



**CENTRAL
HAWKE'S BAY**
DISTRICT COUNCIL

Proposed District Plan | Mahere ā – Rohe Hukihuki

REZONING SUBMISSION POINTS WITH MAPS




Together we Thrive!
E ora ngātahi ana!

Disclaimer

The following attempts to present the spatial extent of rezonings sought in submissions to the Proposed Central Hawke's Bay District Plan, where this is possible, in order to assist readers to determine what land might be affected by those submissions. There are limitations to this document – in some cases, no specific land areas or boundaries were identified in the submission; in other cases, the following represents Council's interpretation of the relief sought in the submission. On that basis, the following should not be substituted for reading the submission itself.

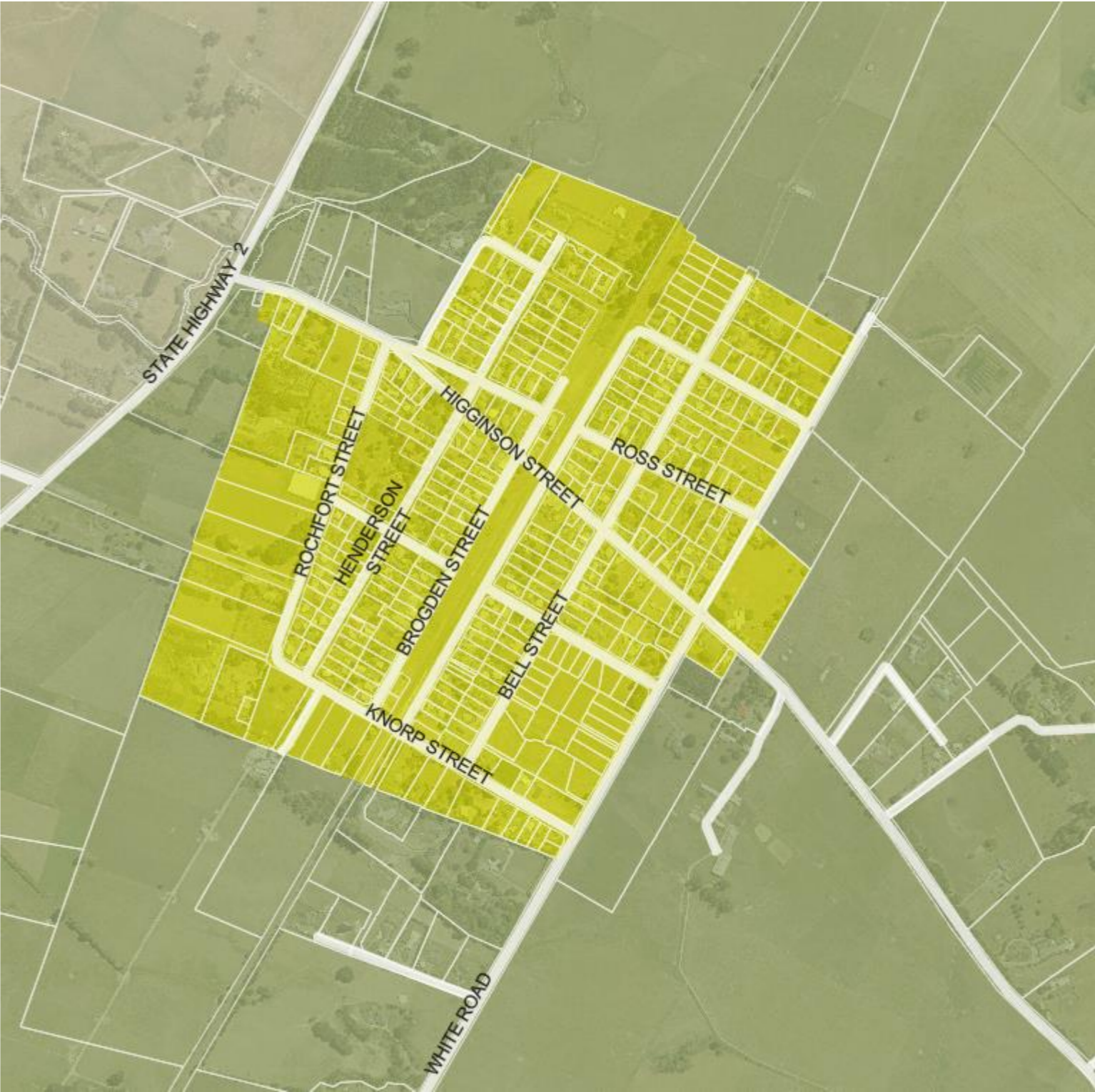
CENTRAL HAWKE'S BAY PROPOSED DISTRICT PLAN

