

Schedule of Recommendations

Recommended Changes to Plan Change 1B

Recommended Change (deleted text is doublestruckthrough, inserted text is double underlined)	Reason(s)	Submission No.
<p>8.4.1 <i>To provide for, and protect, the life and well-being of people, physical resources and significant environmental values by avoiding the effects of coastal hazards on the use, subdivision and development of land in the <u>Coastal</u> Current Hazard Erosion Policy Area (CHEPA) and by remedying or mitigating the effects of such use, subdivision and development on the coastal environment.</i></p>	<p>Clause 16, First Schedule, RMA. Minor amendment.</p>	
<p>8.5.7 <i>Policy: Managing erosion and inundation hazards.</i></p> <p>(a) <i>New Subdivision or Use:</i></p> <p><i>Avoidance or mitigation of coastal erosion and inundation hazards <u>is</u> are the appropriate means of implementing coastal erosion and inundation hazard management for new subdivision. <u>Only where avoidance is not practicable is mitigation an appropriate response.</u></i></p>	<p>The amended policy establishes the priority of avoidance over mitigation measures and therefore provides for the sustainable management of subdivision in the coastal environment.</p>	<p>23.33 Hawke's Bay Regional Council</p>
<p>8.5.8 <i>Policy: Subdivision</i></p> <p>(a) CERZ:</p> <p>(a) <i>New lots shall not be created on land wholly located within the CERZ.</i></p> <p>(b) <i>New lots may be created on land partially located within the CERZ provided a new building platform can be provided outside of the CERZ.</i></p>	<p>The amended policy provides for subdivision across the whole of the CHEPA and by so doing provides for the sustainable management of subdivision in the coastal environment.</p>	<p>23.34 Hawke's Bay Regional Council</p>

<p><u>8.5.9 Erosion Risk Zones</u></p> <p><u>(a) CERZ</u> <u>Subdivision of land wholly or partially within the CERZ shall ensure the maintenance and enhancement of the natural buffering effect of the foredune area.</u></p> <p><u>(b) 2060 year and 2100 year Erosion Risk Zones</u> <u>Due to the lower risk of coastal erosion and inundation in the 2060 year and 2100 year Erosion Risk Zones subdivision may be undertaken in managed circumstances that maintain or enhance the natural buffering effect of the foredune area</u></p>	<p>The proposed policy identifies the differing degrees of risk identified by the coastal hazard lines on the Planning Maps. In so doing the Policy provides for the sustainable management of the coastal environment.</p>	<p>23.36 Hawke's Bay Regional Council</p>
<p>8.6.4 Identify a CHEPA along Mahia's open coast within which subdivision is restricted due to risks of erosion and inundation over short-term (<u>the period of current risk</u>), 2060 year and 2100 year planning periods. Record these areas on planning maps in the District Plan. Provide known hazard related information on LIM's and PIM's (Land Information Memorandums, Project Information Memorandums).</p>	<p>Amended to provide clarity to the proposed Method as to the period of current risk.</p>	<p>6.3 Mark Rodgers</p>
<p>8.6.12 <u>Prohibit subdivision in the CERZ where land is wholly within the CERZ unless the subdivision is for the purpose of vesting reserves in the local or regional authority or as otherwise identified as a discretionary activity.</u></p>	<p>Amended to provide clarity to the proposed Method as to when subdivision would be prohibited.</p>	<p>24.5 Mark Mahoney, 44.4 M Mexted and P Williams</p>
<p>Methods 8.6.14, 8.6.15, 8.6.16, 8.6.17, 8.6.18 and 8.6.19 renumbered as Methods 8.6.13, 8.6.14, 8.6.15, 8.6.16, 8.6.17 and 8.6.18</p>	<p>Clause 16, First Schedule, RMA. Minor amendment.</p>	
<p>15A.1.1 <u>The coastal environment is sensitive to change from activities, which involve earthworks, disturbance and removal of vegetation, discharges into wetlands and the coastal environment, and creation of structures that change the "natural" processes of the ocean.</u></p>	<p>Amended to more completely describe the potential effects on the environment.</p>	<p>15.8 Department of Conservation</p>

