

SECTION 15.1 SUBDIVISION AND LAND DEVELOPMENT

15.1.1 INTRODUCTION

Subdivision is the legal mechanism for changing the boundaries, sizes and ownership of parcels of land. The creation of a new site on a plan does not have any effects on the environment, instead it is the subsequent use of the land which generates effects. Subdivision can however, give rise to expectations of future development of the land, and subsequent occupiers expect that they will be able to use the new sites for a variety of activities. There is therefore, a strong interrelationship between subdivision and activities.

The subdivision of land under Section 31 of the Resource Management Act 1991 includes cross-lease, company lease and unit title arrangements, and long term leases (20 years or more), as subdivision. The Act distinguishes subdivision as a category of activity distinct from land use activities, which cannot be undertaken unless allowed by a rule in the District Plan.

The Council intends to ensure, at the time of subdivision, that the land is suitable for a wide range of activities allowed by the rules of the District Plan. Suitability will be assessed in terms of the geotechnical structure of the land, risk posed by natural hazards, and the ability to mitigate the effects of activities on the environment through the provision of vehicle access, water supply, wastewater and stormwater disposal.

15.1.2 RESOURCE MANAGEMENT ISSUES

- ***Rules for subdivision need to reflect the Objectives and Policies for the various Zones, Resource Management Units and District-Wide Activities in the District Plan.***

The rules for subdivision need to support the Objectives and Policies of Zones, Resource Management Units and District Wide Activities in terms of the sustainable management of natural and physical resources in the District, and the need to avoid or mitigate significant adverse effects on the environment.

- ***Site sizes should support the range of activities which are allowed in the various zones, Resource Management Units or District Wide Activity rules of the District Plan.***

It is important that site sizes are flexible enough to enable them to be utilised for the range of activities allowed by the rules of the District Plan.

- ***The use of a range of site size standards is a method which can help to prevent adverse effects on the environment and the land resource in the Rural and Plains areas of the District.***

Section 7 of the Resource Management Act 1991 identifies the need to have regard to finite characteristics of natural and physical resources in achieving the purpose of the Act. These resources can include the life-sustaining capacity of soils in the Plains and Rural areas of the District. It is important that the subdivision of land in the Rural and Plains areas does not occur in such a manner that may not be compatible with the sustainable management of the land resource.

- ***Standards for site sizes can be a useful means of enabling particular environmental and amenity values associated with developments to be achieved.***

Minimum site sizes can be used as a method to enable particular amenity values to be achieved, such as ensuring that sites are of sufficient size to allow outdoor living spaces, service areas or on-site parking to be provided for residential developments. They can also be used to control densities of development, for example, to protect landscape or visual characteristics of certain areas.

- ***Standards for minimum site sizes can be used as a method to help avoid potential adverse effects between adjacent land use activities.***

Setting minimum site sizes can be a useful method of mitigating the potential for significant adverse environmental effects between different land use activities. For example, in the Rural Zone, a minimum size of sites can be established that will allow sufficient land to be available to enable separation distance standards to be achieved between environmentally sensitive activities.

- ***Sites created by subdivision need to be of a sufficient size to enable servicing requirements to be met.***

Subdivision and provision of services which mitigate the effects of development on the environment are closely linked. It is important that sites are of a sufficient size which make it possible for them to be serviced. In the Rural Zone or in the coastal settlements of Haumoana and Te Awanga, for example, sites need to be large enough to enable wastewater to be treated on the site where there is no reticulated sewerage system available for them to be connected to. Local ground conditions and free draining soils in Omahu and Whirinaki mean that satisfactory on site waste disposal can be achieved on smaller sites than in other rural and coastal settlements. It is also important that the design of sites is compatible with servicing requirements.

- ***New subdivisions and developments can have cumulative effects on service infrastructure.***

New subdivisions, and any likely or anticipated land uses that may occur on the land, may require the existing service infrastructure to be upgraded or extended to ensure that the system has sufficient capacity to accommodate the subdivision. Where new or upgraded services are provided it is important that they are integrated and compatible with the existing service infrastructure, to ensure that the infrastructure is effective and the environment is not adversely affected.

- ***The need to avoid the subdivision of land which is subject to natural hazards or potential natural hazards, or where the subdivision may increase the risk of natural hazards.***

Where land, or any structure on that land, is likely to be subject to damage by erosion, subsidence, slippage, or inundation from any source, or may increase the risk of natural hazards, the Resource Management Act provides that Council must not grant a subdivision consent unless those adverse effects can be avoided, remedied or mitigated.

- ***There is a need to provide for the creation of sites for special purposes.***

Provision needs to be made for the creation of sites which are of a unique size to meet the particular needs of activities such as public works or network utility operations.

- ***Subdivision can be an effective method of enabling the protection of Natural Areas and Heritage Features.***

The physical and legal protection of stands of native bush and other features of biological or scientific or heritage significance can be achieved through the process of subdivision by creating separate titles and using instruments registered on the certificate of title to control the use of that land.

- ***Subdivision can be an effective method of achieving protection of the margins of waterbodies in the Residential, Commercial and Industrial Zones of the District.***

The intensive nature of development in the Residential, Commercial and Industrial Zones of the District makes the provision of esplanade reserves, as community spaces, desirable. The Resource Management Act 1991 enables the Council to require esplanade reserves of up to

20 metres in width to be vested on the creation of new sites of less than 4 hectares, without compensation.

- **The potential for land being subdivided for residential use, particularly in New Urban Development Areas, to contain levels of historic persistent chemical residues that may result in potential adverse health effects for the future occupants**

Assessing the potential for adverse effects to human health from historic persistent chemical residues in the soil at the time of subdivision provides an opportunity for environmental effects to be avoided or remedied before the land use changes to a more sensitive use such as residential activities.

The proposed New Urban Development Areas identified in Section 2.4 of the Plan are typically on land currently or previously used for agricultural or horticultural purposes. In some instances, agrichemical spraying of horticultural crops over a number of years; or animal drenching or dipping in the same location over prolonged periods, may have resulted in elevated levels of arsenic, lead, DDT or copper persisting in the underlying soil. This issue generally relates only to historic agrichemical use, as three of the four substances of concern; arsenic, lead and DDT have not been available for use since 1975, but where used are likely to persist in the soil.

In most instances the concentrations of residues persisting in the soil are unlikely to pose a risk for future residents. Soils in 'hot spot areas' (under animal yards, sheep dips or spray mixing points), or areas that have been subjected to spray regimes involving the chemicals of concern for prolonged periods, however could cause chronic health effects to future residents if those residents are subjected to long term exposure (over a number of years) to the residues in that soil.

Accordingly, it is important to ensure residential subdivisions are occurring on land that is suitable for residential use and will not put residents' health at risk from long term exposure to the historic persistent soil residues of concern.

15.1.3 OBJECTIVES

- SDO1 *To provide for the subdivision of land which supports the overall Objectives and Policies for the various Zones, Resource Management Units, or District Wide Activities in the District Plan, and promotes the sustainable management of natural and physical resources, while avoiding, remedying or mitigating any significant adverse effects on the environment.*
- SDO2 *To ensure that sites created by subdivision are physically suitable for a range of land use activities allowed by the rules of the District Plan.*
- SDO3 *To avoid subdivision in localities where there is a significant risk from natural hazards, unless this risk can be avoided or mitigated without significant adverse effects on the environment.*
- SDO4 *To ensure that land which is subdivided is, or can be, appropriately serviced to provide for the likely or anticipated use of the land, the health and safety of people and communities, and the maintenance or enhancement of amenity values, while avoiding, remedying or mitigating adverse effects on the environment.*
- SD05 *To ensure that subdivision, use and development does not detract from or compromise those natural and physical features which afford the District's Coastal Environment within the Rural Zone its natural character value.*

15.1.4 POLICIES

- SDP1 **That standards for minimum site sizes be established for each Zone in the District.**

Explanation

The subdivision of land should create sites which are of an appropriate size to achieve the scale, density and type of development which is provided for by the Objectives, Policies and Methods for each zone. The District Plan establishes minimum site size standards, which ensure that the Objectives, Policies and Methods for the respective zones can be achieved, while still providing certainty for landowners and sufficient flexibility for them to create sites to suit their particular needs.

- SDP2 **Provide for the subdivision of land to create Conservation Lots for the protection of native bush or other features of biological, scientific or heritage significance.**

Explanation

Subdivision rules are included to provide for the creation of a separate title of any site size containing significant areas of indigenous vegetation and/or wildlife habitat (including wetlands) and an associated house site in return for the legal and physical protection in perpetuity of the nominated vegetation or other significant feature. These rules are included in order to achieve the objectives and policies of the District Wide Activity "Indigenous Vegetation and Habitats of Indigenous Fauna" contained in Section 13.10 of the District Plan (see Policy INP3 of Section 13.10 of the District Plan).

- SDP3 **Provide for the subdivision of land to create Conservation Lots for the protection of recognised heritage features.**

Explanation

Subdivision rules are intended to provide for the creation of a separate title for any recognised heritage item. These rules are included to achieve the Objectives outlined in Section 12.5 of the District Plan; Heritage Items and Trees.

- SDP4 **Allow the creation of sites of various sizes and dimensions for special purpose allotments.**

Explanation

Subdivision to create sites for special purposes, including public works or network utility operations, should be undertaken in a manner which is flexible and reflects the likely public needs associated with them. It is therefore impractical to specify what size or dimension these sites should be because of the highly variable nature of circumstances associated with the purpose of their creation. Applications for subdivisions to create sites for special purposes will therefore be assessed to determine whether the sites will be of sufficient area and dimensions to facilitate their intended use.

- SDP5 **Ensure that building platforms on Lifestyle Lots in the Te Mata Special Character Zone are located so as to avoid any significant adverse effects between lifestyle activities on the sites and viticultural and horticultural activities on adjoining rural sites.**

Explanation

Potential significant adverse effects between Lifestyle Lots and adjoining rural sites used for, or suitable for, viticultural or horticultural activities in the Te Mata Special Character Zone, will be avoided by requiring subdividers to design Lifestyle Lots so at least one building platform can be provided on them which is located a minimum safe distance away from any adjoining rural activity.

- SDP6 **Require subdividers in the Te Mata Special Character Zone to design and manage subdivisions to protect the natural landscape quality and visual amenity of the zone.**

Explanation

Applications for subdivisions in the Te Mata Special Character Zone will be assessed in terms of their ability to provide building platforms on the sites which are located so they will not penetrate any ridgeline of the Te Mata foothills as viewed from Te Mata Road, and their ability to locate vehicle access on the site so as to reduce any detracting from the natural landscape quality of the area. Any earthworks or filling associated with providing building platforms or access on the sites will also be assessed for their potential effects on the natural landscape, and subdividers will be required to retain existing vegetation on the sites as far as practicable.

- SDP7 **Avoid any potential significant adverse effects of wastewater and stormwater run-off from sites located in the Te Mata Special Character Zone which are near the Weleda property.**

Explanation

Subdivisions located within 30 metres of the Weleda property in the Te Mata Special Character Zone will be required to demonstrate how they can avoid any potential contamination of the Weleda property, from stormwater run-off and wastewater soakage, so that any significant adverse effects on the activities of the Weleda site are avoided.

- SDP8 **Require applicants for subdivision consents for sites within the Rural Residential Zone or Plains Zone (where they are located on land comprising Outstanding Natural Features and Landscapes or Significant Landscape Character Areas) and in the Rural Zone (where they are located on land comprising Outstanding Natural Features and Landscapes), and for subdivision consent applications for sites in the Te Mata Special Character Zone, to demonstrate that the subdivision will have no significant adverse visual or landscape effects.**

Explanation

In assessing subdivision consent applications for sites within the Rural Residential Zone or Plains Zone (where they are located on land comprising Outstanding Natural Features and Landscapes (see Parts A, B and C of Schedule 12.2-1 of Section 12.2 of the District Plan)) or Significant Landscape Character Areas (see Schedule 12.2-2 of Section 12.2 of the District Plan), and in the Rural Zone (where they are located on land comprising Outstanding Natural Features and Landscape Areas (See Parts A, B and C of Schedule 12.2-1 of Section 12.2 of the District Plan)). For sites in the Te Mata Special Character Zone, the Council will require the subdivider to demonstrate that, in terms of the location of any building platforms, roads and accessways, earthworks, landscaping and planting, the development has been designed to ensure that it will not have any significant adverse visual and landscape effects (see also Policy LSP5 of Section 12.2 of the District Plan on Landscape Areas).

- SDP9 **Ensure that land being subdivided, including any potential structure on that land, is not subject to material damage by erosion, falling debris, subsidence, slippage or inundation from any source.**

Explanation

Some areas within the Hastings District are unsuitable for development, or require specific measures to be undertaken to avoid the effects of natural hazards, including flooding, inundation, erosion, subsidence or slippage (see Section 12.3 of the District Plan on Natural Hazards). Section 106 of the Resource Management Act requires the Council to refuse

consent to any subdivision in these areas, or any adjacent or nearby areas that maybe affected by the activities that could take place once the subdivision has been approved, unless adequate measures are available to overcome or reduce the risk of the hazard.

- SDP10 **Ensure that any measures used to avoid, remedy or mitigate the risks of natural hazards do not have significant adverse effects on the environment.**

Explanation

In using measures to avoid, remedy or mitigate the risks of natural hazards, it is also necessary to consider the effects of the mitigation measures themselves, which can also have significant adverse environmental effects. An example of this is the filling of land which may interfere with the functioning of natural flood plains and ponding areas.

- SDP11 **Recognise the role of the Hastings District Council's Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide and Engineering Code of Practice design standards which may be used as a means of compliance with the rules of the District Plan for Subdivision and Land Development, and may be applied as conditions of subdivision consents for the servicing of sites.**

Explanation

As a means of achieving compliance with the rules of the District Plan for subdivision and land development, the Council may refer to the design standards contained in the Hastings District Council's Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide or Engineering Code of Practice and may apply them as conditions of subdivision consent.