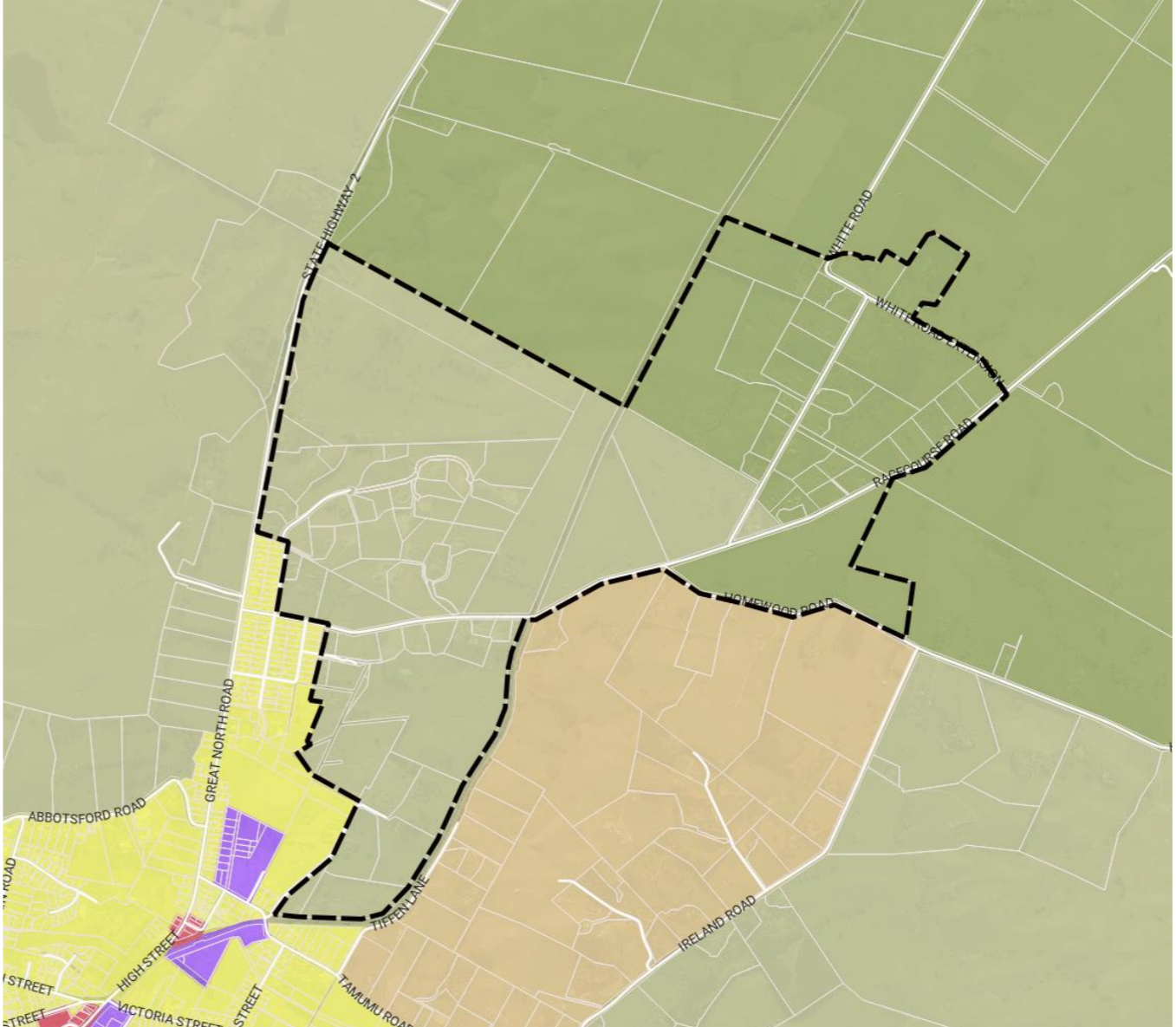
Rezoning Submission Points with maps

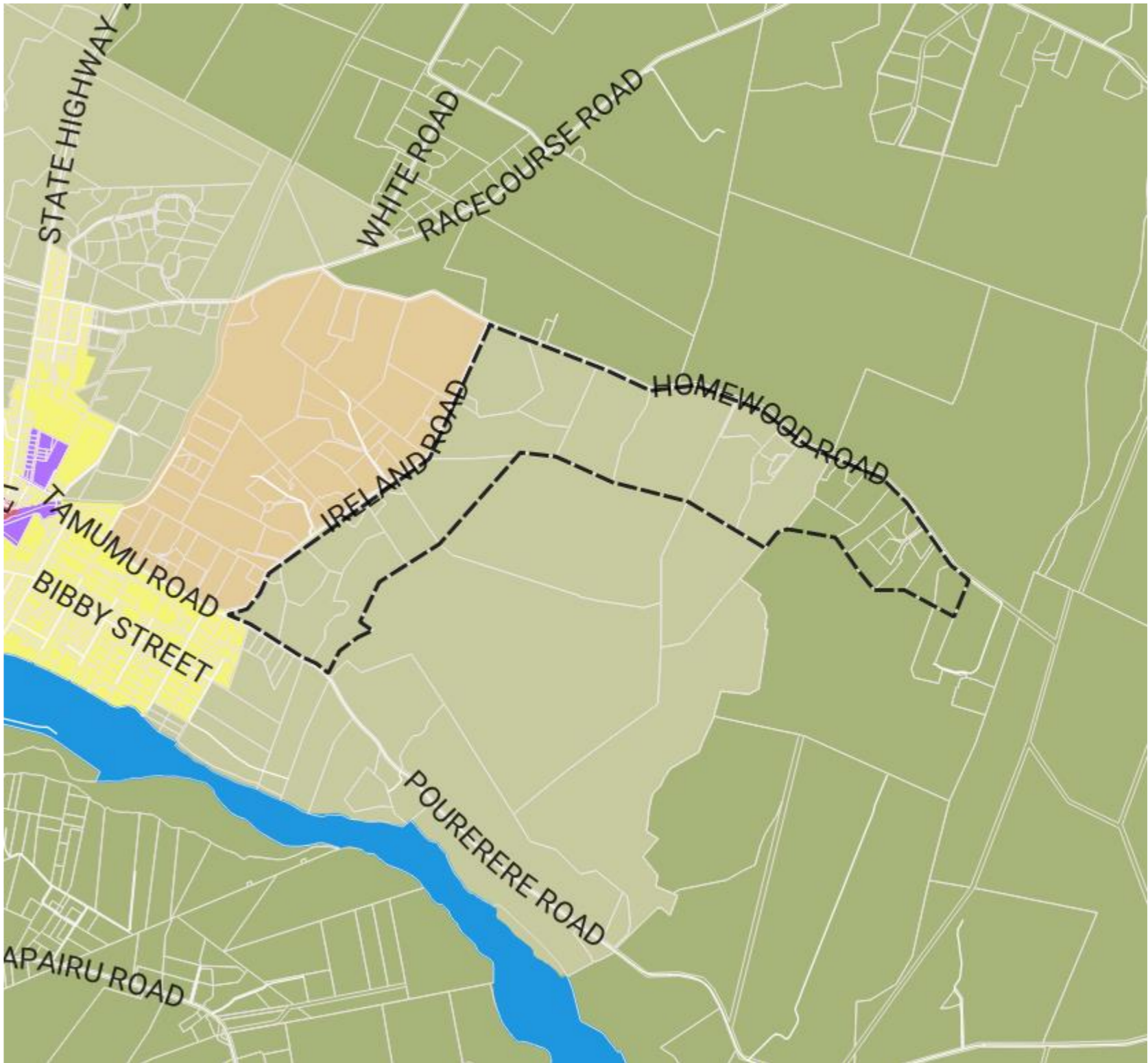
Submission Point	Submitter	Position	Summary of Reasons/ Decision	Map
S10.001	David Tilyard	Amend	<p>Summary of Reasons: It would be in keeping with the rest of the properties on Kyle Road (all zoned as Rural Lifestyle in the Proposed District Plan).</p> <p>Decision Requested: Include 110 Kyle Road in the Rural Lifestyle Zone - not the General Rural Zone as it is currently in the Proposed District Plan.</p>	 <p>The map is an aerial photograph overlaid with a property boundary map. A dashed black line highlights a specific property located on Kyle Road. Other roads shown include State Highway 2 at the top, Pukeora Scenic Road on the left, Takapau Road at the top right, and Hatuma Road at the bottom right. The area is divided into numerous residential lots.</p>

Submission Point	Submitter	Position	Summary of Reasons/ Decision	Map
S14.001	Francis Holdings Ltd	Amend	<p>Summary of Reasons: The land is currently used for industrial activities namely a depot and offices for Higgins Construction and a Higgins Concrete Batching Plant. The land is zoned rural in the Operative Plan. In the Proposed Plan the land is shown as Rural and also has a Flood Hazard overlay. The site will continue to be used for industrial activities and it is therefore appropriate that the existing activities are recognised in the zoning of the land.</p> <p>Decision Requested: Amend to change the zone for land at 17 Lindsay Road Waipukurau from Rural to Industrial (the land is in title HBB1/437 and the legal description is Pt Lot 1 DP 3634 Blocks XIV and XV Waipukurau SD). [refer also submission point S14.002]</p>	

Submission Point	Submitter	Position	Summary of Reasons/ Decision	Map
S20.002	Alan Delugar	Support	<p>Summary of Reasons: Our property is on the town boundary.</p> <p>Decision Requested: Include 20-24 Rathbone Street Waipawa into the borough of Waipawa [Waipawa urban area].</p>	

Submission Point	Submitter	Position	Summary of Reasons/ Decision	Map
S50.005	The Surveying Company (HB) Ltd	Oppose	<p>Summary of Reasons: We do not support Ōtāne being zoned as a Settlement Zone. To allow for the protection of valuable soils within the Region, and to support the amount of infrastructure Council is building to provide for future growth in Ōtāne, we believe that Ōtāne should be zoned Residential. The proximity to Waipawa and Hastings support this as a third residential zoned area within Central Hawke's Bay. In the Strategic Direction section, you note the number of projected households in Ōtāne is more than Waipawa, we believe it makes sense that the underlying zoning of Ōtāne is residential.</p> <p>Decision Requested: Rezone Ōtāne to '[General] Residential Zone'.</p>	