<p>15A.1.4 <i>Inappropriate land uses and development can adversely affect the natural character of the coastal environment. Along much of Wairoa's coastline there has been little demand or pressure for coastal settlement. In recent years there has been increased demand for subdivision in the coastal environment on Mahia Peninsula and this demand is likely to continue. Consistent with the RMA and NZCPS (New Zealand Coastal Policy Statement) Council, in consultation with the community, must identify areas where further subdivision may be appropriate and where it should be avoided, so that the natural character of the area is preserved. Land use practices adjacent to the coastline or within erosion prone catchments can cause changes in water quality, which in turn can affect coastal lagoons, estuaries and wetlands or accelerate the rate of erosion that occurs along unstable cliff faces and within dune areas. <u>There are also many areas in the zone that have high ecological and landscape values that may be adversely affected.</u> For the Mahia Peninsula this area is a specific Coastal (Mahia) Zone is provided.</i></p>	<p>Amended to more completely describe sensitive elements in the environment.</p>	<p>15.9 Department of Conservation</p>
<p>15A.7.1 <i>The following <u>are</u> permitted activities <u>within the Coastal (Mahia) Zone provided that compliance with the performance standards/development criteria of the Coastal (Mahia) Zone is achieved:</u></i></p>	<p>Amended to provide clarification to activities with permitted status.</p>	<p>46.1 Wairoa District Council</p>
<p>15A.8.3 <u>C. Construction Noise Standards</u> <u>Construction noise from sites shall meet the limits recommended in, and shall be measured in accordance with, NZS6803:1999 Acoustics Construction Noise or any superseding codes of practice or standards.</u></p>	<p>New performance standard introduced to manage the effects of construction noise on the environment.</p>	<p>46.3 Wairoa District Council</p>

<p>15A.8.4 <i>Any new dwelling shall be set back 200 metres from any buildings <u>or areas</u> associated with <u>or developed for</u>, any existing intensive farming activity <u>and its associated</u> oxidation pond, effluent holding pond or waste disposal area <u>or other effluent storage or treatment facility</u>.</i></p>	<p>For clarification of the purpose of the rule to provide separation between new dwellings and existing intensive farming activities.</p>	<p>2.3, Snow Wilkins Ltd 4.3, P Femwicke 12.3, Wine Country Property Ltd 13.7,</p>				
<p>15A.8.5 <i>Any building <u>or area</u> associated with <u>or developed for</u>, a new intensive farming activity <u>and its associated</u> oxidation pond, effluent holding pond, or waste disposal area <u>or other effluent storage or treatment facility</u>, shall be set back in accordance with the following separation distances:</i></p> <table border="1" data-bbox="229 900 743 1061"> <thead> <tr> <th data-bbox="229 900 549 967">Feature</th> <th data-bbox="549 900 743 967">Separation Distance (m)</th> </tr> </thead> <tbody> <tr> <td data-bbox="229 967 549 1061">From a Town Centre or Coastal (Mahia) Zone Boundary</td> <td data-bbox="549 967 743 1061">500</td> </tr> </tbody> </table>	Feature	Separation Distance (m)	From a Town Centre or Coastal (Mahia) Zone Boundary	500	<p>For clarification of the purpose of the rule to provide for separation between new intensive farming activities and existing buildings.</p>	<p>Tui Development Trust Co Ltd 18.2, Boogie S Cape Ltd 23.8, Hawke's Bay Regional Council 24.19, Mark Mahoney 29.2, L Schick 37.3, Action Planning 46.4 Wairoa District Council and further submissions 52.21, 52.22, 52.23, 52.24, 52.25, 52.27, 52.28 Hawke's Bay Regional Council</p>
Feature	Separation Distance (m)					
From a Town Centre or Coastal (Mahia) Zone Boundary	500					