- SDP12 **Ensure provision of onsite services for water supply, sewage disposal or stormwater disposal for sites in the Rural and Plains areas unless the provision of reticulated services is identified as an appropriate work to mitigate adverse effects on the environment.**

Explanation

The intense subdivision of land, particularly for rural residential and lifestyle purposes, in the Rural and Plains areas of the District, could lead to environmental effects which create demand for the Council to provide sites with reticulated services for water supply, wastewater disposal and stormwater disposal. However, unless the provision of such services are proposed and identified as works in the Council's Strategic Plan or Annual Plan, and are necessary to protect the environment, the Council will not provide them to the sites in these areas. Subdividers will be required to ensure that independent provision can be made for an on-site water supply, and for the disposal of wastewater and stormwater on the site.

- SDP13 **Ensure that where sites are not connected to a public water supply, wastewater disposal or stormwater disposal system, suitable provision can be made on each site for an alternative water supply or method of wastewater disposal or stormwater disposal, which can protect the health and safety of residents and can avoid any significant adverse effects on the environment.**

Explanation

Where a method, other than connection to a public reticulated system will be used to provide new sites with a water supply, or a means of disposing of wastewater or stormwater from sites, subdividers will be required to demonstrate how the method can achieve the protection

of the health and safety of residents and avoid any significant adverse effects on the environment.

- SDP14 Require the provision of safe and practicable access for pedestrians and vehicular traffic from a public road to each site.

Explanation

High vehicular ownership and use requires the consideration of vehicular access to newly created sites. This may require the upgrading of existing roads or the provision of new roads within the subdivision site to connect the subdivision to the District roading network. Vehicular access to sites must be practicable, safe and convenient for vehicles to use, and should avoid adverse effects on the environment. The same level of provision will be expected for pedestrian access.

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

Explanation

Where new roads are required to connect a subdivision site to the District Transport Network, it is important that they are designed and constructed to be compatible with the roads they are connecting to. This is to ensure that the transport network is sustained at a level which provides safe, practicable and convenient travel for those using it, and which mitigates any potential significant adverse effects of the road and its use on the environment, including effects on adjoining activities. Subdividers will generally be required to provide roads within the subdivision site. Standards for the design and construction of the different types of roads in the Transport Hierarchy are provided in Section E of the Hastings District Council's Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide (Best Practice Design Guide) and Schedule C of the Engineering Code of Practice. Subdividers are able to use these standards as a guide to comply with the rules of the District Plan when constructing roads within subdivision sites.

- SDP16 **Subdividers and Developers shall be required to accommodate within the design and layout of any subdivision or development any Structure Road or Structure Utilities identified on an approved Structure Plan within any Proposed New Urban Development Area, or other areas (such as the Irongate Industrial Area).**

Explanation

In order to ensure the orderly and efficient development of the Proposed New Urban Development Areas, or other areas (such as the Irongate Industrial Area) the Council will identify, where necessary, key Structure Roads and Structure Utilities. The general route and construction standards will be identified on an approved Structure Plan and subdivisions or developments shall be required to make provision for them.

- SDP17 **Utilise existing Unformed Legal Roads as part of subdivisions, where appropriate.**

Explanation

The District contains a large number of legal unformed roads. The formation of these as part of the subdivision process will be required where subdividers utilise these to provide physical or legal access to sites.

- SDP18 **Ensure that earthworks associated with providing vehicle access or services on land being subdivided will neither detract from the visual amenities of the area, nor have adverse environmental impacts, such as dust, or result in the destruction of heritage sites, cause natural hazards, or increase the risk of natural hazards occurring.**

Explanation

Earthworks associated with providing access or services on the land being subdivided (e.g. cutting of roads or the provision of building platforms) may potentially have an adverse effect on the visual amenities of the area where the subdivision is located, may cause adverse environmental impacts such as dust, may result in the disturbance or destruction of archaeological or other heritage sites, may accelerate or worsen the risk of natural hazards in the area, or may even cause natural hazards. The Council may impose conditions on subdivision consents regarding the design, location, construction and extent of the earthworks associated with the subdivision or development of the land.

- SDP19 **Ensure that any infrastructural costs arising from subdivision proposals are apportioned in a fair and reasonable way between existing and new users.**

Explanation

Subdividers may be required to pay (as a condition of the subdivision consent) their fair and reasonable share of the costs of providing or upgrading roading and service infrastructure needed to meet the demands of new subdivisions for the provision of new infrastructure or the upgrading of existing infrastructure in the District, and to avoid, remedy or mitigate adverse effects of development on the environment. The rules relating to Roading Contributions and Development Levies are provided in Section 15.3 and 15.4 of the District Plan.

- SDP20 **Require subdividers to pay their fair and reasonable share of the costs of purchasing land for reserves.**

Explanation

All subdividers will be required to contribute towards the cost of acquiring new reserves, identified in the Council's District Reserves Strategy, and provided for in Appendix 15.2 of the District Plan. The rules for the provision of Reserves Contributions are provided in Section 15.2 of the District Plan.

- SDP21 **Require the establishment of Esplanade Reserves when land is subdivided in the Residential, Commercial and Industrial Zones of the District.**

Explanation

An esplanade reserve with a width of 20 metres will be taken on the creation of any site of less than 4 hectares which is created when land is subdivided in the Residential, Commercial or Industrial Zones, and where it abuts the margin of any lake over 8 hectares, any river greater than 3 metres in width, or the sea. This will ensure that where intensive subdivision occurs, a continuous reserve alongside waterbodies or the coast is provided.

- SDP22 **Provide, where it is appropriate, for the waiving of requirements for esplanade reserves in the Residential, Commercial and Industrial Zones.**

Explanation

The Resource Management Act 1991 enables the Council to specify in the District Plan the circumstances in which a waiver or variation of the width of an Esplanade Reserve will be

allowed. Applications for waivers will be considered on a case-by-case basis, and will be assessed in accordance with Specific Assessment Criteria in Section 15.1.10.2 (6).

- SDP23 **Facilitate the provision of public access to existing Esplanade Reserves in the District which are currently landlocked or isolated from other Esplanade Reserves.**

Explanation

There are a number of existing Esplanade Reserves in the District that are landlocked and have no legal access. The Council will identify these Esplanade Reserves and will endeavour to facilitate access to them, where appropriate. This may include the addition of a condition on some subdivision consents for the provision of Access Strips in order to provide access to existing Esplanade Reserves.

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

Explanation

Subdivisions and developments need to be provided with adequate means of connection to a water supply and services for the disposal of wastewater and stormwater. In the urban area subdividers or developers will generally be required to connect to the Hastings District Council reticulation network and meet the requirements of the Engineering Code of and in terms of low impact design solutions for stormwater, the Subdivision and Infrastructure Development in Hastings : Best Practice Design Guide.

- SDP25 **To avoid, remedy or mitigate the adverse effects of the subdivision of land for residential purposes, where soils have the potential to contain historic persistent chemical residues that may result in potential adverse health effects for the future occupants.**

Explanation

Where historic persistent chemical residues (e.g. copper, arsenic, DDT, lead) are present in the soil above accepted concentrations, they may give rise to adverse health effects from prolonged exposures if land is developed and used for residential activities. Subdividers will therefore be required to ensure that historic persistent chemical residues are at levels suitable for residential land uses at the time of subdivision, or that suitable remediation will occur to achieve safe residue levels, or if residues are not reduced that other measures are taken to ensure future residents will not be exposed to those residues.

National Environmental Standards are proposed to be introduced to address the effects of historic persistent chemicals on a nationwide basis. If those National Environmental Standards are less restrictive than the standards and assessment criteria in the Hastings District Plan, a Plan Change will be considered to address any inconsistencies.

- SDP26 **Require subdividers in the Tangoio Coastal Residential Zone to design and manage subdivisions to protect the natural landscape quality and visual amenity of the zone.**

Explanation

Applications for subdivisions in the Tangoio Coastal Residential Zone will be assessed in terms of their ability to complement the surrounding landscape. This includes consideration of various design parameters including site location and size, landscaping proposals, and placement of infrastructure.

- SDP27 **Require subdividers in the Rural Zone where located on land within the Coastal Environment to design and manage subdivisions which protect and preserve the natural character and landscape quality of the Coastal Environment.**

Explanation

Applications for subdivision within the Rural Zone (where located on land within the Coastal Environment) will be assessed in terms of their ability to provide building platforms on the sites so that they will not detract from the natural and physical features that afford the District's Rural Zoned Coastal Environment its natural character value and amenity values. Applications will also be assessed in terms of their ability to locate vehicle access on the site so as to reduce any distraction from the natural landscape quality of the area. Any earthworks or filling associated with providing building platforms or access to the sites will also be assessed for their potential effects on the natural character and coastal landscapes. Subdividers will be required and encouraged to retain or enhance existing appropriate vegetation in the sites as far as practicable.

- **SDP28 To provide for subdivision, use and development where the effects on the natural character of the Coastal Environment of the Rural Zone and avoided, remedied or mitigated.**

Explanation

A significant portion of the Hastings District's Coast adjoins private rural zoned land. Although some of these areas are identified as important landscape vistas and are afforded protection by way of Significant Landscape Character Area and Outstanding Natural Feature overlays, a large portion of the coast remains outside of these overlays. Subdivision, use and development in these areas should be designed to avoid, remedy or mitigate any effects (including cumulative effects) on the natural character of Rural Zones Coastal Environment.

15.1.5 METHODS

These Objectives and Policies will be implemented through the following Methods:

- **Hastings District Plan**

Transportation (Section 2.5): Appendix 2.5-1 identifies the Council's District Roading Hierarchy which identifies the status of each existing road and proposed road in the District. Subdividers will need to comply with Design and Access Standards established for each type of road in the hierarchy.

Landscape RMU (Section 12.2): Identifies the sites in the District that are listed as Outstanding Natural Features or Significant Landscape Character Areas.

Natural Hazard RMU (Section 12.3): Identifies those areas, and sites that are subject to development control because of the risks associated with one or more natural hazards. The presence of such hazards may affect the ability to subdivide.

Waahi Tapu RMU (Section 12.4): Identifies the Waahi Tapu sites that are listed under Appendix 12.4-1. Such sites could be adversely affected by earthworks resulting from subdivision.

Heritage and Trees RMU (Section 12.5): Identifies these heritage items for which a Conservation Lot Subdivision may be sought.

Earthworks DWA (Section 13.4): Identifies the Policies, Rules and Standards that must be complied with as part of any subdivision that involves the establishment of access, or building platforms that require earthworks to be carried out.

Riparian Land Management and Public Access DWA (Section 13.9) and Indigenous Vegetation and Habitats of Indigenous Fauna DWA (Section 13.10): These Sections identify those sites of natural, biological or scientific significance and for which Conservation Lots may be sought and those areas in the Rural and Plains Zones of the District where the Council has identified the opportunity to provide Esplanade Reserves.

Parking Loading and Access (Section 14.1): Provides Policies and Rules relating to the provision of access to and from sites. Subdividers will be required to comply with these Standards in order to obtain subdivision consents.

Subdivision and Land Development (Section 15.1): Includes Standards for site sizes and dimensions, property access, and the provision of services to sites.

Reserve Contributions (Section 15.2): Identifies the fees that will be required to be paid by subdividers as contribution to the establishment and development of new reserves in the District.

Development Levies (Section 15.3): Identifies the fees that subdividers must pay as a contribution to the provision of reticulated and infrastructural services for subdivision.

Roading Contributions (Section 15.4): Identifies the financial contributions that will be required from subdividers for the provision of roading within any proposed subdivision.

- **Hastings District Council's Engineering Code of Practice**

The Hastings District Council has an Engineering Code of Practice which is updated and consulted on as part of the Annual Plan process, as and when significant changes occur to warrant an update. The Engineering Code of Practice establishes Standards for the design and construction of roading and service infrastructure, which can be used as a means of compliance with the Objectives, Policies and Rules of the District Plan.

- **Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide (BPDG)**

This document promotes innovative and sustainable land development, subdivision and infrastructure solutions which aim to create high quality urban environments. The guide incorporates examples and pictorial layouts from best practice within New Zealand and encourages landowners and developers to explore designs that will deliver improved living environments for our community. Guidance within this document will help landowners and developers meet the assessment criteria for land development and subdivision and rules associated with property access outlined in the District Plan.

- **Natural Hazard Information**

Use of information, such as the Council's Natural Hazard Database on the GIS system, and the Natural Hazards Historical Database and ongoing consultation and information sharing with the Hawke's Bay Regional Council.

- **Covenants and Consent Notices - Issued under Section 221 of the Resource Management Act 1991, and registered on Certificates of Title.**

- **Completion Certificates - Issued under Section 222 of the Resource Management Act 1991, for the completion of works e.g. works to provide or upgrade service facilities.**

- **Building Act 1991 and the Local Government Act 1974.**

- **Structure Plan**

Proposed New Urban Development Areas (Section 2.4) **or other areas such as the Irongate Industrial Area** may have Structure Plans developed for them. These will identify the preferred location and outcomes for key infrastructural elements required. Subdividers and Developers will need to have regard to these, and their outcomes, in the design and placement of roads and services and they will be required to be constructed to approved standards. Any approved Structure Plan shall be included as an Appendix to Section 15.1 of the District Plan.

15.1.6 ANTICIPATED OUTCOMES

It is anticipated that the following specific environmental outcomes will be achieved.