Submission Point	Submitter	Position	Summary of Reasons/ Decision	Map
S50.006	The Surveying Company (HB) Ltd	Amend	<p>Summary of Reasons: We request consideration of a deferred Residential zone, or at least a deferred Rural Lifestyle Zone. A deferred zone will allow for the underlying zone activities to take place until the zone changes. Normally this would be General Rural or Rural Production, but a deferred zone would signal where future growth is to occur and allow for infrastructure planning and budgeting for asset improvements to these areas. Furthermore, all of the areas zoned Rural Lifestyle are pretty much already subdivided down to the envisaged density. There are no areas that will allow for Rural Lifestyle past the next few years.</p> <p>Decision Requested: Add a deferred '[General] Residential Zone', or deferred 'Rural Lifestyle Zone', adjacent to areas already with these zonings.</p>	[spatial extent of rezoning request not evident from the submission]
S50.018	The Surveying Company (HB) Ltd	Amend	<p>Summary of Reasons: This area is already used for rural lifestyle purposes and should be zoned as such.</p> <p>Decision Requested: Re-zone the area north-east of Waipawa that currently encases the existing Setter Subdivision, Aitken Subdivision and various subdivisions along White Road [refer to area 'RU1' on Sheet No:17 map attached to full submission] to 'Rural Lifestyle Zone'.</p>	

Submission Point	Submitter	Position	Summary of Reasons/ Decision	Map
S50.019	The Surveying Company (HB) Ltd	Amend	<p>Summary of Reasons: This land has an existing subdivision pattern of rural lifestyle Lots and should be zoned appropriately.</p> <p>Decision Requested: Re-zone the land to the east of Ireland Road and along Homewood Road [refer Area 'RU2' on Sheet No:17 map attached to full submission] to 'Rural Lifestyle Zone'.</p>	

Submission Point	Submitter	Position	Summary of Reasons/ Decision	Map
S50.020	The Surveying Company (HB) Ltd	Amend	<p>Summary of Reasons: The existing subdivision arrangement is of Rural Lifestyle lots and should be zoned appropriately.</p> <p>Decision Requested: Re-zone the land to the west and to the south of Otane [refer Area 'RU3' on Sheet No:17 map attached to full submission] to 'Rural Lifestyle Zone'.</p>	<p>The map displays an aerial view of a residential area. A central portion of the area is highlighted in yellow, representing the zone to be re-zoned. This yellow area is bounded by a dashed black line. The streets within and around this area are labeled: Argyll Road (top left), State Highway 2 (left side), White Road (bottom center), Racecourse Road (bottom right), Elsthorpe Road (right side), Rochfort Street, Henderson Street, Brogden Street, Knorp Street, Dee Street, and Russell Street (all within the yellow zone). The surrounding area shows a mix of rural and residential land with various lot boundaries.</p>

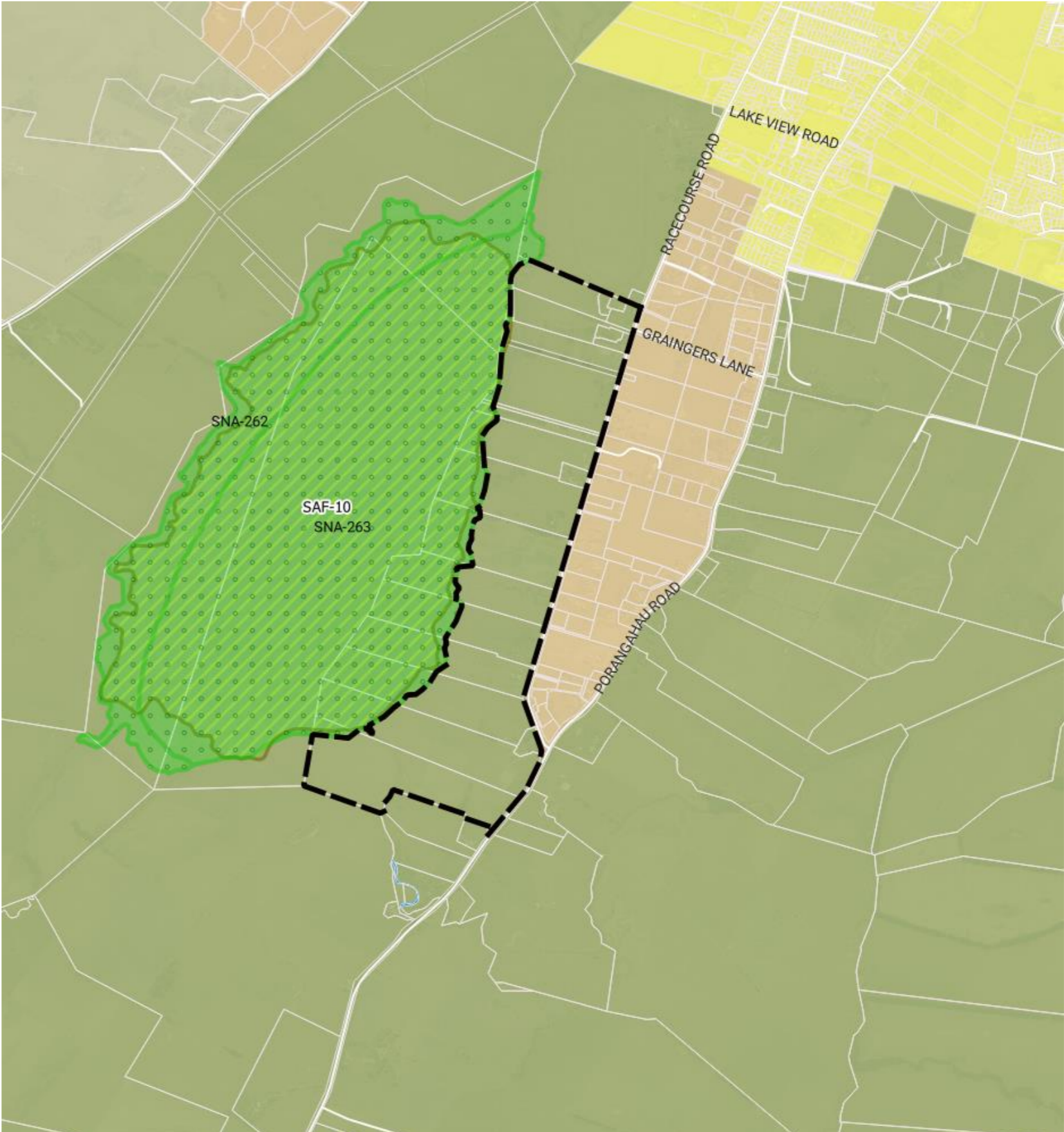
Submission Point	Submitter	Position	Summary of Reasons/ Decision	Map
S50.021	The Surveying Company (HB) Ltd	Amend	<p>Summary of Reasons: The existing subdivision pattern is one of rural lifestyle sections.</p> <p>Decision Requested: Re-zone the land to the east of Ōtāne, north of Elsthorpe Road and then the first part of Tod Road [refer Area 'RU4' on Sheet No:17 map attached to full submission] to 'Rural Lifestyle Zone'.</p>	