<p>15A.8.7 <i>No building or structure shall be finished with materials that create a glare nuisance to neighbouring properties or road users.</i> <i>For the purposes of this rule:</i> <i>(a) No part of any surface of any surface of any exterior structure or building shall have a reflectance value exceeding 35%</i> <i>(b) The term reflectance value shall have the same meaning as used in “BS5252:1976, Framework for colour co-ordination for building purposes</i> <i>(c) This rule shall not apply to any window frames, guttering or downpipes.</i></p>	<p>Amended to provide clarification of the rule in relation to “glare nuisance”.</p>	<p>46.5 Wairoa District Council</p>								
<p>15A.8.8 <u>A</u>. <i>All buildings shall meet the following bulk and location requirements:</i></p> <table border="1" data-bbox="320 931 743 1227"> <tr> <td>Minimum Front yard</td> <td>15.0m (refer to Note 1)</td> </tr> <tr> <td>Minimum Side yards</td> <td>15.0m (refer to Note 1)</td> </tr> <tr> <td>Minimum Rear yard</td> <td>15.0m (refer to Note 2)</td> </tr> <tr> <td>Maximum Building height</td> <td>8.0m (refer to Note 2)</td> </tr> </table> <p>(1) 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 where this is to a residential property.</p> <p><i><u>NOTE: Front, side and rear yards in the Coastal (Mahia) Zone may be reduced to not less than 5m with the written approval of the affected neighbour (land owner and occupier including Council where it is the affected neighbour) endorsed on the Plans submitted for building consent.</u></i></p>	Minimum Front yard	15.0m (refer to Note 1)	Minimum Side yards	15.0m (refer to Note 1)	Minimum Rear yard	15.0m (refer to Note 2)	Maximum Building height	8.0m (refer to Note 2)	<p>For clarification of the circumstances where the rule is to be applied.</p>	<p>46.7 Wairoa District Council 2.5 Snow Wilkins Ltd 4.5 P Fenwicke 12.5 Wine Country Property Ltd 13.9 Tui Development Trust Co Ltd 25.3 Osyris Group (Eastland) Ltd 37.5 Action Planning</p>
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<p><u>15A.8.8 B. (2)</u> 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 where this is to a residential property.</p>	<p>For clarification of the circumstances where the rule is to be applied.</p>	<p>46.7 Wairoa District Council</p>								
<p>15A.8.16 <u>A.</u> Earthworks activities shall meet the following standards:</p> <table border="1" data-bbox="339 613 743 1023"> <tr> <td>Max Vol (m³) over any 12 months <u>period</u> per site</td> <td>50-150</td> </tr> <tr> <td>Max face height (m)</td> <td>1.5</td> </tr> <tr> <td>Max area of work per site (m²)</td> <td>200-500</td> </tr> <tr> <td>Proximity to <u>the Coastal Marine Area or any water body</u> <u>as</u> measured from the bank edge at bank full height.</td> <td>No closer than 20m.</td> </tr> </table> <p>Note: The volume of earthworks is to be measured prior to excavation.</p> <p><u>15A.8.16 B.</u> Earthworks undertaken on any site shall ensure that any adverse effects of the activity are mitigated within the site through the use of sediment and erosion controls and dust suppression.</p>	Max Vol (m ³) over any 12 months <u>period</u> per site	50 -150	Max face height (m)	1.5	Max area of work per site (m ²)	200 -500	Proximity to <u>the Coastal Marine Area or any water body</u> <u>as</u> measured from the bank edge at bank full height.	No closer than 20m.	<p>Amendment to more closely reflected the likely amount of earthworks associated with a permitted activity in the zone.</p>	<p>23.9 Hawke's Bay Regional Council 2.6 Snow Wilkins Ltd 4.6 P Fenwicke 12.6 Wine Country Property Ltd 13.11 Tui Development Trust Co Ltd 37.6 Action Planning</p>
Max Vol (m ³) over any 12 months <u>period</u> per site	50 -150									
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Proximity to <u>the Coastal Marine Area or any water body</u> <u>as</u> measured from the bank edge at bank full height.	No closer than 20m.									
<p>18A.3.5 Require the <u>treatment and disposal</u> of sewage, wastewater, solid waste and stormwater in a manner that avoids, remedies or mitigates any adverse effects on the environment.</p>	<p>For clarification that the policy applies to the treatment as well as the disposal of sewage, wastewater, solid waste and stormwater</p>	<p>23.11</p>								
<p>18A.3.7 Ensure the <u>at</u> site services (wastewater, stormwater, water, electricity, telephone) are provided either through connection to existing services or through the provision of new services.</p>	<p>Clause 16, First Schedule, RMA. Minor amendment.</p>									

