated disposal system.

(e) Protection of Vegetation

Any notable trees, listed in Appendix B, shall be preserved and a Consent Notice shall be registered requiring continual preservation as an ongoing condition for approval to the lot containing such trees.

(f) Lot Dimensions

Lot minimum dimensions shall be such that they can accommodate a 15x17m rectangle.

Lot minimum dimensions shall not apply in any zone for lots for access, utilities, reserves and roads.

(g) Property Access

Please refer to Appendix E1 of the plan which illustrates these vehicle access terms

- i Every lot shall have a frontage to an existing road or to a new road to be provided by the owner which will give vehicular access to that lot from a road.
- ii This access may be directly to a road, or to a road by way of a Vehicle Access Lot.
- iii Where a lot has direct vehicle access to a road then vehicle access shall be subject to the vehicle access provisions set out in Chapter 8:Transport Rules, as they apply.
- iv Where a lot does not have direct vehicle access onto a road and the subdivision is creating only one new lot, the following shall apply:
 - a) a vehicle access leg with a minimum legal width of 4.0m and a minimum formed width of 3.5m shall be provided which ensures that the site has direct vehicle access to a road, or.
 - b) where a vehicle access leg can not be provided, vehicle access shall be provided pursuant to sections 321 and 348 of the Local Government Act.
- v If the subdivision is creating more than one lot, the following shall apply:
 - a) If the subdivision is in the Residential or Township Zones and if the subdivision is for residential activities then:
 - 1 If the vehicle access to the road has to serve 2 to 4 residential units each lot shall have direct vehicle access to a vehicle access lot with a minimum legal width of 4.0m and a minimum formed width of 3.5m. A turning area is required.
 - 2 If the vehicle access to the road has to serve 5 to 10 residential units each lot shall have direct vehicle access to a vehicle access lot

- with a minimum legal width of 6.0m and a minimum formed width of 5.0m. A turning area is required.
 - 3 If the vehicle access to the road has to serve more than 10 residential units, direct vehicle access for each allotment shall be directly to a road.
 - b) If the subdivision is in the Residential or Township Zones and the subdivision is for non-residential activities then:
 - 1 If the total area of the allotments to be served by the vehicle access to the road is 2.0ha or less, direct vehicle access from each allotment shall be to a vehicle access lot or leg with a minimum legal width of 6.0m and a minimum formed width of 5.0m. A turning area is required.
 - 2 If the total area of the allotments to be served by the vehicle access to the road is greater than 2.0ha the direct vehicle access from each allotment shall be to a road.
 - c) If the subdivision is in the Rural Zone and if the subdivision is for residential activities then:
 - 1 If the vehicle access to the road has to serve 2 to 4 residential units each lot shall have direct vehicle access to a vehicle access lot with a minimum legal width of 6.0m and a minimum formed width of 3.5m. A turning area is required.
 - 2 If the vehicle access to the road has to serve 5 to 10 residential units each lot shall have direct vehicle access to a vehicle access lot with a minimum legal width of 6.0m and a minimum formed width of 5.0m. A turning area is required.
 - 3 If the vehicle access to the road has to serve more than 10 residential units, direct vehicle access for each allotment shall be directly to a road.
 - d) If the subdivision is in the Business Zone and if the subdivision is for residential activities then the vehicle access lot or leg shall have a minimum legal width of 4.0m and a minimum formed width of 3.5m.
 - e) If the subdivision is in the Business or Rural Zones and if the subdivision is for non-residential activities then the vehicle access lot or leg shall have a minimum legal width of 6.0m and a minimum formed width of:
 - 5.0m in the Business Zones;
 - 3.5m in the Rural Zone.
- vi Where the subdivision fronts an unformed road the subdivider shall form the road to the nearest formed road, and shall construct the road to the formed widths and standards specified in this rule and rule 9.10 (h).

(h) Construction Standards For Private Vehicular Access

All private vehicular access, access legs and access lots to fee simple title lots, cross leases, unit titles or leased premises shall be in accordance with the following standards:

- i Vehicle Crossings to all lots and to all vehicle access lots shall be provided in terms of the Transport Rule 8.5.2(a) and (b) [pages 103 and 104].
- ii All formed and drivable surfaces on a lot with direct access to a sealed road and any vehicle crossing shall be provided in terms of the Transport Rule 8.5.2(c) [page 104].

- iii Where a private vehicular access serves lot(s) within a Residential, Township or Business Zone, the vehicle access and its carriageway shall be formed and finished with an all weather dust free surface, and shall be drained to the satisfaction of the Council.
- iv Where a private vehicular access serves lot(s) within the Rural Zone and has access onto a metalled road, the vehicle access and its carriageway shall be formed with an all weather standard, and shall be drained to the satisfaction of the Council.
- v Where a private vehicular access serves lot(s) within the Rural Zone and has access onto a sealed road, the vehicle access and its carriageway shall be:
 - a) formed to an all weather surface, and;
 - b) the first 5.0m along the access into the site shall be formed and finished with an all weather dust free surface, and;
 - c) they both shall be drained to the satisfaction of the Council.

(i) Construction Standards For Roads

All new roads, required to be provided under rule 9.10 (g) above, shall be:

- i laid out and vested in the Council; and,
- ii formed and sealed; and,
- iii be in accordance with the standards set out in the following road construction standard table:

Road Construction Standards

Location of Road	Road Width (m)		Carriageway Width (m)		Kerb & Channel	Footpath(s)
	Min	Max	Min	Max		
STATE HIGHWAYS						
Fronting Non-Rural Zones	20	20	12	14	Both Sides	Both Sides
Fronting Rural Zones	20	20	7	10	Nil	Nil
ALL ROADS AND PRIVATE ROADS EXCEPT FOR STATE HIGHWAYS						
Fronting Non-Rural Zones	12	18	7	12	Both Sides	Both Sides
Fronting Rural Zones	15	20	6.2	7.5	Nil	Nil

- iv Footpaths shall be constructed as an all weather dust free sealed strip of 1.5m width within the berm. All areas of berms not sealed in footpath are to be formed in grass or any other vegetation that will not exceed 450mm in height at maturity.
- v Cul-de-sacs in the Residential, Rural and Township Zones shall be constructed with 18m turning head diameters, measured kerb face to kerb face, where there is provision for on-street parking.
- vi If a corner lot is included in any subdivision, the corner at the road intersection shall be splayed with a diagonal line reducing each boundary by at least 6m from the corner in a Rural, Township, or Residential Zones and at least 3m in a Business zone. The corner rounding or splay shall be vested in the Council.

- vii All new roads vested upon subdivision of land shall be given distinctive names not already in use with the area covered by the District Council. The name shall be agreed to by the Council.
- viii Where any new road or road extension is to be vested in the Council or a named private access is provided, the applicant shall pay to the Council a financial contribution for the manufacture and erection of all necessary name plates which must be displayed at the intersections of all other roads. The financial contribution shall be the actual cost of the name plate and the cost of its installation.

9.11 FINANCIAL CONTRIBUTIONS

- (a) The purposes for which Council may require a financial contribution by way of a condition on a subdivision consent is as follows:
 - roading adjacent to subdivisions;
- (b) Subject to the qualifications listed below, the Council may charge as financial contributions up to the full amount of the costs involved in providing for the matters specified in (a) above.
- (c) For financial contributions to roading;
 - i financial contributions (cash or work) may be required on subdivision for the cost of forming and upgrading roads adjacent to the subdivision. The standard of the forming, upgrading and supervision shall be specified by the Council;
 - ii dedication of a strip for the widening of a road may be required;

(i) and (ii) shall be required only to the extent that the works will serve the subdivision. The exact amount will be determined by the Roading Manager, Central Hawke's Bay District Council based on the percentage of public good versus private good each upgrading generates.

This contribution will be used only for the upgrading of nearby substandard roads to allow the subdivision to connect into the existing roading network. If this contribution is taken no contribution will be undertaken under the Local Government Act, 2002 for the district wide roading improvements.

9.12 NON-NOTIFIED RESOURCE CONSENTS

Resource consents in relation to the following **Performance Standards** under Rule 9.10 shall not be notified and the written approval of affected persons need not be obtained (*Please also refer to section 2.1.4 of the Plan*):

9.10 (b), (c), (d), (g) and (h) Subdivision Performance Standards

10 UTILITIES

ISSUES, OBJECTIVES AND POLICIES

10.1 ISSUE - Visual and Amenity Effects

Utilities can have an adverse visual impact on the character of an area; and the construction, operation and/or maintenance of utilities can adversely affect the amenities of an area.

Explanation

Utilities may have adverse effects, including noise or odour, e.g. landfill site or oxidation ponds. Adverse effects may occur at the time of construction or installation, or throughout operation or during maintenance works.

Some areas have higher levels of amenity than others. Certain utilities may be inappropriate in those locations due to the nature of their effects. For example, in residential areas large buildings or pylons are intrusive. Utilities are however essential and their environmental impacts must be balanced against the community's need for the service or facility.

10.1.1 Objective

The construction, installation, operation and maintenance of utilities are carried out in a way that ensures adverse effects on the amenity and the surrounding environment are avoided, remedied or mitigated.

10.1.2 Policies

1. *To avoid, remedy, or mitigate adverse environmental effects created by the construction, installation, operation and maintenance of utilities through the separation of incompatible activities and maintenance of visual amenities, safety, and the quality of the environment anticipated within different areas of the District.*
2. *To encourage the undergrounding of most services in new areas of development within the Residential and Township 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.*
3. *To encourage the co-siting of utilities where possible in order to avoid or mitigate adverse effects on the environment.*
4. *To take account of economic and operational needs in assessing the location, design and appearance of utilities.*

10.1.3 Implementation Methods

To achieve policies 1-4 through:

1. permitting the erection of utility structures, and the operation and maintenance and minor upgrading of some utility structures;
2. setting performance standards on the design, location and operation of utilities to avoid or mitigate any adverse effects on the surrounding environment;

3. controlling the scale and type of development of utilities; and,
4. requiring utilities, which have variable effects or which may have adverse effects if located in some localities, to obtain resource consents in order that the Council can consider the potential effects of the proposal and impose specific conditions if appropriate.

10.1.4 Explanation and Reasons

Utilities have a variety of impacts depending on their nature. This is greater in residential, conservation or recreation areas. There is no justification for regulating utilities which do not have major impacts. Utilities have distinctive and varied characteristics. Environmental effects are balanced against operational requirements and costs. This approach reflects the need to provide for those services and develop technologies which people want.

Power and telecommunications have traditionally been provided overhead. Policy 2 recognises that overhead lines and structures can detract from visual amenity. Whilst adverse effects of overhead lines can be mitigated, these effects can be avoided if reticulation is put underground. Exceptions to underground services exist, such as high voltage lines, because of expense. There is also a need for access for maintenance purposes.

Communication facilities, including towers and dish antennas, can have a major visual impact depending on the scale and nature of the structures although telecommunication infrastructure generally has tended to become less conspicuous with changing technology.

For many structures or facilities where undergrounding is not an option, control over location, design and appearance is emphasised in the more sensitive environments which includes areas of outstanding landscape view and the coastal environment. Co-location is seen as desirable.

Facilities such as cellular telecommunications towers serve residential as well as commercial users. High voltage power distribution lines may be unavoidable in built up areas in some cases. Accordingly, the Plan does not preclude such facilities, but will require location and design to mitigate rather than avoid adverse effects.

Provision is made for the exploration or the production of petroleum oil and gas in the District; although these activities are subject to a resource consent process, in order to avoid, remedy or mitigate adverse effects on the environment.

10.2 ISSUE – Value to the Community

The effective establishment, use and maintenance of the District's utility infrastructure can be adversely affected by the inappropriate location and nature of land use activities, and by a failure to recognise their importance in meeting community needs.

Explanation

Many utilities involve significant capital expenditure to establish and may have a life expectancy spanning several decades to more than 100 years. It is important that a utility is able to be located, developed and operated in a manner, which permits it to function effectively so that the community can obtain value from its investment. The capital costs and life expectancy also make it necessary to protect utilities from adjoining activities which may reduce the effectiveness of their operation or function.

In providing a mechanism for establishment of utilities (by rule, schedule or designation), the Plan also acknowledges the importance of the role of utilities in providing community services. The environmental effects must be balanced against the importance of the function of the utility, the

strategic needs and economic costs. These matters must be taken into account during any decision-making process for establishment of utilities.

The establishment of buildings and structures or the carrying out of any earthworks near electrical lines or support structures poses a safety hazard and can disrupt electrical supply. This issue is also addressed in the Plan.

10.2.1 Objective

The establishment, use and maintenance of utilities, necessary for the well-being of the community.

10.2.2 Policies

1. *To enable the maintenance or upgrading of utilities to ensure their effective operation and development.*
2. *To take into account the strategic needs of a utility and its costs to the community, when considering alternative locations or sites for the establishment or alteration of a utility and the appearance of a utility.*
3. *To recognise the presence and function of existing utilities which are land extensive and/or which have specific locational needs when assessing the suitability of surrounding activities, in order to ensure the long-term effective functioning of that utility.*
4. *To give due regard to the importance of a utility when assessing the establishment of a proposed utility or the suitability of a particular site or proposed adjoining activities.*
5. *To encourage development in areas that are already serviced and have the capacity for additional development, in order to minimise public costs and use public resources wisely.*
6. *To ensure the costs of servicing development are generally met by the developer directly or through contributions made to Council at the time of development or the issuing of titles.*
7. *To ensure that buildings, structures or earthworks are not established or carried out near electrical lines or their support structures in order to avoid or mitigate any potential safety risks to the community or the disruption to electricity services.*

10.2.3 Implementation Methods

To achieve policies 1-7 through:

1. permitting certain utilities within the District, which are land extensive and/or which have specific locational needs.
2. the provision of a performance standard in all zones to ensure electrical safety distances are established from lines and support structures.

10.2.4 Explanation and Reasons

Due to the importance of the role of utilities in providing essential services to the community; their often high capital cost to establish; and their long life expectancy, it is important that the Plan acknowledges the need for the establishment and on-going functioning, maintenance and

upgrading of the utilities. In addition, some utilities have specific locational needs that need to be accommodated for their operation.

It is also appropriate to protect the operation of utilities from incompatible activities on adjacent sites. In some cases the community will need to balance its need for the utility against likely environmental effects and the cost of mitigating measures.

To minimise the costs of providing services, development and redevelopment of areas that are already serviced and have capacity for additional development is encouraged. This must be balanced against other desirable considerations, such as the character and density of living areas.

The Plan also requires that buildings or other structures are to be established near overhead electric lines, met the New Zealand Electrical Code of Practice for Electrical Safety Distances. The same also applies to all earthwork activities. The relevant performance standard is set out in each zone.

10.3 ENVIRONMENTAL RESULTS ANTICIPATED

- Provision of utilities consistent with the nature of the local environment, operational needs, and the cost and scale of facilities.
- Protection of the functioning of utilities.
- New development in areas where utilities can supply resources on a sustainable basis.
- Maintenance of high quality and availability of groundwater supplies.
- Development of areas more able to be serviced with consequent economies in use and provision.
- Sewer and water reticulation in areas where this is necessary to prevent degradation of groundwater resources.
- Adequate disposal of solid wastes, sewerage and stormwater in a manner which protects water resources and amenities.
- Maintained and enhanced public health.
- Degree of risk to community from flooding minimised through the protection of flood control measures.

UTILITIES RULES

Unless specifically stated to the contrary in this Plan, utilities are only subject to the Rules set out in this Part of this Plan. Should you require a resource consent refer to Part 2: Information and Interpretation, and Part 14: Assessment Matters, for guidance.

10.4 ACTIVITIES

10.4.1 PERMITTED ACTIVITIES

The following activities shall be **Permitted Activities** throughout the District except as provided for as **Controlled Activities** under Rule 10.4.2 or as **Discretionary Activities** under Rule 10.4.3, and subject to compliance with the **Performance Standards** below:

- (a) (i) Lines for conveying electricity at a voltage up to and including 110KV with a capacity up to and including 100MVA per circuit;
- (ii) Lines for conveying telecommunication signals; and,
- (iii) Poles, insulator, casing, minor fixture, tunnel, or other equipment or material used or intended to be used for supporting, enclosing, surrounding, or protecting any line, or part of line identified in (i) and (ii) above.

For the purposes of Rule 10.4.1 (a) "Line" means a wire or wires or a conductor of any other kind.

- (b) (i) Transformers used for conveying electricity at a voltage up to and including 110KV with a capacity up to and including 100MVA, and which do not contain more than 1000 litres of oil.
- (ii) Electricity Substations used for conveying electricity at a voltage up to and including 110KV with a capacity up to and including 100MVA, and which do not contain more than 1000 litres of oil, provided that any buildings for a substation comply with Rule 10.4.1 (f).

(For the purposes of this Plan where a transformer or electricity substation exceeds 1000 litres of oil then Section 13, Hazardous Substances Rules, shall apply)

- (c) Poles or other support structures for the purpose of street lighting;
- (d) Antennas, or dish antennas used for telecommunication and radiocommunication purposes and shall include associated support structures including towers, masts and poles;
- (e) Automatic weather stations, weather recording devices and facilities for the distribution of meteorological information;
- (f) Buildings used for utility activities provided that the building(s) do not exceed the following:
 - i 15m² in gross floor area and 3.5m in height in the Residential and Township Zones;
 - ii 50m² in gross floor area and 5.0m in height in the Rural or Business Zones.

For the purpose of rule 10.4.1 (f) a building:

- shall not include antennas, dish antennas, overhead lines, or their support structures.
- is subject to the setback from neighbours and road performance standards and the recession line performance standard in the relevant zone

- (g) Underground pipe networks for the conveyance of gas and the conveyance and drainage of water or sewage, and any ancillary equipment including pump stations and gas valve compounds.
- (h) Reservoirs, wells and supply intakes for the reticulation or provision of public water supply.
- (i) Community irrigation and stock water races, public open drains and channels.
- (j) Telephone call boxes and electronic information kiosk.
- (k) Air and Marine navigational aids and beacons.
- (l) River protection works.
- (m) The operation, maintenance and minor upgrading of utilities. For the purpose of this rule minor upgrading is defined below.

Minor upgrading of lines, antennas, and/or support structures used for telecommunication, radiocommunication and electricity purposes existing at the date of notification of this Plan (28 June 1997) means an upgrade to increase the carrying capacity, efficiency or security of electricity or telecommunication or radiocommunication signals.

For the avoidance of doubt existing support structures, lines and antennas can be maintained and repaired, but only replaced where necessary and by structures of the same character and scale. The support structures can only be modified where mechanical loading requirements are necessary to undertake the minor upgrading specified below:

Minor upgrading includes:

- (i) the addition of twin conductors;
- (ii) the reconductoring of the line with higher capacity conductors;
- (iii) the resagging of conductors;
- (iv) the addition of longer or more efficient insulators;
- (v) the addition of earthwires (which may contain telecommunication lines), earthpeaks and lightning rods;
- (vi) the replacement or alteration of existing telecommunication and radiocommunication antennas and lines;
- (vii) any associated vegetation trimming and removal or soil disturbance.

Minor upgrading shall not include:

- (viii) an increase in the voltage of the line;
- (ix) an increase in the gross floor area or height of a building used for utility activities (unless that increase is for any of the purposes set out in Rule 10.4.1 (m) (i) to (vi) inclusive).

10.4.2 CONTROLLED ACTIVITIES

The following activities shall be **Controlled Activities** provided that they comply with all of the Performance Standards under Rule 10.5:

- (a) All above ground lines and support structures (listed in Rule 10.4.1 (a)) which are proposed to be located:
 - i in a coastal margin area identified on the Planning Maps; or,

- ii in an area of outstanding landscape view identified on the Planning Maps in a way that obstructs views from the road.

The Council has reserved control over the following matters:

- i siting of the lines and support structures;
- ii height and size of the support structures.

- (b) The establishment of petroleum oil or gas wells, and associated buildings or structures for the purpose of petroleum exploration survey.

The Council has reserved control over the following matters:

- i set back from internal boundaries and screening from neighbours;
- ii final rehabilitation, including recontouring of land and/or vegetation;
- iii access and parking;
- iv noise, dust, glare, odour and vibration.

10.4.3 DISCRETIONARY ACTIVITIES

The following activities shall be **Discretionary Activities** throughout the District:

- (a) Any activity listed as a Permitted Activity or a Controlled Activity which does not comply with the Performance Standards applying to that activity shall be a Discretionary Activity, with the exercise of the Council's discretion being restricted to the matter(s) specified in that standard;
- (b) Buildings used for utility activities where they exceed the following:
- i 15m² in gross floor area and 3.5m in height in the Residential and Township Zones;
 - ii 50m² in gross floor area and 5.0m in height in the Rural or Business Zones.

For the purpose of rule 10.4.3 (b) a building:

- shall not include antennas, dish antennas, overhead lines, or their support structures.
- is subject to the setback from neighbours and road performance standards and the recession line performance standard in the relevant zone;

- (c) Weather Radar;
- (d) Lines and support structures for conveying electricity at a voltage exceeding 110KV and a capacity exceeding 100MVA per circuit;
- (e) Transformers and electricity substations used for conveying electricity at a voltage exceeding 110KV and a capacity exceeding 100MVA;
- (f) All activities set out in Rule 10.4.1 (b)-(l) where they are proposed to be located in an area of outstanding landscape view or in a coastal margin area, identified on the Planning Maps, unless the lines are undergrounded.

The exercise of Council's discretion being restricted to the following matter(s) specified:

- the impact of the utility structures on the views of the landscape or the natural character of the coast.

- (g) Production testing of petroleum oil or gas wells, and/or petroleum production from oil or gas wells;
- (h) Coastal protection works;
- (i) Any other utility not specifically listed as a Permitted, Controlled or Discretionary Activity.

10.5 PERFORMANCE STANDARDS

10.5.1 No lines or transformers or associated structures, including support structures, specified in Rule 10.4.1 (a), (b) and (c) shall exceed a maximum height above ground level of:

- i. 15m in the Residential, Township or Business Zones; or,
- ii. 25m in the Rural Zone.