Submission Point	Submitter	Position	Summary of Reasons/ Decision	Map
S50.022	The Surveying Company (HB) Ltd	Amend	<p>Summary of Reasons: There is an existing subdivision pattern of rural lifestyle Lots and should be zoned appropriately.</p> <p>Decision Requested: Re-zone the area both to the north and south of the Patangata Tavern [refer Area 'RU5' on Sheet No:17 map attached to full submission] to 'Rural Lifestyle Zone'.</p>	<p>The map displays a rural area with a network of roads and a prominent blue river. The roads shown are Te Kura Road, Elsthorpe Road, Middle Road, and River Road. A dashed black line outlines a specific area along the riverbank, which is the subject of the zoning amendment. The surrounding land is depicted in shades of green and brown, indicating different land uses or topography.</p>


Submission Point	Submitter	Position	Summary of Reasons/ Decision	Map
S50.023	The Surveying Company (HB) Ltd	Amend	<p>Summary of Reasons: Currently zoned 'Rural Production' which is inappropriate for the landscape in this area is hill country.</p> <p>Decision Requested: Re-zone the land between Pourerere Road, Racecourse Road and Evan Road [refer Area 'GR1' on Sheet No:17 map attached to full submission] to 'General Rural Zone'.</p>	

Submission Point	Submitter	Position	Summary of Reasons/ Decision	Map
S50.024	The Surveying Company (HB) Ltd	Amend	<p>Summary of Reasons: Currently zoned 'Rural Production'. We recommend that Council enter into discussions with the Jockey Club about potentially rezoning the racecourse land, given its locality to existing infrastructure.</p> <p>Decision Requested: Potentially re-zone the racecourse adjacent to Lake Hatuma to the south-west of Waipukurau [refer Area 'RE2' on Sheet No:22 map attached to full submission] (either in its entirety or in part) to either 'Residential Zone' or 'Deferred Residential Zone'.</p>	<p>The map displays a residential neighborhood with a grid of streets. A prominent area is outlined with a thick dashed black line, indicating the subject of the zoning amendment. This area is currently zoned 'Rural Production' (indicated by a solid green color). To the southwest of this area, there is a green hatched region labeled 'SAF-10 SNA-263'. Other streets shown include WILDER STREET, WOBURN STREET, VIA X LANE, CHURCHILL STREET, FREYBERG TERRACE, MACKIE STREET, MCLEAN TERRACE, LAKE VIEW ROAD, PORANGAHAU ROAD, ROSE STREET, and GRAINGERS LANE. The surrounding areas are zoned in various colors, including yellow, brown, and purple.</p>

Submission Point	Submitter	Position	Summary of Reasons/ Decision	Map
S50.025	The Surveying Company (HB) Ltd	Amend	<p>Summary of Reasons: This land is of existing lifestyle subdivision and should be zoned appropriately.</p> <p>Decision Requested: Re-zone the land to the western end of Kyle Road, Waipukurau [refer Area 'RU6' on Sheet No:22 map attached to full submission], to 'Rural Lifestyle Zone'</p>	

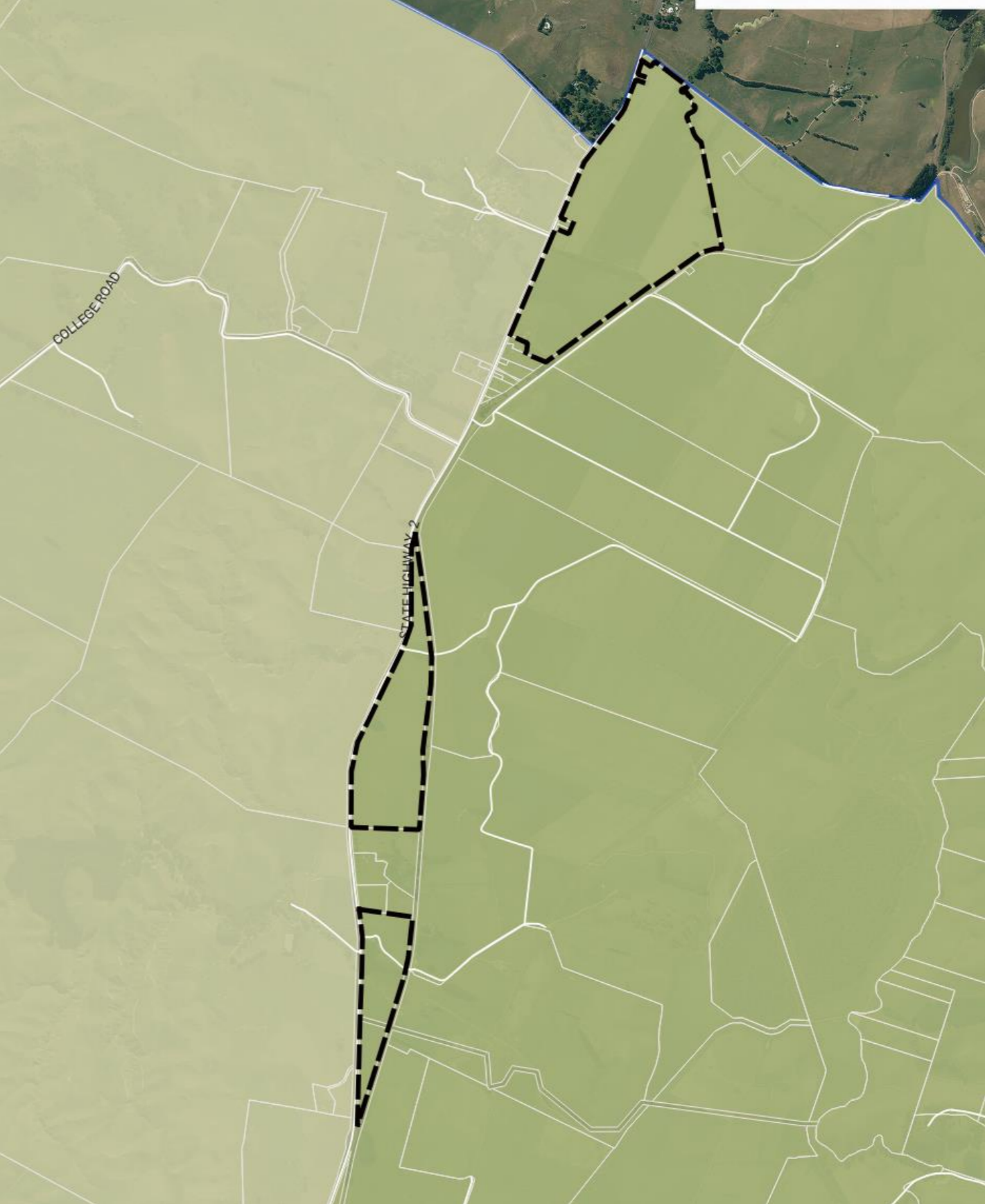
Submission Point	Submitter	Position	Summary of Reasons/ Decision	Map
S50.026	The Surveying Company (HB) Ltd	Amend	<p>Summary of Reasons: There is conflict with the existing zoning of 'Rural Production' and that of trying to enhance the amenity of Lake Hatuma. We would recommend that this land be zoned as 'Rural Lifestyle Zone' as this would better facilitate the clean-up and regeneration of Lake Hatuma. By making this a 'Rural Lifestyle Zone' you would minimize the impacts of nitrate and sediment leaching into the lake. It also provides an extension of the Rural Lifestyle Zone, as the current limits are likely to be used up in the not-too-distant future.</p> <p>Decision Requested: Re-zone the land to the west of Racecourse Road between Racecourse Road and Lake Hatuma [refer Area 'RU7' on Sheet No:22 map attached to full submission] to 'Rural Lifestyle Zone'.</p>	