<p>18A.4.1 Identify land known to be susceptible to flood hazards and record on plan maps. <u>Require new lots in the Residential (Mahia) Zone to be provided with services for the disposal and/or treatment of stormwater in a manner that does not result in adverse effects on the environment.</u></p>	<p>To provide a method that links the process of subdivision to the requirement to provide for the disposal and/or treatment of stormwater and thus provide for the sustainable management of the land resource.</p>	<p>23.13 Hawke's Bay Regional Council 23.14 Hawke's Bay Regional Council</p>
<p>18A.4.3 <i>Require building floor levels to be set in accord with the provisions of the Building Act, 2004 1994, to safeguard buildings locating in those areas that are known to be subject to flooding.</i></p>	<p>To provide the correct reference to the Building act.</p>	<p>23.15 Hawke's Bay Regional Council</p>
<p>18A.7.1 <i>The following are permitted activities <u>within</u> the Residential (Mahia) Zone <u>provided that compliance with the performance standards/development criteria of the Residential (Mahia) Zone is achieved.</u></i></p>	<p>Amended to provide clarification to activities with permitted status.</p>	<p>46.1 Wairoa District Council</p>
<p>18A.8.3 <u>C. Construction Noise Standards</u> <u>Construction noise from sites shall meet the limits recommended in, and shall be measured in accordance with, NZS6803:1999 Acoustics Construction Noise or any superseding codes of practice or standards.</u></p>	<p>New performance standard introduced to manage the effects of construction noise on the environment.</p>	<p>46.3 Wairoa District Council</p>
<p>18A.8.4 <i>Any new dwelling shall be set back 200 metres from any buildings <u>or areas associated with, or developed for, any existing intensive farming activity and its associated oxidation pond, effluent holding pond or waste disposal area or other effluent storage or treatment facility.</u></i></p>	<p>For clarification of the purpose of the rule to provide separation between new dwellings and existing intensive farming activities.</p>	<p>2.8 Snow Wilkins Ltd 3.1 Pukenui Views Ltd 4.8 P Fenwicke 12.8 Wine Country Property Ltd 23.19, 23.20 and 52.26 Hawke's Bay Regional Council</p>

<p>18A.8.5 Any building <u>or area</u> associated with, <u>or developed for</u>, a new intensive farming activity <u>and its associated</u> oxidation pond, effluent holding pond, or waste disposal area, <u>or other effluent storage or treatment facility</u>, shall be set back in accordance with the following separation distances:</p> <table border="1" data-bbox="228 591 743 750"> <thead> <tr> <th>Feature</th> <th>Separation Distance (m)</th> </tr> </thead> <tbody> <tr> <td>From a Town Centre or Coastal (Mahia) Zone Boundary</td> <td>500</td> </tr> </tbody> </table>	Feature	Separation Distance (m)	From a Town Centre or Coastal (Mahia) Zone Boundary	500	<p>For clarification of the purpose of the rule to provide for separation between new intensive farming activities and existing buildings.</p>	<p>As above</p>				
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<p>18A.8.7 No building or structure shall be finished with materials that create a glare nuisance to neighbouring properties or road users. <u>For the purposes of this rule:</u> <u>(a) No part of any surface of any surface of any exterior structure or building shall have a reflectance value exceeding 35%</u> <u>(b) The term reflectance value shall have the same meaning as used in "BS5252:1976, Framework for colour co-ordination for building purposes</u> <u>(c) This rule shall not apply to any window frames, guttering or downpipes.</u></p>	<p>Amended to provide clarification of the rule in relation to "glare nuisance".</p>	<p>46.5 Wairoa District Council</p>								
<p>18A.8.8 <u>A.</u> All buildings shall meet the following bulk and location requirements:</p> <table border="1" data-bbox="320 1406 743 1585"> <tbody> <tr> <td>Minimum Front yard</td> <td>3.0m</td> </tr> <tr> <td>Minimum Side yards</td> <td>1.5 2.0m</td> </tr> <tr> <td>Minimum Rear yard</td> <td>5.0m</td> </tr> <tr> <td>Maximum Building height</td> <td>8.0m</td> </tr> </tbody> </table> <p>(1) 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 where this is to a residential property.</p>	Minimum Front yard	3.0m	Minimum Side yards	1.5 2.0m	Minimum Rear yard	5.0m	Maximum Building height	8.0m	<p>For clarification of the circumstances where the rule is to be applied.</p>	<p>46.7 Wairoa District Council</p>
Minimum Front yard	3.0m									
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<p><u>18A.8.8 B. (2)</u> 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 where this is to a residential property.</p>	<p>For clarification of the circumstances where the rule is to be applied.</p>	<p>46.7 Wairoa District Council</p>								
<p>18A.8.17 <u>A.</u> Earthworks activities shall meet the following standards:</p> <table border="1" data-bbox="338 613 743 1021"> <tr> <td>Max Vol (m3) over any 12 months <u>period</u> per site</td> <td><u>150</u></td> </tr> <tr> <td>Max face height (m)</td> <td>3.0</td> </tr> <tr> <td>Max area of work per site (m2)</td> <td>150 <u>320</u></td> </tr> <tr> <td>Proximity to <u>the Coastal Marine Area or any water body</u> <u>as</u> measured from the bank edge at bank full height.</td> <td>No closer than 20m.</td> </tr> </table> <p>Note: The volume of earthworks is to be measured prior to excavation.</p> <p><u>18A.8.17 B.</u> Earthworks undertaken on any site shall ensure that any adverse effects of the activity are mitigated within the site through the use of sediment and erosion controls and dust suppression.</p>	Max Vol (m3) over any 12 months <u>period</u> per site	<u>150</u>	Max face height (m)	3.0	Max area of work per site (m2)	150 <u>320</u>	Proximity to <u>the Coastal Marine Area or any water body</u> <u>as</u> measured from the bank edge at bank full height.	No closer than 20m.	<p>Amendment to more closely reflected the likely amount of earthworks associated with a permitted activity in the zone.</p>	<p>23.21 Hawke's Bay Regional Council 2.9 Snow Wilkins Ltd 3.3 Pukenui Views Ltd 4.9 P Fenwicke 12.9 Wine Country Property Ltd 13.12 Tui Development Trust Co Ltd 37.9 Action Planning 52.37, 52.38, 52.39, 52.40, 52.41 Hawke's Bay Regional Council</p>
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<p>27.9.2 Subdivision around <u>land use</u> activities subject to resource consent <u>from the Wairoa District Council</u>.</p>	<p>To clarify the application of the rule land use activities subject to resource consent from the Wairoa District Council.</p>	<p>23.24 Hawke's Bay Regional Council</p>								