- Achievement of the Objectives and Policies of the various Zones, Resource Management Units and District Wide Activity provisions.
- The provision of sites which are of a sufficient size and shape to be able to accommodate a variety of potential activities allowed by the various Zones, Resource Management Units and District Wide Activity rules.
- The provision of sites which are of a size and shape to enable the maintenance or enhancement of the character or amenity values of the environment in which they are located.
- Sites which are capable of meeting servicing requirements.
- Avoidance of subdivision on land subject to natural hazards or potential natural hazards.
- Avoidance of subdivision where it could accelerate or worsen the risk of natural hazards.
- Creation of sites of a size and shape suitable for the recognition or protection of land for public works, network utilities, or other special purposes.
- Maintenance or enhancement of public health and safety.
- Achieve flexibility in the size of sites that can be created and the means of achieving the servicing of sites.
- Provision of a water supply of suitable quality and quantity to meet the needs of likely or potential land uses on the sites, including water for fire control and suppression.
- Provision of facilities for wastewater disposal and stormwater disposal for new sites.
- Provision of service facilities and vehicular access for sites which are integrated well with the existing infrastructure, and which are compatible with its on-going development and maintenance.
- Safe and efficient management of vehicular traffic to new sites.
- Provision of access to new sites for pedestrians, cyclists and other non-motorised road users where there is an identified need.
- The natural and physical resources which afford the Coastal Environment of the Rural Zone its natural character values will be protected from inappropriate subdivision, use and development.

15.1.7 RULES

The following subdivision rules are provided in order to implement the Objectives and Policies of the various Zones, Resource Management Units, and District Wide Activities of the District Plan. At various stages of the subdivision process the Council may require subdividers to provide further information in accordance with Sections 4.5 and 4.6 of the District Plan on Information Requirements for Subdivision and Resource Consents.

15.1.7.1 CONTROLLED ACTIVITIES

(a) The following activities shall be Controlled activities:

- SUBDIVISIONS WHICH COMPLY WITH THE RELEVANT ZONE SUBDIVISION STANDARDS AND TERMS IN SECTION 15.1.8 AND ALL RELEVANT GENERAL SITE PERFORMANCE STANDARDS AND TERMS SPECIFIED IN SECTION 15.1.9 (EXCEPT FOR THOSE SUBDIVISIONS SPECIFICALLY LISTED UNDER THE FIFTH BULLET POINT OF RULE 15.1.7.1(A), RULE 15.1.7.2 OR RULE 15.1.7.3 BELOW)
- SUBDIVISIONS TO CREATE SITES FOR THE FOLLOWING SPECIAL PURPOSES: PUBLIC WORKS, NETWORK UTILITY OPERATIONS, RESERVES AND ACCESS, WHICH COMPLY WITH ALL RELEVANT GENERAL SITE PERFORMANCE STANDARDS AND TERMS SPECIFIED IN SECTION 15.1.9.
- SUBDIVISIONS TO CREATE SITES WITH AN AREA OF LESS THAN 200M² FOR THE FOLLOWING SPECIAL PURPOSES: PUBLIC WORKS, NETWORK UTILITY OPERATIONS, RESERVES AND ACCESS WHICH COMPLY WITH ALL RELEVANT GENERAL SITE PERFORMANCE STANDARDS AND TERMS 15.1.9.1 TO 15.1.9.5 AND 15.1.9.11 TO 15.1.9.13.
- SUBDIVISIONS TO CREATE RESIDENTIAL FARM PARKS IN THE RURAL RESIDENTIAL ZONE AND IN THE LIFESTYLE AREA OF THE TE MATA SPECIAL CHARACTER ZONE WHICH COMPLY WITH ALL RELEVANT STANDARDS AND TERMS IN 15.1.8, AND ALL RELEVANT GENERAL SITE PERFORMANCE STANDARDS AND TERMS SPECIFIED IN 15.1.9.
- SUBDIVISIONS TO CREATE A LIFESTYLE SITE BASED AROUND AN EXISTING DWELLING IN THE RURAL ZONE (OUTSIDE OF THE COASTAL ENVIRONMENT), WHICH COMPLIES WITH ALL RELEVANT STANDARDS AND TERMS IN 15.1.8, AND ALL RELEVANT GENERAL SITE PERFORMANCE STANDARDS AND TERMS SPECIFIED IN 15.1.9.

(b) Applications for Controlled Activities will be considered without notification or without the requirement to serve notice. Conditions may be imposed in relation to the matters over which control will be exercised, identified in Section 15.1.10 of the Plan.

15.1.7.2 RESTRICTED DISCRETIONARY ACTIVITIES

(a) The following activities shall be Restricted Discretionary Activities. The Council will restrict the exercise of its discretion to the ability of the activity to achieve the particular Outcome(s) of the General Site Performance Standard(s) and Term(s) in Section 15.1.9 which it fails to meet, the General Assessment Criteria in Section 15.1.10.1, and the ability of the activity to achieve the remaining relevant General Site Performance Standards and Terms in Section 15.1.9.

- SUBDIVISIONS WHICH COMPLY WITH THE RELEVANT ZONE SUBDIVISION STANDARDS IN SECTION 15.1.8, BUT DO NOT COMPLY WITH ONE OR MORE GENERAL SITE PERFORMANCE STANDARDS AND TERMS IN SECTION 15.1.9.

- (b) The following activities shall be Restricted Discretionary Activities. The Council will restrict the exercise of its discretion to the General Assessment Criteria in Section 15.1.10.1, the relevant Specific Assessment Criteria in Section 15.1.10.2 and the ability of the activity to achieve the relevant General Site Performance Standards and Terms in Section 15.1.9.
- SUBDIVISIONS TO CREATE SITES FOR THE FOLLOWING SPECIAL PURPOSES; PUBLIC WORKS, NETWORK UTILITY OPERATIONS, RESERVES AND ACCESS, WHICH DO NOT COMPLY WITH ONE OR MORE OF THE GENERAL SITE PERFORMANCE STANDARDS AND TERMS IN SECTION 15.1.9.
 - SUBDIVISIONS TO CREATE CONSERVATION LOTS IN ASSOCIATION WITH THE PROTECTION OF NATURAL AREAS (SEE SECTION 13.10 OF THE DISTRICT PLAN AND APPENDIX 13.10-1), WHICH COMPLY WITH THE RELEVANT ZONE SUBDIVISION STANDARDS AND TERMS IN SECTION 15.1.8.
 - SUBDIVISIONS TO CREATE CONSERVATION LOTS IN ASSOCIATION WITH THE PROTECTION OF HERITAGE ITEMS (SEE SECTION 12.5 OF THE DISTRICT PLAN AND APPENDIX 12.5.2(A) & (C), WHICH COMPLY WITH THE RELEVANT ZONE SUBDIVISION STANDARDS AND TERMS IN SECTION 15.1.8.
 - SUBDIVISIONS TO CREATE LIFESTYLE LOTS IN THE 'LIFESTYLE AREA' OF THE TUKI TUKI SPECIAL CHARACTER ZONE AND IN THE 'LIFESTYLE AREA' OF THE TE MATA SPECIAL CHARACTER ZONE WHICH COMPLY WITH THE RELEVANT ZONE SUBDIVISION STANDARDS AND TERMS IN SECTION 15.1.8.
 - SUBDIVISIONS TO CREATE LOTS IN ALL RESIDENTIAL ZONES IN AREAS WITHOUT RETICULATED SEWERAGE (OTHER THAN OMAHU AND WHIRINAKI) BETWEEN 800m² AND 1000m² NET SITE AREA, SHALL BE RESTRICTED DISCRETIONARY ACTIVITIES.
 - SUBDIVISIONS IN RESIDENTIAL ZONES TO CREATE SEPARATE TITLES FOR EXISTING DWELLINGS THAT DO NOT MEET THE MINIMUM AREA REQUIREMENTS IN SECTION 15.1.8.
 - SUBDIVISIONS WITHIN THE RURAL ZONE, BUT OUTSIDE THE COASTAL ENVIRONMENT, SUBJECT TO TABLE 15.1.8.1 (9. RURAL) AND TABLE 15.1.8.3 (RURAL – NOTE 2) , WHICH COMPLY WITH ALL RELEVANT STANDARDS AND TERMS IN 15.1.8, AND ALL RELEVANT GENERAL SITE PERFORMANCE STANDARDS AND TERMS SPECIFIED IN 15.1.9.
 - SUBDIVISIONS IN STAGE 1 OF THE DEFERRED INDUSTRIAL 2 ZONE (IRONGATE) WHICH COMPLY WITH THE RELEVANT ZONE SUBDIVISION STANDARDS AND TERMS IN SECTION 15.1.8 AND THE RELEVANT GENERAL SITE PERFORMANCE STANDARDS AND TERMS SPECIFIED IN SECTION 15.1.9.
 - SUBDIVISIONS WITHIN THE FLAXMERE VILLAGE CENTRE ZONE WHICH COMPLY WITH ALL THE RELEVANT STANDARDS AND TERMS IN 15.1.8, AND ALL RELEVANT SPECIFIC SITE PERFORMANCE STANDARDS AND TERMS SPECIFIED IN 15.1.9. (NOTE RULE 15.1.7.2 (e) BELOW).
 - SUBDIVISION IN THE MIXED USE AND RETAIL PRECINCT (WITHIN HAVELOCK NORTH VILLAGE CENTRE) TO CREATE SEPARATE TITLES FOR EXISTING BUILDINGS WITHIN COMPREHENSIVE DEVELOPMENTS THAT COMPLY WITH ALL RELEVANT GENERAL SITE PERFORMANCE STANDARDS AND TERMS SPECIFIED IN 15.1.9.

- (c) Applications for Restricted Discretionary Activities may be considered without notification or without the requirement to serve notice. Activities will be assessed and conditions may be imposed in relation to those matters identified in Section 15.1.10 that Council has restricted its discretion over.
- (d) Rural Zone lifestyle applications and/or Rural lot subdivision applications (that comply with all the relevant standards and terms in 15.1.8. and 15.1.9) will be considered without the need to obtain the written approval of affected persons and will be considered without the requirement to serve notice and will be considered without notification. The only exception to this is that where any identified building platform proposed is within 32 metres of the centre line of a high voltage transmission line, Transpower New Zealand Limited shall be considered an affected party and either its written approval shall be obtained or the application will be notified (limited only to Transpower New Zealand Ltd). Activities will be assessed and conditions may be imposed in relation to those matters identified in Section 15.1.10.1 and 15.1.10.2 (16) over which Council has restricted its discretion.
- (e) Subdivision applications that comply with all the relevant standards and terms in 15.1.8. and 15.1.9 within the FLAXMERE VILLAGE CENTRE ZONE, will be considered without the need to obtain the written approval of affected persons and will be considered without the requirement to serve notice and will be considered without notification. Activities will be assessed and conditions may be imposed in relation to those matters identified in Section 15.1.10.1 and 15.1.10.2 (18) over which Council has restricted its discretion.

15.1.7.3 DISCRETIONARY ACTIVITIES

- (a) The following activities shall be Discretionary Activities and will be assessed, but not restricted to, the Assessment Criteria in Section 15.1.10.2(9) and the relevant Objectives and Policies of the Plan.
- SUBDIVISIONS OF LIFESTYLE SITES (THAT IS, SUBDIVISIONS IN ACCORDANCE WITH STANDARD 15.1.8.3) IN THE RURAL ZONE, WHERE LOCATED ON LAND COMPRISING ONF5, ONF6, SLC6, SLC7 OR SLC8 (REFER APPENDIX 12.2-1 IN SECTION 12.2 LANDSCAPE AREAS) AND SUBDIVISION IN THE RURAL ZONE WHERE:
ALL OR PART OF A SITE IS LOCATED WITHIN THE COASTAL ENVIRONMENT (AS SHOWN ON THE HASTINGS DISTRICT PLANNING MAPS) AND WHERE THAT SUBDIVISION CREATES ANY ADDITIONAL DEVELOPMENT RIGHTS ON THAT PART OF THE SITE LOCATED WITHIN THE COASTAL ENVIRONMENT (AS SHOWN INDICATIVELY IN APPENDIX 15.1 – 7), AND WHICH COMPLY WITH THE RELEVANT ZONE SUBDIVISION STANDARDS AND TERMS IN SECTION 15.1.8.
- (b) The following activities shall be Discretionary Activities, and will be assessed against but not restricted to the General Assessment Criteria in Section 15.1.10.1, the Specific Assessment Criteria in Section 15.1.10.2, the relevant General Site Performance Standards and Terms in Section 15.1.9, and the Subdivision Standards and Terms in Section 15.1.8.
- SUBDIVISION TO CREATE RESIDENTIAL FARM PARKS IN THE RURAL ZONE WHICH COMPLY WITH THE RELEVANT SUBDIVISION STANDARDS AND TERMS IN SECTION 15.1.8.
 - SUBDIVISIONS OF SITES INVOLVING LISTED WAAHI TAPU WHERE A PROPOSED BOUNDARY LINE BISECTS OR SEPARATES AN IDENTIFIED WAAHI TAPU (LISTED IN APPENDIX 12.4-1) INTO TWO OR MORE DIFFERENT TITLES WHICH COMPLY WITH ALL RELEVANT GENERAL SITE PERFORMANCE STANDARDS AND TERMS IN 15.1.9 AND 15.1.10.
- (c) The following activities shall be Discretionary Activities, and will be assessed against, but not restricted to, the General Assessment Criteria in Section 15.1.10.1, the Specific Assessment Criteria in Section 15.1.10.2(12), and the Objectives and Policies of the Plains Zone.