10.5.2 No antennas, dish antennas or associated structures, including support structures, specified in Rule 10.4.1 (d) shall exceed a maximum height above ground level of:

- i. 11.5m in Residential or Township Zones;
- ii 15m in the Business 1 and 2 Zone; and,
- iii. 25m in the Rural Zone.

This standard does not apply to television antennas provided that the height of the television antenna does not exceed the height of the building it is attached to by more than 3.5m.

10.5.3 Any structures and support structures for those activities specified in Rule 10.4.1 shall not obstruct any vehicle sight lines from intersections (not vehicle crossing) as set out in Appendix E "Sight Distance Measurement Diagram."

10.5.4 No dish antennas shall exceed 1200mm diameter in any zone, except for the Rural Zone or the Business Zone where no dish antennas shall exceed 3m diameter.

10.5.5 All outdoor storage incidental to a utility activity shall be screened from public view by a solid wall, closed board fence or landscaping with sufficient height to screen any outdoor storage areas.

10.5.6 All utilities shall comply with the relevant noise standards of each respective Zone.

10.5.7 Sites of Significant Conservation Value

For the purposes of this performance standard an 'Area of Significant Conservation Value' is either:

- i an area listed in Appendix D, and identified Planning Maps, as being of significant conservation value; or,
- ii any native forest which is an area of woody indigenous vegetation containing naturally occurring tree species, which attain at least 30 centimetres diameter at breast height at maturity, and is either:
 - a over one hectare and with an average canopy height over 6 metres;
 - b over five hectares of any height.

For the purposes of this performance standard “modification” is deemed to exclude minor work.

Minor work is defined as:

The disturbance or destruction of indigenous vegetation or habitat as a result of the maintenance or repair or minor upgrade of an existing utility.

Any person proposing to modify an area of significant conservation value shall carry out the following procedure:

- i Two months prior to any work being undertaken the person shall notify the Council in writing detailing the proposal.
- ii Within 10 working days of receiving notification, the Council shall notify Department of Conservation and the QEII National Trust and special purpose groups which might have an interest in the site of conservation value that is greater than the general public.
- iii The responsibility for initiating any changes to the proposal shall be with the individual agency or group and at the expiry of the two month period this rule will not stop the modification of the subject site.

Note: Council may attempt to negotiate the protection of an area if it is of demonstrated local interest.

11 SIGNS

11.1 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.

ISSUES. OBJECTIVES AND POLICIES

11.2 ISSUE - Safety and Environmental 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 driver distraction.

11.2.1 Objective

Signs conveying necessary information, while avoiding or mitigating adverse effects on public safety, convenience, access or the visual amenities in the District.

11.2.2 Policies

1. *To ensure that the 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 to motorists, or obstruct their 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 signs in or over public places or attached to utilities, community facilities or public reserves, other than in business areas, to signs necessary for direction, public information or public safety.*
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.*

11.2.3 Implementation Methods

To achieve policies 1 - 7 through:

1. the provision of rules to control the location, number, size and type of outdoor advertising 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 Transit New Zealand; and,
3. supporting the establishment of information signs for the District's larger settlements and for sites of historical and natural interest.

11.2.4 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.

11.3 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.

SIGN RULES

11.4 ACTIVITIES AND PERFORMANCE STANDARDS

11.4.1 GENERAL PERFORMANCE STANDARDS FOR ALL SIGNS

- (a) All signs shall comply with the height requirements for the zone in which they are located.
- (b) No sign shall be 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, shall not be 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 shall be in accordance with the sizes set out in the following table; and ,
 - ii the minimum visibility distance from a motorist to a sign shall 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 shall be 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, shall not be illuminated unless the premises are open for business.
- (f) All signs erected in the District shall be maintained in good order.
- (g) Signs shall 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.

11.4.2 SIGNS IN ALL ZONES

Except where specifically provided for as a discretionary activity, the following signs shall be **Permitted Activities** in all zones, subject to compliance within the General Performance Standards for All Signs:

- (a) Traffic signs or signs denoting the name of a street or the street number of the premises.
- (b) Temporary signs for community, educational and recreational events and during building construction, provided that they comply with the following Performance Standards:
 - i Signs shall not exceed 3m² 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.
- (c) Signs for any public purpose or in connection with and on the same site as any utility, community facility or public reserve, provided that they comply with the following Performance Standard:
 - i Signs shall not exceed 3m² in area, where they are visible from any public road, public land or adjoining or neighbouring property.
- (d) Signs advertising that the property, on which the sign is located, is for sale, provided that they comply with the following Performance Standard:
 - i Signs shall not exceed 1m² in area.

11.4.3 SIGNS OVER ROADS

Signs on, under or attached to verandahs and/or signs attached to buildings which extend over roads shall 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.

11.4.4 SIGNS IN THE TOWNSHIP AND BUSINESS ZONES

Except where specifically provided for as a discretionary activity, the erection of signs shall be **Permitted Activities** in the Township Zones and all Business Zones provided they comply with the General Performance Standards for all Signs (above) and the following Performance Standards:

- (a) Signs shall not exceed the highest point of the roof.
- (b) The total area of a free standing sign on any site shall not exceed 5m² in the Business Zone.
- (c) The height of a free standing sign shall not exceed 12m in the Business Zones or 8m in the Township Zone.
- (d) The total area of signs on any site shall not exceed 3m² in the Township Zone.

NB: For the purposes of measuring the area of any sign, a double-sided sign shall be measured as the area of one side only.
- (e) Signs attached to, but under, street verandah shall be:

- 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.
- (f) Street verandah fascia signs shall be no closer than 2.5m to the footpath below.
- (g) Signs attached to a structure or the face of a building shall be setback 300mm from the kerb of a road.
- (h) 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.

11.4.5 SIGNS IN RESIDENTIAL ZONE

Except where specifically provided for as a discretionary activity signs shall be **Permitted Activities** in the Residential Zone provided that they comply with the General Performance Standards for All Signs and the following Performance Standards:

- (a) Signs in Residential Zones shall be limited to a single sign for each road frontage of any site.
- (b) Signs in the Residential Zone shall be 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 total area of signs on any site shall not exceed 0.5m² in area.
- NB:** For the purposes of measuring the area of any sign, a double-sided sign shall be measured as the area of one side only.
- (d) Signs shall be placed no more than 3 metres above ground level or be no higher than the eaves of a building to which they relate, 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.

11.4.6 SIGNS IN THE RURAL ZONE

- (a) The total area of signs on any site shall not exceed 3.0m² in the Rural Zone.
- NB:** For the purposes of measuring the area of any sign, a double-sided sign shall be measured as the area of one side only.
- (b) Signs shall not exceed the highest point of the roof and the height of a free standing sign shall not exceed 10m in the Rural Zone.
- (c) Maximum number of signs on any site shall not exceed 2; except that:
- this rule does not apply to:
- traffic directional signs, provided that each individual sign does not exceed 1m²; and does not advertise any activity;
 - signs that are not visible from a public road or place.

11.4.7 DISCRETIONARY ACTIVITIES

The erection of the following signs are **Discretionary Activities**, with the exercise of the Council's discretion being restricted to the matter(s) specified in the relevant standard or rule:

- (a) Any sign listed as a permitted activity which does not comply with any one or more of the General Performance Standards for All Signs and/or the specific Performance Standards specified for signs as permitted activities.
- (b) The following signs in Business and Township Zones in relation to their effect on traffic safety:
 - 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.
- (c) 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.

Note: A performance bond agreement may be entered to ensure compliance with any condition that may be imposed.

11.5 NON-NOTIFIED RESOURCE CONSENTS

Resource consents in relation to the following **Performance Standards** under Rule 11.4 shall not be notified and the written approval of affected persons need not be obtained (*Please also refer to section 2.1.4 of the Plan*):

11.4.4(e), (f) and (g) Signs under verandas.

12 RELOCATED BUILDINGS, TEMPORARY BUILDINGS AND TEMPORARY ACTIVITIES

ISSUES, OBJECTIVES AND POLICIES

12.1 ISSUE - Environmental Effects

The relocation and temporary use of buildings and the establishment of temporary activities have potentially significant adverse effects on neighbouring properties or the environment generally.

Explanation

The following issues are of particular concern:

- the appearance of relocated or temporary buildings;
- the size of temporary buildings and duration of temporary activities;
- the impact of such buildings and activities in terms of visual and noise environments, and traffic generation.

12.1.1 Objective

Relocatable or temporary buildings and temporary activities located and operated to avoid, remedy or mitigate adverse effects on the environment.

12.1.2 Policies

1. *To require consent to a discretionary activity for any depot containing relocatable buildings, with emphasis on compatibility with the amenity of the surrounding locality.*
2. *To require the exterior appearance of relocated buildings to be upgraded to an acceptable standard.*
3. *To set detailed rules for the time limit, scale and size of temporary buildings and temporary activities.*

12.1.3 Explanation and Reasons

Relocated buildings are used for a range of purposes. The exterior appearance (e.g. the coating of paint) of such buildings should to an acceptable standard. Depots containing such buildings should be designed and landscaped in keeping with the amenity of their surroundings.

The Plan recognises and provides for temporary buildings and temporary activities that are important to the economic and social well-being of the community.

12.1.4 Implementation Methods

To achieve policies 1 and 3 through:

1. The provision of rules to control the appearance of relocatable buildings, and limit the size, scale and time of temporary buildings and temporary activities; and,

2. To use the provisions of the Building Act to control the structural standards of any building.

12.2 ENVIRONMENTAL RESULTS ANTICIPATED

- Flexibility in the provision for temporary buildings and temporary activities.
- Relocated buildings that have regard to and protect the general amenity of the zone or locality within which they are sited.

RELOCATED BUILDINGS AND TEMPORARY BUILDINGS AND TEMPORARY ACTIVITIES RULES

12.3 RELOCATED BUILDINGS

12.3.1 DISCRETIONARY ACTIVITIES

The following shall be **Discretionary Activities**:

- (a) **Relocation of building(s) for an activity** (relocated buildings are also subject to the Performance Standards in the Zones generally relating to buildings)

(**Exception:** This rule does not apply to accessory buildings under 50m² in gross floor area, except where located in the front yard of a site in any Residential Zone.)

The exercise of the Council's discretion being restricted to the **appearance** of the building.

- (b) **Relocatable Building Depots**

The exercise of the Council's discretion being limited to the **design and appearance** of the relocatable building depot and the buildings contained within the boundary of the site.

12.4 TEMPORARY BUILDINGS AND TEMPORARY ACTIVITIES

12.4.1 PERMITTED ACTIVITIES

Notwithstanding anything to the contrary in this Plan, the following shall be a **Permitted Activity** in any zone:

- (a) Temporary Buildings and Temporary Activities ancillary to a building or construction project, provided that any such building does not exceed 50m² in gross floor area, or remains on the site for longer than the duration of the project or twelve months, whichever is the lesser.
- (b) Temporary Buildings or other structures including tents, ancillary to carnivals, bazaars, public meetings, rallies, sporting and recreational events, provided that such activities or buildings shall not remain on the site longer than one month.
- (c) Temporary Military Training Activities on any site provided that they comply with the following conditions:
- (i) the written permission of all landowners of sites which are to be used for this purpose have been obtained; and
 - (ii) the activity does not require the construction of permanent structures; and
 - (iii) the activity does not require earthworks (permanent or mechanical) unless provided for in this Plan; and
 - (iv) flying activity is in compliance with civil aviation regulations or in agreement with the local controlling authority; and,
 - (v) the activity is limited to a period not exceeding 31 days; and
 - (vi) the activity will be conducted so that it does not exceed the noise levels of 40 dBA L10 and 75 dBA Lmax between the hours 11:00pm and 7:00am, at or beyond the boundaries of any site. For purpose of this condition the specified nighttime noise limits shall not apply to any neighbouring sites where the written permission has been obtained in accordance with (i) above.

12.4.2 DISCRETIONARY ACTIVITIES

The following shall be a **Discretionary Activities**:

- (a) Any Temporary Buildings and/or Temporary Activities which exceed the size, scale and time limits, or other performance standards specified in Rule 12.4.1.
- (b) Any Temporary Military Training Activity; except where listed as a permitted activity.

12.5 Non-Notified Resource Consents

Resource consents in relation to rule 12.3.1 (a) shall not be notified and the written approval of affected persons need not be obtained (please also refer to section 2.1.4 of the plan)

13 HAZARDOUS SUBSTANCES

13.1 INTRODUCTION

Many substances are critical to manufacturing, construction, primary production or domestic activities. Examples include cleaning solvents, agrichemicals, fuel and explosives. These substances can be "hazardous" to the environment because they may impair human, plant, or animal health, or adversely affect the environment. These substances are commonly called "hazardous substances".

ISSUES, OBJECTIVES AND POLICIES

13.2 ISSUE - Environmental Effects

To establish a flexible hazardous control regime which establishes effective standards, so that the potential adverse effects on the environment from the use or storage of hazardous substances is avoided or mitigated.

Explanation

The Council is required by the Resource Management Act to control any actual or potential effects of the use, development, or protection of land, including the prevention and mitigation of any adverse effects of 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 environment.

The District Plan is specifically concerned with the adverse effects of hazardous substances on the environment rather than safety issues associated with the correct labelling, packaging, handling, use and disposal of hazardous substances. The Hazardous Substances and New Organisms Act 1996 also addresses the safety and environmental effects of hazardous substances.

13.2.1 Objective

The avoidance or mitigation of adverse effects and risks caused by activities involving the use and/or storage of hazardous substances.

13.2.2 Policies

- To avoid or mitigate the potential for adverse effects to the environment from the use of land for the storage and/or use of hazardous substances; while recognising that the quantities of hazardous substances, which are acceptable in different areas of the District, will vary depending on the proximity of residential use, on community expectation and the sensitivity of the surrounding environment.*
- To promote the effective management of the use, storage, transportation, manufacture, and disposal hazardous substances through a co-ordinated approach between agencies responsible for the management of hazardous substances.*
- To ensure hazardous substances are securely contained during storage, and to ensure that adverse effects on the environment from a hazardous substances spillage are, where possible, minimised.*

4. *To promote the disposal of hazardous substances at landfills or other facilities that are designed to dispose of hazardous substances safely while avoiding or mitigating adverse effects on the environment.*
5. *To ensure that any disposal of hazardous substances into any reticulated sewers is appropriately controlled through the use of trade waste bylaws.*

13.2.3 Implementation Methods

To achieve policies 1 - 5 through:

1. the provision of rules and performance standards to control the storage and use of hazardous substances in the District;
2. the use of enforcement provisions under the Act where hazardous substances are manufactured, stored, used, transported or disposed of in such a way that is or is likely to be noxious, dangerous, offensive or objectionable to such an extent that it has or is likely to have a significant adverse effect on the environment;
3. liaising with the Hawke's Bay Regional Council, Government Departments, and research institutes to ensure that there is a co-ordinated approach to the management of hazardous substances, including the recording of the amounts and patterns of hazardous substance use, storage, transportation and disposal in the District;
4. advocating to both central government departments and the Hawke's Bay Regional Council on developing methods and facilities to dispose of hazardous substances found in the District that presently can not be disposed of;
5. updating an emergency response plan, in conjunction with appropriate agencies, for a major spill of a hazardous substance that directly threatens the public and the environment; and,
6. liaising with the Hawke's Bay Regional Council to facilitate the collection of unwanted hazardous substances and to implement a strategy to identify contaminated sites.

13.2.4 Explanation and Reasons

The community often transports, uses and stores hazardous substances in small quantities, such as glue or pesticides. The Council permits the storage, use, and disposal of hazardous substances as-of-right subject to site standards to ensure the necessary environmental protection. The quantity permitted depends on the nature of the substance, the "risk" it poses to the environment, and on the sensitivity of the particular environment. A residential area is more sensitive than an industrial area. Where quantities of hazardous substances exceed the limit for various zones a resource consent will be required.

The Council considers that new industrial processes involving the production of hazardous substances, or any operations that mix different types of hazardous substances, should only be established in appropriate locations and have adequate operational safeguards which protect the public and the environment.

The Council considers no consent is necessary for the transportation of hazardous substances in the District. The Dangerous Goods Act controls the transportation of over 250 litres of any gases, flammable liquids, hydrogen peroxides or corrosives. The commercial transportation of any explosives requires approval under the Explosives Act, with routes being defined for over 1,000kg of explosives. Additionally, all transportation of hazardous substances must comply with New Zealand Standard 5433, administered by the Ministry of Transport. Operators who fail to comply with this standard face prosecution.

The District Council expects that any strategic controls on transportation routes for hazardous substances would be co-ordinated regionally as many routes cross the District boundaries and transport companies carrying hazardous substances are generally in the larger centres.

Control of hazardous substances is only possible with a good information base, research, and the co-operation of people of the District. Accordingly, liaison with other agencies is promoted so that there is a co-ordinated approach for managing hazardous substances, including the recording of the amounts and types of hazardous substances, educative or advisory methods to be used, and the means to collect unwanted hazardous substances and identify contaminated sites.

The Council will update continually an emergency response plan, to be implemented if a major spill of hazardous substances occurred. It is expected that major users of hazardous substances have contingency plans.

13.3 ENVIRONMENTAL RESULTS ANTICIPATED

- Hazardous substances collected and disposed of safely and with minor adverse effects on the environment.
- Avoidance or mitigation of adverse effects from the storage and use of hazardous substances in the District.
- The implementation, in conjunction with other affected parties, of emergency response procedures, if there is ever a risk to people or property from hazardous substances in the District.

HAZARDOUS SUBSTANCES RULES

13.4 Definitions

In this section of the Plan, unless the context otherwise requires:

Storage of Hazardous Substances	means the containment of a substance or mixture of substances, either above ground or underground, and includes the filling and emptying of the container. Storage does not include substances in use, or those used as a cooling or heating medium.
Use of Hazardous Substances	means the manufacturing, processing or handling of a substance or mixture of substances for a particular activity without necessarily changing the physical state or chemical structure of the substance. Use includes mixing, blending and packaging operations, but does not include the filling or drawing of substances from bulk storage tanks unless the processing is permanently connected to the bulk storage, and does not include loading out and dispensing of petroleum products.

See Section 2.2 for the definition of Hazardous Substance.

13.5 ACTIVITIES

13.5.1 Permitted Activities

The following activities shall be **Permitted Activities**, provided that they comply with all of the Performance Standards specified below.

- (a) The use and/or storage of hazardous substances which are not identified in Schedule 1,
- (b) The use and/or storage of hazardous substances identified in quantities not exceeding those specified in Column A of Table 1 for the relevant zone.
- (c) The use of explosives (Class 1a and 1b in Schedule 1) in all Zones.
- (d) The use or storage of hazardous substances during temporary military training activities.

13.5.2 Discretionary Activities

The following activities shall be **Discretionary Activities** in respect of the matters specified below.

- (a) The use and/or storage of hazardous substances identified in Schedule 1, in quantities exceeding those specified in Column A of Table 1.
- (b) The manufacturing of hazardous substances.
- (c) The following shall be **Discretionary Activities** with the exercise of the Council's discretion being restricted to the matter(s) specified in the standard which is not complied with:
 - i Any activity specified as a permitted activity and which does not comply with any one or more of the Performance Standards specified below.

Note: The Council, when assessing an application for a discretionary activity, will use the hazardous substances screening procedure set out in Appendix G. The results of

the procedure will be a consideration when determining whether an application will be granted or declined and in determining the conditions required for any consent.

13.6 PERFORMANCE STANDARDS

- 13.6.1** (i) Primary and secondary containment systems shall be employed whenever hazardous substances (including hazardous waste) are used or stored on all or part of a site.

For the purposes of this Plan containment means the retention of a hazardous substance in a way that prevents the hazardous substance from uncontrolled entry into the surrounding environment. Primary containment means the primary container; for example, the primary containment for a can of petrol would be the can. Secondary containment means a structure or installation that contains the hazardous substance should the primary container fail; for example, secondary containment for a can of petrol could be the building it is stored in.

For the purposes of this rule secondary containment systems are not required for the use or storage of any Class 2 Hazardous Substances (gases), as referred to in Schedule 1 to these rules, or for the storage petrol or diesel in underground tanks.

- (ii) The volume of any secondary containment system shall be 100% of the maximum volume of the hazardous substance to be stored, used, loaded or unloaded when the site is roofed or;
- (iii) The volume of any secondary containment system shall be 120% of the maximum volume of the hazardous substance to be stored, used, loaded or unloaded when the site is unroofed;
- (iv) The secondary containment system shall be designed in such a way as to ensure containment of any hazardous substance that spills due to the collapse of any container (e.g. tank), and the containment from the direct leakage from any primary container;
- (v) The primary and secondary containment systems shall be sealed with impervious materials that are resistant to breakdown from the particular hazardous substances, which they are designed to contain;
- (vi) The integrity of the primary and secondary containment systems shall be maintained at all times.

- 13.6.2** Collection of hazardous substances for disposal purposes, or for subsequent use, shall be in containers that seal and contain the hazardous substances collected.

- 13.6.3** All hazardous substance sites shall be adequately signposted according to the Code of Practice for "Warning Signs for Premises Storing Hazardous Substances" of the New Zealand Chemical Industry Council.

- 13.6.4** Any use, storage of radioactive material, including radiation machines, shall obtain a license under the Radiation Act 1965, and Regulation to that Act, and shall comply with conditions set by the National Radiation laboratory.

Note: *These Rules are in addition to, and not in substitution for the Performance Standards of the relevant zone, and other legislation that deals with hazardous*

substances, including the Hazardous Substances and New Organisms Act, Dangerous Goods Act, Explosives Act, Toxic Substances Act, Medicines Act, Pesticides Act, Health and Safety in Employment Act or any subsequent legislation.