<p>27.10.1 <u>Coastal (Mahia) Zone (other than the Coastal Mahanga Policy Area) Minimum lot size of 4.0ha 5,000m².</u></p> <p><u>Coastal Mahanga Policy Area</u> <u>Minimum lot size of 5,000m²</u></p> <p>Residential (Mahia) Zone Minimum lot size of 800m² (where reticulated wastewater services are available), 1,000m² (where reticulated wastewater services are not available).</p> <p>6.5.8 <u>Provide a transition from the Residential (Mahia) Zone to the west of Pukenui Road at Mahanga to the beach front of lower density beachside development that recognises the special coastal character of this area and provides for the avoidance, mitigation and remediation of adverse effects on the visual landscape, ecological and coastal hazard environment in this area.</u></p> <p>6.6.9 <u>Identify a Coastal Mahanga Policy Area to the east of Pukenui Road, Mahanga (as developed at 19 June 2007) to the adjoining Conservation and Reserves Zone to provide a transition between the Residential (Mahia) Zone and the coast.</u></p>	<p>To recognise the special coastal environment character of the area to the east of Pukenui Road, Mahanga and provide for the sustainable management of this area.</p>	<p>2.10, Snow Wilkins Ltd 4.10, P Fenwicke 6.8, Mark Rodgers 12.10, Wine Country Property Ltd 20.6, Surveying the Bay 24.16, Mark Mahoney 25.1, Osyrus Group (Eastland) Ltd 43.2 Surveying the Bay 52.1, 52.2, 52.3, 52.4, 52.5, 52.6, 52.7, 52.8, 52.9, 52.10, 52.11, 52.12, 52.13, 52.14, 52.15, 52.16, 52.17, 52.18, 52.19, 52.20 Hawke's Bay Regional Council</p>
<p>27.10.2(g) <u>An assessment of the suitability of the site for on-site domestic wastewater disposal.</u></p>	<p>The assessment of the suitability of the site for wastewater disposal provides for sustainable management of the land resource.</p>	<p>23.25 Hawke's Bay Regional Council</p>