- PLAINS LIFESTYLE SITE SUBDIVISIONS THAT DO NOT MEET THE MAXIMUM AREA REQUIREMENT IN SECTION 15.1.8.3.
 - PLAINS LIFESTYLE SITE SUBDIVISIONS THAT DO NOT MEET THE REQUIREMENT IN SECTION 15.1.8.3 FOR THE AMALGAMATED BALANCE AREA TO EXCEED 12HA.
 - PLAINS LIFESTYLE SITE SUBDIVISIONS THAT DO NOT MEET THE REQUIREMENT IN SECTION 15.1.8.3 FOR THE SITES BEING AMALGAMATED TO BE ADJOINING.
- (d) The following shall be A Discretionary Activity, and will be assessed against, but not restricted to, the General Assessment Criteria in Section 15.1.10.1, the Specific Assessment Criteria in Section 15.1.10.2(13), and the Objectives and Policies of the Plains Zone.
- SUBDIVISION TO SEPARATE A SURPLUS RESIDENTIAL BUILDING FROM A PLAINS ZONE SITE, PROVIDED THE BUILDING WAS EXISTING PRIOR TO 2ND SEPTEMBER 2000, AND PROVIDED THAT AT LEAST ONE RESIDENTIAL BUILDING EXISTED PRIOR TO THIS DATE REMAINS ON THE BALANCE OF THE SITE.

15.1.7.4 NON-COMPLYING ACTIVITIES

The following activities shall be Non-Complying Activities.

- ANY SUBDIVISION (UNLESS SPECIFICALLY PROVIDED FOR UNDER RULES 15.1.7.1, 15.1.7.2 OR 15.1.7.3 ABOVE) WHICH IS UNABLE TO COMPLY WITH ONE OR MORE OF THE RELEVANT ZONE SUBDIVISION STANDARDS AND TERMS IN SECTION 15.1.8.

15.1.8 ZONE SUBDIVISION STANDARDS AND TERMS
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The minimum net site area specified below in 15.1.8.1-3 shall be exclusive of all legal access strips to or over the site.

15.1.8.1 GENERAL SITE STANDARDS (EXCEPT LIFESTYLE AND CONSERVATION LOT SUBDIVISIONS)

Sites created by subdivision, including balance titles, shall comply with the Standards specified for each Zone in Table 15.1.8.1.

TABLE 15.1.8.1 MINIMUM SITE SIZES AND DIMENSIONS

ZONE		Minimum Net Site Area	Minimum Legal Access Width
1.	GENERAL RESIDENTIAL		
	- Within 100m radius of nodal public space (Appendix 8.0-2)	300m ²	3m
	- Outside 100m radius of nodal public space (Appendix 8.0-2)	350m ²	3m
	- Within Proposed New Urban Development Area (Appendix 2.4-1)	400m ² (Note 1)	3m
	- In areas without public reticulated sewerage	1000m ²	3m
2.	PLAINS RESIDENTIAL		
	- In areas with reticulated sewerage	500m ²	3m
	- In areas without reticulated sewerage (Omahu)	800m ²	3m
	- In areas without reticulated sewerage (All other areas)	1000m ²	3m
3.	COASTAL RESIDENTIAL		
	- In areas with public reticulated sewerage	500m ²	3m
	- In areas without public reticulated sewerage (Whirinaki)	800m ²	3m
	- In areas without public reticulated sewerage (All other areas)	1000m ²	3m
	Sites within the Coastal Residential Zone at Tangoio (subject to an approved reticulated wastewater system)		
	- Sites, where the majority of the land area is within 150m of Mean High Water Springs Mark	400m ²	3m
	- Sites, where the majority of the land area falls further than 150m of Mean High Water Springs Mark	600m ²	3m
4.	DEFERRED RESIDENTIAL	6 hectares	3m
5.	COMMERCIAL (all Commercial Zones) Including the Commercial & Commercial Service Precincts (Flaxmere Village Centre Zone); and Retail Precinct & Employment Precinct (Havelock North Village Centre Zone) Mixed Use Precinct (Havelock North Village Centre Zone)	No Minimum (Note 2)	4m
6.	INDUSTRIAL 1 ZONE	No Minimum (Notes 2 and 4)	4m
		Front Sites: 500m ² Corner Sites: 700m ² Rear Sites: 1000m ²	18m 18m 6m
7.	INDUSTRIAL 2 ZONE -- (EXCEPT AS PROVIDED FOR IN 7A BELOW)	Front Sites: 1000m ² Corner Sites: 1000m ² Rear Sites: 2000m ²	20m 20m 6m
7A	INDUSTRIAL 2 ZONE (IRONGATE)	1 hectare	6m
7B	STAGE 2 OF THE DEFERRED INDUSTRIAL 2 ZONE (IRONGATE)	12 hectares	6m
8.	INDUSTRIAL 3, 4, 5 AND 6 ZONES (EXCEPT AS PROVIDED FOR IN 8A BELOW)	1000m ²	20m

8A.	INDUSTRIAL 6 – LOTS 1 & 2 DP 367052 (1229 MARAEKAKAHO ROAD) (NOTE 3)	3 hectares	20m
8B.	INDUSTRIAL 7 ZONE	5000m ²	20m
8C.	DEFERRED INDUSTRIAL 7 (TOMOANA FOOD INDUSTRY CLUSTER) ZONE	No subdivision	5m
9.	RURAL	20 hectares	5m

10.	RURAL RESIDENTIAL		0.8 hectare (With a 1 hectare average site area)	5m
11.	TE MATA SPECIAL CHARACTER ZONE Outside the Lifestyle Area of the Zone as identified on the Planning Maps		6 hectares	5m
12.	TUKI TUKI SPECIAL CHARACTER ZONE Outside the Lifestyle Area of the Zone as identified on the Planning Maps		6 hectares	5m
13.	PLAINS		12 hectares	5m
14.	FLAXMERE VILLAGE CENTRE ZONE Residential sites in the Community/ Residential Precinct in between Caernarvon Drive and the indicative road alignment passing through the Community/Residential Precinct (as delineated in Appendix 9B-01). Sites approved and established for elderly housing (may apply for subdivision and land-use jointly, but not subdivision before land-use consent)		500m ² 333m ²	3m 3m
15.	FLAXMERE VILLAGE CENTRE ZONE Flaxmere Community Facility sites in the Community/Residential Precinct		No Minimum ^(Note 2)	3m

Note 1

A Minimum Average site size of 700m² shall apply to subdivisions within Proposed New Urban Development Areas identified in Appendix 2.4-1

Note 2

Provided provision can be made for all on-site parking, access and loading requirements of the District Plan and where necessary, for the sanitary disposal of effluent generated on the site.

Note 3

Lots 1 & 2 DP 367052 (1229 MARAEKAKAHO ROAD) has been separated from the Industrial 6 minimum site size provisions, as it has been rezoned as part of the Industrial 2 (Irongate) Plan Change. The larger minimum site size is to ensure that the site relates to the specific industrial activities on the adjoining Industrial 6 site and is not used to subdivide new sites as an alternative general industrial land resource to the nearby Industrial 2 (Irongate) Zone.

Note 4

Refer to Restricted Discretionary Activity rules (15.1.7.2) for subdivision of sites containing existing Comprehensive Developments in the Mixed Use and Retail Precinct (Havelock North).

5.1.8.2 CONSERVATION LOTS

- (1) Subdivisions for the creation of a Conservation Lot shall be provided on sites listed in Appendix 13.10-1 (refer Section 13.10 "Indigenous Vegetation and Habitats of Indigenous Fauna DWA") and shall comply with the following Standards:
 - (i) An area of at least 5,000m² of indigenous species, wetland or other biological or scientific significance, shall be clearly defined on the District Planning Maps submitted with the application and nominated for protection.
 - (ii) The subdivision shall result in the whole of the feature being physically and legally protected in perpetuity. An agreement regarding an encumbrance, bond, consent notice or covenant must be entered into before the issue of the Section 224 Certificate under the Resource Management Act, such instrument to be registered on the Certificate(s) of Title of the relevant lot(s). The covenant, bond, consent notice or encumbrance shall be in accordance with the relevant terms of the Reserves Act 1977 or Queen Elizabeth II National Trust Act 1977 to the effect that the stand of native bush or other feature of significance be fenced with a stock proof fence where appropriate, kept free of livestock, be protected in perpetuity, and shall include enforcement and penalty provisions. The covenant or encumbrance is to be prepared by a Solicitor at the applicant's expense.
 - (iii) Where the feature is at least 0.5 hectares but less than 9 hectares in area and the whole of the feature is being protected on the balance lot, then one Conservation Lot and associated house site is allowed to be created. As an additional incentive, one further Conservation Lot and associated house site may be allowed to be created where the total area of the feature to be protected is 9.0 hectares or more.
 - (iv) The house site associated with the Conservation Lot must be on the property which contains the feature to be protected, but it may be distant from the feature. The feature to be protected may remain within the balance lot rather than within the Conservation Lot.
 - (v) An area of at least 2,500 m² exclusive of the area being protected shall be available to accommodate a dwelling and associated domestic sewerage treatment system and field.
- (2) Subdivision for the creation of a Conservation lot shall be allowed on sites containing a heritage item listed in Appendix 12.5-2(A) and/or Appendix 12.5-2(c) (Refer Section 12.5 Heritage Items & Trees) and shall comply with the following Standards:
 - (i) The subdivision shall result in the whole of the heritage item being physically and legally protected in perpetuity. An agreement or covenant must be entered into before the issue of the Section 224 Certificate under the Resource Management Act 1991, such instrument is to be registered on the Certificate(s) of Title of the relevant lots. The covenant or encumbrance shall be prepared by a solicitor at the applicants expense.
 - (ii) The covenant shall incorporate any specified protective or enhancement measures to maintain or enhance its value or physical security.
 - (iii) The application shall include sufficient detail for the Council to ascertain the particular cultural, or historic value associated with the item.
 - (iv) Where the protected heritage item cannot, or is not intended for residential activity, a single residential dwelling shall be permitted on the site. An area of at least 2500m² for unsewered sites, and 400m² for sewerred sites exclusive of the heritage item and its immediate area, shall be provided to accommodate any proposed dwelling.
 - (v) The proposed subdivision shall be of sufficient area to enable the heritage item to be sensitively integrated into the site, or locality, particularly where the land contributes significantly to the heritage value of the item. A minimum area of 2500m² shall be required

for any heritage item which cannot be connected to the public reticulated sewerage system where the heritage item may be occupied on a permanent or temporary basis. The proposed Conservation lot shall comply with the relevant Performance Standards and Performance Criteria for residential activities in the zone within which the subdivision occurs.

15.1.8.3 LIFESTYLE LOTS

Sites created by subdivision for lifestyle lots or residential farm parks shall comply with the Standards specified for each zone in Table 15.1.8.3.

TABLE 15.1.8.3 STANDARDS FOR LIFESTYLE SITES

Zone	Minimum area	Maximum Area	Minimum Balance Area	Number of Additional Sites that can be created	Minimum Legal Access Width	Outcomes
Te Mata and Tuki Tuki Special Character Areas inside the Lifestyle Area as identified on the Planning Maps	3ha	None	3ha	One or more	6m	Limited lifestyle development of less versatile soils
Residential farm parks	2500m ²	None	92% of parent site or amalgamated sites	One or more	6m (to access lot or right of way)	Limited lifestyle development of less versatile soils
Deferred Residential (must comply with Note 1) – (see also Note 4)	2500m ²	3000m ²	6ha	None (amalgamation is required)	6m	Amalgamation of existing non-complying sites
Plains (must comply with Note 1)	2500m ²	5000m ²	12ha	None (amalgamation is required)	6m	Amalgamation of existing non-complying sites
Rural (must comply with Note 2)	4000m ² (net site)	2.5ha (net site)	20ha (net site)	One only	6m	Limited one site residential lifestyle development
Rural (must comply with Note 3)	4000m ² (net site)	2.5ha (net site)	6ha (net site)	None (amalgamation is required)	6m	Amalgamation of existing non-complying sites
Rural: (Residential Farm Parks)	2500m ²	None	92% of parent site or amalgamated sites	One or more	6m (to access lot or right of way)	Opportunities for Lifestyle development while land fragmentation is avoided.
Rural (within the 1km radius of the Maraekakaho Hall) (must comply with Note 5)	0.8ha absolute minimum with a 1ha average within the 1km radius (net site)	2.5ha (net site)	1.0ha (1 balance site only) (net site)	One or more	6m	Concentrated residential lifestyle development at Maraekakaho
Rural Residential: (Residential Farm Parks)	2500m ²	None	75% of parent site or amalgamated sites	One or more	6m (to access lot or right of way)	Opportunities for Lifestyle development while land fragmentation is avoided.

Note 1 Lifestyle subdivision shall only be applicable for an existing site smaller than 12ha. The site(s) being amalgamated with does not have to be less than 12 hectares, but does have to be adjoining. The lifestyle site must contain an existing dwelling.

Note 2 A site shall only be eligible to be subdivided to create a Lifestyle site under these rules once every three years, and at least three years shall have lapsed from the date the subject title was created.

Note 3 The subdivision shall involve the amalgamation of two or more existing sites. A maximum of one title exceeding 20 hectares in size may be involved.

Note 4 No lifestyle subdivision shall occur in the Deferred Residential Zone adjacent to the Proposed Northern Arterial Route.

Note 5 Where a property straddles the 1km radius from the Maraekakaho Hall, any lifestyle site created in accordance with this rule must be physically located at least 50% entirely within the 1km radius.

15.1.8.4 EXEMPTIONS TO MINIMUM SITE PROVISIONS

(1) General

Notwithstanding the provisions of Sections 15.1.8.1 to 15.1.8.3, there shall be no minimum site size in any zone for the following:

- (a) Subdivisions which effect a boundary adjustment.
- (b) Subdivisions to increase the area of existing non-complying sites, provided that no existing complying site is rendered non-complying. That is, the subdivision of land off an existing complying site to amalgamate with a non-complying site(s).