Submission Point	Submitter	Position	Summary of Reasons/ Decision	Map
S50.027	The Surveying Company (HB) Ltd	Amend	<p>Summary of Reasons: We believe these areas are logical extensions to the current limit to the Settlement Zone around Tikokino. It makes sense to place additional housing around Tikokino given that it is a well-established township settlement, has supporting community facilities such as the school and the pub and by encouraging more people to live here, may see other amenities show up such as a shop and other services.</p> <p>Decision Requested: Re-zone extensions to the current limits around Tikokino [refer Areas 'S1', 'S2' & 'S3' on Sheet No:47 map attached to full submission] to 'Settlement Zone'.</p>	

Submission Point	Submitter	Position	Summary of Reasons/ Decision	Map
S50.028	The Surveying Company (HB) Ltd	Amend	<p>Summary of Reasons: We recommend that this area be incorporated into the existing 'Large Lot Residential Zone' over Te Paerahi township. There are currently no longer any empty sections available in this area. Te Paerahi has an existing municipal water supply and sewage disposal. It makes sense to provide expansion in this area around this existing infrastructure.</p> <p>Decision Requested: Re-zone the land currently owned by the Porangahau Country Club [refer Area 'LR1' on Sheet No:76 map attached to full submission] to 'Large Lot Residential Zone'.</p>	

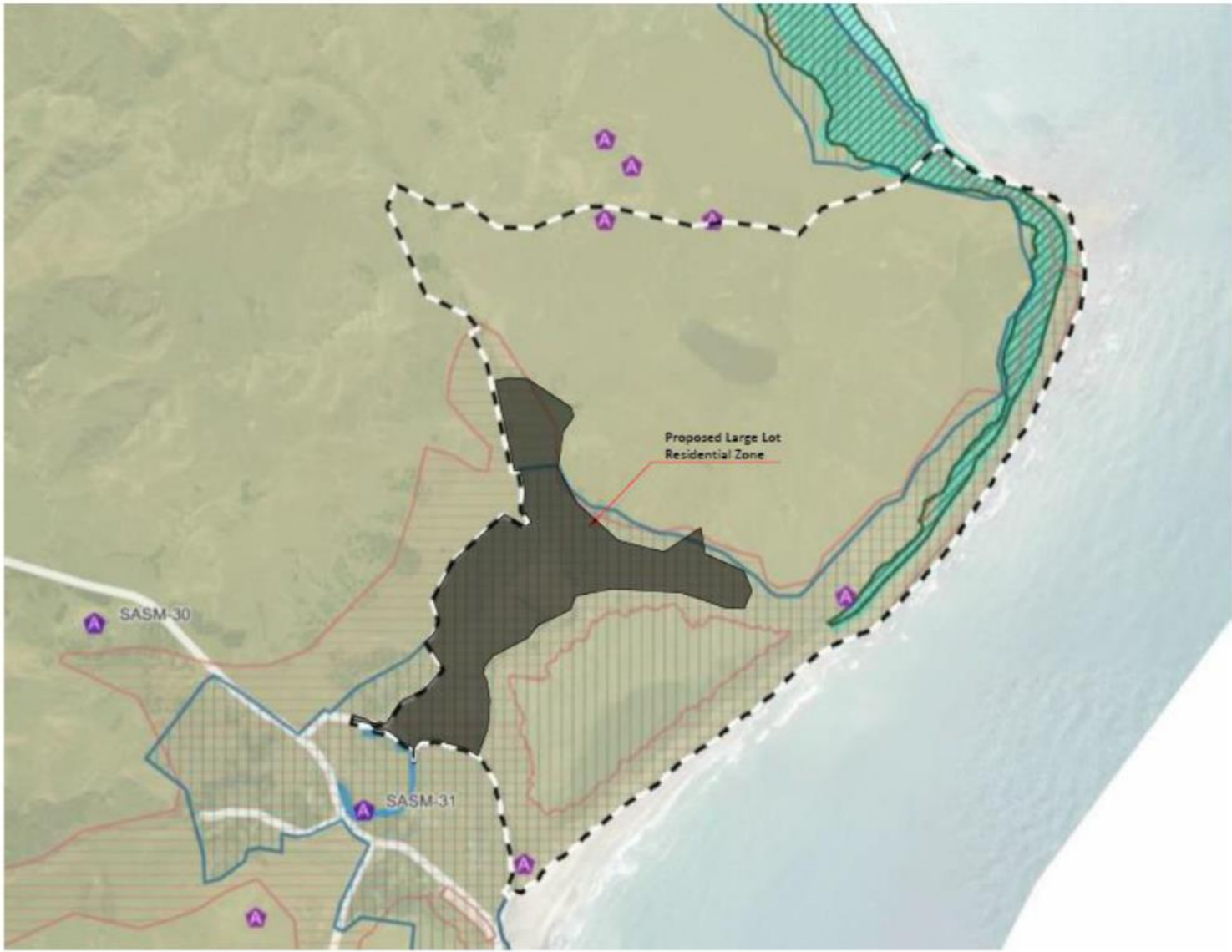
Submission Point	Submitter	Position	Summary of Reasons/ Decision	Map
S59.001	Karl Tipene	Oppose	<p>Summary of Reasons: My understanding is that one of the key drivers of zoning is based on land production, the plan fails to acknowledge that a high percentage of Maori land is unproductive in areas around the coastal settlement and Pa/Cooks Tooth Rd areas. However this land has potential to be used as housing and is better zoned as a mix of General Residential, Rural Lifestyle, Residential Coastal and Papakainga. For many local Maori all they really have is their whenua, some of it will never be productive because of size and some because of location. However there is a lot of interest around housing/Papakainga as more family are wanting to come back to Porangahau.</p> <p>The inclusion of Papakainga into the plan I agree with, however I have some concerns.</p> <ul style="list-style-type: none"> -A Master plan is not included. -It seems like the plan only allows that the only way Maori can build on their land is through Papakainga. - Can 1 house 1 title be classified as PKH under the plan? - PKH-S3, Build not exceed 20% off net area. Why such a small area compared to other zones? 75% general. - PKH-S6, Road setbacks 7.5m vs 3m general? - PKH-S7, Internal setback 5m vs 1m general? 	<p><i>[spatial extent of rezoning request not evident from the submission]</i></p>
			<p>Decision Requested: Re-zoning of Maori-owned land around the coastal settlement and Pa/Cooks Tooth Rd areas to a mix of General Residential, Rural Lifestyle, Residential Coastal and Papakainga.</p>	