13.7 NON-NOTIFIED RESOURCE CONSENTS

Resource consents in relation to the following matters shall be non-notified:

- (a)** The use, storage, or disposal of hazardous substances in Table 1 - exceeding Column A Quantity Limits for the Business Zones.
- (b)** Where the activity does not comply with Performance Standards 13.6.1-13.6.4

SCHEDULE 1: CLASSIFICATION OF HAZARDOUS SUBSTANCES

Class	Characteristics	Examples Including but not limited to:
1 Explosives	<p><u>Explosives</u></p> <p>1a An explosive substance or waste is a solid or liquid that is, in itself, capable by chemical reaction of producing gas at such a temperature and pressure and at such speed as to cause damage to the surroundings (other than those specified in 1b below).</p> <p>1b as in 1a but with restricted use in the manufacture or reloading of small arms cartridges; or for the storage of flares.</p>	<p>1a Nitrate mixtures, nitro compounds, chlorate mixtures, ammunition/ detonators (excluding those for small arms use).</p> <p>1b gunpowder, or nitro compound adapted and exclusively used for cartridges for small arms; or for flares.</p>
2 Gases	<p>2.1 <u>Flammable Gases</u></p> <p>2.1a LPG</p> <p>2.1b Any other Gases which at 20°C and a standard pressure of 101.3 kPa:</p> <ul style="list-style-type: none"> are ignitable when in a mixture of 13% or less by volume with air, or have a flammability range with air of at least 12% regardless of the lower flammability limit. <p>This class includes aerosols containing flammable propellants if the contents include more than 45% by mass or more than 250g of flammable components.</p> <p>2.2 <u>Toxic Gases</u></p> <p>Gases which are known or are presumed to be toxic or corrosive to humans because they have an LC₅₀ value equal to or less than 5,000 ml/m³ (ppm) when tested in accordance with procedures defined in Para 6.5(c) of the United Nations Recommendations on the Transport of Dangerous Goods, 7th revised edition, or its subsequent revisions</p> <p>2.3 <u>Non-flammable, Non-toxic Gases</u></p> <p>Gases which are stored or transported under a pressure not less than 280kPa at 20°C, or as refrigerated liquids, and which:</p> <ul style="list-style-type: none"> are asphyxiant-gases which dilute or replace the oxygen normally in the atmosphere, or 	<p>2.1a LPG</p> <p>2.1b Acetylene, hydrogen, methane.</p> <p>2.2 Chlorine, sulphur dioxide, ammonia, methyl bromide.</p> <p>2.3 Argon, helium, oxygen, nitrogen, carbon dioxide, freons, nitrous oxide</p>

Class	Characteristics		Examples Including but not limited to:	
Gases		<ul style="list-style-type: none"> are oxidising-gases which may, generally by providing oxygen, cause or contribute to the combustion of other material more than air does, or have neither asphyxiant nor oxidising characteristics 		
3 Flammable Liquids	3	<u>Flammable Liquids</u> Liquids, or mixtures of liquids, or liquids containing solids in solution or suspension, having the following flammability limits:		
	3a	Flash point <23°C	3a	Petrol, adhesives, ethyl and methyl alcohols, acetone, benzene, butylamine, MIBK.
	3b	Flash point >23°C - <61°C	3b	Kerosene, styrene monomer, cyclohexanone, turpentine, butyl methacrylate, chlorobenzene, ethoxyethanol.
	3c	Flash point >61°C	3c	Diesel, petroleum oils.
	3u	Storage of 3a, b and/or c in underground tanks.		
4 Flammable Solids	4.1	<u>Flammable Solids</u> Solids or wastes other than those classified as explosives, which under suitable conditions, i.e. impact, friction, heat, ignition, will burn or self react with extreme intensity.	4.1	Red phosphorus, ammonium picrate, picric acid, monomethamine nitrate, nitrocellulose, trinitrobenzene, magnesium alloys.
	4.2	<u>Substances or wastes liable to spontaneous combustion</u> Substances or wastes that are liable to spontaneous heating during transport, or heating up on contact with air, and then being liable to catch fire.	4.2	Yellow or white phosphorus, magnesium alkyls, dithionites.
	4.3	<u>Substances which in contact with water, emit flammable gases</u> Substances or wastes, which by interaction with water, are liable to become spontaneously flammable or give off flammable gases in dangerous quantities.	4.3	Alkali metals e.g. sodium, potassium, lithium; calcium, magnesium, metal hydrides, metal carbides
5 Oxidising Substances	5.1	<u>Oxidising Substances</u> Substances or wastes which, in themselves, are not necessarily combustible, but may, generally by yielding oxygen, cause or contribute to the combustion of other materials.	5.1	Chromates, bromates, chlorates, chlorites, nitrates, permanganates.
	5.2	<u>Organic Peroxides</u> Organic substances or wastes which contain the bivalent O=O structure and are thermally unstable substances which may undergo exothermic self-accelerating decomposition.	5.2	Any organic peroxide (includes peroxy and per compounds). Perdicarbonates, butyl peroxyphthalate, cumene hydroperoxide, benzoyl peroxide

Class	Characteristics	Examples Including but not limited to:
6 Corrosives	6 <u>Corrosives</u> Substances or wastes which by chemical action, will cause severe damage when in contact with living tissue or, in the case of leakage will damage or destroy other material and goods or cause other hazards.	6 Acids such as; nitric, sulphuric, hydrochloric, hydrofluoric acids; trichloro acetic acid. Alkalis such as; sodium, potassium and lithium hydroxides. Zinc chloride, zirconium tetrachloride, sulphur chlorides, silicon tetrachloride, phosphorus pentoxide, ferric chloride. Phenolsulphonic acid, hydroxylamine sulphate, hexyl-trichlorosilane, ethanolamine.
7 Agrichemicals	7 <u>Agrichemicals</u> Substances formulated specifically for agricultural and horticultural activities (including aquaculture) and including but not limited to herbicides and fungicides. For the purpose of this Plan an agrichemical is considered a hazardous substance when it is at a concentration such that it requires mixing with water, oil, any other liquid prior to an application.	7 Bipyridyls, di-nitrophenols, phenoxy compounds, organophosphates, carbamates, organochlorines.
8 Miscellaneous	8.1 <u>Timber Preservatives</u> Preservatives used in the treatment of timber. 8.2 <u>Chlorinated Solvents</u>	8.1 Copper, chromium, arsenic, boron, and other water-borne preservatives. Light organic solvent preservatives, anti sapstain chemicals. 8.2 Bromodichloromethane, Trichloroethane, Chlorodibromomethane 1,1,1 - Trichloroethene, Tetrachloroethene, Trichloromethane, Tetrachloromethane, Tribromomethane.

TABLE 1: CONSENT STATUS FOR HAZARDOUS SUBSTANCES IDENTIFIED IN SCHEDULE 1

RESIDENTIAL ZONE

District Plan Category	Column A
1a	Nil ¹
1b	15kg
2.1a, 2.1b, 2.2, 2.3	250 litres
3a	50 litres ²
3b, 3c	3,000 litres
3u	10,000 litres
4.1	10 kg
4.2, 4.3	100 kg
5.1	100 kg
5.2	5 kg
6.1	20 litres
7	10 litres
8.1	20 litres
8.2	20 litres

BUSINESS ZONES

District Plan Category	Column A
1a	25 kg
1b	50 kg
2.1a	12,000 litres
2.1b, 2.2, 2.3	12 000litres
3a	3,000 litres
3b, 3c	3,000 litres
3u	100,000 litres
4.1	50 kg
4.2, 4.3	1,000 kg
5.1	1,000 kg
5.2	25 kg
6	1000 litres
7	5,000 litres
8.1	20 litres
8.2 Business 1	200 litres
8.2 Business 2	1,000 litres

Notes ¹ The use of explosives is permitted in all zones but is subject to the Explosives Act and any subsequent legislation. The storage and disposal of explosives is a non-complying activity in the, Residential, Zone.

² The 50 litres restriction does not apply to flammable liquids contained in a fuel tank of an internal combustion engine.

RURAL ZONE

District Plan Category	Column A
1a	2.5 kg
1b	15 kg
2.1a	12,000 litres
2.1b, 2.2, 2.3	250 litres
3a	2,000 litres
3b , 3c	3,000 litres
3u	10,000 litres
4.1	10 kg
4.2, 4.3	1,000 kg
5.1	1,000 kg
5.2	10 kg
6	100 litres
7	1,000 litres
8.1	20 litres
8.2	20 litres

TOWNSHIP ZONE

District Plan Category	Column A
1a	Nil
1b	15kg
2.1a	12000 litres
2.1b, 2.2, 2.3	250 litres
3a	2,000 litres
3b, 3c	3,000 litres
3u	10,000 litres
4.1	10 kg
4.2, 4.3	100 kg
5.1	100 kg
5.2	5 kg
6	100 litres
7	1000 litres
8.1	20 litres
8.2	20 litres

14 RESOURCE CONSENT- ASSESSMENT MATTERS

Note: The following Assessment Matters apply to both the ZONE RULES (Parts 4-7), and the DISTRICT-WIDE RULES (Parts 3.6, 3.7, 8-13). These assessment matters relate to the performance standards and activities listed controlled or discretionary activities.

Check to see if resource consents are also required from the Hawke's Bay Regional Council.

14.1 GENERAL

- 1 The following Assessment Matters are methods or matters included in the District Plan, in order to enable 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 shall also apply the relevant *Assessment Matters* set out in 14.2 below.
- 3 In the case of *Discretionary Activities*, where the exercise of the Council's discretion is restricted to the matter(s) specified in a particular standard(s), the assessment matters taken into account shall only be those relevant to that/those standard(s).

14.2 ZONE PERFORMANCE STANDARDS IN RELATION TO:

1. Building and Residential Density - Residential and Township Zones

Building Coverage - Township, Business, and Rural Zones

Building Height and Recession Lines - Residential, Rural and Township Zones

Building Height - Business Zones

Setback from Streets and Neighbours – All Zones

- a) The degree to which the proposed buildings:
 - will be compatible with the character of the area, including the scale of other buildings in the surrounding area;
 - will overshadow adjoining sites and result in reduced sunlight and daylight;
 - will cause a loss of privacy through being over-looked from neighbouring buildings;
 - will block views from properties in the vicinity, or from roads or public open space in the surrounding area;
 - will diminish the openness and attractiveness of the street scene;
 - 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:
 - provide adequate opportunity for garden and tree planting around buildings;
 - provide adequate vehicle parking and manoeuvring space on site;
 - provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site;

- mitigate any adverse effects of increased height or exceedence of the recession planes, such as through increased separation distances between the building and adjoining sites or the provision of screening;
 - 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:
- any potential contamination of groundwater;
 - any potential slope instability problems;
 - any potential odour, noise and vibration nuisance to neighbours;
 - 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 14.2.9 in relation to setback from roads in the Commercial frontage Area of the Business 1 Zone.

2. Electrical Safety Distances - All Zones

- a) The degree to which the proposed building or structure, or earthworks, may pose a safety risk to those concerned in the construction or subsequent occupation or use of any building or structure.
- b) The degree to which the proposed earthworks may pose a safety risk to those concerned carrying out the earthworks or the increased risk caused by the completed earthworks.
- c) The degree to which the non-compliance with the standard allows more efficient, practical and/or pleasant use of the remainder of the site.
- d) The degree to which alternative practical locations are available for the building.

3. Outdoor Living and Service Space - Residential and Township Zones

- 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.

4. Access - Residential and Township Zones

- 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 in relation to the existing use of the road.

5. Noise - All Zones

Noise from Aircraft Engines, 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.

6. Hours of Operation - Residential and Township Zones

- 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.

7. Heavy Vehicle Storage - Residential Zone

- 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 **14.2.1** above.

8. Noxious or Unpleasant Activities - Residential and Township Zones

- a) The hours of operation or frequency with which the activity is proposed to be undertaken and the degree to which this will affect the amenity of the area in terms of noise generation, glare, lighting, vibration, odour, waste, effect on traffic safety and efficiency, privacy and community identity and character.
- b) The level, duration and frequency of noise to be generated and the degree to which this will contrast with the existing noise environment and impact on any cumulative increase.
- c) The degree to which the visual characteristics of the activity to be established are compatible with the amenity of the surrounding area and the degree to which screening or landscaping are able to mitigate any adverse impact.

- d) The volume and type of traffic which may be generated to the site and the ability of the site to accommodate parking, loading, manoeuvring and access requirements including the frequency and timing of vehicle movements and the degree to which these may have an effect on the surrounding environment in terms of noise, generation of fumes and the safety and efficiency of the road network.
- e) Where a building is to be erected for the purpose of noxious industries refer to the assessment matters in **14.2.1** above.

9. Windows, Verandahs and Setback in the Commercial Frontage Area- Business Zone 1

- a) Where a 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 may or lack of verandah would 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.

10. Amenity of Residential Areas Adjoining the Business Zones - Business Zones

- a) Setback and Recession Planes.
Refer to assessment matters specified in **14.2.1** above.
- b) Screening
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;
 - iv) the location of different activities on site and their relationship to the boundaries of the site and their visibility from the general area.

11. Outdoor Storage - Township and Business Zone

- 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;
 - ii) the intended duration of materials or equipment to be outside a building.
- b) The degree to which provisions would be needed for:
 - i) security;
 - ii) control of litter and vermin;
 - 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.

12. Domestic Waste Water Disposal - Rural Zone

- a) Where sewerage reticulation is not available to the site, the ability of the applicant to adequately treat and dispose of effluent, which avoids:
 - i) any potential contamination of groundwater and surface water;
 - ii) any potential slope instability problems;
 - iii) any potential odour, noise and vibration nuisance to neighbours;
 - iv) any potential seepage of effluent at ground surface.
- b) Whether there is an existing treatment and disposal problem in the area, and the degree to which the proposal may exacerbate the problem.

13. Effluent Disposal from Factory Farming - Rural Zone

- a) The degree to which the effluent disposal operation is likely to lead to odour or health nuisances beyond the boundary of the site, and in particular, the technology and management systems proposed to mitigate the odour, including:
 - i) the volume and strength of effluent to be disposed;
 - ii) the design of the waste management systems;
 - iii) waste treatment measures employed.
- b) The degree to which there are odour sensitive activities in the vicinity of the proposal.
- c) The degree to which the proposed factory farming operation complies with relevant codes of practices promulgated by industry organisations.

14. Coastal Margin Area - Rural Zone

- a) Degree to which the exotic tree planting or buildings will adversely effect the natural character of the coastline, including:
 - i) the loss of key views or viewpoints; and the loss of accessibility to key views or viewpoints;
 - ii) any obscuring of landforms or natural features;
 - iii) the loss or modification of the natural landscape pattern; including the loss of underlying landform pattern;
 - iv) the loss or obscuring of present vegetation patterns;
 - v) the loss of openness and spaciousness of the coastline, and the apparent naturalness of the coastline.

- b) The need for tree planting for soil conservation purposes.

15. Tree Planting - Rural Zone

- a) Setback from properties
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.
- b) Setback from roads
The degree to which planting will cause icing of the roads in winter, or root damage to the road.
- c) Setback from Neighbouring Residential Units
The degree to which the planting will overshadow adjoining sites and result in reduced sunlight and daylight.
- d) Interference with structures
The degree to which trees may potentially damage structures due to wind fall or root growth.

16. Setback From Faultlines

- a) The likelihood of the proposed activity, including the addition or establishment of any building, being at risk from the rupture and movement of a fault.
- b) The potential safety risk to people or the potential loss of assets.
- c) The ability of the building to be relocated and the costs of relocation.

17 Buildings by Waipukurau Aerodrome – Business 2 and Rural Zone

- a) The degree to which any building may compromise the safety of aircraft arriving or departing from Waipukurau Aerodrome.

18 Sites of Significant Conservation value - Rural Zone

- a) The degree of significance of a species or community of indigenous flora or fauna at the specific locality of the proposed activity. In particular:
 - i) The status of a particular plant, bird or other fauna in the district, region, or nationally.
 - ii) The general rate of decline of a particular plant, bird or other fauna in the district, region or nationally.
 - iii) The range or diversity of species in a particular plant community, and the importance of an area providing habitat for birds or other indigenous fauna.
- b) The extent to which the proposed activity threatens the indigenous plants, bird or other fauna identified at the site, and the availability of alternative sites which could accommodate the activity.
- c) The extent to which the existing health of flora or fauna at the site has already been compromised.

- d) The extent to which the environment in and adjoining the site is sensitive to modification.

14.3 CONTROLLED ACTIVITIES IN RELATION TO:

1. Community Activities and Recreation Activities (greater 100m² gross floor area), 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;
 - 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, Resthomes, Visitor Accommodation, Hospitals and Educational Facilities - Business Zone

- a) Conditions on building design to incorporate noise attenuation measures so as not to compromise the ability of nearby businesses or Waipukurau Aerodrome to continue to operate.

3. Industrial Activities - Rural Zone

- a) Conditions on building setback, landscaping and screening may be imposed so that the proposed buildings, yards and other structures:
 - i) are compatible with the character of the rural 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;
 - iv) allow sufficient sunlight and daylight admission to adjoining sites.
- b) Conditions on noise, dust, glare, odour, waste and vibration may be imposed, taking into account the existing ambient environment, the proximity of neighbours (including residential dwellings) and the frequency and/or intensity/level of the dust, glare, odour or vibration being produced.

4 Keeping of Goats, Chinchilla and Mustelids - Rural Zone

- a) Conditions may be imposed on the type and height of cages, fences and gates to ensure containment of animals.
- b) Conditions may be imposed on the building to ensure containment of animals.
- c) Conditions may be imposed on the management practices that would avoid escape of animals into the environment.

5. Outstanding Landscape Views - Rural Zone

- a) Conditions may be imposed on the siting and layout of buildings and/or trees to retain the maximum potential for view of the landscape in question.

14.4 DISCRETIONARY ACTIVITIES IN RELATION TO:

1. Pigs, Poultry, Roosters and Bees - Residential and Township Zones

- a) The nature of and reason for the number of pigs, poultry, roosters, and bees to be kept and the methods of effluent disposal and the degree to which this activity will detract from the amenity of the residential environment in relation to odour, noise and outlook.
- b) The degree to which the animals will be housed within buildings and the proximity of those buildings to adjoining properties. Where animals are free ranging the means of separating them from boundary fences and other property in separate ownership.
- c) The volume and type of traffic which may be generated to the site in relation to the keeping of animals, bees, poultry and/or pigs and the ability of the site to accommodate parking, loading, manoeuvring and access requirements.
- d) Where a building is to be erected for the purpose of animal keeping refer to the assessment matters in **14.2.1** above.

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 assists in providing alternative home-based employment and income-generating opportunities for residents or occupiers of the site.
- d) The degree to which the activity provides a local function 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 **14.2.11** - 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 **14.2.1** above.

3. Visitor Accommodation - Residential and Township Zones

- a) 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;
 - iv) Any cumulative effect of traffic generation from the activity in conjunction with traffic generation from other activities in the vicinity.
- b) 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).
- c) In addition, regard should be given to assessment matters specified in **14.2.1** above.

4. Factory Farming - Rural Zone

- a) The degree to which the factory farming operation 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 factory 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 factory 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;
 - v) odour and noise abatement measures employed.
- c) The degree to which existing or proposed landscaping, including plantings, will shelter and screen the proposed site.
- d) 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.
- e) The degree to which the proposed factory farming operation complies with relevant codes of practices promulgated by industry organisations.
- f) Where a building is to be erected for the purpose of a factory farming operation refer to the assessment matters in **14.2.1** and refer to assessment matters in **14.2.13** for effluent disposal associated with a factory farming operation.

5. Mining Activities and Commercial Gravel Extraction- Rural Zone

- a) The degree to which the activities of vegetation clearance and the excavation and removal of material associated with mining impact on amenity values, landscapes values and nature conservation values (including the degree of significance of a species or community of indigenous plants and animals at the specific locality of the proposed mining activity).
- b) The ability of the proposal to rehabilitate the site after mining so that:
 - i) long term stability of the site is ensured;
 - ii) landforms or vegetation on finished areas are visually integrated into the landscape;
 - iii) land is returned to its original productive capacity, where appropriate;
 - iv) water and soil values are protected.
- c) The ability of operation to avoid or mitigate dust, noise, lighting and vibration so that amenity value is not at risk.
- d) The ability of the company to provide a contingency plan for early mine closure, including an evaluation of the risk to the neighbouring community and environment and the ability of the company to provide a bond to the Council for the purpose of rehabilitating operation areas in the event of a premature closure.
- e) Where a building is to be erected as part of a mining operations refer to the assessment matters in **14.2.1-14.2.5** above.

6. Motorised Craft on the Lakes and Rivers - Rural Zone

- 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 partaking of those opportunities, i.e. will reduce the enjoyment and opportunity for 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.
- 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;
 - iii) Any cumulative effect from the activity in conjunction with other activities in the vicinity.

7. Offensive Processes - Business Zone 2

- 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.

8. Retailing (less than 400m² gross floor area) - Business Zone 2

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 Business Zone 1 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 Business Zone 1 and the effect this may have on the use of existing infrastructure, such as car-parking, street works 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 Business Zone 2 on the consolidation of business areas where there is no limitation on retail activity.

9. Catteries and Kennels – Business and Rural Zones

- a) The degree to which the cattery or kennel 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 cattery or kennel is likely to lead to odour, noise or health 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 cattery or kennel refer to the assessment matters in **14.2.1**.

10. Licensed Premises – Business and Rural Zones

- 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 **14.2.1**.

14.5 TRANSPORT ASSESSMENT MATTERS

1. Parking and Loading

- 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. In general on-street parking is not considered an alternative.
- c) 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. In such a situation the Council may require the associated parking or loading spaces to be secured by way of written agreement and adequate signage to inform customers of its availability.
- d) Whether the car parking or loading will be unusually low as a result of business practice.
- e) 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.
- f) 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.
- g) 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.
- h) 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.

2. Access

- a) Whether adequate sightlines are available from alternative access points.
- b) The degree to which the safety and efficiency of the adjoining road would be compromised by an access point located closer to an intersection, or with a lesser unobstructed sight distance, than is permitted by the Plan.
- c) The degree to which on-street parking will be lost and cause adverse effect on neighbours.
- d) The ability for vehicles to queue and park or be serviced on site without affecting the safe movement of vehicles or pedestrians along the adjoining road or footpath or the movement of vehicles and pedestrians using the on-site facilities.
- e) Whether the hours of operation of activities on the site coincide with the peak flows and vehicle queues on the road.
- f) Whether the speed and volume of vehicles on the road will increase the adverse effects of the access on the safety of road users and whether safety and efficiency could be enhanced by the provision of acceleration and deceleration lanes.