<p>27.10.3 <i>General</i></p> <p><i>All lots shall be provided with adequate supply of potable water and water for fire fighting purposes, power and telephone, provision for the disposal of sewage effluent and solid waste, and provision for the disposal and control of stormwater in accordance with NZS 4404:2004 (and any subsequent version) to ensure that:</i></p> <ul style="list-style-type: none"> ■ <i>Potential future uses in the catchment are able to be served.</i> ■ <i>The level of service provided by existing utility services is not compromised.</i> ■ <i>Adverse effects on existing infrastructure are minor.</i> <p><i>Council requires that all lots that cannot connect to Council's reticulated services be independently served until a supply becomes available. Once services are made available properties are required to connect.</i></p> <p><i>Explanation:</i></p> <p><i>Site services should be able to be provided to a lot to enable a range of land uses to be carried out.</i></p> <p><u><i>Where reticulated services are provided by agencies other than the Wairoa District Council, the Council would expect to receive written confirmation that power and telephone those services can be supplied from the relevant agencies.</i></u></p>	<p>The explanation has been amended to provide clarification in the situation where services are provided by agencies other than the Wairoa District Council.</p>	<p>20.8 and 43.4 Surveying the Bay 46.9 Wairoa District Council</p>
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<p>27.10.4(d) Alternative sources of water supply for fire fighting are in accordance with the NZFS Fire Fighting Water Supplies Code of Practice. <u>In areas not served by a reticulated Council water supply, the water supply installed (including, but not necessarily limited to, roof water and/or bore water) shall be to a standard that enables the pressure and quantity required for fire fighting to be maintained.</u></p> <p><u>NOTE: Guidance should be obtained from the New Zealand Fire Service in determining the suitability of the supply.</u></p> <p><u>Explanation:</u> <u>Site services should be able to be provided to a lot to enable a range of land uses. An adequate supply of water is necessary for domestic use and fire fighting purposes. This may be provided through a reticulated system or evidence shall be provided that each lot is capable of being provided with such a supply.</u></p>	<p>Amended to clarify that the rule applies to the provision of water supply for fire fighting and how that may be achieved.</p> <p>The explanation is added as a minor amendment pursuant to clause 16, First Schedule, RMA.</p>	<p>13.23 Tui Development Trust Co Ltd</p>
<p>27.10.5 Sewage Disposal</p> <p>(a) <i>Land being subdivided or developed that lies within an area served by a Council sewerage scheme the property shall be reticulated and connected to that scheme by the developer.</i></p> <p>(b) <i>Land being subdivided or developed that is not able to be serviced by a Council Sewerage Scheme shall <u>either be serviced by:</u></i></p> <p><i><u>(i) a decentralised wastewater treatment and disposal system constructed by the developer, or</u></i></p> <p><i><u>(ii) an individual onsite wastewater system, or</u></i></p> <p><i><u>(iii) on-site holding tanks</u></i></p>	<p>To clarify the alternatives available to developers when required to provide on-site sewage disposal facilities and to advise the process that the District Council requires in relation to the Regional Council's requirements.</p>	<p>23.27 Hawke's Bay Regional Council</p>

<p>comply in accordance with the requirements of the Hawke’s Bay Regional Council (HBRC), or requirements of the Council that meet the HBRC standard concerning septic effluent and water disposal, or be connected to a Council approved reticulation, treatment and disposal system.</p> <p><u>Should a resource consent from HBRC be required for the discharge it shall be applied for by the developer when lodging subdivision consent and then transferred to the owner of the new lot.</u></p> <p><u>Where relevant, a copy of the resource consent allowing the discharge of contaminants from the proposed non-reticulated wastewater system, shall be provided to the Wairoa District Council prior to approval of subdivision pursuant to Section 224 of the Resource Management Act, 1991.</u></p> <p>(c) Any disposal or treatment areas located off-site, other than to Councils owned systems, shall be protected by easements.</p>		As above
<p>27.10.6 Stormwater</p> <p>(a) Domestic stormwater soakage systems must be able to be located landward of the CERZCHEPA.</p>	To clarify that the rule applies to the disposal of stormwater in the whole of the CHEPA so that the risk of decreasing the stability of the foredune system is reduced.	23.28 Hawke’s Bay Regional Council
<p>27.10.7 Works & Network Utilities</p> <p>Utility services shall be provided in accordance with Council’s standards.</p> <p>Services located within a State highway require the written permission of Transit New Zealand.</p> <p><u>Services located within railway premises require the written permission of the New Zealand Railways Corporation.</u></p>	To recognise the impact services within the railway premises may have on the rail network.	47.1 ONTRACK NZ Railways Corporation