Submission Point	Submitter	Position	Summary of Reasons/ Decision	Map
S93.001	Robert Malcolm	Amend	<p>Summary of Reasons: The land parcels described above currently are zoned Rural Production. The Council definition of Rural Production land reads 'This covers an area of identified highly productive land centered in and around the Ruataniwha and Takapau Plains and surrounding Waipukurau, Waipawa and Otane. Largely LUC 1-3 soils'. The land parcels most definitely do not match the given definition and would fit better as General Rural Land, the same as classified on the opposite side on SH2. The land is not Class 1-3 and would more accurately be described as low quality rolling hill country, definitely not cropping land. The limitations on subdividing in the Rural Production zone are not fairly applied to this stretch of land. The realigning of the zone boundary's would be a straight forward matter, instead of using SH2 as the boundary line use the Railway corridor instead.</p> <p>Decision Requested: Re-zone the land located North of Waipukurau township and South of Waipawa township, between SH2 and the Railway corridor, starting at Kaimotu Road and extending to Tapairu Road (or thereabouts) from 'Rural Production Zone' to 'General Rural Zone'.</p>	<p>The map displays a geographical area with several roads and a water feature. A prominent blue river or stream flows from the top left towards the bottom right. A road labeled 'ONGAONGA ROAD' runs horizontally across the top. Another road, 'TAPAIRU ROAD', runs diagonally from the middle right towards the bottom right. A dashed line representing 'STATE HIGHWAY 2' runs diagonally from the bottom left towards the top right. The land parcels are shown as a grid of white lines on a light green background. A yellow area is visible at the top right, and a purple area is visible near the top center.</p>

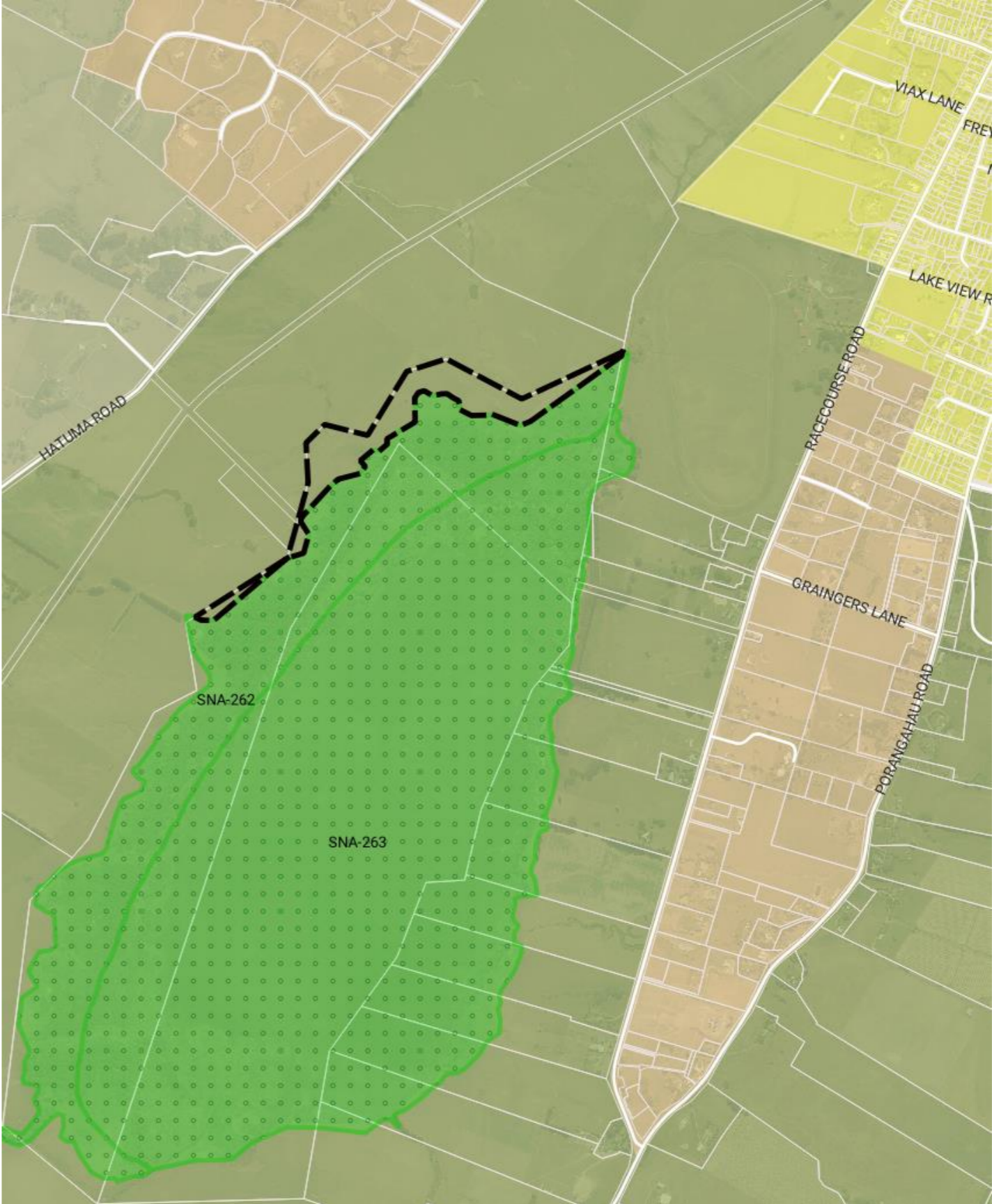
Submission Point	Submitter	Position	Summary of Reasons/ Decision	Map
S94.002	Surveying the Bay Ltd	Amend	<p>Summary of Reasons: Several Rural Production Zone parcels close to SH 2 and the northern boundary of the District, from a productive capacity perspective, are all compromised in some way. Either the soils are very poor, drainage is compromised, access is difficult, or the parcels are shapes that are not able to be utilised efficiently or economically.</p> <p>Decision Requested: Rezone Lot 2 DP 385756 (RT 343469), Lot 1 DP 6305 (RT HBM4/39) & Lots 1 & 2 DP 436815 (RT 536808)) from 'Rural Production Zone' to 'General Rural Zone' [143, 305 & 451 State Highway 2, Te Hauke - refer Appendix A attached to full submission for details]. Provide an option for landowners to request land obviously in the incorrect Zone to be reclassified or provide relief through the resource consent process.</p>	


Submission Point	Submitter	Position	Summary of Reasons/ Decision	Map
S100.001	GR Smith Children's Trust & DG Smith Tournaham Trust	Amend	<p>Summary of Reasons: The land of 47 Limpus Road, Waipawa is currently zoned as Rural Production (refer submission for aerial photograph of area referred to). Given that it is rolling hills and clay soils it is not highly productive land that is able to be cropped nor is it dairy country. It is the same type of land and typography as neighbouring land on the western side of SH2 which has been zoned as General Rural. The railway line is the obvious split between Rural Production and General Rural Zones as the land on the eastern side of the railway line is rural production and used for arable cropping and dairying with irrigation.</p> <p>Decision Requested: Rezone the property Lot 2 DP 520793 Secs 28 29 SO3154 Pt Sec 2 Blk XV Waipukurau SD (47 Limpus Road, Waipawa), situated between State Highway 2 and railway line, from 'Rural Production Zone' to 'General Rural Zone'.</p>	