3. Access onto a State Highway

- a) The degree to which the safety and efficiency of the State Highway would be compromised by an additional access point, taking into account the geometry of the highway at that location and the visibility for traffic.
- b) Whether the speed and volume of vehicles at that location will increase the adverse effects of the access on the safety of road users and whether safety and efficiency could be enhanced by the provision of acceleration and deceleration lanes or other design solutions.
- c) The degree to which alternative practical locations are available for the accessway.

4. Vehicle Oriented Commercial Facilities

- a) The degree to which the location of the site, in combination with the position of any proposed and existing access points and the actual or potential vehicle operation, will affect the safe and efficient movement of traffic onto and off the site and along the adjoining roadway, taking into account the following matters:
 - i) the numbers and types of manoeuvres anticipated to be undertaken at adjacent intersections;
 - ii) the forms of control at adjacent intersections;
 - iii) the functions of the frontage road and any intersecting roads;
 - iv) the speed and volumes of through traffic;
 - v) the physical features of the roadway, i.e. number of lanes, visibility;
 - vi) whether the driveway will be on an upstream or downstream side of the intersection.
- b) The degree to which tankers and other heavy vehicles may enter and exit the site without excessive manoeuvring or disruption to vehicles on the site or the safe movement of vehicles along the adjoining road.
- c) Relevant assessment matters from Access above.

14.6 SUBDIVISION ASSESSMENT MATTERS

1. Lot Size and Dimensions

Note: *There are no specified minimum lot sizes in the Business or Township Zones, or for access, utilities, reserves and roads lots in the Residential Zone. A minimum lot dimension is required for all zones but again does not apply to access, utilities, reserves and roads lots in any zone.*

Subdivision in the Business and Township Zones is a Controlled Activity in respect of lot size and dimension. Minimum lot size in the Residential Zone is 350m² and in the Rural Zone is 4,000m². The following assessment matters apply below.

- a) Whether the lot is of sufficient area and dimensions 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 subdivision on the amenity of the area, in particular the cumulative increase in the density of residential dwellings, the loss of rural outlook and the increase of traffic.

2. Subdivision Design

- a) The relationship and size of the lots in terms of their solar advantage including the alignment and layout of the lot, the location of building platform, relationship to adjoining lots.
- b) The provision for and practicality of walkways and cycleways, and the relationship of these to reserves (existing or proposed), access to the waterways, etc.
- c) The provision for and practicality of using natural stormwater channels and wetland areas.

3. Property Access

- a) 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.
- b) Where any proposed subdivision in any zone has frontage to any existing road(s) that is/are not constructed to the standards set out in Rule 9.10 (h) 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 and, therefore, whether there is any need for the applicant to pay to the Council a financial contribution towards the forming or upgrading of the road(s). Such financial contribution shall not exceed the degree to which the road(s) serves or is intended to serve the subdivision. The financial contribution payable will be determined by the Roading Manager, Central Hawke's Bay District Council based on the percentage of public good versus private good each upgrading generates.
- c) The costs of providing carriageway formation and widening, berm formation, footpaths, kerb and channel, as the case may be, shall be negotiated by the developer and the Council. The applicant shall provide to the Council engineered drawings and an estimate of the likely cost of the work proposed.
- 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 (NZS 4404 1981).
- g) The application of the requirements of Section 321, Local Government Act, 1974, to any subdivided lot.

- h) The need for and practicality of providing vehicular access to all lots, and the practicality of providing access elsewhere for vehicles.
- i) The account taken of pedestrian movement.
- j) The degree to which proposed new roads make adequate provision for vehicle movements, car-parking, property access and cyclists.
- k) The need to provide alternative access for car-parking and vehicle loading in Business Zones 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.
- l) Where in the course of a subdivision a new road is to be constructed and vested that will, or could, provide frontage to other land, the need for the Council to enter into an agreement with the subdivider that permits the creation of a point strip that separates that other land from the new road, and ensures that the benefiting owner pays a fair share towards the costs of providing the frontage road. The point strip would be vested as legal road when the adjoining benefiting owner pays the required amount. The point strip agreement would set the amount to be paid, which will vary depending on the costs involved in each individual circumstance. The agreements would be held by the Council and be available on request for inspection. The benefiting owner would be informed of the cost at the time of the point strip creation. They can be identified by the point strip separating the subsequent property from frontage to the road. The contribution values of the benefiting owners will be adjusted annually on 30 June each financial year, in accordance with the Construction Price Index, beginning on 30 June 1997.
- m) Any need to require provision 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.
- n) 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.
- o) The need for construction standards and on-going maintenance for private vehicular access, including access to individual lots, whilst ensuring that access is practical, convenient and safe.
- p) The need to provide for appropriate standards of street lighting or private vehicular access lighting.
- q) The need to provide distinctive names for private vehicular accesses. The name to be agreed to by the Council.
- r) The need for and degree of any financial contribution to achieve the above matters.

4. Natural Hazards

- a) Any information held on the Council's Natural Hazard registers.
- b) Information obtained by suitably qualified experts, whose investigations are supplied for subdivision applications.

- c) The applicant's or their Consultant's report, detailing the measures that have been or will be taken to avoid, remedy, or mitigate any hazard that may occur on the property.
- d) Potential adverse effects on other land that may be caused by the subdivision or anticipated land use activities.
- e) In relation to inundation from any source, the:
 - i) effects of any proposed filling being undertaken to avoid inundation and the consequential effects on the natural drainage pattern and adjoining land;
 - ii) erection of stopbanks and their environmental effects;
 - iii) need for boundary drainage to protect surrounding properties;
 - iv) adequacy of existing outfalls and any need for upgrading;
 - v) need for retention basins to regulate the rate and volume of surface run-off.
- f) In relation to erosion, falling debris or slippage, the need for ongoing conditions aimed at avoiding, remedying or mitigating future potential adverse effects, and any need for registration of consent notices on the lot's Certificate of Title.
- g) In relation to subsidence, the provision of suitability certificates, such as NZS 4431, or if not appropriate, the setting of ongoing conditions, with consent notices registered on the Certificates of Title.
- h) In relation to contaminated site, any soil tests, establishing suitability, and methods to avoid mitigate or remedy the effects, including removal to approved disposal points.
- i) In relation to land filling and excavation operations, the following factors:
 - i) effects on surrounding properties;
 - ii) natural pattern of surface drainage;
 - iii) type of and placement of fill material;
 - iv) mitigation, or avoidance, of adverse effects caused by dust or siltation affecting neighbouring properties;
 - v) remedies necessary during emergencies.
- j) The likelihood of the proposed subdivision, including the establishment of potential assets such as residential units, being threatened by inundation or coastal erosion.
- k) The ability of any buildings on the land being subdivided to be relocated, the estimated cost of the relocation, and the possible destination of a relocated building.

5. Water Supply

- a) The suitability of the proposed water supply for fire fighting purposes; (*The Council may obtain a report from the Chief Fire Officer*).
- b) The provisions of the Code of Practice in respect to installation of all necessary water supply pipe lines, and ancillary equipment necessary for the subdivision, including extensions to existing supply systems, and including mains, sub-mains, service mains and fire hydrants and water storage tanks.

- c) The need to install isolating valves generally with back flow prevention at the street boundary or at the net site boundary where this is not the street boundary.
- d) Whether the existing water supply systems, to which the connection will be made, have sufficient capacity to service the subdivision, and if not whether the subdivider should contribute towards the upgrading of the system based on the cost of supplying the incremental increase in demand by the additional lots, in addition to installing the extensions of the supply within the subdivision.
- e) Whether it may be necessary to provide new reservoirs, pumping stations and rising mains, or increasing pipe sizes leading to the subdivision in existing streets, or providing new headworks and new pumping units.
- f) Where it is necessary to upgrade the reticulated water supply system in order to cater for the subdivision, any costs to be borne by the subdivider, calculated on the cost of supplying the increase in demand as a result of the additional lots.
- g) Whether, because of increased demand that the potential land users may impose upon the system, an upgrading contribution should be made towards a programmed plan for installation of new headworks and pumping units.
- h) The need for a local purpose reserve to be set aside and vested in the Council as a site for a public utility.
- i) The need for and degree of any financial contribution to achieve the above matters.

6. Stormwater Disposal

- a) The provisions of the Code of Practice for Urban Land (NZS 4404: 1981).
- b) The adequacy of any proposed means of disposing of collected stormwater from the roofs of all buildings and impermeable surfaces.
- c) The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas and of siltation.
- d) The ability to retain open natural waterway systems for stormwater disposal in preference to piped or canal systems and any adverse impacts on existing waterways.
- e) The availability of an approved outfall where stormwater can be directed, whether such an outfall is capable of absorbing increased run-off and the need for and desirability of requiring a connection to such an outfall.
- f) Whether the existing stormwater disposal systems, to which any connection will be made, have sufficient capacity to service the subdivision, and if not whether the subdivider should contribute towards the upgrading of the system based on the cost of supplying the incremental increase in demand by the subdivision, in addition to installing the extensions of the supply within the subdivision.
- g) Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.
- h) Any necessity to provide on-site retention basin to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall

has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before subdivision takes place.

- i) Any adverse effects of the proposed subdivision on drainage on, or from, adjoining properties and mitigation measures proposed to control any adverse affects.
- j) For stormwater pipes and open waterway systems, the provision of appropriate easements in favour of either the registered user or in the case of the Council, easements in gross, to be shown on the survey plan for the subdivision, including private connections passing over other land protected by easements in favour of the user.
- k) Where it is not possible to dispose of stormwater by way of gravity pipelines, due to topography, the adequacy of alternative pumping systems.
- l) Where stormwater disposal cannot be obtained by gravity outfall, the necessity for land to be filled against the fall of the country, solely to obtain such an outfall, and whether it is practical to provide easements through adjoining owners' land to other frontage outfall systems.
- m) The need for a local purpose reserve to be set aside and vested in the Council as a site for a public utility for stormwater disposal purposes.
- n) The need for and degree of any financial contribution to achieve the above matters.

7. Sanitary Sewage Disposal

- a) The capacity, availability, and accessibility of the reticulated system to serve the proposed subdivision.
- b) Whether the existing sanitary sewage disposal systems, to which the outfall will be connected, have sufficient capacity to service the subdivision, and if not whether the subdivider should contribute towards the upgrading of the system based on the cost of supplying the incremental increase in demand by the additional lots, in addition to installing the extensions of the supply within the subdivision.
- c) Where it is not possible to provide a reticulated system with a gravity outfall, the feasibility of individual pump connections with their private rising mains, or new pumping stations, complete pressure, or vacuum systems.
- d) The relevance of any existing cost sharing scheme and whether the proposed reticulation will benefit other property owners.
- e) Where a reticulated system is not available, or a connection is impractical, provision of on-site effluent disposal systems in accordance with either District Plan Rules or by a discharge permit issued by the Hawke's Bay Regional Council.
- f) Where a reticulated system is not immediately available but is likely to be in the near future, the appropriateness of temporary systems.
- g) Provision made by the applicant for monitoring mechanisms to ensure contaminants are not discharged into the environment from on-site effluent disposal systems, together with any consent notices to ensure compliance.

- h) The need for a local purpose reserve to be set aside and vested in the Council as a site for a public utility for sanitary sewage disposal purposes.
- i) The need for and degree of any financial contribution to achieve the above matters.

8. Trade Waste Disposal

- a) Whether any proposal to create lots for any business activity or other activity generating trade wastes will have the potential to discharge to outfall trade wastes.
- b) Whether the volume or type of trade waste generates a need for appropriate outfalls to be provided.
- c) Where a reticulated system is not available, any consents that may be required for discharge of permits from the Hawke's Bay Regional Council in conjunction with the subdivision consent.
- d) The need for and degree of any financial contribution to achieve the above matters.

9. Vegetation Protection

- a) Whether any significant landscape or natural features, indigenous vegetation, or habitat on the site have been identified in the Plan as having conservation value or amenity value that they should be retained.
- b) Whether any means of protecting significant natural features, indigenous vegetation, or habitat in perpetuity such as a QEII National Trust covenant or other similar instruments are proposed.
- c) Whether a local purpose reserve should be set aside and vested in the Council to preserve any natural feature, vegetation or conservation value on the site.

10. 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 be 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.

11. Building Location

- a) The local ground conditions or the situation applying to the lot and the suitability of the site of the building.

- b) Whether or not a lot should be restricted from development on parts of the site.
- c) The minimum floor height for buildings in situations where inundation is likely and damage to structures could occur, but the land may not necessarily be filled.

14.7 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 the Tangata Whenua.

3. 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 telecommunication and radiocommunication facilities and the degree to which the provider of the utility has investigated this potential.

4. Costs

- a) The degree of any additional costs imposed by requiring compliance with any performance standard listed including the cost of placing lines underground or requiring design modifications to a utility.

5. Less than 110KV and 100MVA lines and support structures in an area of outstanding landscape view

- a) Refer to Assessment Matter 14.3.5

6. Other Utilities in the coastal margin area and areas of outstanding landscape view

- a) Refer to Assessment Matter 14.2.14 and 14.3.5

14.8 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 signs may cause an obstruction to driving sight distances, traffic signs or signals, or unnecessarily intrude into a drivers field of view;
 - 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.

14.9 RELOCATED AND TEMPORARY BUILDINGS AND ACTIVITIES ASSESSMENT MATTERS

- a) Whether the appearance of the building will be compatible with buildings on adjoining properties and in the vicinity.
- b) Whether the likely appearance of the building upon restoration or alteration, will be such as to ensure compatibility with buildings on adjoining properties and in the vicinity.
- c) Whether the appearance of the exterior materials used are of an acceptable standard.
- d) The likelihood that restoration work will be undertaken within a specified period.
- e) Any requirement to impose a bond or other condition to ensure completion of restoration work, both structural and appearance, to an acceptable standard.
- f) The degree to which a temporary activity will adversely effect the surrounding environment, including where relevant visual impacts, noise, odour, traffic generation, parking, and loss of privacy.

14.10 HAZARDOUS SUBSTANCES ASSESSMENT MATTERS

- (a) Whether the proposal is consistent with the objectives, policies and controls for the relevant zone.
- (b) Risk Assessment.

A qualitative or quantitative risk assessment may be required, depending on the scale or potential effects of the proposed development. As well as addressing more analytically the issues addressed in the HSSP (refer to Appendix G), this assessment should place particular emphasis on those issues not addressed in detail by the HSSP. This includes the following matter below.

- Identification of potential hazards, failure modes and exposure pathways.
- The separation distance to neighbouring activities, with emphasis on people sensitive activities such as childcare facilities, schools, rest homes, hospitals, shopping centres and residential areas.
- The location of the facility in relation to the nearest aquifer, waterway, coast or other sensitive environments.
- The nature of the sub-soil and the site geology.
- The distance to environmentally sensitive areas such as wildlife habitats or water catchments.
- Assessment of the probability and potential consequences of an accident leading to a release of a hazardous substance or loss of control.
- Identification of cumulative and/or synergistic effects.
- Fire safety and fire water management.
- Adherence to health and safety and/or environmental management systems.
- Spill contingency and emergency planning, monitoring and maintenance schedules.
- Site drainage and off-site infrastructure, e.g. stormwater drainage system, sewer type and capacity.
- The transport of hazardous substances.
- The disposal of waste containing hazardous substances.
- Methods of storage, e.g. above ground containers and underground tanks.

(c) 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.

(d) 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 shall be submitted.

(e) 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.

(f) 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.

APPENDIX A: SCHEDULE OF DESIGNATIONS

Designation Number	Map Number	Description/ Name of Requiring Authority	Location	Zone
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

Designation Number	Map Number	Description/ Name of Requiring Authority	Location	Zone
22	8,30	Proposed Water Race Intake – Lake Hatuma, Tukituki River/ District Council	Takapau Rd Waipukurau	Rural
23	31	Farm Rd Waipukurau Water Supply Intake/ District Council	Mt Herbert Rd Waipukurau	Rural
24	31	Waipukurau Sewage Treatment Plant/ District Council	Mt Herbert Rd Waipukurau	Rural
25	31, 9	Waipukurau (Closed Dump)/District Council	Mt Herbert Rd Waipukurau	Rural
26	9	Tamumu (Closed Dump)/District Council	Pourerere Rd Tamumu	Rural
27	9	Hautope Water Supply Intake/District Council	Pourerere Rd Tamumu	Rural
28	10	Cemetery/ District Council	Kahuranaki Rd Elsthorpe	Rural
29	38	Kairakau Water Supply Intake & Reservoir/ District Council	Kapiti Place Kairakau	Township Rural
30	38	Proposed Sewage Treatment Plant/ District Council	Kairakau Rd Kairakau	Rural
31	11	Otawhao Hall/ District Council	School Rd Otawhao	Rural
32	15	Tourere Water Supply/ District Council	Supply Intake Tourere Road	Rural
33	16	Wallingford Hall/ District Council	Bush Rd Wallingford	Rural
34	40	Proposed Sewage Treatment Plant/ District Council	Pourerere Rd Pourerere Beach	Rural
35	19	Porangahau Reservoir/ District Council	Old Hill Rd Porangahau	Rural
36	19	Te Paerahi Beach Sewage Treatment Plant/ District Council	Te Paerahi Rd extension Porangahau Beach	Rural
37	30	Waipukurau Reservoir/ District Council	Nelson St Waipukurau	Residential
38	31, 9	Proposed Metal Pit Waipukurau/ District Council	Mt Herbert Rd	Rural
39	34	Civic Theatre/ District Council	cnr Russell & Northumberlands Sts Waipukurau	Business 1
40	34	Waipukurau Library/ District Council	Kitchener St Waipukurau	Business 1
41	31	Waipukurau Swimming Pool/ District Council	Tavistock Rd Waipukurau	Residential
42	31	Drainage Reserve/ District Council	Mt Herbert Rd Waipukurau	Residential

Designation Number	Map Number	Description/ Name of Requiring Authority	Location	Zone
43	32	Cemetery/ District Council	Porangahau Rd Waipukurau	Residential
44	26	Waipawa Reservoir/ District Council	Abbotsford Rd Waipawa	Rural Residential
45	28	Cemetery/ District Council	Church St Waipawa	Residential
46	28	Cemetery/ District Council	Cemetery Rd Waipawa	Rural
47	28	Waipawa Town Hall/ District Council	Kenilworth St Waipawa	Business 1
48	28	Waipawa Library/ District Council	Kenilworth St Waipawa	Business 1
49	28	Civil Defence HQ/ District Council	Ruataniwha St Waipawa	Business 1
50	28	Council Offices/ District Council	Ruataniwha St Waipawa	Business 1
51	28	Waipawa Swimming Pool/ District Council	State Highway 2 / Harker St Waipawa	Residential
52	29	Waipawa Pumping Station/ District council	Johnston St Waipawa	Rural
53	24	Otane Hall/ District Council	Henderson St Otane	Township
54	24	Otane Library/ District Council	cnr Henderson & Higginsons Sts, Otane	Township
55	24	Building for Council Purposes/ District Council	Higginson St/White Rd, Otane (Otane Arts and Crafts)	Township
56	24	Otane Sewage Treatment Plant/ District Council	Lawrence St, Otane	Rural
57	23	Onga Onga Hall/ District Council	Bridge St Onga Onga	Township
58	35	Takapau Hall/ District Council	Charlotte St Takapau	Township
59	35	Takapau Pumping Station (Main)/ District Council	Meta St Takapau	Township
60	36	Takapau Transfer Station (Closed Dump)/ District Council	Paulsens Rd Takapau	Rural
61	44	Porangahau Hall/ District Council	Abercrombie/Kepple Sts, Porangahau	Township
62	44	Cemetery District Council	Kepple St Porangahau	Township
63	44	Porangahau (Closed Dump)/ District Council	Kepple Rd Porangahau	Rural
64	44	Cemetery/ District Council	Beach Rd Porangahau	Rural
65	44	Porangahau Sewage Treatment Plant/ District Council	Jones St Porangahau	Rural
66	22	Cemetery/ District Council	Cemetery Rd Tikokino	Township

Designation Number	Map Number	Description/ Name of Requiring Authority	Location	Zone
67	22	Cemetery/ District Council	Holden Rd Tikokino	Township
68	22	Tikokino Hall/ District Council	Highway 50 Tikokino	Township
69	38	Cemetery/ District Council	Kairakau Rd Kairakau	Township
70	43	Reserve/ District Council	Te Paerahi Rd Te Paerahi	Township
71	43	Te Paerahi Reservoir beach/ District Council	Beach Rd Te Paerahi	Rural
72	19	Te Paerahi Pumping Station/ District Council	Beach Rd Te Paerahi	Rural
73	13	Omakere Hall/ District Council	Pourerere Rd/Long Range Rd	Rural
74	28	Waipawa Transfer Station (Closed Dump)/ District Council	Tikokino Rd Waipawa	Residential
75	12	Takapau Sewage Treatment Plant/ District Council	Fairfield Rd Takapau	Rural
76	37	Elsthorpe Hall/ District Council	Kenderdine Rd Elsthorpe	Rural
77	41	Pourerere Water Supply Intake/ District Council	Pourerere Domain	Rural
78	34	Proposed Service Lane District Council	Porangahau Rd Waipukurau	Business 1
79	8	Rainfall Station Water Level Station/ Regional Council	Tukipo River State Highway 50	Rural
80	8	Rainfall Station/ Regional Council	Tukituki River Mill Road	Rural
81	28	Water Level Station/ Regional Council	Waipawa River Onga Onga Road	Residential
82	9	Water Level Station Rainfall Station/ Regional Council	Tukituki River Tapairu Road	Rural
83	9	Water Level Station/ Rainfall Station Regional Council	Tukituki River Shag Rock	Rural
84	3	Water Level Station/ Regional Council	Tukituki River Folgers	Rural
85	3	Water Level Station/ Regional Council	Makaroro Stream Burnt Ridge Wakarara Road	Rural
86	16	Water Level Station/ Rainfall Station Regional Council	Wallingford	Rural
87	16	Rainfall Station/ Regional Council	Ben Nevis	Rural
88	3	Rainfall Station/ Regional Council	Waipawa River North Block Road	Rural