<p>Explanation: Site services should be able to be provided to a lot to enable a range of land uses. An adequate supply of water is necessary for domestic use and fire fighting purposes. This may be provided through a reticulated system or evidence shall be provided that each lot is capable of being provided with such a supply.</p>	<p>Moving the explanation is a minor amendment pursuant to clause 16, First Schedule, RMA.</p>	
<p>27A.1 Rules</p> <p><i>These rules apply to the Coastal Hazard Erosion Policy Area (CHEPA) which is defined as land that comprises the Current Erosion Risk Zone (CERZ), the 2060 year Erosion Risk Zone (2060 year ERZ) and the 2100 year Erosion Risk Zone (2100 year ERZ), being that area of land located between mean high water springs (MHWS) and the landward extent of the 2100 year Erosion Risk Zone boundary.</i></p> <p><i>This is applied as an overlay to the underlying Coastal (Mahia) and Residential (Mahia) Zones <u>zones within the Mahia Peninsula area being that area subject to Plan Change 1B.</u></i></p>	<p>To clarify that the CHEPA is applied consistently to all zones affected along the coast.</p>	<p>23.47 Hawke's Bay Regional Council</p>
<p>27A.1.4 The following are discretionary activities:</p> <p>(a) <i>Activities that are determined discretionary in accordance with the rules for the underlying land-use zone.</i></p> <p>(b) <i>Subdivision of land or the erection of any building on land (either natural ground level or any artificially created ground level) in areas potentially subject to flood hazard.</i></p>	<p>To clarify the conditions of subdivision required on subdivision of land within the CERZ.</p>	<p>23.60 Hawke's Bay Regional Council</p>

<p>(c) <i>In the CERZ:</i></p> <p>(i) <i>Subdivision where:</i></p> <ul style="list-style-type: none"> ■ <i>land is partly located in the CERZ; and</i> ■ <i>the land located within the CERZ is to be held in the certificate of title of the proposed seaward lot; and</i> ■ <i>no buildings or structures are proposed on that part of the land located in the CERZ <u>and a consent notice is registered on the resulting certificate of title to this effect.</u></i> <p>(ii) <i>Subdivision of land wholly within the CERZ that is to vest in the ownership of the local or regional authority.</i></p> <p>(iii) <i>Boundary adjustments that comply with the boundary adjustment criteria provided for in Rule 27A.1.10(b)(ii).</i></p> <p>(d) <i>In the 2060 year and 2100 year Erosion Risk Zones:</i></p> <p>(i) <i>Subdivision of land provided that:</i></p> <ul style="list-style-type: none"> ■ <i>no averaging of lot sizes shall be permitted.</i> <p>(ii) <i>Minor boundary adjustments of 2 or more adjacent allotments provided that no additional allotments will be created and the net site area of any proposed allotment created by the boundary adjustment is the same as, or does not differ by more than 5% of, the net site area of that allotment as it existed prior to the boundary adjustment.</i></p> <p>NOTE: Other District Plan provisions may require consent from affected parties or require notification. The undertaking of some activities may require resource consent, or written approval as an affected party, from Hawke's Bay Regional Council. <u>The undertaking of some of the activities noted above may also be subject to rules in regional plans. Those activities may not be allowed unless they fully comply with rules in those regional plans or resource consents are obtained from HBRC. I further recommend that, for the reasons identified in the comments above.</u></p>	<p>To advise of the requirements of the Hawke's Bay Regional Council.</p>	<p>As above</p>
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<p>27A.1.5 <i>Within the CHEPA</i></p> <p>(a) <i>Information Requirements</i></p> <p>(i) <i>The activity shall, where practicable, comply with the permitted activity criteria of the Activity Zone in which it is located. Where there is a conflict with the rules contained in this Chapter, the rules contained in this Chapter shall prevail.</i></p>	<p>To clarify the term “<i>Activity Zone</i>”.</p>	<p>13.21</p> <p>Tui Development Trust Co Ltd</p>
<p>28.8 ADDITIONAL INFORMATION REQUIREMENTS <i>REQUIREMENTS IN RELATION TO SUBDIVISION/DEVELOPMENT APPLICATIONS IN THE RESIDENTIAL (MAHIA) & COASTAL (MAHIA) ZONES</i></p> <p><i>An application for subdivision consent shall be accompanied by information contained in Section 28.32 to 28.7 (inclusive) and the following information (where relevant).</i></p> <ul style="list-style-type: none"> ■ <i>A <u>landscape and</u> visual assessment including the impacts of the subdivision/development on the surrounding environment.</i> ■ <i>Details of potential and existing coastal hazards on site and a description of how the proposed subdivision /development may effect these.</i> ■ <i>All subdivisions shall consider the necessity of providing <u>stormwater</u> storage facilities to reduce the demand on Council infrastructure and public waterways during short duration, high intensity rainfalls. Provisions to mitigate, avoid or remedy any results adverse environmental effects shall be included in the assessment of environmental effects submitted with the application for subdivision</i> 	<p>Amendments are made to Section 28.8 to more fully describe the information required in relation to Subdivision and Land use consent applications to enable a full assessment of the effects of the proposal to be carried out and the sustainable management of the resource to be achieved.</p>	<p>1.4</p> <p>Te Mana Taio O Rongomaiwahine</p> <p>13.24</p> <p>Tui Development Trust Co Ltd</p> <p>23.29, 23.66</p> <p>Hawke’s Bay Regional Council</p> <p>28.11</p> <p>Eastern Earth Landscape Architects</p> <p>36.5</p> <p>New Zealand Historic Places Trust</p>