Submission Point	Submitter	Position	Summary of Reasons/ Decision	Map
S102.004	Te Mata Mushrooms Land Company Limited	Oppose	<p>Summary of Reasons: The reasons for the inclusion of identified land at Oruawharo Road near Takapau (refer map contained in full submission) as a 'Future Development Area' or rezoned as 'General Industrial Zone' include:</p> <ul style="list-style-type: none"> • Limited land supply of larger sites that can be used for rural industry and supporting commercial activities. • Cost effective access to power supply, gas. • Access to Rail, State Highway 2. • Ability to support Takapau settlement - both in business and residential. • Allowing a planned greenfield development to occur in a compact area instead of across the district in an unplanned manner. • Provides future greenfield industrial land to ensure demand for new land can be met by supply. • Could become a hub of activity that supports primary production activities with economic multiplier advantages. • The locality currently has limited rural lifestyle development, so potential reverse sensitivity effects are of a low magnitude. • The enhancement of the Porangahau Stream would become part of the structure plan. • The National Planning Standards provide for the use of 'Future Development Areas'. Otherwise, there is the use of the existing 'General Industrial Zone' format. <p>Decision Requested: Amend the Planning Maps to show a 'Future Development Area' overlay over land at Lot 2 DP 24989, Oruawharo Road, Takapau - potentially extending south of SH 2 with the road and rail as geographic boundaries, and Fraser Road as the eastern extent.</p> <p>And introduce a new Chapter in the Proposed Plan to provide for a Structure Plan and specific provisions for the new 'Future Development Area'. The Structure Planning exercise would determine the extent of the area.</p> <p>Or</p> <p>Rezone the land identified from 'Rural Production Zone' to 'General Industrial Zone'.</p>	<p>The map displays a geographical area with several roads and a stream. A dashed black line outlines a specific area of interest. The roads shown are Nelsons Road, Burnside Road, Nancy Street, Charlotte Street, Oruawharo Road, State Highway 2, Fraser Road, and Station Road. A blue stream flows through the upper part of the map. A yellow shaded area is visible in the lower-left quadrant, near Nancy Street and Charlotte Street.</p>

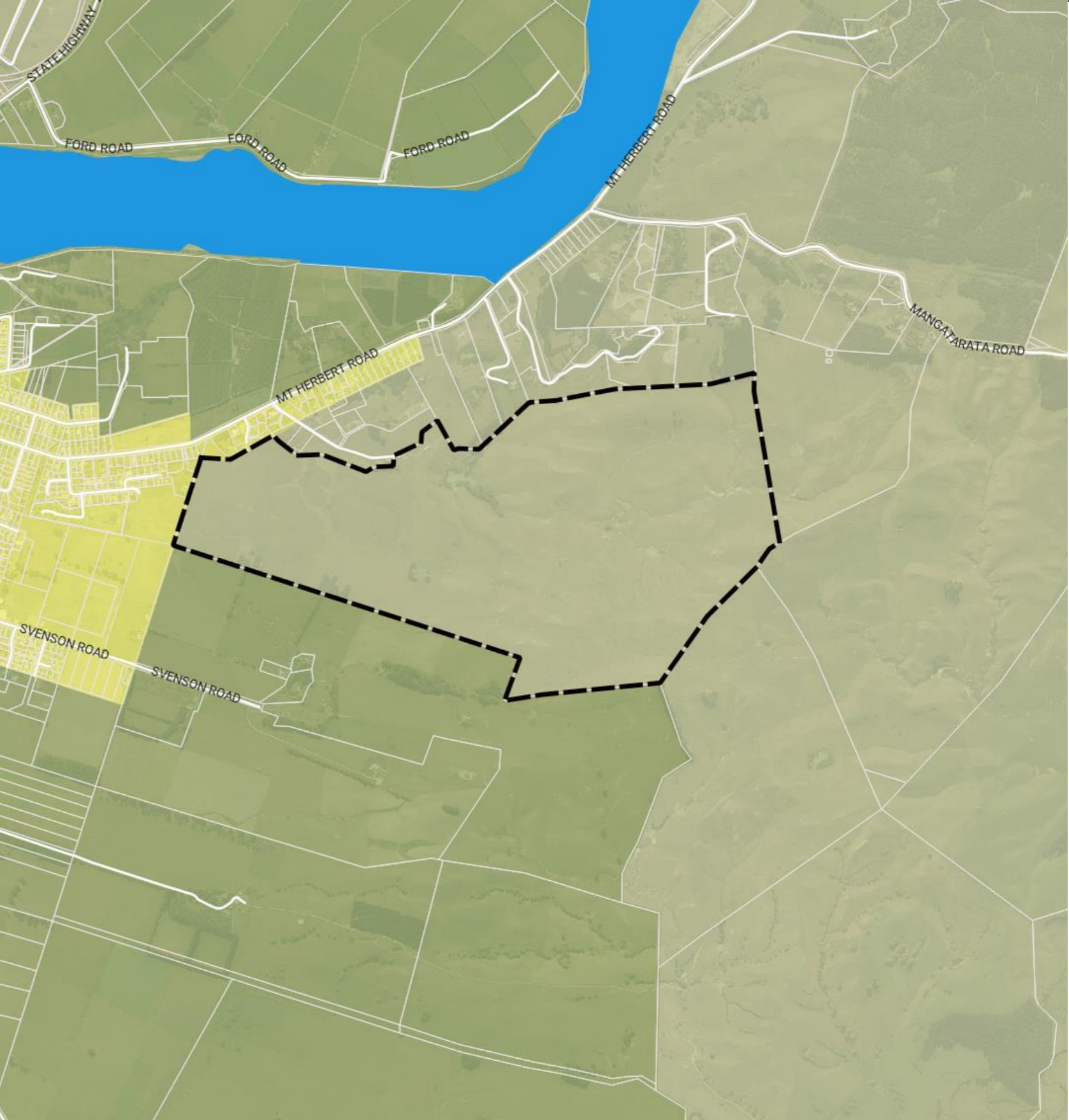
Submission Point	Submitter	Position	Summary of Reasons/ Decision	Map
S105.024	James Bridge	Oppose	<p>Summary of Reasons: The zoning of land as proposed on Sheet No.29 does not reflect the existing developed and consented environment in this location: in particular, the General Rural zoning of the land area identified in Figure 1 (see Appendix A accompanying the full submission) which includes a consented 21-lot large lot subdivision at Pourerere is inappropriate. Detailed consideration of the appropriate zoning of this land is included in Appendix A (refer full submission). Provision should be made for a moderate extent of extension of the zoned Large lot Residential area at Pourerere.</p> <p>Decision Requested: Rezone the land identified on the map in Figure 1 accompanying the full submission from 'General Rural Zone' to ' Large Lot Residential Zone'.</p>	 <p style="text-align: center;"><i>Figure 1: Indicative location of proposed Large Lot Residential Zone</i></p>
S105.026	James Bridge	Oppose	<p>Summary of Reasons: The zoning for coastal settlements is inappropriate and doesn't reflect the Plan's policies or good planning practice. Parts of coastal settlements are currently zoned 'Large Lot Residential Zone' while the rest are zoned 'General Rural Zone'. Not only is this inconsistent with the existing environment at the site, it doesn't reflect in the plan future growth. By confining the zoning in the plan to a subsection of the existing settlements, any future development of the settlements will necessarily have to be by ad hoc consenting in the General Rural Zone.</p> <p>Decision Requested: Extend zoning for coastal settlements to 'Large Lot Residential Zone' and account for future growth.</p>	<p><i>[spatial extent of rezoning request not evident from the submission]</i></p>

Submission Point	Submitter	Position	Summary of Reasons/ Decision	Map
S114.026	Central Hawkes Bay District Council	Amend	<p>Summary of Reasons: The submission seeks inclusion of the 'Waipukurau South Plan' (WSP) as a precinct overlay within the 'General Residential Zone' of the Proposed Plan. Provides clarification of the 'Waipukurau South Plan' precinct area on the Planning Maps in a manner that corresponds with the new provisions sought in the Plan. Refer to relief sought in the full submission.</p> <p>Decision Requested: Introduce a new overlay and/or notations on the relevant Planning Maps to show the extent of the 'Waipukurau South Plan' precinct area (as indicated by the shaded green area on the map accompanying the full submission).</p>	