Designation Number	Map Number	Description/ Name of Requiring Authority	Location	Zone
89	2	Rainfall Station/ Regional Council	Gwavas	Rural
90	10	Makara Detention Dam/ Regional Council Pt Lot 3 DP 3728L Blk VIII Oero	Near Te Apiti Rd V22/7.4:411363	Rural
91	10	Makara Detention Dam/ Regional Council Sec 48 Blk VII Oero	Near Kairakau Rd V22/6.4:395356	Rural
92	10	Makara Detention Dam/ Regional Council Pt Lot 1 DP 1442 Blk XI Oero	Near Atua Rd V22/5.4:345312	Rural
93	10	Makara Detention Dam/ Regional Council Pt Lot 1 DP 1926 Blk XV Oero	Near Atua Rd V23/6.1:352298	Rural
94	10	Makara Detention Dam/ Regional Council Lot 1 DP 11975 Blk XI Oero	Near Atua Rd V22/6.4:366329	Rural
95	34	Recreation Reserve/ District Council	Cnr Ruataniwha Street & Porangahau Road Lot 3 DP 23678	Business 1
95A	34	Carpark/ District Council	Cnr Ruataniwha Street & Porangahau Road Lot 3 DP 23678	Business 1
96	7	School/ Ministry of Education	Mill Rd/Makaretu Rd Ashley Clinton	Rural
97	5	School/ Ministry of Education	SH 2 Pukehou	Rural
98	4	School/ Ministry of Education	Argyll Rd Argyll	Rural
99	15	School/ Ministry of Education	Ngahape Rd/Rotohiwi Rd, Flemington	Rural
100	16	School/ Ministry of Education	Bird Rd Wallingford	Rural
101	13	School/ Ministry of Education	Farm/Pattison Rd Oueroa	Rural
102	13	School/ Ministry of Education	Long Range Rd Omakere	Rural
103	18	School/ Ministry of Education	Te Uri Rd Mangaorapa	Rural
104	34	Railway Station/ Transrail	Railway Espl Waipukurau	Business 1
105	34	School/ Ministry of Education	Russell St Waipukurau	Business 1
106	31, 33	School/ Ministry of Education	Tavistock Rd Waipukurau	Residential
107	32	School/ Ministry of Education	Porangahau Rd Waipukurau	Residential
108	29	School/ Ministry of Education	Harker St Waipawa	Residential
109	13	District Landfill/ District Council	Pt lot 1 DP 9285 Farm Road	Rural
110	24	School/ Ministry of Education	Lawrence St Otane	Township

Designation Number	Map Number	Description/ Name of Requiring Authority	Location	Zone
111	23	DoC Headquarters/ Department of Conservation	Bridge St Onga Onga	Township
112	23	School/ Ministry of Education	Mill St Onga Onga	Township
113	35	School/ Ministry of Education	Meta St Takapau	Township
114	44	School/ Ministry of Education	Kepple St Porangahau	Township
115	44	Police Station/ Police	Abercrombie St Porangahau	Township
116	22	School/ Ministry of Education	Murchison St/Mantell St Tikokino	Township
117	37	School/ Ministry of Education	Kenderdine Rd Elsthorpe	Township
118	8	BCL	State Highway 50	Rural
119	34,31	School/ Ministry of Education	Porangahau Rd/ St Mary's St Waipukurau	Residential
120	34	Court House/ Justice Department	River Terrace/ St Josephs St Waipukurau	Residential
122	8	Reserve/ District Council	SH50 Onga Onga	Rural
123	38	Kairakau Reserve/ District Council	Kairakau Beach Rd Kairakau	Rural
124	38	Kairakau Beach Reserve/ District Council	Kairakau Beach	Rural
125	35	School Ministry of Education	Walter/Meta/Charlotte Streets, Takapau	Township
126	12	Hatuma Domain/ District Council	Hatuma Rd Hatuma	Rural
127	16	Bush Reserve/ District Council	SH52 Wallingford	Rural
128	31	Waipukurau Transfer Station/ District Council	Mount Herbert Road Waipukurau	
129	17	Onepoto Beach Domain/ District Council	Onepoto Beach	Rural
130	17	Reserve/ District Council	Aramoana Beach	Rural
131	19	Esplanade Reserve (Proposed)	Blackhead Beach to Porangahau Beach	Rural
132	19	Reserve(Proposed)/ District Council	Porangahau River Te Paerahi Beach	Rural
133	19	Reserve(Proposed)/ District Council	Puketauhinu Block Te Paerahi Beach	Rural
134	30,34	Hunter Memorial Park/ District Council	Kitchener St Waipukurau	Residential
135	31,34	Russell Park/ District Council	River Tce/Mitchell St Waipukurau	Rural

Designation Number	Map Number	Description/ Name of Requiring Authority	Location	Zone
136	31,34	Reserve/ District Council	Mt Herbert Rd/Tavistock Pl, Waipukurau	Residential
137	31	A'Deane Park/ District Council	Wallace/Porangahau Rd Waipukurau	Residential
138	32	Reserve/ District Council	Mackie St/Mt View Place Waipukurau	Residential
139	28	Reserve/ District Council	High St Waipawa	Business 1
140	33	Reserve/ District Council	Porritt Pl/Holt Pl Waipukurau	Residential
141	33	Reserve/ District Council	Redwood Drive Waipukurau	Residential
142	26, 27, 28, 29	Reserve/ District Council	Abbotsford Waipawa	Residential
143	26,28	Don Allan Reserve/ District Council	Domain Rd Waipawa	Residential
144	28	Reserve/ District Council	SH2/Waverley St Waipawa	Business 1
145	28	Nellie Jull Park/ District Council	Islington Drive Waipawa	Business 1
146	28	Coronation Park/ District Council	Tikokino Pd Waipawa	Residential
147	29	Reserve/ District Council	Bibby St Waipawa	Residential
148	24	Reserve/ District Council	Higginson St/Ross St Otane	Township
149	24	Reserve/ District Council	Rochfort St/Stock Route Otane	Township
150	24	Reserve/ District Council	Campbell St/Brogden St Otane	Township
151	34	Public Parking/ District Council	Kitchener Street Waipukurau	Business 1
152	23	Reserve/ District Council	Bridge St, Onga Onga	Township
153	35	Reserve/ District Council	Charlotte St, Takapau	Township Rural
154	35	Reserve/ District Council	Charlotte St/Meta St Takapau	Township
155	44	White Domain/ District Council	Dundas St/Graham St Porangahau	Township
156	44	Reserve/ District Council	Porangahau River Porangahau	Rural
157	22	Reserve/ District Council	Holden Rd/Sedgwick Rd Tikokino	Township
158	39	Mangakuri Reserve/ District Council	Okaihau Rd/Williams Rd Mangakuri	Rural
159	41,17	Pourerere Domain/ District Council	Pourerere Beach Rd Pourerere	Rural
160	42	Esplanade Reserve/ District Council	Blackhead Beach	Rural
161	10,37	Reserve/ District Council	Elsthorpe Rd	Rural

Designation Number	Map Number	Description/ Name of Requiring Authority	Location	Zone
162	38	Kairakau Subdn Reserve/ District Council	Kapiti St/Brodie St Kairakau	Township
163	23	Reserve/ District Council	Bridge St Onga Onga	Township
164	43	Esplanade Reserve/ District Council	Te Paerahi Beach	Rural
165	43	Reserve/ District Council	Beach Rd Te Paerahi Beach	Rural
166	43,19	Reserve/ District Council	Te Paerahi Beach	Rural
167	18	Porangahau Transfer Station/ District Council	Porangahau Road Porangahau	Rural
168	34	Waipukurau Community Policing Centre	Northumberland St Waipukurau	Business 1
169	5,9,11,12,24,25,27,28,29,30,31,32,34,36	Palmerston North – Gisborne Railway/ Tranzrail	District-Wide	Various
170	38	Proposed Kairakau Water Supply/ District Council	Kairakau	Rural
171	41	Pourerere Water Supply Source/ District Council	Pourerere	Rural
172	8	Electricity Substation/ Transpower	Onga Onga Road	Rural
173	3	Gauging Station/ Regional Council	near Mill Road (top end)	Rural
174	8	Gauging Station/ Regional Council	near Pukeora Scenic Rd	Rural
175	29	St Columbas School/ Ministry of Education	Victoria Street Waipawa	Residential
176	38	Kairakau Toilet/ District Council	Kairakau Beach Road	Rural
177	16	Reserve/ District Council	Porangahau Road	Rural
178	37	Telecommunication, Radio Communication and Ancillary Purposes Telecom NZ Ltd	Elsthorpe Road, Elsthorpe	Township
179	23	Telecommunication, Radio Communication and Ancillary Purposes Telecom NZ Ltd	Mill Street, Onga Onga	Township
180	44	Telecommunication, Radio Communication and Ancillary Purposes Telecom NZ Ltd	Abercrombie/ Franklin Streets, 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.

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.
- 8 The same condition as that of condition 8 for designations 178-183 in A: above.

APPENDIX B - SCHEDULE OF HERITAGE ITEMS AND NOTABLE TREES

Reference Number	Map Number	Description	Zone
H1	40	Church Knoll Pourerere Beach	Rural
H2	41	Tapu Rock Pourerere Beach, (Heritage Area)	Township
H3	40	Old Wool Press Pourerere Beach	Rural
H4	5	Christ Church (Anglican) Pukehou	Rural
H5	12	Woburn Station-Homestead, Manager's House Hatuma	Rural
H6	14	Woolshed, Waipari Station Mangakuri	Rural
H7	31	Masonic Hall Wellington Road, Waipukurau	Residential
H8	31	House 10 Wellington Road, Waipukurau	Residential
H9	31	House 5 Wellington Road, Waipukurau	Residential
H10	31	Manse (Former) 37 Porangahau Rd, Waipukurau	Residential
H11	33	Waipukurau Hospital Porangahau Rd, Waipukurau	Residential
H12	28	St Peter's Church and Lychgate, Sunday School Hall (Anglican) Kenilworth Street, Waipawa	Residential
H13	28	Waipawa Lions Club Hall (ex Masonic Hall) Kenilworth St, Waipawa	Residential
H14	28	St Patrick's Church (Catholic) Waverley Street, Waipawa	Residential
H15	28	Manual Training Centre Waverley Street, Waipawa	Residential
H16	28	Town Clock and War Memorial Main Street, Waipawa	Business 1
H17	28	House 17 Rose Street, Waipawa	Residential
H18	28	Rathbone Resthome (Ex Rathbone Maternity Home) Waverley Street, Waipawa	Residential
H19	28	The Pines (dwelling) Corner Rose and Ruataniwha Streets, Waipawa	Residential
H20	28	House 15 Ruataniwha Street, Waipawa	Residential
H21	28	Waipawa Town Hall and Library Kenilworth Street, Waipawa	Business 1
H22	28	Shops Corner Ruataniwha and Kenilworth Streets Waipawa	Business 1

Reference Number	Map Number	Description	Zone
H23	28	Museum (Formerly BNZ) Main Street, Waipawa	Business 1
H24	27	Abbotslee Dwelling Great North Road, Waipawa	Residential
H25	44	St Michael's Church (Anglican) Dundas Street, Porangahau	Township
H26	23	Butchers Shop (Former) Bridge Street, Onga Onga	Township
H27	23	School House (Former) Bridge Street, Onga Onga	Township
H28	23	Poodles Bazaar Onga Onga	Township
H29	23	Coles Joinery Factory and Outbuildings (Former) Bridge Street, Onga Onga	Township
H30	23	Post Office Bridge Street, Onga Onga	Township
H31	23	Church of the Good Shepherd (Anglican) Bridge Street, Onga Onga	Township
H32	23	Town Hall Bridge Street, Onga Onga	Township
H33	23	St Oran's Church (Presbyterian/Methodist) Onga Onga	Township
H34	23	House (William Ross) Bridge Street, Onga Onga	Township
H35	23	House (Ross Sutton) Bridge Street, Onga Onga	Township
H36	23	House (Laughlin McKay) Bridge Street, Onga Onga	Township
H37	23	House (Mr Doug Simpson) Mill Street, Onga Onga	Township
H38	23	War Memorial Bridge Street, Onga Onga	Township
H39	23	Pendle Station Homestead (resited) Bridge Street, Onga Onga	Township
H40	22	Post Office Tikokino	Township
H41	34	Airlie Mount Dwelling Airlie Lane, Waipukurau	Residential
H42	31	St Andrews Church (Presbyterian) & Hall St Andrews Street, Waipukurau	Residential
H43	20	Taumatawhakatangihangakoauauotamatea pokaiwhenuakitanatahu Skippers Road, Porangahau (Heritage Area)	Rural
H44	19	Wahi Tapu Waipawa Golf Course	Rural
H45	2	Gwavas Station - original Homestead, Homestead and Gardens, Woolshed Gwavas, Tikokino	Rural
H46	9	Mount Vernon Station Homestead Lindsay Road, Waipukurau	Rural
H47	8	Forest Gate Station Homestead Onga Onga	Rural

Reference Number	Map Number	Description	Zone
H48	12	Oruawharo Station Homestead and Gardens	Rural
H49	12	Oruawharo Station Stables	Rural
H50	12	Oruawharo Station Coach House	Rural
H51	4	Springvale Station Homestead Tikokino	
H52	4	Springvale Station Totara Slab Whare Tikokino	
H53	17	Aramoana Station Homestead and Stables.	Rural
H54	17	Aramoana Station Woolshed and Mens Quarters	Rural
H56	10	Mangakuri Station Chapel and Belfry Mangakuri Road, Mangakuri	Rural
H57	19	Porangahau Station-Woolshed, Chapel Hunter Road, Porangahau	Rural
H58	8	Ashcott Station Homestead Takapau	
H59	8	Forest Gate Station Woolshed Onga Onga	Rural
H60	8	Forest Gate Station Stables and Coach House Onga Onga	Rural
H61	4	Springvale Station concrete block whare	Rural
H62	9	Mangatarata Station Stables Mangatarata Road, Waipukurau	Rural
H63	9	Mangatarata Station Homestead Mangatarata Road, Waipukurau	Rural
H64	9	Mangatarata Station Slaughter House Mangatarata Road, Waipukurau	Rural
H65	16	Motuotaraia Station-Stables and Cobbled Yard Porangahau Road, Waipukurau	Rural
H66	16	Wallingford Station Woolshed Wallingford	Rural
H67	5	Allen M Williams Residence (Former) Te Aute College Te Aute	Rural
H68	19	Porangahau Station Woolshed, Hunter Road, Porangahau	Rural
H69	4	Springvale Station Woolshed	Rural
H70	8	Forest Gate Station Dairy	Rural
H71	9	Mangatarata Station Bullock Shed	Rural
T1	26,27	Gums (12) Eucalyptus), Cedars (11) (Cedrus Atlantica Glauca), Tulip Tree (Liriodendron), Limes (3) (Tilia), Wellingtonia (2) (Sequoiadendron Giganteum), Mixed Deciduous and Evergreen Trees Area within Abbotsford Domain and Great North Road and Church Street, Waipawa Pt Lot 14 DP 5367 Lot 2 DP 12800X	Residential

Reference Number	Map Number	Description	Zone
T2	28	Oak (Quercus) Church Street Cemetery, Waipawa, Lot 1 DP 15100	Residential

APPENDIX C - SCHEDULE OF SITES OF CULTURAL SIGNIFICANCE TO TANGATA WHENUA

Reference Number	Map Number	Historic Place Number	Description
1	2	2	pa with pits and midden
2	2	1	pa with pit(s)
3	2	4	pit(s)
4	6	270	pa
6	4	3	pa
26	5	46	pa
28	5	423	pa with pit(s)
32	5	300	pa with pit(s)
42	5	89	pa with pit(s)
44	5	119	pa with pit(s)
48	5	90	pa with pit(s)
55	5	368	pa with pit(s)
56	5	365	pa with pit(s)
81	10a	465	pa with pit(s)
101	9	269	pa
137	9	60	pa with pit(s)
149	9	273	pa with pit(s)
151	38	268	pa with pits and midden
152	38	267	pa
153	10	271	pa with pit(s)
158	10	274	pa with pit(s)
160	39	272	pa with pits and midden
163	8	1	pa with pit(s)
164	7	10	pa
169	12	3	pa with pits and midden
175	12	11	pa with pits and midden
179	19	4	pa with pit(s)
207	21	16	pa with pits and midden
209	21	37	pa
219	6	427	island pa/urupa
220	14	41	urupa
221	40	42	urupa
222	17	6	urupa
223	17	43	urupa
224	17	44	urupa
225	19	38	urupa
226	19	39	urupa
229	9		wahi tapu
230	9		wahi tapu
231	5		kahotea
232	5		cemetery
233	5		Te Pohue
234	5		Kaikoura stream water fall
235	31		Waipukurau pa
236	7		Pohatunaiaatoru pa
237	4		urupa
238	4		urupa

Reference Number	Map Number	Historic Place Number	Description
239	4		urupa
240	11		urupa
241	11		urupa
242	11		urupa
243	11		urupa
244	11		urupa
245	11		urupa
246	12		urupa
247	36		urupa
248	9		urupa
249	9		urupa
250	16		urupa
251	16		urupa
252	43		urupa
253	21		urupa
254	21		urupa

NOTE: The sites are generally located to an accuracy of \pm 100 metres by visual inspection.

APPENDIX D - SCHEDULE OF AREAS OF SIGNIFICANT NATURE CONSERVATION VALUE

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.

The 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.
- Special Sites of Wildlife Interest (SSWI).
- Wetlands of Ecological and Representative Interest (WERI). The WERI database is an inventory of all types of wetlands in New Zealand. It focuses on those wetlands which are ecologically important and which are representative of the natural diversity of the country. The database is administered by the Department of Conservation.
- Scenic Reserves, administered by the Department of Conservation or the 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.

Site Number	Map Numbers	Ownership	Description
1	1,3,7,11	Crown (Forest Park)	Ruahine State Forest Park - lowland mixed podocarp forest
2	1	Crown (Conservation Area)	Gwavas Conservation Area - hill country forest
3	1,4	Private (RAP 24 - H*)	Manaoho No. 2 - Black beech forest
4	1,4	Private (RAP 26 - H)	Manaoho No. 1 - Totara/black beech forest
5	2	Private (RAP 20 - H)	Puahanui Bush - Podocarp-broadleaved forest
6	2	Private (RAP 17 - H)	Poporangi Stream - Podocarp-broadleaved-beech forest
7	2	Private (RAP 21 - H)	Mangamauku Stream - Podocarp - broadleaved forest
8	3,5,6,7,8,9,30,31	Crown	Tuki Tuki River
9	3	Private (RAP 25 - H)	Smedley Bluffs - Broadleaved-beech forest
10	3,4	Private (RAP 32 -H)	Worsnops - podocarp-broadleaved forest & treeland
11	3,4	Private (RAP 31 - H)	Condor - Podocarp-mixed broadleaved forest

Site Number	Map Numbers	Ownership	Description
12	3,7	Private (RAP 34 - H)	Khyber pass - Totara treeland
13	4	Private (RAP 27 - H)	Holdens No. 2 - Totara treeland and forest
14	4	Private (RAP 28 - H)	Holdens Bush - Mature podocarp forest
15	4	Private (RAP 29 - H)	Te Pah - Podocarp-broadleaved forest
16	4,8,9,28,29	Crown	Waipawa River
17	4	Private (RAP 33 - H)	Gunsons - Podocarp-broadleaved forest
18	1	Crown	Bush margin on Makaroro River
19	4,8	Private (RAP 35 - H)	Eastern Equities - Kanuka treeland
20	4	Crown	Mangaonuku Stream No. 1 Marginal Strip
21	4	Crown	Mangaonuku Stream No. 1 Marginal Strip
22	5	Crown (Wildlife Reserve)	Otane Wildlife Reserve - Peat wetland
23	5	Private (RAP 30 - H)	Highfield - Limestone landforms and forest
24	6	Private (RAP 8 - E*)	Silver Range - 'Hogback' landforms and open scrubland
25	7	Private (RAP 36 - H)	Barnsdale - Totara-kahikatea forest
26	7	Private (RAP 37 - H)	Herricks - Totara and black beech forest
27	7	Private (RAP 38 - H)	Mangatewai River
28	7	Private (RAP 39 - H)	Makaretu River - Broadleaved forest on alluvial terraces and escarpments
29	7	Crown (Scenic Reserve)	Mangatewai Scenic Reserve
30	8	Crown (Scenic Reserve)	Tuki Tuki River (Lindsay Bush) Scenic Reserve
31	9	Crown (Marginal Strip)	Tuki Tuki River Marginal Strip
32	9	Crown (Conservation Area)	Patangata Conservation Area
33	9	Crown (Conservation Area)	Ford Conservation Area
34	9	Crown (Conservation Area)	Mangatarata Conservation Area
35	10	Private (RAP 10 -E)	Paeroa - Tawa-podocarp forest
36	10,38	Private (RAP 11 - E)	Kairakau Beach-Taupata - Miocene mudstone and coastal vegetation
37	10	Private (RAP 12 - E)	Motonui - Wetland
38	10,14	Private (RAP 13 - E)	Waterfalls Stream - Mixed mauka-kanuka forest and mixed broadleaved forest & treeland
39	10	Private (RAP 14 - E)	Te Atua Trig - Limestone bluffs and forest remnant
40	12,32	Private (RAP 41 - H)	Lake Hatuma
41	12,32	Crown (Conservation Area)	Hatuma Conservation Area - willow/raupo swamp
42	12	Crown (Recreation Reserve)	Hatuma Domain Recreation Reserve