(2) Irongate Industrial Area

Where:

- (a) a subdivision creates a site within Stage 1 of the Deferred Industrial 2 Zone (Irongate) which complies with 15.1.9.20(a) and 15.1.9.20(b) and a balance site in Stage 2 of the Deferred Industrial 2 Zone (Irongate); or
- (b) a subdivision creates a site within the Industrial 2 Zone (Irongate) which complies with 15.1.8.1 and a balance site in Stage 2 of the Deferred Industrial 2 Zone (Irongate); or
- (c) a subdivision creates a site within the Industrial 2 Zone (Irongate) which complies with 15.1.8.1 and a balance site in Plains Zone

There shall be no minimum site size for the balance site.

15.1.8.5 GENERAL RESIDENTIAL ZONE - BETWEEN IONA AND MIDDLE ROADS

In respect of the land between Iona and Middle Roads, (see Appendix 2.4-1) stormwater disposal is presently inadequate for residential subdivision. A Scheme Plan of Subdivision shall not be approved unless the Council is satisfied that:

- (a) The capacity of the existing public drains between Middle Road, Te Aute Road and the Karamu Stream and/or the Herehere Stream will be upgraded generally in accordance with Option 1 in the Report entitled "Middle Road Drainage Investigation" provided by the Hawke's Bay Regional Council to the Council; and
- (b) Such upgrading will be to the satisfaction of the Hawke's Bay Regional Council; and
- (c) Such upgrading will be operational and effective at the time earthworks are commenced for the subdivision of the land or any part of it, or the land is ready for construction of dwelling houses, whichever is the first to occur.

In determining whether a site is suitable, regard will be had to the best use of the land and its economic servicing and development, and to liability of flooding, erosion, and landslip, to stability of foundations, and to safety, health and amenities.

15.1.8.6 RESIDENTIAL FARM PARKS

- (i) The minimum area of a parent site or combination of sites to be subdivided shall be no less than 60 hectares in the Rural Zone.
- (ii) The minimum area of a parent site or combination of sites to be subdivided shall be no less than 20 hectares in the Rural Residential Zone and Lifestyle area of the Te Mata Special Character Zone.
- (iii) The area of the parent site shall be contained within one continuous perimeter boundary.
- (iv) There shall be one common accessway or road to a single access point with a public road.

- (v) A Residential Farm Park subdivision will be considered as a single proposal. No further subdivision of Residential sites or balance farm or common areas will be permitted. This requirement shall be recorded on all titles within a residential farm park by consent notice under Section 221 of the Resource Management Act 1991.

15.1.9 GENERAL SITE PERFORMANCE STANDARDS

15.1.9.1 BUILDING PLATFORMS

Each lot in the Rural, Plains, Te Mata and Tuki Tuki Special Character, and Rural Residential Zones, which is capable of containing a residential dwelling, shall identify at least one stable building platform of 30 metres by 30 metres which is capable of (but is not limited to) containing the dwelling house, a vehicle manoeuvring area and any accessory buildings, in compliance with the Performance Standards and Performance Criteria for the zone where it is located. Such building platforms shall be sited a minimum distance of 20m from the centreline of any high voltage transmission line. Where a high voltage transmission line traverses the site, the proposed vehicular access way to the building platform shall also be identified on the subdivision plan.

Outcome

Lots, that are appropriate for residential activity in the Rural, Plains, Te Mata and Tuki Tuki Special Character and Rural Residential Zones, will be capable of providing at least one stable building platform, so as to avoid significant adverse effects on the environment.

15.1.9.2 WATER SUPPLY

Sites for any activity that will require water shall be connected to public reticulated water supply, where such a supply is available.

Where the new site will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the subdivider shall demonstrate how an alternative and satisfactory water supply can be provided to each site.

Outcome

A water supply will be available to each lot, which can meet the potential needs of activities on the lot, while protecting the health and safety of residents and avoiding significant adverse effects on the environment.

15.1.9.3 WASTEWATER DISPOSAL

Sites for any activity that will create wastewater shall be connected to a public reticulated wastewater disposal system, where one is available.

Where the new site will not be connected to a public reticulated sewerage system, or where an additional level of service is required that exceeds the level of service provided by the reticulated systems the subdivider shall demonstrate how an alternative and satisfactory method of wastewater disposal can be provided for each site.

Outcome

A means of wastewater disposal will be available which is of satisfactory capacity and design to protect the health and safety of residents and to avoid significant adverse effects on the environment (e.g. water quality).

15.1.9.4 STORMWATER DISPOSAL

Sites for any activity that will create stormwater shall be connected to a public stormwater disposal system, or where an additional level of service is required that exceeds the level of service provided by the reticulated systems where one is available.

Where the new site will not be connected to a public reticulated stormwater disposal system, the subdivider shall demonstrate how an alternative and satisfactory method of disposal for each site can be provided.

Outcome

The collection and disposal of stormwater from each lot will be provided for in a manner that avoids significant adverse effects on the environment, including the inundation of the land being subdivided and adjoining land, as well as the contamination of water resources.

15.1.9.5 PROPERTY ACCESS

- (1) Activities shall comply with the provisions of Section 14.1 Traffic Sightlines, Parking, Access and Loading.
- (2) **Access to property in Industrial 2 (Irongate) and Deferred Industrial 2 (Irongate)**
Except where the Engineering Code of Practice driver sightline requirements are greater:
 - (a) the minimum separation distance between vehicle crossings shall be:
 - Maraekakaho Road – 100m.
 - any other road – 15m.
 - (b) No vehicle crossing located on Maraekakaho Road shall be closer than 100m to an intersection
 - (c) No vehicle crossing located on a local road or district collector road shall be closer than 30m to Maraekakaho Road.

All other vehicle crossings shall be located in accordance with the dimensions shown in Appendix 14.1-3.

15.1.9.6 ESPLANADE RESERVES AND STRIPS

(a) Residential, Commercial and Industrial Zones

Creation of Sites less than 4 hectares

Where a site of less than 4 hectares is created on the subdivision of land which adjoin rivers over 3 metres in width, lakes over 8 hectares in area, or the sea, an esplanade reserve of 20 metres in width shall be set aside, except where:

- (i) The subdivision involves only a minor boundary adjustment and no additional building sites will be created and;
- (ii) The proposed subdivision activity arises solely due to land being acquired for any road designation or a site is to be created only for a network utility.

Outcome

Public access, natural, cultural or recreational values of waterbodies in the Residential, Commercial and Industrial Zones will be protected where intensive subdivision occurs.

(b) Rural, Plains and Rural Residential Zones

Where a site is created on the subdivision of land which adjoins the coast or a waterbody, an esplanade strip with a maximum width of 20 metres may be required as a condition of consent under Section 220 of the Act where:

- (i) The land adjoins the coast or a waterbody of natural, cultural or recreational significance as identified in Appendix 13.9-1; and
- (ii) The land adjoins an existing esplanade area; and
- (iii) The strip will achieve the purposes of Section 229 of the Resource Management Act 1991.

15.1.9.7 RESERVES CONTRIBUTIONS

Subdividers shall be required to make Reserves Contributions in compliance with the rules in Section 15.2 of the District Plan.

Outcome

The objectives and policies of the Hastings District Plan for Reserves Contributions in Section 15.2 will be achieved.

15.1.9.8 ROADING CONTRIBUTIONS

Subdividers shall be required to make Roading Contributions in compliance with the rules in Section 15.4 of the District Plan.

Outcome

The objectives and policies of the Hastings District Plan for Roading Contributions in Section 15.4 will be achieved.

15.1.9.9 DEVELOPMENT LEVIES

Subdividers shall be required to make development Contributions in compliance with the rules in Section 15.3 of the District Plan.

Outcome

The objectives and policies of the Hastings District Plan for Development Contributions in Section 15.3 will be achieved.

Development Levies contributions under Section 15.3 of the District Plan are based on maximum entitlements for water extraction or sewage and stormwater discharges. These maximum entitlements shall be recorded in a Consent Notice under Section 221 of the Act.

15.1.9.10 GENERAL RESIDENTIAL ZONE - BROOKVALE/ARATAKI

- (i) Where any portion of the Arataki Proposed New Urban Development Area is subdivided or developed as any activity other than a permitted activity, the relevant Assessment Criteria in Section 15.1.10, and the outcomes and Performance Standards included in the Structure Plan in Appendix 15.1-1 shall apply.
- (ii) Where any land adjoining that part of the Karituwhenua Stream between Te Mata Road and the confluence with the School Stream is subdivided, appropriate provision shall be made to avoid, remedy or mitigate the effects of potential erosion of the land to satisfy the requirements of Section 106 of the Act, either by physical works, provision of buffer reserves or other appropriate measures.
- (iii) Where any portion of Lot 6 DP 2141 is subdivided, Council will require that a strip along the eastern boundary of that site, generally 30 metres in width, be vested in the Hastings District Council as a Plantation Reserve.

Outcome

The efficient and effective development of the Arataki Proposed New Urban Development Area shall occur.

Outcome

The requirement for the 30 metre strip is to enable the Council to create a buffer between the General Residential Zone and the Adjoining Plains Zone.

15.1.9.11 BALANCE LOTS

Balance lots may be created that lie in a different zone from the subdivided lot, provided the balance lot complies with the minimum net site area for the zone in which it is located.

Outcome

Balance lots resulting from subdivision in other zones will be compatible with the zone in which they are located.

15.1.9.12 GENERAL RESIDENTIAL ZONE (GODDARD LANE HAVELOCK NORTH: LOTS 1-5 DP 28517)

- (a) Subdivision shall not be permitted within 85 metres of the Industrial 1 zone boundary in Havelock North on land around Goddard Lane until a noise management plan, including suitable barriers and a buffer areas, and any staging of development or acoustic treatment has been designed by a suitably qualified acoustic expert. The management plan shall demonstrate that when implemented, it will achieve a reduction in noise from 60dBA (L10) at any point on the zone boundary to a maximum of 45dBA (L10) at the boundary of any proposed residential lot measured at a height of 1.5 metres above finished ground levels.
- (b) The Management Plan shall also indicate the distance from the industrial zone boundary at which levels at the boundary of any proposed residential lot would not be reduced to a maximum of 45dBA (L10) when measured at a height of 4.5 metres above finished ground level.

Outcome

Residential sites will receive protection at ground floor level from noise generated within industrial sites. Existing industrial activities will continue to operate at existing hours and District Plan limits.

- c) That Management Plan shall include provisions for legally enforceable arrangements for the maintenance of any acoustic barriers or buffers.
- (d) Residential development shall not be permitted within 85 metres of the boundary of the industrial zone until the Management Plan has been implemented in full or in accordance with any staged development contained in it.
- (e) On any residential site which the Management Plan indicates will receive in excess of 45dBA (L10) at the lot boundary, measured at a height of 4.5m above finished ground levels, when a noise level of 60dBA (L10) is generated at the industrial zone boundary an acoustic design report prepared by a suitably qualified acoustic expert shall be required which demonstrates that noise from the industrial zone in Martin Place will be reduced to 35dBA (L10) when received within any habitable room at above ground floor level.
- (f) For the purpose of these standards, noise levels shall be measured in accordance with NZ Standards NZS 6801:1991 Measurement of Sound and assessed in accordance with NZS 6802:1991 Assessment of Environment Sound.
- (g) Residential development of the Hort + /DSIR Land at Goddard Lane shall not be allowed until an internal drainage system has been designed and installed in approved stages to the satisfaction of Council.
- (h) Residential development on the DSIR/Hort + Research site shall not be permitted at a ground level of less than RL 18.3.
- (i) Land in the vicinity of the Karanema Pumping station may be required for the purposes of protecting residential development from odour effect. That additional and will be required to vest with Council at the time of subdivision of the Hort Research land.
- (j) That no more than 6 sites or household units (whichever is the greater) may be created from the subdivision (and subsequent subdivisions) or development of Lot 2 DP356470.
- (k) Lots 4 and 5 DP28517 retain rights to an existing 6 metre wide access to Goddard Lane. A maximum of 10 sites or household units (whichever is the greater) may use this access.
- (l) That new residential sites created by the subdivision of, or any land use activity on, Lot 1 DP 356470, shall not be accessed via Goddard Lane, unless access is via

Outcome

Noise mitigation measures will be sustainable and effective in the long term.

Outcome

Development will be protected from 50 year floods and adjoining properties will be protected from increased stormwater run off.

Lot 5 DP 28517 and is consistent with 15.1.9.12(k). That is, maximum 10 sites or household units or the equivalent may use the access via Lot 5 DP 28517 onto Goddard Lane.

- (m) That the internal roading design relating to any development of Lots 4 and 5 DP 28517 and or Lot 1 DP 356470 shall be designed so to prevent access to Goddard Lane via the private accessway (DP 28517) to all but the 10 sites, residential units or equivalent nominated under (k) and (l) above.

Outcome

The amenity of Goddard Lane will be protected by limiting the use of the private accessway Lot 5 DP 28517 to 10 residential sites or equivalent other activity generating no more than 80 traffic movements per day.

- (n) No further subdivision resulting in the creation of additional titles which exceeds the residential lot/building yield contained in rule 15.3.7.4A will be permitted. This requirement shall be recorded on all titles created through subdivisions of the sites identified in rule 15.3.7.4A.

Outcome

The amenity of Goddard lane will be protected by limiting the number of sites accessing Goddard Lane to those provided for by the 700m² average site size.

15.1.9.13 GENERAL RESIDENTIAL ZONE (TOMOANA ROAD, PAKOWHAI ROAD & WILLIAMS STREET, HASTINGS – BEING THE AREA OF LAND, SUBJECT OF SUBMISSION 195 TO THE PROPOSED HASTINGS DISTRICT PLAN NOVEMBER 1997 – R & A WATT et al)

- (a) The location of new roads for providing access to sites created by subdivision in the area, shall be such that no new road intersection are located on Pakowhai Road or the Northern Arterial Route (when designated and/or constructed).

Outcome

The safety and efficiency of the roading network will be protected.