Submission Point	Submitter	Position	Summary of Reasons/ Decision	Map
S120.001	Heretaunga Tamatea Settlement Trust	Amend	<p>Summary of Reasons: Support the zoning of Lake Whatumā and margins and the identification of SNA-262 and SNA-263. The properties at Lake Whatumā included in the Heretaunga Tamatea Claims Settlement Act 2018 include S Sec 7 Blk II Motuotaraia SD.</p> <p>It is proposed that the land within Sec 7 located adjoining the margins of the lake provide areas for rural lifestyle development with the lots located outside of the SNA areas but close to the margins of the lake. These lots would have an average of 4000m² with a minimum lot size of 2500m² and would incorporate areas of the SNA within Sec 7 to be included in consent notices ensuring the protection and enhancement in perpetuity. It is proposed that these lots would be zoned 'Rural Lifestyle Zone' and incorporate a portion of SNA-262 as shown in the Structure Plan (refer Appendix 2 accompanying the full submission). This would provide the opportunity to re-establish the traditional kainga for families that were dislocated during European settlement for which they have now received a Crown apology. Refer full submission for further details and Indicative Structure Plan.</p> <p>Decision Requested: Include provision for the opportunity for tangata whenua to live on the margins of the Lake Whatumā.</p> <p>Amend the zoning over part of Section 7 Block II Motuotaraia Survey District from 'Rural Production Zone' to 'Rural Lifestyle Zone' (as shown in Appendix 2 of the full submission).</p>	

Submission Point	Submitter	Position	Summary of Reasons/ Decision	Map
S120.003	Heretaunga Tamatea Settlement Trust	Amend	<p>Summary of Reasons: Rezoning request for Pt Lot 1 DP 25272 at Pukeora Scenic Drive, based on vision to provide an opportunity for hapū to live on their land close to Waipukurau. As such, an indicative Structure Plan has been prepared identifying areas for Rural Lifestyle Zone. This land is a taonga to hapū and has great cultural, heritage and traditional significant to tangata whenua. Iwi have been given the opportunity to develop and live on this land through the Settlement Act and Heretaunga Tamatea Settlement Trust (HTST) intend to enable this to happen. The land lends itself to both rural lifestyle development with easy access and development potential.</p> <p>It is proposed that the parcel of land comprising 38.9 hectares is rezoned Rural Lifestyle Zone with an average of 4000m² and a minimum lot size of 2500m².</p> <p>This area requested to be rezoned is defined in the indicative structure plan attached in Appendix 2 accompanying the full submission.</p> <p>Decision Requested: Include provision for tangata whenua to live on their land on Pukeora Scenic Drive.</p> <p>Amend the zoning of Pt Lot 1 DP 25272 from 'General Rural Zone' to 'Rural Lifestyle Zone' in line with the Indicative Structure Plan (as shown in Appendix 2 of the full submission).</p>	

Submission Point	Submitter	Position	Summary of Reasons/ Decision	Map
S120.004	Heretaunga Tamatea Settlement Trust	Amend	<p>Summary of Reasons: Rezoning request for Lot 4 DP 25272 at Pukeora Scenic Drive, based on vision to provide an opportunity for hapū to live on their land close to Waipukurau. As such, an indicative Structure Plan has been prepared identifying areas for Rural Lifestyle Zone and Residential Zone.</p> <p>This land is a taonga to hapū and has great cultural, heritage and traditional significant to tangata whenua. Iwi have been given the opportunity to develop and live on this land through the Settlement Act and Heretaunga Tamatea Settlement Trust (HTST) intend to enable this to happen. The land lends itself to both rural lifestyle and some residential development with easy access and development potential.</p> <p>It is proposed that:</p> <ul style="list-style-type: none"> • Approximately 39 hectares to be rezoned Rural Lifestyle Zone with an average lot size of 4000m² and a minimum lot size of 2500m². • Approximately 11 hectares to be rezoned Residential to provide for a maximum of 150 dwellings. <p>These areas requested to be rezoned are defined in the indicative structure plan attached in Appendix 2 accompanying the full submission.</p> <p>Decision Requested: Include provision for tangata whenua to live on their land on Pukeora Scenic Drive.</p> <p>Amend the zoning over approximately 39ha of Lot 4 DP 25272 from 'General Rural Zone' to 'Rural Lifestyle Zone', and a further 11ha from 'General Rural Zone' to '[General] Residential Zone' in line with the Indicative Structure Plan (as shown in Appendix 2 of the full submission).</p>	

Submission Point	Submitter	Position	Summary of Reasons/ Decision	Map
S127.002	Livingston Properties Limited	Amend	<p>Summary of Reasons: Objective UFD-03 and Policy UFD-P4 reference the Regional Policy Statement and the need for a structure plan to be associated with a rezoning. It is also acknowledged that s75(3) of the Resource Management Act 1991 ('RMA') requires a district plan to give effect to any regional policy statement. The RPS for Hawke's Bay is contained within the Regional Resource Management Plan of which section 3.1B is titled 'Managing the Built Environment' and includes objectives and policies to direct urban development in the region. Specifically, policies UD10.3, UD10.4, UD11 and UD12 set out the requirements for structure plans and matters to be addressed for the rezoning of land. An assessment of the requested rezoning is therefore undertaken against each of these RPS policies [refer full submission].</p> <p>An 87 allotment, complying Rural Zone subdivision (ref: RM190126) was lodged prior to the Proposed Plan being notified and is likely to be granted in the near future. Should the rezoning proposed in this submission be unsuccessful, this subdivision will provide Livingston Properties Limited with development opportunities. Subdivision RM190126 based on complying 4,000m2 allotments with onsite servicing, would however have much less community benefit than the rezoning proposed in this submission. The rezoning sought would provide for a significantly more efficient use of land in terms of development density, open space creation and walkway networks and for a higher level of visual amenity.</p> <p>Decision Requested: Rezone portions of the property at 96 Mt Herbert Road, Waipukurau on the Planning Maps, from 'General Rural Zone' to as follows:</p> <ul style="list-style-type: none"> - approximately 18.7ha to 'General Residential Zone'; - approximately 4,900m2 to 'Commercial Zone'; and - approximately 39.1ha to 'Rural Lifestyle Zone'; leaving the remainder zoned 'General Rural' (84.5ha). <p>The areas requested to be rezoned are defined in the Concept Plan attached as Appendix A in the submission.</p> <p>And make any consequential amendments to the text of the Proposed Plan to support the above requested mapping changes, including the incorporation of the concept plan to provide certainty for the nature of development on the Livingston Properties land.</p>	

Submission Point	Submitter	Position	Summary of Reasons/ Decision	Map
S129.236	Kāinga Ora - Homes and Communities	Amend	<p>Summary of Reasons: Given the extent to which the Commercial Zone within Waipukurau and Waipawa is impacted by fault hazards, and in recognition of the critical function this zone plays in supporting the needs of the surrounding community and wider district, Kāinga Ora seeks the expansion of the zone to ensure that the demand for commercial activity is sufficiently provided for within the district.</p> <p>Decision Requested: Expand the 'COMZ - Commercial Zone' on the Planning Maps, for the reasons set out.</p>	<i>[spatial extent of rezoning request not evident from the submission]</i>



**CENTRAL
HAWKE'S BAY**
DISTRICT COUNCIL

www.chbdc.govt.nz • districtplan@chbdc.govt.nz • 06 857 8060
PO Box 127 • 28 - 32 Ruataniwha Street, Waipawa 4210