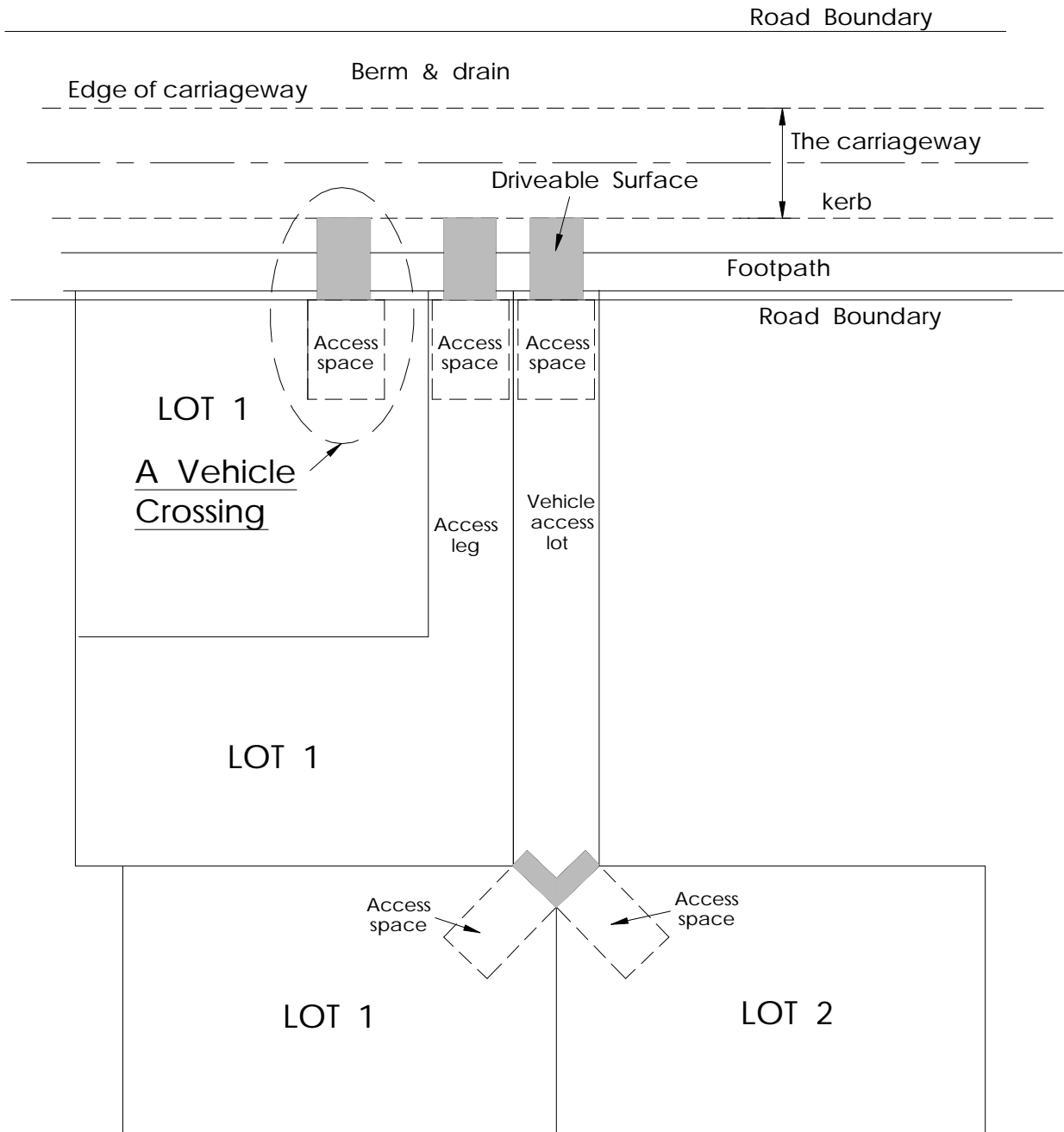
Site Number	Map Numbers	Ownership	Description
43	13	Private (RAP 15 - E)	Mangarouhi Stream-Waiwhero Stream - Remnant forest in valleys
44	13,16,17	Private (RAP 19 - E)	Bush Trig - Forest remnants on alluvial terraces and hill faces
45	13,16	Private (RAP 18 - E)	Motuotaraia - Kanuka-manuka forest and scrub
46	14	Private (RAP 16 - E)	Roundway - Mixed broadleaved-kahikatea forest
47	14	Private (RAP 17 - E)	Punawaitai - Coastal mixed broadleaved forest
48	16	Private (RAP 20 - E)	Huatokitoki Stream - Rare landform and vegetation combination
49	17	Private (RAP 21 - E)	Parimahu - Coastal forest with mainly Karaka
50	18,20	Private (RAP 23 - E)	Te Tohe Stream-Te Uri Stream - Manuka-Kanuka forest with rawarewa/black beech/hard beech forests
51	19,43	Private (RAP 22 - E)	Porangahau - Mosaic of coastal vegetation
52	18,21	Private (RAP 24 - E)	Mangamaire Valley - Black beech forest with podocarp-broadleaved
53	21	Private (RAP 26 - E)	Cooks Tooth Coastal Faces - Flax scrubland
54	21	Crown (Scenic Reserve)	McLeans Bush Scenic Reserve
55	10,37	Crown (Scenic Reserve)	Elsthorpe Scenic Reserve
56	37	Crown (Recreation Reserve)	Elsthorpe Domain Recreation Reserve
57	41	Crown (Conservation Area)	Pourerere Conservation Area
58	4	Crown (Scenic Reserve)	Springhill Bush Scenic Reserve
59	7	Crown (Scenic Reserve)	Monkton Reserve
60	7	Crown (Scenic Reserve)	A'Deanes Bush Scenic Reserve
61	8	Crown (Scenic Reserve)	Inglis Bush
62	9	Private	Horse Shoe Lake

* 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 E – PARKING, LOADING AND ACCESS DIAGRAMS



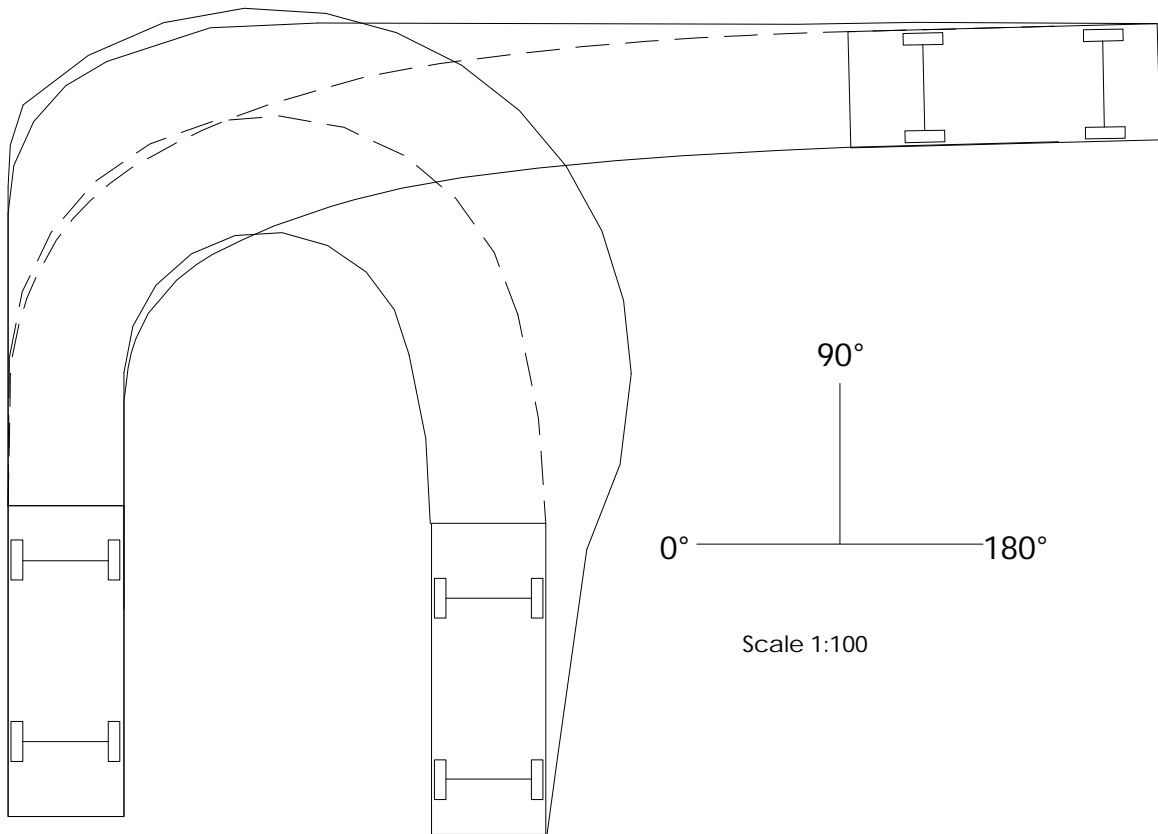
Note: All Access spaces are 3.5m wide x 5.0m long.

THIS DIAGRAM ILLUSTRATES THE VEHICLE ACCESS TERMS USED IN THE PLAN

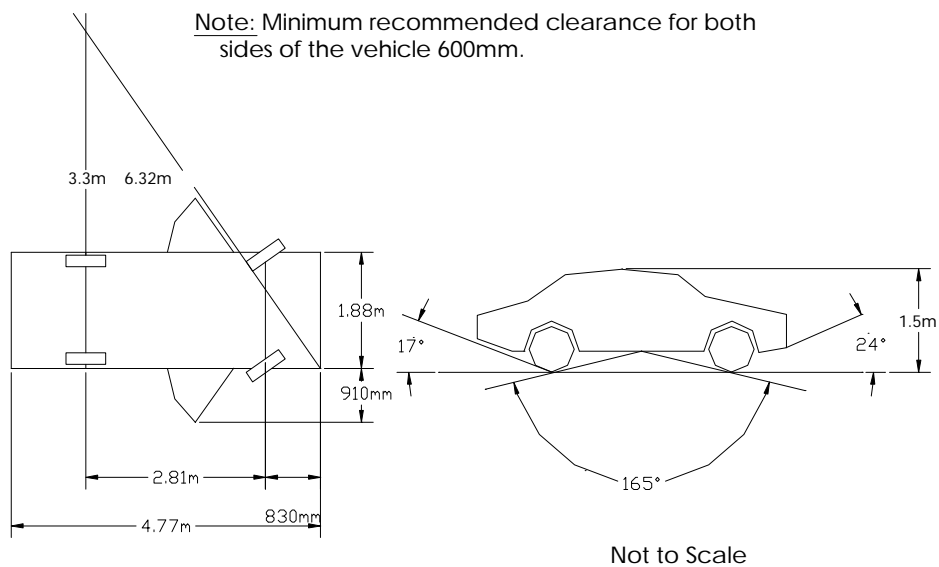
Not to Scale

Vehicle swept path design

90 percentile car

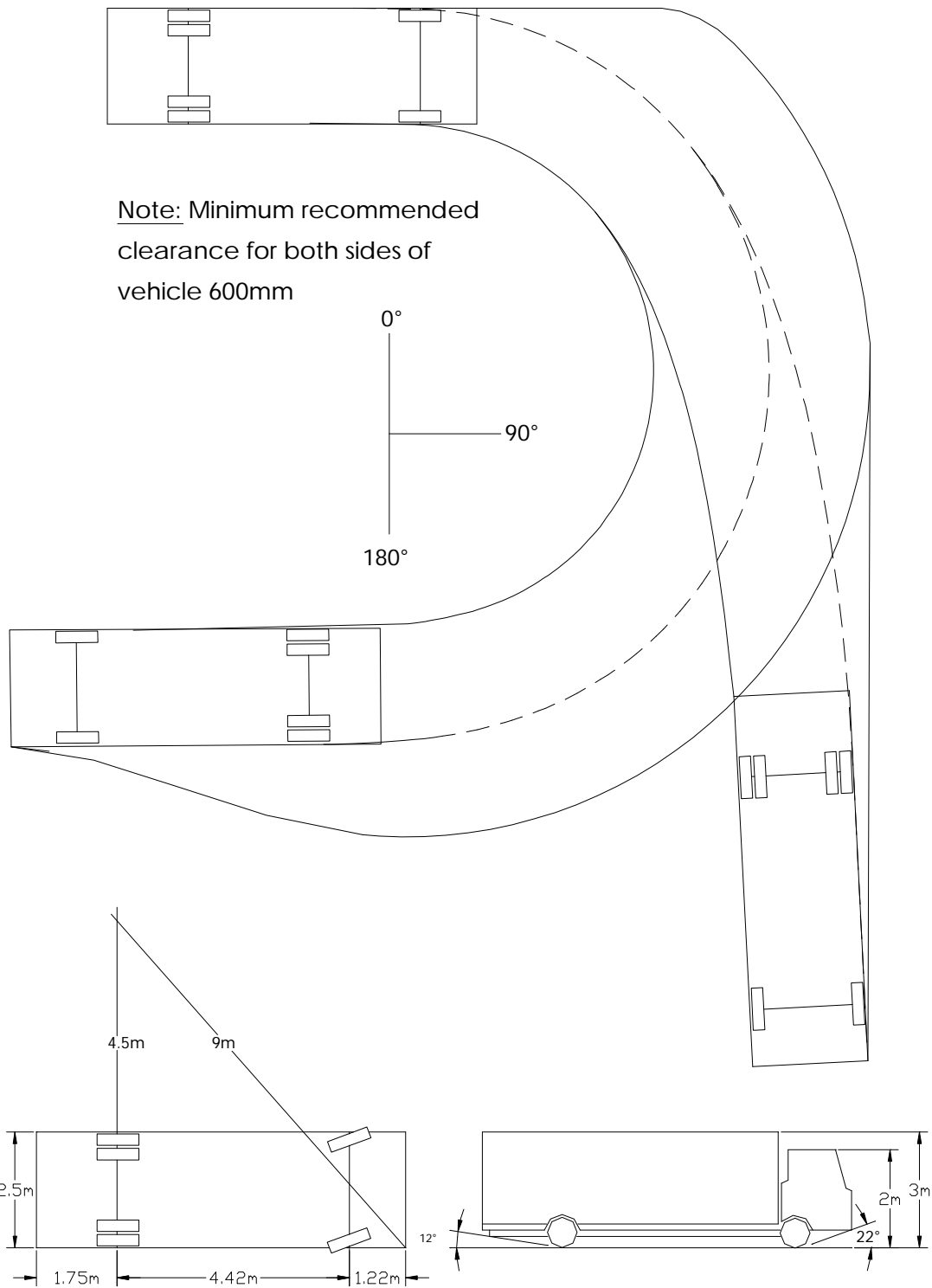


Note: Minimum recommended clearance for both sides of the vehicle 600mm.



Design two axled truck

Scale 1:150



Not to Scale

SITE DISTANCE MEASUREMENT DIAGRAM

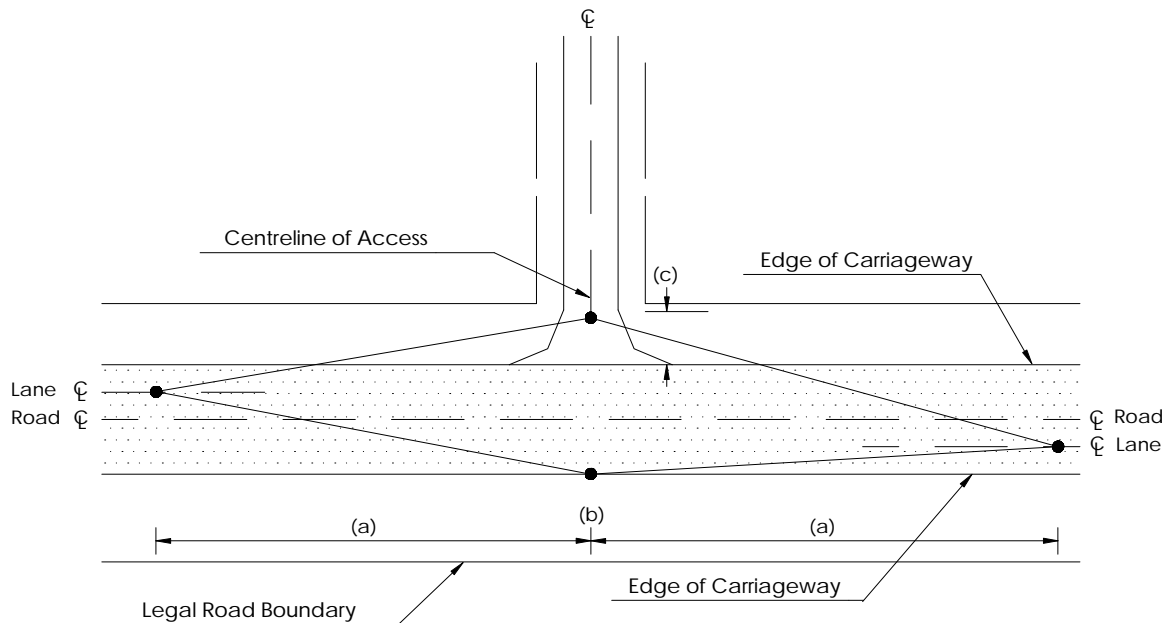


DIAGRAM NOT TO SCALE

NOTE: Sight Distances shall be measured to and from a height of 1.15 metres above the existing road surface and the proposed surface level of the access

SUBDIVISION ROAD
& PROPERTY ACCESS :

(a) Refer to Sight Distance Tables 3 & 4 of the Transportation Rules.

(b) Edge of Traffic Lane

(c) 3.5m from edge of Traffic Lane for an accessway

5.5m from edge of Traffic Lane for a Side Road

APPENDIX F - SCHEDULE OF ARCHAEOLOGICAL SITES
(For Information Purposes Only)

Reference Number	Map Number	Historic Place Number	Description
8	5	341	pit(s)
9	5	338	pit(s)/terraces (or house site(s))
10	5	339	pit(s)
11	5	313	pit(s)
12	5	370	pit(s)/terraces (or house site(s))
13	5	435	pit(s)/terraces (or house site(s))
14	5	299	pit(s)
15	5	312	pit(s)
16	5	318	pit(s)
17	5	440	pit(s)
18	5	441	pit(s)
19	5	317	pit(s)
20	5	316	pit(s)
21	5	320	pit(s)
22	5	314	terrace(s)
23	5	321	pit(s)
24	5	416	pit(s)/terraces (or house site(s))
25	5	315	pit(s)
27	5	307	pit(s)/terraces (or house site(s))
29	5	306	pit(s)/terraces (or house site(s))
30	5	308	pa with pits and midden
31	5	326	pit(s)
33	5	322	pit(s)
34	5	324	pit(s)
35	5	323	pit(s)/terraces (or house site(s))
36	5	325	pit(s)
37	5	434	pit(s)
38	5	327	pit(s)
39	5	433	pit(s)
40	5	354	pit(s)
41	5	357	pit(s)/terraces (or house site(s))
43	5	439	pit(s)
45	5	346	pit(s)
46	5	71	pit(s) rectangular
47	5	421	pit(s)
49	5	342	pit(s)
50	5	72	pit(s)/terraces (or house site(s))
51	5	436	pit(s)
52	5	347	pit(s)
53	5	343	pit(s)/terraces (or house site(s))
54	5	337	pit(s)
57	5	335	pit(s)
58	5	344	pit(s)/terraces (or house site(s))
59	5	332	pit(s)
60	5	334	pit(s)
61	5	333	pit(s)
62	5	438	pit(s)

Reference Number	Map Number	Historic Place Number	Description
63	5	437	pit(s)
65	4	298	terrace(s)
66	10	474	pit(s)
67	9	297	terrace(s)
68	10	463	pit(s)/terraces (or house site(s))
69	8	280	pit(s)/terraces (or house site(s))
70	10	288	pit(s)/terraces (or house site(s))
71	9	291	pit(s)
72	9	287	pit(s)/terraces (or house site(s))
74	10	468	pit(s)
75	10	488	pit(s)/terraces (or house site(s))
76	10	453	pit(s)/terraces (or house site(s))
77	9	296	terrace(s)
78	10a	456	pit(s)/terraces (or house site(s))
80	9	285	pit(s)/terraces (or house site(s))
82	10a	466	pit(s)/terraces (or house site(s))
83	10a	458	pit(s)/terraces (or house site(s))
85	10a	451	signal station/lookout
86	10a	467	terrace(s)
87	10a	491	pit(s)
88	10a	469	pit(s)
89	10a	490	pit(s)
90	10a	473	pit(s)/terraces (or house site(s))
91	10a	485	pit(s)/terraces (or house site(s))
92	10a	462	pit(s)
93	10a	480	pit(s)
94	10a	472	pit(s)
95	10a	486	pit(s)
96	10a	471	pit(s)/terraces (or house site(s))
97	10a	489	pit(s)
98	10a	279	pit(s)/terraces (or house site(s))
99	10a	484	pit(s)
100	10a	470	pit(s)/terraces (or house site(s))
102	10a	482	pit(s)
103	10a	527	pit(s)
104	10a	529	pit(s)
105	10a	483	pit(s)
106	10a	531	midden(s) and pit(s)
107	10a	524	pit(s)/terraces (or house site(s))
108	10a	476	pit(s)/terraces (or house site(s))
109	10a	475	pit(s)
110	10a	487	pit(s)/terraces (or house site(s))
111	10a	477	pit(s)
112	10a	478	pit(s)/terraces (or house site(s))
113	10a	479	pit(s)
114	10a	513	terrace(s)
116	10a	454	pit(s)/terraces (or house site(s))
117	10a	534	pit(s)/terraces (or house site(s))
118	10a	532	pit(s)/terraces (or house site(s))
119	10a	481	pit(s)
120	10a	530	pit(s)/terraces (or house site(s))
121	10a	523	pit(s)

Reference Number	Map Number	Historic Place Number	Description
122	10a	460	pit(s)/terraces (or house site(s))
123	10a	457	pit(s)/terraces (or house site(s))
124	10a	525	pit(s)
125	10a	518	pit(s)
126	10a	459	pit(s)/terraces (or house site(s))
127	10a	519	pit(s)
128	10a	278	pit(s)/terraces (or house site(s))
129	10a	517	pit(s)
130	10a	127	midden(s)
131	10a	514	pit(s)
132	10a	528	pit(s)
133	10a	516	pit(s)
134	10a	535	midden(s) and pit(s)
135	10a	282	pit(s)
136	10a	520	pit(s)
138	10a	515	pit(s)/terraces (or house site(s))
139	10a	533	pit(s)
140	9	293	platform (flattened area)/terraces
141	38	522	pit(s)
142	38	536	pit(s)/terraces (or house site(s))
143	9	295	terrace(s)
144	9	294	pit(s)/terraces (or house site(s))
145	9	290	pit(s)
146	38	455	pit(s)/terraces (or house site(s))
147	38	521	pit(s)
148	38	265	midden(s)
150	9	292	pit(s)
154	10	276	pit(s)/terraces (or house site(s))
155	10	284	pit(s)
156	8	5	pit(s)
157	10	277	pit(s)/terraces (or house site(s))
159	8	118	pit(s)
161	9	59	pit(s)/terraces (or house site(s))
162	8	19	pit(s)
165	30	5	pit(s)/terraces (or house site(s))
166	7	12	terrace(s)
167	8	2	pit(s)/terraces (or house site(s))
168	12	4	pit(s)
170	12	5	pit(s)/terraces (or house site(s))
172	12	7	pit(s)
173	12	9	pit(s)
174	12	8	midden(s)
176	40	8	midden(s)
177	41	9	midden(s)
178	17	11	midden(s)
180	19	3	midden or oven(s) or both with moa
181	19	21	midden(s)
182	19	10	midden or oven(s) or both with moa
183	19	13	oven(s)/midden(s)
184	19	14	oven(s)/midden(s)
185	19	12	oven(s)/midden(s)
186	19	16	midden(s)

Reference Number	Map Number	Historic Place Number	Description
187	19	15	midden or oven(s) or both with moa
188	19	1	artefact(s)/findspot
189	19	17	midden(s)
190	19	7	midden(s)
191	19	2	artefact(s)/findspot
192	19	18	midden(s)
193	19	20	artefact(s)/findspot
194	19	18	artefact(s)/findspot
195	19	9	artefact(s)/findspot
196	19	8	artefact(s)/findspot
197	19	32	oven(s)/midden(s)
198	19	31	oven(s)/midden(s)
199	19	30	oven(s)/midden(s)
200	19	10	artefact(s)/findspot
201	19	29	midden(s)
202	19	28	midden(s)
203	43	27	midden(s)
204	43	25	oven(s)/midden(s)
205	43	11	artefact(s)/findspot
206	19	12	artefact(s)/findspot
208	21	26	midden(s)
210	21	13	artefact(s)/findspot
211	21	36	oven(s)/hangi stones
212	21	14	pa
213	21	15	midden(s)
214	21	35	pit(s)
215	21	38	pit(s)
216	10	461	midden
217	10a	452	midden/whaling
218	10	266	midden
227	5	436	pits
228	21		Occupation

NOTE: The sites are generally located to an accuracy of ± 100 metres by visual inspection.