- (b) Where a site is created on the subdivision of land which adjoins the western boundary of the designated Northern Arterial Route, a segregation strip of a minimum width of 300mm will be required and vested to Council.

Outcome

Direct access to the Northern Arterial route will be controlled and its safer and efficient use protected.

- (c) Where a site is created on subdivision of land that adjoins the western boundary of the Northern Arterial Route and the site is within 50 metres of the Northern Arterial Route, a solid fence, at a minimum height of 1.8 metres, shall be erected along the entire length of the adjoining boundary, and shall be erected prior to the Section 224 Certificate being issued.

Outcome

The effects of higher background noise generated by traffic on the Northern Arterial Route on adjoining residential activities will be reduced.

- (d) Where subdivision occurs on a site that creates a balance lot that lies in the Deferred Residential Zone, the balance lot need not comply with the minimum net area for the Deferred Residential Zone.

15.1.9.14 GENERAL RESIDENTIAL ZONE (ROCHFORD ROAD, SELWYN ROAD, HAVELOCK NORTH – LOT 11 DP 24058, LOT 2 DP 24598, & PT LOT 8 DP 2819, & ANY SUBSEQUENT SUBDIVISIONS THEREOF)

- (a) All sites created by subdivision, including balance titles, shall

have a minimum net site area of 700m².

Outcome

The amenity of the surrounding residential area will be protected from high density residential developments.

15.1.9.15 RURAL RESIDENTIAL ZONE (SWAMP ROAD, PUKETAPU: LOT 1 DP 25382, AND ANY SUBSEQUENT SUBDIVISIONS THEREOF)

- (a) Any sites created by subdivision are required to have a restrictive covenant registered against the certificate of title(s) acknowledging the operation of vineyards on land in the vicinity and requiring the owner and subsequent owners, not to bring any proceedings for damages, negligence, nuisance, trespass or interference arising from the reasonable and responsible use of lands in the vicinity for vineyard operations, so long as those operations are carried out in accordance with relevant District Plan provisions, or those of any replacement Plan.

Outcome

To provide for rural residential development on sites in close proximity to vineyards without reducing the ability of legitimate vineyard activities to operate unhindered.

15.1.9.16 GENERAL RESIDENTIAL ZONE (62 FERRY ROAD, CLIVE BEING LOT 3 DP 17686, AND ANY SUBSEQUENT SUBDIVISIONS THEREOF) AND (74 FERRY ROAD, CLIVE BEING LOT 6 DP 6990, AND ANY SUBSEQUENT SUBDIVISIONS THEREOF)

- (a) Any sites created by subdivision, and located within 30m of any Rural or Plains zoned site, are required to have a restrictive covenant registered against the certificate of title(s) acknowledging the productive nature of the adjacent and surrounding land, and requiring the owner and subsequent owners, not to bring any proceedings for damages, negligence, nuisance, trespass or interference arising from the reasonable and responsible use of Rural or Plains zoned land, so long as those practices are carried out in accordance with relevant District Plan provisions, or those of any replacement Plan.

Outcome

To provide for residential development on sites in close proximity to Rural or Plains zoned land without reducing the ability of legitimate farming activities to operate unhindered.

15.1.9.17 GENERAL RESIDENTIAL ZONE - LYNDBURST

- (a) Where any portion of the Lyndhurst New Urban Development Area is subdivided or developed for any activity other than a permitted activity, the relevant Assessment Criteria in Section 15.1.10, and the outcomes and performance standards included in the Structure Plan in Appendix 15.1-3 shall apply.
- (b) Where subdivision occurs on a site that creates a balance lot that lies in the Deferred General Residential Zone, the balance lot need not comply with the minimum net area for the Deferred General Residential Zone.

15.1.9.18 (A) POTENTIAL CONTAMINATION FROM AGRICHEMICAL RESIDUES - RESIDENTIAL DEVELOPMENT

- a) For any subdivision or development of new urban areas in Arataki, Goddard Lane, Williams Street and Lyndhurst (as identified in Appendix 2.4 -1) intended for residential use, soil testing must be carried out and the developer shall demonstrate that the soil concentrations (to a depth of at least 75mm) comply with the residential soil health based

Outcome

Risk to human health from historic persistent chemical residues in residential soil is avoided

guidelines in Table 1 below. Reference will be had to Specific Assessment Criteria in 15.1.10.2(14).

TABLE 1: Residential Soil Health Based Guidelines (mg/kg dry weight)				
	Arsenic	Copper	Total DDT ¹	Lead
Guidelines	30	2,300	25	400
Notes: 1. Total DDT isomers 2, 4-DDE, 2,4-DDD, 2,4-DDT, 4,4-DDE, 4,4-DDD and 4,4-DDT. Source: <i>Pattle Delamore Partners Ltd - November 2004</i> Website Reference: http://www.hastingsdc.govt.nz/environment/pesticides/index.htm and/or TRIM reference: STR-7-03-04-17				

15.1.9.18 (B) GENERAL RESIDENTIAL ZONE (1240 ADA STREET BEING LOT 37 DP3146 AND PART LOTS 38 AND 39 DP 3146, LOT 2 DP 5309, AND PART DRAIN RESERVE DP964, LOT 4 DP346234), AND ANY SUBSEQUENT SUBDIVISIONS THEREOF:

- a) Any sites created by subdivision and located within 30 metres of any Plains zoned land are required to have a restrictive covenant registered against the certificates of title and incorporated in the village licence to occupy (or such similar instrument required by the Retirement Villages Act 2003, any superseding legislation or amendments thereto) rules acknowledging the productive nature of the adjacent land and requiring the owner / occupier and subsequent owners/ occupiers not to bring any proceedings or damages, negligence nuisance trespass or interference arising from the reasonable and responsible use of Plains zoned land so long as those practices are carried out in accordance with the relevant District Plan provisions or those of any replacement plan.
- b) That detailed sampling of hot spot areas identified in the site chemical residue reports by Snow Wilkins Ltd ref 10978-6 and Geo & Hydro-K8 Ltd May 2006 be undertaken before the commencement of earthworks:
- that the proposed management plan be submitted to Council for approval.
 - that new soil placed in the "B" areas be tested before it is used in the gardens, that any surplus soil be tracked and the final resting place be recorded and that surplus soil from this development other than from the Park Block must not be used for any other residential development.
 - that validation sampling following remediation be undertaken and any inadequacies addressed.
 - that a concrete edging strip or curb should be used for all garden areas to ensure that gardens are not informally extended.

- the village licence to occupy (or such similar instrument required by the Retirement Villages Act 2003, any superseding legislation or amendments thereto) shall incorporate rules stating that;

Residents of the village:

- (i) Will not undertake and will not permit to be undertaken any gardening activity of whatsoever kind or nature unless so designated on such plans as 'private garden area' or 'communal residents garden area'; and
- (ii) Will not move or in any way, damage, modify, or allow to be moved, damaged or modified the barrier erected by the Manager surrounding any such private garden area or communal residents garden area.

And:

- (iii) That it be demonstrated to the satisfaction of Council that the instrument cannot be altered by any party without first obtaining the consent of Council.
- (iv) That the matters in 15.1.9.19 (a) through to (c) shall be imposed against any new title or licence to occupy containing (or intended to contain) retirement village development by way of consent notice pursuant to s221 of the Act.

15.1.9.18(C) ADA STREET GENERAL RESIDENTIAL ZONE (AS IDENTIFIED IN APPENDIX 15.1-8):

- a) Where any portion of the General Residential Zone at 1242 to 1248 Ada Street is subdivided and/or developed, all development shall be in general accordance with the Concept Plan in Appendix 15.1 - 8.
- b) Any sites created by subdivision and located within 30m of any Plains zones site, are required to have a restrictive covenant registered against their certificates of title(s) acknowledging the productive nature of the adjacent land and requiring the owner /occupier and subsequent owners/occupiers not to bring any proceedings or damages, negligence nuisance trespass or interference arising from the reasonable and responsible use of Plains zoned land so long as those practices are carried out in accordance with the relevant District Plan provisions or those of any replacement plan.
- c) No new buildings shall be erected within the buffer area identified as Area A on the Map in Appendix 15.1 – 8.
- d) Before the issue of a Section 224 Certificate under the Resource Management Act 1991 for any sites created by subdivision of Lot 2 DP 346234, a restrictive covenant shall

be registered against the certificate of title of Lot 5 DP 402003 establishing the buffer area identified as Area "B" on the Map in Appendix 15.1 – 8 which shall prevent the owner and any subsequent owners from utilizing that buffer area for Land Based Primary Production Activities. The covenant shall be prepared by a solicitor at the applicant's expense.

- e) General Performance Standard 15.1.9.18 (A) relating to Potential Contamination from Agrichemical Residues shall apply to any subdivision or development of Lot 1 DP 346234 (part) and Lot 2 DP 346234 intended for residential use.

15.1.9.19 RURAL RESIDENTIAL ZONE (RAYMOND ROAD / PARKHILL ROAD HAUMOANA)

Where any portion of the Raymond Road/Parkhill Road Rural Residential Zone is subdivided and/or developed the relevant Assessment Criteria in Section 15.1.10 shall apply, and all development shall be in general accordance with the Concept Plan in Appendix 15.1-4. In particular,

- a) No more than 35 sites capable of being utilised for residential purposes shall be established.
- b) In addition, no residential building shall be located so as to be closer than 20 metres from the top or bottom of any fault scarp (the location of the fault scarps shall be mapped at 1:10,000 scale and be determined using a combination of aerial photographic interpretation, topographic survey and test pits where appropriate).
- c) Any sites created by subdivision within the Raymond & Parkhill Rural Residential Zone are required to have a restrictive covenant registered against the certificate of title(s) acknowledging the operation of agriculture, horticulture and viticulture on land in the vicinity and requiring the owner and subsequent owners, not to bring any proceedings for damages, negligence, nuisance, trespass or interference arising from the reasonable and responsible use of lands in the vicinity for such operations, so long as those operations are carried out in accordance with relevant District Plan provisions, or those of any replacement Plan.

Outcome

To provide for rural residential development on sites in close proximity to productive land use activities without reducing the ability of legitimate productive land use activities to operate unhindered.

15.1.9.20 RURAL RESIDENTIAL ZONE – KOPAKI BAY

Where any portion of the Kopaki Bay Rural Residential Area as identified on Figure 15.1-5A is subdivided or developed for any activity other than a permitted activity, the relevant Assessment Criteria in Section 15.1.10, and the performance standards and outcomes included in the Structure Plan in Appendix 15.1-5 shall apply.

Outcome

The efficient and effective development of the Kopaki Bay Rural Residential Area will occur.

15.1.9.21 COASTAL RESIDENTIAL ZONE – TANGOIO

Where any portion of this particular zoning is subdivided or developed as any activity other than a permitted activity the relevant assessment criteria in Section 15.1.10 and compliance with the Structure Plan in Appendix 15.1.6 shall apply.

Outcome

The efficient and effective development of the Tangoio Coastal Residential Zone will occur in a manner which has regard to its coastal landscape context.

All building platforms and site accesses on any portion of this particular zone shall not be permitted at ground level of less than RL 15.2 (5.2m above mean sea level).

Outcome

That the Tangoio Coastal Residential Zone will be developed in a manner that ensures the flood hazard from the Te Ngaru Stream is mitigated.

New residential sites created shall be subject to a consent notice pursuant to section 221 of the Resource Management Act 1991 stating that floor levels of any habitable rooms on that site shall be a minimum height of RL 15.7RL (5.7m above mean sea level).

15.1.9.22 INDUSTRIAL 2 ZONE (IRONGATE) AND DEFERRED INDUSTRIAL 2 ZONE (IRONGATE)

- a) The minimum net site area within Stage 1 of the Deferred Industrial 2 Zone (Irongate) shall be 1 hectare.
- b) The minimum legal access width within Stage 1 of the Deferred Industrial 2 Zone (Irongate) shall be 6m.
- c) A suitable legal mechanism shall be implemented to ensure that each site will be connected to the Council's reticulated water, sewer and stormwater (where the site contains land within the Irongate Stream Catchment as shown in Appendix 15-1-7) networks when these are available.

Outcome

To provide for efficient use of infrastructure provided in the Irongate Industrial Area

- d) Each site shall be provided with:
 - o a water supply
 - o a sewerage system; and
 - o if located within the Irongate Stream Catchment (as shown in Appendix 15-1-7), an on-site stormwater system
 to service the sites in advance of the Council's reticulated systems being available.

Note: Sites located outside the Irongate Stream Catchment must provide a permanent alternative method of stormwater disposal in accordance with 15.1.9.4.

- e) Where any portion of the Industrial 2 Zone (Irongate) or Deferred Industrial 2 Zone (Irongate) is subdivided and/or developed the relevant Assessment Criteria in Section 15.1.10 shall apply, and all development shall be undertaken in general accordance with the Structure Plan in Appendix 15.1-7.
- f) No new site created from Pt Lot 1 DP 2589, or part thereof, shall be provided with vehicular access to Maraekakaho Road.

Note:

An internal access corridor is shown on Structure Plan in Appendix 15.1-7 and has been designated to enable access to any such new sites. This access corridor will be provided by Council should the landowner wish to utilise it.

- g) New industrial sites created shall be subject to a consent notice pursuant to section 221 of the Resource Management Act 1991 stating that:

Owners of sites within the Industrial 2 Zone (Irongate) are advised that, District Plan noise limits apply to their land to protect the amenity of residents in the Deferred Industrial 2 Zone (Irongate), until the deferred status is lifted, and residents in the Plains Zone. Buildings and activities should therefore be designed with the need to meet these noise limits in mind.