<p><i>consent.</i></p>		
<ul style="list-style-type: none"> ■ <i>Council may require a detailed stormwater plan to ensure that there are no adverse stormwater effects off-site. The plan shall include the location of overland flow paths, where applicable. The applicant shall liaise with the HBRC with regard to discharge consents and shall advise Council of any additional consents required.</i> ■ <i>Consideration will be given to the layout of existing reticulation, distribution and transmission lines or pipes.</i> ■ <i>An ecological and landscape assessment to be undertaken by a suitably qualified trained professional experienced in the relevant field e.g. ecologist.</i> ■ <i><u>Council may require a detailed wastewater disposal plan to ensure that there are no adverse wastewater effects off-site.</u></i> ■ <i><u>Council may require the submission of an archaeological assessment of the site to enable the actual and potential effects of the proposed activity on any archaeological sites in the area to be assessed. The archaeological assessment should be prepared by a qualified professional archaeologist who is a member of the New Zealand Archaeological Association.</u></i> ■ <i><u>Council may require the submission of a cultural assessment of the site to enable the actual and potential effects of the proposed activity on sites of cultural heritage value to be assessed. The cultural assessment shall be undertaken by a suitably experienced person acknowledged in the field of cultural assessment.</u></i> 	<p>As above</p>	<p>As above</p>

<p><u>Net site area</u> <u>means</u></p> <p><u>(a) The total area of the site less an entrance strip whether that strip is unencumbered and held in the same ownership as the balance of the site, or owned in common with the owners of other sites, or subject to an easement of right-of-way</u></p> <p><u>(b) Where the entrance strip is unencumbered and held in the same ownership as the balance of the lot, the strip shall be deemed to be limited to all that part of the site which extends from the road frontage and has a width of up to 10m in the Coastal (Mahia) Zone and 5m in the Residential (Mahia) Zone</u></p> <p><u>(c) Where the entrance strip is held in common ownership or is subject to an easement of right-of-way the strip shall be deemed to include all that area held in common ownership or subject to the easement</u></p> <p><u>(d) A combination of (b) and (c) may apply.</u></p> <p>Area subject to flood hazard <u>means areas of land identified as part of a subdivision or land use consent application that may be subject to inundation or flood hazard</u></p> <p>Serviced lots <u>means allotment(s) that have available at their boundary reticulated services for wastewater disposal and/or water supply, or for which a commitment exists for the provision of these things prior to the construction of dwellings on the allotment(s).</u></p>	<p>Definitions are added or amended to provide clarification of the terms as they are used in the District Plan.</p>	<p>20.12, Surveying the Bay 23.69, 23.70, 23.71, 23.72, 23.73, 23.74, Hawke's Bay Regional Council 46.2 Wairoa District Council 48.1 Tui Development Trust Co Ltd (late submission)</p>
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<p>The Planning Maps are recommended to be amended as follows:</p> <ul style="list-style-type: none"> ■ That a graphical scale be added to all maps ■ That all maps be amended to include the most up-to-date hazard line information available from the Hawke’s Bay Regional Council prior to notification of the decision on Plan Change 1B. ■ That Planning Map 59, Mahanga, be amended so that the area of Conservation and Reserves Zone shown to the east of Pukenui Road only cover areas of reserve vested in Council. ■ That Planning Map 59, Mahanga, be amended to show the area to the east of Pukenui Road not included as Conservation and Reserves Zone as the Coastal Mahanga Policy Area ■ That Planning Map 62, Mahia Beach 2, be amended to include the area to the east of Newcastle Street identified in submission nos. 34.1 and 51.1, notified in Plan Change 1B as Coastal (Mahia) Zone, as Residential (Mahia) Zone. 	<p>The Planning Maps are amended to provide clarification and certainty to the users of the District Plan.</p>	<p>13.2, 13.13 Tui Development Trust Co Ltd 20.10, 43.5 Surveying the Bay 24.1 Mark Mahoney 34.1 Penny Ann Fishing Co Ltd 51.1 Archie Packer</p>
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