APPENDIX G- HAZARDOUS SUBSTANCES SCREENING PROCEDURE

OVERVIEW

Note: *The Council, when assessing an application for a discretionary activity, will use the hazardous substances screening procedure set out in this Appendix. The results of the procedure will be a consideration when determining whether an application will be granted or declined and in determining the conditions required for any consent.*

Overview

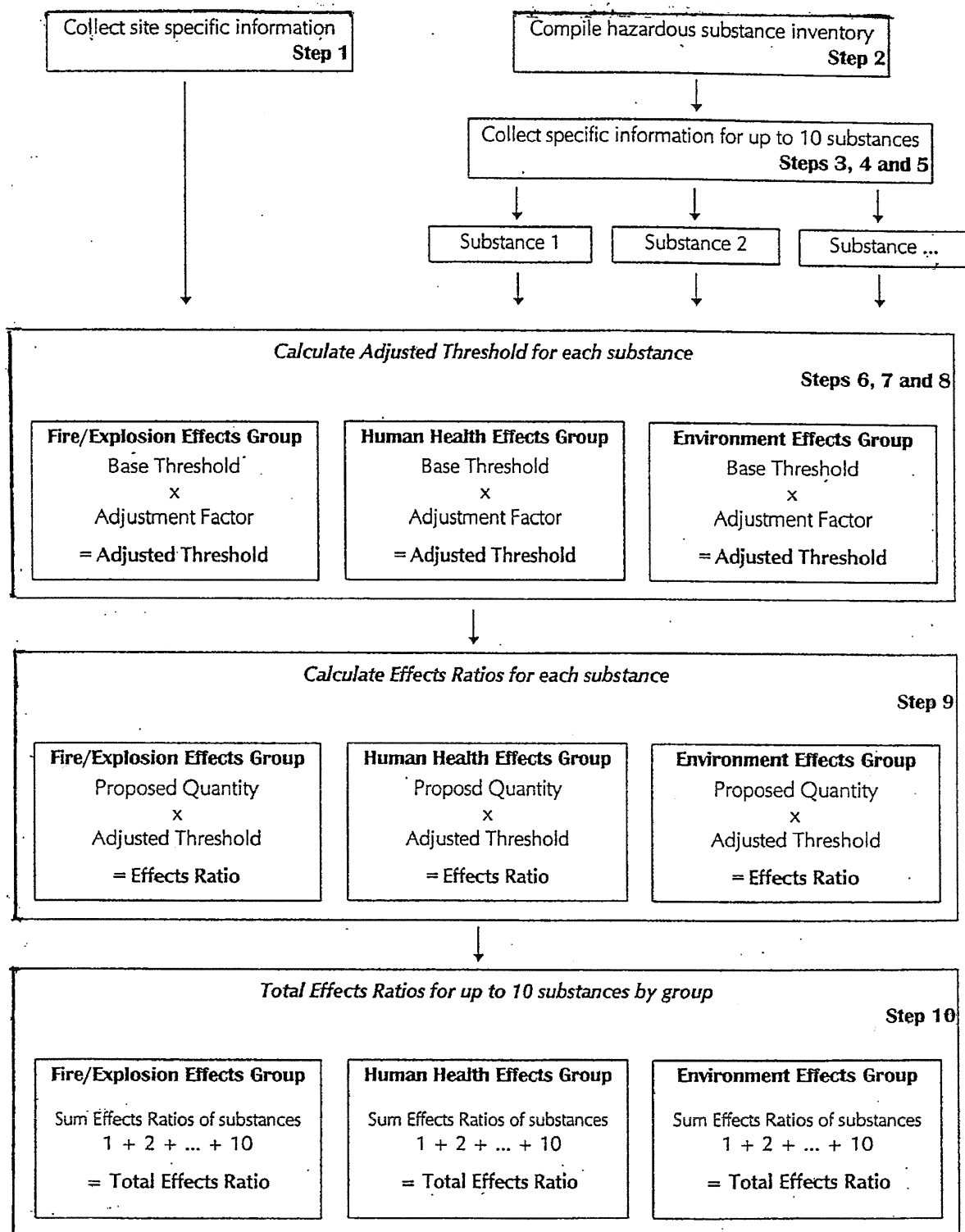
- i The system of regulation of hazardous substance use and storage in this Appendix follows the Hazardous Substances Screening Procedure (HSSP) developed by a consortium of District and Regional Councils, Ministry for the Environment and others. The technical background to the HSSP is provided in the Document "Land Use Planning for Hazardous Facilities" by the Hazardous Substances Screening Procedure Review Group (Auckland Regional Council 1995). A copy may be viewed at Central Hawke's Bay District Council.
- ii To plan for facilities using or storing hazardous substances, the Hazardous Substances Screening Procedure focuses on assessing three groups of potential adverse effects:
 - (a) effects caused by fire or explosion;
 - (b) effects on human health;
 - (c) environmental effects.
- iii Possible adverse effects of hazardous substances can be predicted by the hazard of the substance and the anticipated consequences of its release to the environment. Adverse effects include:
 - (a) contamination of water, soil and air;
 - (b) short and long term damage to ecosystems;
 - (c) accumulation of persistent substances in the bodies of humans and animals, resulting in chronic and/or long term damage to their health;
 - (d) acute damage to human health through exposure to substances affecting skin, mucous membranes, respiratory and digestive systems;
 - (e) damage to the environment, human health and property through fire and explosion events.
- iv It is important to distinguish between the hazard of a substance and the risk it poses:
 - (a) hazard is principally defined by the intrinsic properties of the substance, such as its flammability or toxicity;
 - (b) the risk presented by a substance is defined by the probability of its release, combined with the potential effects of that release.
- v The Hazardous Substances Screening Procedure focuses on the potential effects of a hazardous substances release, and thus brings the essential dimension of risk into Council evaluations of hazardous substance proposals. It works by assessing the quantities and hazard posed by substances on a proposed site in relation to the levels of acceptable risk in different localities, as stated in an "effects ratio".
- vi Generally, each substance to be used or stored on the site should be assessed for its effects in each of the three groups. For each substance and in each Effects Group, the HSSP has assigned the following:

- (a) A Base threshold (B) which is mainly dependent on the substance's intrinsic hazardous properties. The Base Threshold is the amount of a substance that has been assessed as generating no significant off-site effects in a heavy industrial area before site and substance specific considerations have been taken into account. It is expressed as the weight, or volume for compressed gases, of classes of substances.
 - (b) Adjustment Factors (FF, FH, FE) which have been developed specifically for use with the HSSP. These adjust the Base Thresholds of substances on the site to reflect the risk posed by factors which increase or decrease the likelihood and consequences of release, such as the physical state of the substance, the type of storage and activity, site separation distances and the environmental sensitivity of the location.
- vii Users of the HSSP then calculate the following:
 - (a) an Adjusted Threshold, by multiplying the Base Thresholds by the Adjustment Factors. This generates an Adjusted Threshold for each substance in each of the Effect Groups, so as to more realistically reflect the potential effects of the substances on the site.
 - (b) the Effects Ratio for each substance in each effects group, by dividing the proposed quantity of the substance to be used or stored with the Adjusted Threshold quantity. Where multiple substances are used or stored, the Effects Ratio for each Effects Group are added up, to indicate the cumulative potential effects of the proposed substance.
- viii If the HSSP indicates that a proposed activity has a high Total Effects Ratio, a more detailed, merit-based assessment of risks will be needed. This risk assessment should take account of:
 - (a) the probability and effects of potential hazardous substances accidents;
 - (b) the proposed measures to mitigate and manage that risk, and
 - (c) location and characteristics of the proposed site.
- ix The granting of a resource consent would then be considered in terms of whether the off-site risks presented by a hazardous substance are adequately contained and managed. The HSSP does not determine the outcome of the resource consent application.
- x A conceptual overview of the HSSP is shown in Figure G.1.

Where the HSSP fits into the range of controls on hazardous facilities

- i Because the Hazardous Substances Screening Procedure is simply a tool for determining whether or not an activity needs a resource consent, it forms only one component of a management strategy containing other essential and complementary elements.
- ii The tools available to regulatory bodies for controlling hazardous facilities are as follows:
 - (a) location controls such as zoning determine generally where they may locate;
 - (b) management and design controls such as performance standards or rules control how they go about their activities;
 - (c) land use controls imposed by way of a land use resource consent may also be required when the Hazardous Substances Screening Procedure and Table and the assessment matters show a need for site specific controls.

Figure G.1 Hazardous Substances Screening Procedure Overview



G2 Hazardous Substances Screening Procedure - Steps for Calculating Total Effects Ratio

This section is a step-by-step guide on how to calculate the Total Effects Ratio. The worksheets referred at each step are in this Appendix. The Council will make available packages of Working Materials, and advise on the procedures, but people using or storing hazardous substances must make their own calculations.

Step 1 - Assemble site-specific Information

Site specific information is an essential component of the Adjustment Factors required at Step 7. Any sensitive land uses or environmental features on or near the site, that are relevant to the adjustment factors in table 1, need to be noted. Use Worksheet 1.

Step 2 - Compile Hazardous Substances Inventory

- i Create a full inventory of hazardous substances held on site, including substances that are only stored or used temporarily such as waste hazardous substances. A form to assist with this task is provided in Worksheet 2. The inventory should list:
 - (a) the names (including proprietary names and suppliers where necessary);
 - (b) UN classifications of all the hazardous substances on the site;
 - (c) quantities.
- ii The United Nations Recommendations on the Transport of Dangerous Goods (UNRTDG), 8th edition (1993) is the primary source of information on UN classifications. See further comment at Steps 4 and 5 about sources of information. The general characteristics of each class are stated in Table 3 to this Appendix.
- iii Use the standard units of tonnes (for solids, liquids and liquefied gases) and m³ (for compressed gases). It is necessary to express all substance quantities to these units. In the case of liquids, it is necessary to apply the specific gravity (or density) to convert litres to kilograms, or m³ to tonnes.
- iv Conversions of quantities are also necessary where a substance is diluted, or mixed with another substance. Only the percentage of the pure substance in the dilution or mixture is accounted for. For example, if it is proposed to store 10 tonnes of a substance that has a concentration of 30%, the proposed quantity on Worksheet 2 should be 3 tonnes.
- v An exception to this are corrosives (UN Class 8) and oxidising substances (UN Class 5), where the UN Class is sometimes directly applied to specific commercially available concentrations. In these instances, conversions are only applied when these commercially supplied concentrations are further diluted for specific purposes. Pesticides are also substances which have commonly available as diluted commercial products.
- vi If a substance is in the mixed form, proposed quantities for the percentage of pure substance in the mixture should be listed. In cases where synergistic effects result in a mixture that is more hazardous than its components, the mixture may need to be subjected to appropriate testing procedures to obtain the necessary information, unless relevant information is readily available.
- vii Small packages are treated the same as bulk quantities. While small packages or containers reduce the risk of a major spill, they may still act like bulk quantities in some emergencies.

Step 3 - Select "Priority Status" Substances

- i If there are less than 10 hazardous substances used or stored on a site, all are included in the total effects ratio calculation. Where there are more than 10 substances on a site, the 10 substances with the highest individual effects ratios within each effects group make up the Total Effects Ratio. In order to save calculating effects ratios for all substances to identify the 10 highest, a "common sense" approach is recommended, whereby the calculation is first carried out on those substances which:

- (a) are highly or extremely dangerous, or
 - (b) are held in quantities exceeding 10% of the total stock of hazardous substances listed in the inventory (Worksheet 2).
- ii It is suggested that all of the steps in this section should be completed in respect of just these substances, before considering any other substances. The effects ratios of these substances by themselves may dictate that a resource consent is required.

Step 4 - Collate Substance Specific Information

- i Assign a hazard level for each Effects Group to the hazardous substances held on the site. This requires the collection of a range of information about the substances, including UN classifications. This information can be extracted from (NZS 5433: 1988 Transport of Hazardous Substances on Land), Material Safety Data Sheets, national and international databases, text and reference books. The Council has available a list of other reference sources, if required, and relevant information for some commonly used hazardous substances.
- ii Worksheet 3 has been designed to help with the task of recording the information required to classify substances into Effects Groups and hazard levels. Where data on hazardous substances can only be found in units other than those required on Worksheet 3, appropriate conversions need to be carried out
- iii Where the necessary information to carry out this step is not readily available from public information sources, a precautionary approach should be taken, and the substance should be assigned a medium hazard level of the Fire/Explosion and Human Health Effects Groups, and a high hazard level for the Environmental Effects Group.
- iv These default hazard levels are adopted because:
 - (a) In general, assessment of hazardous substances focuses on health effects and explosive or flammable properties. If a substance rates highly in these categories, this information is usually readily available. Therefore, it is considered reasonable to assign a medium hazard level in the Fire/Explosion and Human Health Effects Groups for those substances where this information is not readily available.
 - (b) In contrast, information on environmental effects is often lacking. The precautionary approach therefore dictates that a high hazard level should be chosen where no information is available.

Step 5 - Identify Effects Groups and Hazard Levels

- i The effects of substances are categorised into three groups:
 - (a) Fire/Explosion Effects - concerned with damage to property, the built environment and safety of people;
 - (b) Human Health Effects - concerned with the well-being, health and safety of people;
 - (c) Environmental Effects - concerned with damage to ecosystems and natural resources.
- ii Each Effects Group is divided into four hazard levels:
 - (a) extreme;
 - (b) high;
 - (c) medium;
 - (d) low.

- iii The division into low, medium, high and extreme hazard levels in each of the Effects Groups (Fire/Explosion, Human Health and Environmental) is predominantly based on the United Nations classification system for hazardous substances as outlined in the United Nations Recommendations on the transport of Dangerous Goods (UNRTDG), 8th edition, and the classification proposed by the Organisation for Economic Co-operation and Development (OECD) for health and environmental effects. (United Nations, 1993. Recommendations on the Transport of Dangerous Goods, Eighth Revised Edition. New York, United Nations. European Community, 1993.. Official Journal of the European Community, No. L 110A/68.)
- iv The following points should be noted:
 - (a) the above classification systems are inadequate for assigning Effects Group hazard levels to certain hazardous substances in the Human Health and Environment Effects Group, particularly toxic substances (Class 6.1), toxic gases (Class 2.3) and environmentally toxic substances (Ecotoxic Class);
 - (b) the classification of these substances in Classes 6.1, 2.3, and Ecotoxic has been refined to account for extremely hazardous substances. This has been done by creating an additional "extreme" hazard level, which is not part of the UN Classification system, see Tables 1 and 3;
 - (c) environmentally damaging substances have been placed into the "ecotoxic" class (See table 3). Foodstuffs such as milk are an example of an environmentally damaging substance;
 - (d) hazardous substances lists based on the UN Classification System often only lists the primary hazard of a substance and sometimes one subsidiary hazard, although the substance may have different effects in each of the Effects Groups. For example, a single substance may present:
 - i) a medium explosion effect;
 - ii) an extreme human health effect, and
 - iii) a high environmental effect.
- v Hazardous substances (including raw materials, product and wastes) can be classified into Effects Groups and assigned a hazard level for each Effects Group with the help of Table 3 which lists UN Classes, Packaging Groups and other relevant information.
- vi It should be noted that the HSSP also accounts for combustible liquids such as cooking oils that are not usually assigned a UN Class rating.
- vii The classification of substances or assignment of hazard levels is, in the first instance, carried out according to their UN Classification. For example, a UN Class 8, Packaging Group II substance is always assigned a medium Human Health Effects Group hazard level and a high Environmental Effects Group hazard level. Only when the UN classification does not account for an Effects Group, or the substance does not have a UN rating, should other information be used to classify the substance.
- vii The Effects Groups and corresponding hazard levels are then recorded in the column marked "Step 4" on the "Summary Sheet for manual HSSP Calculations" in Worksheet 4.

Step 6 - Find Base Threshold Quantities

- i The Base Threshold (B) is a pre-calibrated quantity. It is the amount of a substance that has been assessed as generating no significant off-site effects in a heavy industrial area (before site and substance-specific considerations have been taken into account in Step 7 below). Base Thresholds (B) corresponding to the hazard levels in each Effect Group are listed in Table 1. There are only 18 possible values of B, as given in Table 1.
- ii For example, in the Fire/Explosion Effects group, Sub-category Flammables, non-significant, off-site effects in a heavy industrial area would be represented by Base Thresholds of:

- (a) 100 tonnes of a combustible liquid, which has a low hazard level in the Fire/Explosion Effects group;
 - (b) 30 tonnes of a Class 3, Packaging Group III substance, which are flammable liquids with a medium hazard level in the Fire/Explosion Effects Group.
- iii The Base Thresholds for each substance used or stored on the site are found in Table 1 and recorded in the column marked "Step 6" on the "Summary Sheet for Manual HSSP Calculations" in Worksheet 4.

Step 7 - Find Adjustment Factors

- i Table 2 lists the pre-calibrated Adjustment Factors to be used for each Effects Group. Pre-calibrated Adjustment Factors (FF, FH and FE) are used to adjust the Base Threshold Quantities in order to take account of the substance properties and specific circumstances on each site which will influence the severity of any potential effect. Adjustment Factors differ for each of the Effects Groups, and take into account the following considerations:
- (a) the physical state of the substance;
 - (b) the pressure and temperature required for storage and usage;
 - (c) the type of storage;
 - (d) the type of activity of use;
 - (e) separation distances to the site boundary;
 - (f) the environmental sensitivity of the site location.
- ii For each Effects Group, different types of Adjustment Factors are relevant. For example, for the Fire/Explosion Effects Group, the temperature is relevant, while for the Human Health Effects Group, proximity to a potable water resource is important.
- iii All Adjustment Factors within each Effects group are applied to all substances. The Adjustment Factors are multiplied to generate one combined Adjustment Factor (FF, FH, or FE) for each Effects Group, which is used in Step 8. The Adjustment Factors for each substance are recorded in the column marked "Step 7" in the "Summary Sheet for manual HSSP Calculations" in Worksheet 4.

Step 8 - Calculate Adjusted Threshold Quantities

- i The Adjusted Threshold (T) is calculated for each Effects Group by multiplying the base Threshold (B) by the relevant Adjustment Factor (FF, FH, FE) as follows:
- (a) $T = B \times FF$ provides the Adjusted Threshold for a substance in the Fire/Explosion Effects Group;
 - (b) $T = B \times FH$ provides the adjusted Threshold for a substance in the Human Health Effects Group;
 - (c) $T = B$ provides the Adjusted Threshold for a substance in the Environmental Effects Group.
- ii The Adjusted Thresholds (T) for each substance should be recorded in the column marked "Step 8" on the "Summary sheet for manual HSSP calculations" in Worksheet 4.

Step 9 - Calculate Effects ratio for each Substance

- i The Effects Ratio (R) is a dimensionless number. It is calculated for each substance as follows:

$$R = Q/T$$

- ii Where:
 - (a) R is the effects ratio for one substance in one effects group;
 - (b) Q is the proposed quantity of the substance to be used or stored on the site;
 - (c) T is the adjusted threshold for the relevant effects group calculated at Step 8.
- iii The Effects Ratio (R) for each substance and effects group is recorded in the column marked "Step 9" on the "Summary Sheet for manual HSSP Calculations" in Worksheet 4.

Step 10 - Sum the Effects Ratios to find the Total Effects Ratio for each Effects Group

- i Add the Effects Ratios (R) for each substance (up to 10 substances) within each Effects group together, to produce the Total Effects Ratio for each effects group for all hazardous substances on a site. Use Worksheet 5.
- ii The Total Effects ratio represents the aggregate effects presented by multiple substances held on the same site. It makes it possible to assess the cumulative potential effects of several substances present on the same site within each effects group.