These noise limits are required to be met at a distance of 20m from the facade of the closest (or any) dwelling within the Deferred Industrial 2 Zone (Irongate) or Plains Zone and include the following limits:

55dBA L_{10} during the hours of 7am – 10pm Monday – Friday and 7am – 12 noon Saturday

45dBA L_{10} at all other times and public holidays

75dBA L_{MAX} during the hours of 10pm – 7am the following day

L_{10} limits are designed to protect general amenity by limiting constant noise, but are able to be equalled or exceeded 10% of the time.

L_{MAX} limits are designed to protect residents sleep from bangs or crashes or other short duration noises and only apply during the night time hours stated above.

The limits stated above are those applying in the District Plan at the time of writing, if the District Plan noise limits are subsequently amended it is the amended limits that would apply. The limits stated above are provided for information purposes to illustrate the principle that the ability to generate noise (particularly during night time hours) will be limited by the proximity of the nearest dwellings either in the Deferred Industrial 2 Zone (Irongate) or Plains Zone and buildings and activities need to be planned with this in mind.

15.1.9.22A INDUSTRIAL 6 ZONE (IRONGATE)

- a) No new site created from Lots 1 & 2 DP 367052, or part thereof, shall be provided with vehicular access to Maraekakaho Road.

Outcome

The efficient use of the infrastructure provided in the Irongate Industrial Area

15.1.10 ASSESSMENT CRITERIA – CONTROLLED, RESTRICTED DISCRETIONARY AND DISCRETIONARY ACTIVITIES

Explanation of Assessment Criteria

For Controlled Activities, the following identify those matters which Council may exercise its control over, or matters in respect of which Council may impose conditions, in accordance with the Rules above; For Restricted Discretionary Activities, the following identify those matters which Council has restricted its discretion over in assessing resource consent applications. For Discretionary Activities, the following identify those matters which Council may assess the activity against. Council's assessment is not however restricted to these matters.

15.1.10.1 GENERAL ASSESSMENT CRITERIA

(1) **STRUCTURE PLANS**

Council will have regard to any approved Structure Plan for a Proposed New Urban Development Area (as identified in Appendix 2.4-1) or the Irongate Industrial Area (as identified in Appendix 15-1-7), and any other approved Structure Plan, included in the Appendices to Section 15.1, in regard to the placement of roads, infrastructural elements, reserves and other identified amenity elements. Subdividers and/or developers will be expected to address how the outcomes proposed in any Structure Plan will be achieved by their proposals. If a road, infrastructural elements, reserves and other identified elements has already been provided by another approved subdivision or development and vested in Council, then the need to provide these will not be necessary.

(2) **SUBDIVISION DESIGN**

There are six key elements to the design of subdivisions that the Council focuses its assessment around. These are described below. Guidance on the application of these design elements can be found in the document *Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide (Best Practice Design Guide)*. <http://www.hastingsdc.govt.nz/files/all/documents/infrastructure/engineering-cop/best-practice-design-guide.pdf>

Connectivity

The creation of direct connections between roads and pathways increases the number of route and transport mode choices available. This is an important component of creating a walkable neighbourhood. By creating a dense network of interconnecting roads, travel distances and times to shops, bus stops, schools, employment and other amenities can be reduced. Poor connections (i.e. the predominance of dead end cul-de-sacs) result in greater travel costs and higher vehicle emissions. See Section D1 (Connectivity) of the abovementioned Best Practice Design Guide.

Street, Block and Site Orientation

The layout and design of streets, the size of blocks and orientation of sites within a subdivision will influence the quality and attractiveness of the development and its surrounding area (and thus the value and demand of the development). Primarily the layout of subdivisions should integrate and retain the existing topography and landscape features of a site. Residential streets should follow a north-south axis as much as natural features allow so that sites can be orientated east-west to maximise the amount of sunlight a dwelling will receive. Typically, a 80-100m grid block spacing creates an easily walkable neighbourhood, providing a choice of routes for pedestrians, cyclists and vehicles. Refer Section D2 (Street and Block Orientation) of the Best Practice Design Guide

Site or Lot Design

Variation in lot size and shape allows for a greater range of house types which meets the needs of a wider proportion of the community and provides interesting and attractive urban landscapes. It also means development appeal to a wider range of potential purchasers. The number of right of ways, access lots and vehicle crossings can have an impact on the character of the streetscape and safety of pedestrians and cyclists. Rear sites with no street frontage can create issues in terms of privacy as the public front or entrance to a site abuts the rear private area of neighbouring sites and therefore reduces privacy. Sites that front or overlook the street improve visibility of the pedestrian environment and the overall safety and amenity of the streetscape. Refer Section D3 (Lot Design) of the Best Practice Design Guide

Public Open Space Design

The placement and integration of public open spaces within a subdivision are one of the most important elements to the long term success of a development. Public open spaces in prominent locations can provide a high level of amenity and character that add significant value to the development and a focal point for the neighbourhood in general. Refer Section D4 (Open Space Design) of the Best Practice Design Guide.

Stormwater Management

Low impact design solutions for stormwater management can reduce construction costs, long term maintenance costs and future development pressure on existing stormwater infrastructure. Low impact design promotes at source treatment of stormwater runoff and involves infiltration of stormwater via swales, rain gardens and tree pits, the use of porous or pervious surfaces and in some cases the provision of rain tanks.

Low impact stormwater design can add value and a point of difference to developments and enhance local amenity and ecology. When combined with appropriate street design and landscaping and/or the development of public open space areas, it can achieve multiple outcomes for the benefit of the subdivider, the community and the environment. Refer Section D5 (Stormwater Management) of the Best Practice Design Guide

Road/Street Design

Street design is about much more than just providing good roads for vehicles – it is also about creating quality places, liveable neighbourhoods and sustainable communities. Considering the range of functions a street provides, the time spent on planning and design, maximises the potential to create great streets that function well and contribute to quality of life. Great street design can also add significant value to developments and plays an important role in establishing and maintaining a subdivision's identity and character. Refer Section E (Road Design) of the Best Practice Design Guide.

(3) PROPERTY ACCESS

Council will have regard to the following:

- (i) The design and construction of roads, with reference to the Council's District Transport Hierarchy (see Section 2.5 of the District Plan on Transportation and the Road Hierarchy Maps in the District Planning Maps and the guidelines contained in the Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide).
- (ii) The provision, location and design of access for vehicles, pedestrians and cyclists.
- (iii) The design of the subdivision to accommodate the provision of roads identified as being required in the Council's District Transport network strategies.
- (iv) The application of the requirements of Section 321 of the Local Government Act 1974 to any subdivided site.
- (v) The vesting of roads in the Hastings District Council.
- (vi) The requirements of New Zealand Transport Agency (NZTA) and Part IV of the Transit NZ Act 1989 with regard to vehicle entrances onto State Highways.

- (vii) How the proposed subdivision may be related to the resubdivision or development of adjoining land and the ability for optimum development for all the land concerned to be realised.
- (viii) The ability to achieve the access separation requirements on the subject site and adjoining sites in the Industrial 2 Zone (Irongate) and the Deferred Industrial 2 Zone (Irongate).

(4) WATER SUPPLY, WASTEWATER DISPOSAL AND STORMWATER DISPOSAL

Council will have regard to the following:

- (i) The location of reticulation facilities to allow suitable servicing of the sites and reasonable access for the maintenance of the facilities.
- (ii) The need for a local purpose reserve to be set aside and vested in Council as a site for any public water supply sanitary sewage disposal or stormwater disposal facility required to be provided.
- (iii) When the site is not proposed to be connected to a public sewerage system, the ability of the site to be serviced by an on site wastewater treatment system, that will cause no environmental contamination on or beyond the site.
- (iv) How the site is not proposed to be connected to a public sewerage system or public stormwater solution, the ability of the site to be serviced by an on site wastewater treatment system or stormwater treatment and disposal system that will cause no environmental contamination on or beyond the site.
- (v) The use of low impact design solutions to collect and dispose of stormwater on site.
- (vi) In the Industrial 7 (Tomoana Food Industry Cluster) Zone, where wastewater, water supply and stormwater disposal infrastructure servicing more than one site that will be privately owned and operated, the mechanisms in place for the management and maintenance of the infrastructure to ensure appropriate level of service is maintained

(5) NATURAL HAZARDS

Under Section 106 of the Resource Management Act the Council is required to not grant consent to the subdivision of land in accordance with that section. The Council will have regard to the following assessment matters:

- (i) Whether the land, or any potential structure on that land, will be subject to material damage by erosion, falling debris, subsidence, slippage or inundation from any source.
- (ii) Whether there are any methods/measures available to overcome or reduce the risk of any hazard(s), and whether these methods/measures may have any significant adverse effects on the environment.

In assessing the above matters, the Council will have regard to the following:

- (i) Any information held on the Council's Natural Hazard Database and the Natural Hazards Historical Database.
- (ii) The Objectives, Policies and Methods of the Natural Hazards Section of the District Plan (see Section 12.3).
- (iii) Information by suitably qualified professionals whose investigations are supplied with the subdivision consent applications.

(6) BUILDING PLATFORMS

Council will have regard to the following:

- (i) The local ground conditions and suitability of the site for a building, and whether development on the site should be restricted to parts of the site.
- (ii) Where a parcel of land may be subject to inundation, whether there is a need to establish minimum floor heights for buildings in order to mitigate potential damage to them.

- (iii) The potential adverse effects of site development on the efficient use and operation of high voltage transmission lines and the potential for site development to place human health and safety at risk from such lines, including:
 - the location and form of proposed buildings, structures, earthworks and vegetation plantings (compliance with New Zealand Electrical Code of Practice for Electrical Safety Clearance Distances: NZECP:34 1993 shall be considered sufficient to avoid any potential adverse effects on the transmission lines or human health and safety);
 - the ability to continue to access the transmission lines and support structures 24 hours a day.
 - The outcome of any consultation with Transpower.
- (iv) The protection of any listed waahi tapu.

(7) ACCESS STRIPS

The need for the creation of an Access Strip to achieve any of the following:

- (i) To provide enhanced public access to existing esplanade reserves which are currently landlocked and which have significant natural, cultural or recreational value.
- (ii) To provide public access to areas identified in Appendix 13.9-1 (in Section 13.9 Riparian Land Management and Public Access) as having significant natural, cultural or recreational value and which have been voluntarily set aside for esplanade reserve purposes.

(8) GENERAL

Council will have regard to the following:

- (i) The necessity for control over other aspects of works associated with the subdivision, including commencement, completion, bonding, damage liability, insurance, maintenance requirements and certification of compliance.
- (ii) Requirements for the provision of fencing adjoining public land, including pedestrian accessways, service lanes and roads.
- (iii) The creation of easements in favour of the Council for public services.
- (iv) The design standards and guidelines in the Hastings District Council's Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide.
- (v) The landscaping of property access on the site, road reserves and drainage reserves (e.g. tree planting).
- (vi) The design, location, extent and construction of any earthworks associated with the subdivision and development of the land.
- (vii) Any potential cumulative effects that may occur as a result of the subdivision.
- (viii) Potential constraints to the development of the site such as high voltage transmission lines or stormwater drains, and the ability for any resulting adverse effects to be avoided, remedied or mitigated.

(9) HISTORIC PERSISTENT CHEMICAL RESIDUES OR OTHER POTENTIAL HAZARDOUS SOIL RESIDUES.

Council will have regard to the following:

- I. Whether the particular land has any history of:
 - a. Activities using historic persistent chemicals that are likely to have resulted in residues in the soil, in the vicinity of potential future residential activities (residential or lifestyle residential sites or nominated residential building platforms in rural subdivision)
 - b. Any activity involved the use, storage and/or disposal of any other hazardous substance that are likely to have resulted in high concentrations of residues in the

- soil creating hot spot areas¹ with potential adverse effects on human health, in the vicinity of potential future residential activities (residential or lifestyle residential sites or nominated residential building platforms in rural subdivision)
- II. If the land has no history of activities involving the use of any historic persistent chemical residues or other potentially harmful chemicals, soil testing will not be necessary.
 - III. If answer is yes to either a) and/or b) above and where soil testing is necessary, reference will be had to the appropriate soil sampling guide by Pattle Delamore Partners Limited; January 2005
Website: <http://www.hastingsdc.govt.nz/environment/pesticides/index.htm> and/or TRIM reference: STR-7-03-06-272
 - IV. If it is confirmed by testing that concentrations are below the guidelines as set out in Table 1 in Standard 15.1.9.18, then no further remedial action will be required.
 - V. If guidelines are exceeded, further testing would be required to determine appropriate mitigation or remediation actions.

15.1.10.2 **SPECIFIC ASSESSMENT CRITERIA**

(1) **SITES FOR SPECIAL PURPOSES**

Council will have regard to the following:

- (i) Whether the site is of sufficient area and dimensions to facilitate the intended use of the site.
- (ii) A Consent Notice may be registered on the Certificate of Title to any special purpose site, pursuant to Section 221 of the Resource Management Act, requiring enforcement of a condition that, in the event that the site is no longer required for a special purpose, the site be amalgamated with an adjoining site, unless it is a fully complying site for the respective zone.

(2) **TE MATA AND TUKI TUKI SPECIAL CHARACTER ZONES**

The following Performance Criteria shall apply to both Controlled and Restricted Discretionary Activities in the Te Mata and Tuki Tuki Special Character Zones:

(a) Landscape Protection

The design of the development to ensure that it will not have adverse visual or landscape effects. The following shall be taken into consideration:

- (i) The location of building platforms so they do not penetrate any ridgeline of the Te Mata foothills as viewed from Te Mata Road, when travelling along it between Fulford Road and Waimarama Road.
- (ii) The retention of existing vegetation on the site as far as practical.
- (iii) The extent of earthworks and filling to not exceed that required for access and a building/garden platform.
- (iv) The location of access and landscaping of access on the site so as to reduce any detracting from the natural landscape quality and visual amenity of the area, including:
 - the ability to landscape the site to harmonise any access with the landscape quality and visual amenity of the area
 - early re-vegetation of any areas which earthworks lay bare

¹ Hotspot areas created for instance, by spills or spray sheds, greenhouses, farm tips, sheep and cattle dips, fuel storage tanks, packing sheds, implement and fertiliser sheds, boiler rooms, fuel-oil storage and coal storage bins.