Table 1
Base Thresholds (B) for all Effects Groups and Hazard Levels

Fire/Explosion Effects Group					
		Hazard Levels			
UN Class	Hazard	Low	Medium	High	Extreme
Sub-Category: Flammables					
	LPG		LPG		
2	Gases			2.1 (exclude LPG)	
3	Flammable Liquids	Combustible Liquids	3 PGIII	3 PGI 3 PGII	
4	Flammable Solids			4.1	4.2 4.3
5	Oxidizers			5.1	5.2
B	(tonnes)	100	30	10	1
B	(m ³)*			10,000	
Sub-Category: Explosives					
1	Explosives		1.3	1.2	1.1
B	(tonnes)		3	1	0.1
Human Health Effects Group					
		Hazard Levels			
UN Class	Hazard	Low	Medium	High	Extreme
2.3	Toxic Gases			2.3 (b)-(d)	2.3 (a)
6	Poisons	6.1 PGIII	6.1 PGII	6.1 PGI (b)	6.1 PGI (a)
	Carcinogen			Carcinogen	
8	Corrosives		8 PGI 8 PGII		
B	(tonnes)	30	10	1	0.1
B	(m ³)*			500	50
Environmental Effects Group					
		Hazard Levels			
UN Class	Hazard	Low	Medium	High	Extreme
3	Flammable Liquids		3 C		
8	Corrosives			8 PGI 8 PGII 8 PGIII	
	Ecotoxic**	Group 1(d) Group 2(d)	Group 1(c) Group 2(c)	Group 1(b)	Group 1(a)
	Pesticides				Pesticides
B	(tonnes)	100	30	3	0.3

* Base Threshold in m³ at 101.3 kPa and 20 °C for permanent or compressed gases.

** Ecotoxic "groups" are further described in Appendix G, Table 3

Table 2 Adjustment Factors for Each Effects Group

Adjustment factors for Fire/Explosion Effects Group		Adjustment factors for Human Health Effects Group		Adjustment factors for Environmental Effects Group	
F1:	Substance form	F1:	Substance form	F1:	Substance form
Solid	= 1	Solid	= 3	Solid	= 3
Liquid, Powder	= 1	Liquid, Powder	= 1	Liquid, Powder	= 1
Gas (at 101.3 kPa and 20°C)	= 0.1	Gas (at 101.3 kPa and 20°C)	= 0.1		
F2:	Handling/storage conditions	F2:	Separation distance from site boundary (gases only)	F2:	Environmental sensitivity
Temperature < flash point	= 1	< 30 metres	= 1	Normal	= 1
Temperature > flash point < boiling point	= 0.3	> 30 metres	= 3	Adjacent to a waterbody or coastal water ¹	= 0.3
Temperature > boiling point	= 0.1				
F3:	Separation distance from site boundary	F3:	Proximity to potable water resource	F3:	Type of activity
< 30 metres	= 1	Normal	= 1	Use	= 0.3
> 30 metres	= 3	Proximity to potable water resource ²	= 0.3	Above ground storage	= 1
				Underground storage ³	= 3
F4:	Type of activity	F4:	Type of activity		
Use	= 0.3	Use	= 0.3		
Above ground storage	= 1	Above ground storage	= 1		
Underground storage ³	= 10	Underground storage ³	= 10		
F1 x F2 x F3 x F4 = FF		F1 x F2 x F3 x F4 = FH		F1 x F2 x F3 = FE	

¹ Within 50 metres of a waterbody. This includes streams, springs, lakes, wetlands, seas and estuaries, but does not include aquifers and entry points to the stormwater drainage network.

² Potable water resource as defined by the regional council.

³ Applicable to UN Class 3 substances (Flammable Liquids) and Combustible Liquids only.

Worksheet 1

Site Information Sheet

Facility name	
Address	
Map reference	
Description of activity	
Nature of adjoining land use	
Proximity to potable water resource ¹	
Within 20 metres of a waterbody ² or coastal water	

Sketch map of site (show adjoining land uses and location of waterbodies)

¹ Groundwater reservoir/aquifer as identified by the regional council.

² "Waterbody" includes streams, springs, lakes, wetlands, sea and estuaries, but does not include aquifers and entry points to the stormwater drainage network.

Date:

[illegible]

- 1 Concentration.
- 2 Convert to tonnes for solids, liquids and powders, and to m³ for gases.
- 3 Identify type of container (eg drums, bulk storage), typical size (eg 209 litre drum) and number of containers.

Worksheet 3

Hazardous Substance Worksheet

1 SUBSTANCE DESCRIPTION						
Substance Name						
Proprietary Name and Supplier						
Substance Form [Gas, liquid, solid, powder]						
2 AVAILABLE INFORMATION [Extract from packaging material, MSDS, UNRTDG]						
UN Number						
UN Primary Class						
UN Subsidiary Class						
Packaging Group(s)						
3 ADDITIONAL INFORMATION REQUIREMENTS						DATA SOURCE
Physical	Initial boiling point (°C)					
Parameters	Flash point (°C)					
	Specific gravity @ 20°C					
	Molecular weight					
	Vapour pressure (mm Hg at 20°C)					
Toxicity Data ¹	Oral toxicity LD ₅₀ (mg/kg)					
	Dermal Toxicity LD ₅₀ (mg/kg)					
	Inhalation Toxicity LC ₅₀ (ppm)					
	Carcinogen [yes/no]					
Ecotoxicity Data ³	LC ₅₀ (Salmonid fish) (mg/l)					
	EC ₅₀ (Daphnia) (mg/l)					
	EC ₅₀ (Algae) (mg/l)					
	BOD ₅ (mg/kg)					
	Pesticide [yes/no]					
Other						
4 ASSESSMENT [Extract from information in categories 2 and 3 above]						
Hazard	UN Class	Division/ Packaging Group	Does hazardous property apply? [yes/no]	Effects Groups and Hazard Level ⁴		
				Fire/Explosion	Human Health	Environmental
Explosive	1.1-1.3					
Flammable Gas	2.1					
Flammable Liquid	3					
Flammable Solid	4.1-4.3					
Oxidiser	5.1-5.2					
Toxic Gas	2.3					
Toxic Material	6.1					
Corrosive	8					
Ecotoxic						

¹ List lowest level available for human or mammalian species, type of species, test duration and data source.

³ For LC₅₀ and EC₅₀ list lowest levels for indicated or other aquatic species, type of species and data source.

⁴ Use E for extreme hazard level, H for high, M for medium, L for low and OSL if hazard is outside specified levels.

Worksheet 4 Summary Sheet for Manual HSSP Calculation

Substance	Step 4		Step 6		Step 7				Step 8		Step 9	
	Effects Group	Hazard Level	Base Threshold		F1	F2	F3	F4	Product of Adjustment Factors	Adjusted Threshold	Proposed Quantity	Effects Ratio $R = \frac{Q}{T}$
1	Fire/Explosion Human Health Environment		$B \text{ (t/m}^3\text{)}$						FF, FH, FE	$T \text{ (t/m}^3\text{)}$	$Q \text{ (t/m}^3\text{)}$	
2	Fire/Explosion Human Health Environment											
3	Fire/Explosion Human Health Environment											
4	Fire/Explosion Human Health Environment											
5	Fire/Explosion Human Health Environment											
6	Fire/Explosion Human Health Environment											
7	Fire/Explosion Human Health Environment											
8	Fire/Explosion Human Health Environment											
9	Fire/Explosion Human Health Environment											
10	Fire/Explosion Human Health Environment											

Worksheet 5

Total Effects Ratios Manual Calculation Sheet

Substance	Fire/Explosion Effects Ratio	Human Health Effects Ratio	Environmental Effects Ratio
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
Total Effects Ratios			

Note: Only fill out those sections applicable to the substance being assessed: for example, non-flammables need not be assessed in the Fire/Explosion Effects Group.

Table 3 - Classification of Hazardous Substances

UN Class	Hazard	Division	Description	Effects Group	Hazard Level
1	Explosives _s	1.1	Articles and substances having a mass explosion hazard.	Fire/Explosion	Extreme
		1.2	Articles and substances having a projection hazard, but not a mass explosion hazard.	Fire/Explosion	High
		1.3	Articles and substances having a fire hazard and either a minor blast hazard or a minor projection hazard or both, but not a mass explosion hazard. This division comprises articles and substances that: <ul style="list-style-type: none"> i) give rise to considerable radiant heat, or ii) burn one after another, producing minor blast and/or projection effects. 	Fire/Explosion	Medium
		1.4, 1.5, 1.6	Not applicable.		
UN Class	Hazard	Division	Description	Effects Group	Hazard Level
2	Gases	LPG	LPG	Fire/Explosion	Medium
		2.1	Flammable gases: gases which at 20°C and a standard pressure of 101.3 kPa: <ul style="list-style-type: none"> i) are ignitable when in a mixture of 13% or less by volume with air, or ii) have a flammable range with air of at least 12% regardless of the lower flammability limit. This class includes aerosols containing flammable propellants.	Fire/Explosion	High
		2.2	Not applicable.		
		2.3	Toxic gases: gases which are known to be toxic or corrosive to humans and pose a hazard to health. This division is divided into the following categories: <ul style="list-style-type: none"> a) Inhalation toxicity vapours LC₅₀: < 200 ppm (= ml/m³) b) Inhalation toxicity vapours LC₅₀: ≥ 200 ppm - 5,000 ppm (= ml/m³) 	Human Health	Extreme
				Human Health	High

UN Class	Hazard	Division	Description	Effects Group	Hazard Level
3	Flammable Liquids		Flammable liquids comprising liquids, mixtures of liquids, or liquids containing solids in suspension which give off a flammable vapour at specific temperatures. This class is divided into three packaging groups (PG).		
		3 PGI	Flash point: $< 23^{\circ}\text{C}$ Initial boiling point: $< 35^{\circ}\text{C}$	Fire/Explosion	High
		3 PGII	Flash point: $< 23^{\circ}\text{C}$ Initial boiling point: $> 35^{\circ}\text{C}$	Fire/Explosion	High
		3 PGIII	Flash point: $\geq 23^{\circ}\text{C}; \leq 60.5^{\circ}\text{C}$ Initial boiling point: $> 35^{\circ}\text{C}$	Fire/Explosion	Medium
		Combustible Liquids	Flash point: $> 60.5^{\circ}\text{C}$	Fire/Explosion Environment	Low Medium
UN Class	Hazard	Division	Description	Effects Group	Hazard Level
4	Flammable Solids	4.1	i) Flammable solids that are readily combustible or may cause fire easily through an ignition source or friction. ii) Self-reacting substances that are thermally unstable and are liable to undergo a strongly exothermic decomposition even without the participation of oxygen. iii) Desensitised explosives: substances which are wetted with water or alcohol or diluted with other substances to suppress their explosive properties.	Fire/Explosion	High
		4.2	Substances liable to spontaneous combustion: i) pyrophoric substances: liquid or solid substances which, even in small quantities, ignite within 5 minutes of coming in contact with air ii) self-heating substances: solid substances which generate heat when in contact with air without additional energy supply.	Fire/Explosion	Extreme
		4.3	Substances, which in contact with water, become spontaneously flammable, or emit flammable gases.	Fire/Explosion	Extreme

UN Class	Hazard	Division	Description	Effects Group	Hazard Level
5	Oxidising substances and organic peroxides	5.1	Oxidising substances: substances which, in themselves are not necessarily combustible, but may cause or contribute to the combustion of other materials by yielding oxygen.	Fire/Explosion	High
		5.2	Organic peroxides: organic substances that are thermally unstable and may undergo exothermic, self-accelerating decomposition. They may: i) be liable to explosive decomposition ii) burn rapidly iii) be sensitive to impact or friction iv) react dangerously with other substances cause damage to the eyes	Fire/Explosion	Extreme

UN Class	Hazard	Division	Description	Effects Group	Hazard Level
6	Poisonous (toxic) substances	6.1	Poisonous substances: substances which are liable to cause death or injury, or to harm human health if swallowed, inhaled, or contacted by the skin. This division is divided into three packaging groups (PG).		
		6.1 PGI	a) Oral toxicity LD ₅₀ (mg/kg): Dermal toxicity LD ₅₀ (mg/kg): Inhalation toxicity dust/mist LC ₅₀ (mg/l): ≤ 1 ≤ 10 ≤ 0.5	Human Health	Extreme
			b) Oral toxicity LD ₅₀ (mg/kg): Dermal toxicity LD ₅₀ (mg/kg): Inhalation toxicity dust/mist LC ₅₀ (mg/l): > 1 - 5 > 10 - 40 ≤ 0.5	Human Health	High
		6.1 PGII	Oral toxicity LD ₅₀ (mg/kg): Dermal toxicity LD ₅₀ (mg/kg): Inhalation toxicity dust/mist LC ₅₀ (mg/l): > 5 - 50 > 40 - 200 > 0.5 - 2	Human Health	Medium
		6.1 PGIII	Oral toxicity LD ₅₀ (mg/kg): Dermal toxicity LD ₅₀ (mg/kg): Inhalation toxicity dust/mist LC ₅₀ (mg/l): > 50 - 500 (liquids), > 50 - 200 (solids) > 200 - 1,000 > 2 - 10	Human Health	Low
			Dermal toxicity LD ₅₀ (mg/kg): Inhalation toxicity dust/mist LC ₅₀ (mg/l): Carcinogen	Human Health	High
		6.2	Not applicable		

KEY: EC₅₀ means the effective toxicant concentration resulting in a 50% response of a given parameter (for example, reproduction rate, mobility) in a given period.
LC₅₀ means the lethal concentration of a substance at which 50% of the test organisms die in a given period.
LD₅₀ means the lethal dose of a substance at which 50% of the test organisms die in a given period.

UN Class	Hazard	Division	Description	Effects Group	Hazard Level
8	Corrosives		Substances which, by chemical action, can cause severe damage when in contact with living tissue or, in the case of leakage, will materially damage or destroy other materials. Corrosives are divided into three packaging groups (PG).		
		8 PG I	Very dangerous substances and preparations.	Human Health	Medium
		8 PG II	Substances and preparations presenting medium hazard.	Environment	High
		8 PG III	Substances and preparations presenting minor hazard.	Human Health	Medium
				Environment	High
				Environment	High
UN Class	Hazard	Division	Description	Effects Group	Hazard Level
	Ecotoxic	Group 1*	Ecotoxic substances: any substance exhibiting a toxic effect on the ecosystem, based on the toxicity to aquatic life. This division is divided into four categories.		
			a) 96 hr LC ₅₀ salmonid fish (mg/l): 48 hr EC ₅₀ daphnia (mg/l): 72 hr EC ₅₀ algae (mg/l):	Environment	Extreme
			<0.1 <0.1 <0.1		
			b) 96 hr LC ₅₀ salmonid fish (mg/l): 48 hr EC ₅₀ daphnia (mg/l): 72 hr EC ₅₀ algae (mg/l):	Environment	High
			≥0.1 - 1.0 ≥0.1 - 1.0 ≥0.1 - 1.0		
			c) 96 hr LC ₅₀ salmonid fish (mg/l): 48 hr EC ₅₀ daphnia (mg/l): 72 hr EC ₅₀ algae (mg/l):	Environment	Medium
			≥1.0 - 10.0 ≥1.0 - 10.0 ≥1.0 - 10.0		
			d) 96 hr LC ₅₀ salmonid fish (mg/l): 48 hr EC ₅₀ daphnia (mg/l): 72 hr EC ₅₀ algae (mg/l):	Environment	Low
			≥10.0 - 100.0 ≥10.0 - 100.0 ≥10.0 - 100.0		
		Group 2*	Environmentally damaging or persistent substances: any substance exhibiting a damaging (other than toxic) effect on the ecosystem. This division is divided into two categories.		
			c) BOD ₅ (mg/l): > 10,000	Environment	Medium
			d) BOD ₅ (mg/l): > 1,000	Environment	Low
		Pesticides	Pesticides are deemed to have an extreme hazard level unless data can be provided to demonstrate lesser toxicity.	Environment	Extreme
		Corrosives	All corrosives (Class 8, PG.I - III) have a high Environmental Effects hazard level.	Environment	High

KEY see previous page. * Group 1 and 2 and (a), (b) etc in this context refer to divisions of the Ecotoxic category.

APPENDIX H - SCHEDULE OF IDENTIFIED COMMUNITY FACILITIES

(For Information Purposes Only)

Reference Number	Map Number	Description	Location	Zone
C1	11	Raukautatahi Marae	Snee Rd Takapau	Rural
C2	9	Mataweka Marae	Tapairu Rd Waipawa	Rural
C3	9	Tapairu Marae	Pah Road Waipawa	Rural
C4	32	Waipukurau Bridge Club	Mt Herbert Road Waipukurau	Residential
C5	38	Kairakau Marae	Te Apiti Road Kairakau	Township
C6	19,43	Porangahau Country Club	Puketahinu Pl/Te Paerahi Beach	Rural
C7	30	Waipukurau Marae	Takapau Road Waipukurau	Business 2
C8	34	Church	St Josephs Street Waipukurau	Residential
C9	31,34	A & P Showgrounds	Mitchell St & Francis Drake St Waipukurau	Rural
C10	31,34	Sports Ground	Rugby Park Mitchell Street Waipukurau	Rural
C11	31,34	Waipukurau Lawn Tennis & Squash Club	Mitchell Street Waipukurau	Rural
C12	31	Church	St Marys Road Waipukurau	Residential
C13	31	Church	St Andrews St Waipukurau	Residential
C14	31	Masonic Hall	Wellington Road Waipukurau	Residential
C15	32	Church	Racecourse Road Waipukurau	Residential
C16	32	Racecourse	Racecourse Road Waipukurau	Rural
C17	32	Church	Smith Street Waipukurau	Residential
C18	33	Church	Tavistock Road Waipukurau	Residential
C19	28	Church	Kenilworth Street Waipawa	Residential
C20	28	Waipawa Lions Club Hall	Kenilworth Street Waipawa	Residential
C21	28	Church	Kenilworth Street Waipawa	Residential

Reference Number	Map Number	Description	Location	Zone
C22	28	Church	Waverley Street Waipawa	Residential
C23	28	Waipawa Senior Citizens Hall	Waverley Street Waipawa	Business 1
C24	28	Waipawa Children Care Centre	Kenilworth Street Waipawa	Business 1
C25	28	Waipawa Girl Guides Hall	Ruataniwha Street Waipawa	Residential
C26	28,29	Waipawa Sports Club	Harker Street Waipawa	Residential
C27	9,28,29	Waipawa Golf Club	State Highway 2 Waipawa	Rural
C28	28	Waipawa Scout Club	Ruataniwha Street Waipawa	Business 1
C29	28	St John's Hall	Ruataniwha Street Waipawa	Business 1
C30	24	Otane Tennis Club	Hickey Street Otane	Township
C31	24	Church	Henderson Street Otane	Township
C32	23	Church	Bridge Street Onga Onga	Township
C33	28	CHB Rugby Sports Club	Tikokino Road Waipawa	Residential
C34	12,35	Takapau Golf Club	Charlotte Street Takapau	Rural
C35	35	Church	Charlotte/Meta Street Takapau	Township
C36	35	Church	Sydney/Walter Street Takapau	Township
C37	37	Tawari Marae	Charlotte Street Takapau	Township
C38	44	Porangahau Rugby Club	Abercrombie Street Porangahau	Township
C39	44	Church	Abercrombie Street Porangahau	Township
C40	44	Porangahau Tennis Club	Kepple Street Porangahau	Township
C41	44	Church	Dundas Street Porangahau	Township
C42	44	Marae	Pah Road Porangahau	Rural
C43	22	Church	Owen/Murchison Sts Tikokino	Township
C44	8	Onga Onga Golf Club	State Highway 50 Onga Onga	Rural
C45	8	Waipukurau Golf Club	State Highway 2 Ashcott	Rural
C46	5	Te Aute College	State Highway 2 Pukehou	Rural
C47	37	Church	Kenderdine Road Elsthorpe	Rural

Reference Number	Map Number	Description	Location	Zone
C48	37	Rural Fire Force HQ	Kenderdine Road Elsthorpe	Rural
C49	8	Pistol Club	Onga Onga Rd Waipawa	Rural
C50	15	Rural Fire Force HQ	Nicholls Rd Flemington	Rural
C51	15,16	Golf Course	Lake Road Flemington	Rural
C52	13	Rural Fire Force HQ	Long Range Road/ Pourerere Rd Omakere	Rural
C53	16	Rural Fire Force HQ	Bird Rd Wallingford	Rural
C54	44	Porangahau Art Centre	Jones Street Porangahau	Township
C55	35	Takapau Art Centre	Takapau	Township
C56	34	Waipukurau Scout Hall	River Terrace Waipukurau	Rural
C57	19,43	Porangahau/ Rongomaraero Marae	Te Paerahi Road 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 Waipukurau	Reserve/Rural
C64	31,32, 33	Waipukurau Hospital	Poranghau Road	Residential
C65	24	Otane Kohanga Reo	Higginson Street Otane	Township
C66	44	Porangahau Kohanga Reo	Dundas Street Porangahau	Township
C67	35	Takapau Kohanga Reo	Walter Street Takapau	Township
C68	34	Waipukurau Memorial Hall	River Terrace Waipukurau	Rural
C69	28	Manual Training Centre	Waverly Street Waipawa	Residential
C70	23	Reserve	Newman Street Onga Onga	Township
C71	29	School	Victoria Street Waipawa	Residential
C72	7	Fire Station - Fire Service	Ashley Clinton Road	Rural
C73	28	Fire Station - Fire Service	Waverley Street Waipawa	Residential
C74	23	Fire Station - Fire Service	Bridge Street Onga Onga	Township

Reference Number	Map Number	Description	Location	Zone
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

APPENDIX I - SCHEDULE OF AREAS OF OUTSTANDING LANDSCAPE VIEWS (For Information Purposes Only)
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Reference Number	Map Number	Description
SV1	4	View of Waipawa River and valley
SV2	4	View of Waipawa River and valley
SV3	4	View of plains and ranges from Hardy Road
SV4	3	View down Pettits Valley
SV5	3	View of Tuki Tuki River and valley
SV6	8	View from Pukeora lookout
SV7	10	View of Silver Ridge
SV8	14	View of coast from Pourerere Road
SV9	19	View of sand dunes and beach from Blackhead Road
SV10	19	View of sand dunes and beach from Blackhead Road