- methods of ensuring successful establishment of plantings

(b) Subdivision within 30 metres of the Weleda property boundary (Lots 2 & 3, DP 7047)

The need to control run-off and effluent soakage so as to avoid any contamination of the Weleda property, provided that this criteria shall not apply to that boundary adjoining the access way for a distance of 250 metres from Te Mata Road. *(This criteria will only apply while the property is used for the purpose of growing and processing organic pharmaceuticals):*

(c) Site Performance Standards

The following criteria shall only apply to Lifestyle Lots in the Te Mata and Tuki Tuki Special Character Zone Lifestyle Area (Section 11.1 and 11.2).

- (i) The ability of the lifestyle lot to provide at least one designated building area that complies with the standards in (a) above.
- (ii) Whether the designated building area can be located at least 30 metres from any adjoining property used for or suitable for viticulture or horticultural purposes.

(3) CONSERVATION LOTS

To assess the significance of the feature being protected, the following Criteria shall be used as a guide:

(a) Natural Areas

- (i) Whether the indigenous vegetation:
 - consists of a coherent well-developed canopy of indigenous vegetation.
 - contains a significant percentage (at least 25%) of mature indigenous trees.
 - consists of a range of indigenous species appropriate to that forest type.
 - represents a significant or prominent landscape feature.
 - may contain indigenous species threatened in the Hastings District.
 - has wildlife habitat values, or provides or contributes to a habitat corridor facilitating the movement of wildlife in the local area.
 - is of sufficient size and shape to maintain its intrinsic qualities.
- (ii) Area of biological or other scientific importance includes:
 - the habitat of rare or endangered (as defined by IUCN criteria) species.
 - freshwater wetland.
 - uncommon indigenous vegetation community.
 - an area of recognised wildlife significance.
- (iii) The extent to which the size of the proposed conservation lot(s) might adversely affect the usability of the balance area. There shall be no maximum area for a conservation lot, but as a guide the area exclusive of the protected feature should be no larger than 3,000m².
- (iv) In assessing the location and appropriateness of the lot, the effect that a dwelling will have on the protected feature will be considered. Where there is likely to be an adverse effect the Council may decline consent or require that the house site or lot be located elsewhere on the property so as to avoid or mitigate such an adverse effect.
- (v) The ability of the proposed subdivision to achieve the General Site Performance Standards or Outcomes in Section 15.1.8.
- (vi) The provision of appropriate legal protection for the conservation lot, in perpetuity, on the title of the land.

(b) Heritage Items

- (i) The ability to effectively protect the heritage item including the provision of sufficient site area to integrate the heritage item with its site.

- (ii) Where an additional residential building is proposed to be co-located with the heritage item, the effect of that dwelling on the protected heritage item will be considered. Where there is likely to be an adverse effect on the heritage item the Council may decline consent.

(4) SITES IN THE RURAL RESIDENTIAL ZONE, WHERE LOCATED ON LAND COMPRISING OUTSTANDING NATURAL FEATURES AND LANDSCAPES OR SIGNIFICANT LANDSCAPE CHARACTER AREAS (REFER APPENDICES 12.2-1 AND 12.2-2 IN SECTION 12.2 LANDSCAPE AREAS).

The design of the subdivision to ensure that of itself, or as a consequence of the development it will accommodate, it will not have adverse visual or landscape effects. Reference will be made to the proposed nature and location of building platforms, roads and accessways, earthworks, landscaping and planting. In particular, in assessing the development, regard will be had to the following:

- (i) The scale, design and location of the development is sympathetic to the visual form of rural ridgelines and spurs, and does not dominate the landscape.
- (ii) The avoidance of large scale earthworks on rural ridgelines, hill faces and spurs.
- (iii) The ability of the development to be sympathetic to the underlying landform and surrounding visual and landscape patterns.
- (iv) The design of the development to minimise cuttings across hill faces and through spurs.
- (v) Where planting is proposed, its scale, pattern and location is sympathetic to the underlying landform and the visual and landscape patterns of surrounding activities.
- (vi) Where necessary for the avoidance or mitigation of adverse effects, any proposals to ensure the successful establishment of plantings.
- (vii) The protection of any listed waahi tapu.

(5) SITES IN THE RURAL ZONE, WHERE LOCATED ON LAND COMPRISING OUTSTANDING NATURAL FEATURES AND LANDSCAPES (REFER APPENDIX 12.2-1 IN SECTION 12.2 LANDSCAPE AREAS)

The design of the subdivision to ensure that of itself, or as a consequence of the development it will accommodate, it will not have adverse visual or landscape effects. Reference will be made to the proposed nature and location of building platforms, roads and accessways, earthworks, landscaping and planting. In particular, the development will be assessed in terms of its ability to achieve the following:

- (i) Be of a scale, design and location that is sympathetic to the visual form of rural ridgelines and spurs, and should not dominate the landscape.
- (ii) Avoid large scale earthworks on rural ridgelines, hill faces and spurs.
- (iii) Be sympathetic to the underlying landform and surrounding visual and landscape patterns.
- (iv) Be designed to minimise cuttings across hill faces and through spurs.
- (v) Where planting is proposed, be of a scale, pattern and location that is sympathetic to the underlying landform and the visual and landscape patterns of surrounding activities.
- (vi) Where necessary for the avoidance or mitigation of adverse effects, include proposals to ensure the successful establishment of plantings.
- (vii) Be sympathetic to the protection of the significance of any listed waahi tapu.

(6) REDUCTION OR WAIVER OF ESPLANADE RESERVES

Council will have regard to the following:

- (i) The purposes for the creation of esplanade reserves set out in Section 229 of the Resource Management Act 1991.

- (ii) Whether any reduction in size or width of an esplanade reserve will adversely affect:
 - The ecological characteristics of the land that contribute to the maintenance and enhancement of the natural functioning of the adjacent river, lake or sea.
 - The water quality of the adjoining river, lake or sea.
 - The land and water-based habitats present on or adjoining the subject land area.
 - The public's ability to gain access to and along the lake, river edge or sea.
 - The recreational use of the land and adjacent water.
 - The natural character and visual amenity of the river, lake or sea.
 - The ability of the Hastings District Council or the Hawke's Bay Regional Council to gain access to and along the margins of the river, lake or sea for maintenance purposes.
- (iii) Whether a waiver or reduction of the width of an esplanade reserve will:
 - Ensure the security of private property or the safety of people.
 - Maintain or enhance the protection of Waahi Tapu, mahinga kai and other taonga, as well as the provision of access to areas of importance to Maori.
- (iv) Whether the land is within a natural hazard area or in an area where there is an identified risk from one or more natural hazards (see Section 12.3 "Natural Hazards").

(7) ALL RESIDENTIAL ZONES IN AREAS WITHOUT RETICULATED SEWERAGE (OTHER THAN OMAHU AND WHIRINAKI) BETWEEN 800M² AND 1000M²

Council will have regard to whether the site can provide an area adequate for wastewater disposal for the site that causes no environmental contamination on or beyond the site.

(8) SITES IN THE RURAL RESIDENTIAL ZONE, SPECIAL CHARACTER ZONES AND LIFESTYLE LOTS IN THE PLAINS AND RURAL ZONES, WHICH ADJOIN ANY SITE USED FOR EXISTING HORTICULTURAL OR INTENSIVE RURAL PRODUCTION ACTIVITIES

The design of the subdivision to ensure that of itself, or as a consequence of the development it will accommodate, cross boundary effects will not be unduly exacerbated. In particular, in assessing the development, regard will be had to the following:

- (i) The scale, design and location of the development is such that the number of sites and potential house sites adjoining the above activities is minimised.
- (ii) The location of house sites which will avoid any potential for cross boundary effects.
- (iii) The ability of the development to include methods which will mitigate against cross boundary effects being experienced.
- (iv) Where these are necessary to achieve the Objectives, Policies and Anticipated Environmental Outcomes for the zone, particularly those relating to the Right to Farm provisions, the registration of restrictive covenants and/or consent notices against the certificate of title(s) for any site where cross boundary effects are likely to result from activities operated in compliance with the provisions of the District Plan, which cannot otherwise be adequately avoided, or mitigated by other conditions of consent.

(9) LIFESTYLE SITES IN THE RURAL ZONE, WHERE LOCATED ON LAND COMPRISING ONF5, ONF6, SLC6, SLC7 OR SLC8 (REFER APPENDIX 12.2-1 IN SECTION 12.2 LANDSCAPE AREAS) OR ANY OTHER SITE HAVING FRONTAGE TO THE COASTLINE (INCLUDING SITES SEPARATED FROM THE COAST ONLY BY A LEGAL ROAD (FORMED OR UNFORMED)) AND SUBDIVISIONS IN THE RURAL ZONE, WHERE:

ALL OR PART OF A SITE IS LOCATED WITHIN THE COASTAL ENVIRONMENT (AS SHOWN ON THE HASTINGS DISTRICT PLANNING MAPS) AND WHERE THAT SUBDIVISION CREATES ANY ADDITIONAL DEVELOPMENT RIGHTS ON THAT PART OF THE SITE LOCATED WITHIN THE COASTAL ENVIRONMENT (AS SHOWN INDICATIVELY IN APPENDIX 15.1 – 7).

The design of the subdivision and the development it will accommodate, to ensure that of itself, or as a consequence of the development it will accommodate, it will not have adverse visual or landscape effects and will not detract from the natural character of the coastal environment. Reference will be made to the proposed nature and location of building platforms, roads and accessways, earthworks, landscaping and planting. In particular, the development will be assessed in terms of its ability to achieve the following:

- (i) Be of a scale, design and location that is sympathetic to the visual form of the coastal environment, and should not dominate the landscape.
- (ii) Avoid large scale earthworks on rural ridgelines, hill faces and spurs
- (iii) Be sympathetic to the underlying landform and surrounding visual and landscape patterns
- (iv) Be designed to minimise cuttings across hill faces and through spurs
- (v) Where planting is proposed, be of a scale, pattern and location that is sympathetic to the underlying landform and the visual and landscape patterns of surrounding activities
- (vi) Where necessary for the avoidance or mitigation of adverse effects, include proposals to ensure the successful establishment of plantings.
- (vii) Consistency with the Hastings Coastal Environment Strategy.
- (viii) Be designed to avoid, remedy or mitigate any adverse effects on any waahi tapu, archaeological site, or any other area of historic or cultural significance.
- (ix) Be sympathetic to the protection of the significance of any listed waahi tapu.

(10) SUBDIVISIONS IN RESIDENTIAL ZONES TO CREATE SEPARATE TITLES FOR EXISTING DWELLINGS

Council will have regard to the following:

- (i) Any potential effects that may cross over the proposed site boundaries
- (ii) The ability for each site to retain access to off road car parks and to outdoor living areas

(11) RESIDENTIAL FARM PARKS

Council will have regard to the extent to which the design and layout and management structure of the residential farm park takes into account the following:

- (i) The efficient and effective operation of the balance farm in the long term
- (ii) The availability of appropriate mechanisms, including covenants, to secure long term administration and maintenance of common areas and servicing and to prevent further subdivision
- (iii) The compatibility of the proposal with the pattern of development on adjoining land and avoidance of conflict with land based activities
- (iv) The provision of safe access to the site and within the site.
- (v) Significant landscape features and the potential for adverse visual or landscape effects. Where a site falls within an Outstanding Natural Feature or Landscape RMU or Significant Landscape Character Area, the Assessment Criteria of Section 12.2.7.6 will be considered
- (vi) The protection of areas of indigenous vegetation, habitats of indigenous fauna (including wetlands) and geological sites
- (vii) The provision of satisfactory stormwater and effluent disposal systems
- (viii) Geotechnical constraints
- (ix) Waahi Tapu sites

(12) PLAINS LIFESTYLE SITES

- (a) Maximum Area Exceeded

Council will have regard to whether one or more of the following factors apply in deciding whether the use of an area of land greater than 5000m² for a lifestyle site is appropriate:

- (i) Enabling the minimum yard requirements for Plains Lifestyle Lots to be met
- (ii) Position of topographical features such as rivers, drains, hills, terraces or roads forming physical boundaries for the lifestyle site.
- (iii) Site configuration, where due to the shape of the site before subdivision the excess land incorporated with the lifestyle site could not be effectively utilized as part of the amalgamated balance.
- (iv) Provision for the continued utilization of existing accessory buildings, gardens and other facilities such as effluent fields, water supply points or access ways relating to the house.
- (v) Soil quality, where the soil of the land incorporated with the lifestyle site is not identified as Class I or II (as defined in the New Zealand Land Resource Inventory Worksheets) and is of a lesser quality than the soil of the amalgamated balance.
- (vi) Provision for buffer areas (greater than the minimum yard requirements) to mitigate reverse sensitivity effects where specific site characteristics and the nature of adjoining land uses are likely to generate the potential for complaints about adjoining land based primary production activities.

(b) Balance Area Smaller than 12ha

Council will have regard to the following in deciding whether a Plains Lifestyle Site subdivision creating an amalgamated balance area of less than 12ha is appropriate:

- (i) The amalgamated site has a greater potential for sustained independent production in accordance with Plains Zone Policy PLP2, than either of the sites involved in the amalgamation had prior to the subdivision.
- (ii) An amalgamated site of less than 6ha will not generally be considered to have any potential under (i) above unless it contains existing capital improvements for an intensive horticultural land use.

(c) Amalgamated Sites Not Adjoining

Council will have regard to whether one or more of the following factors apply in deciding whether a Plains Lifestyle Site subdivision creating an amalgamation of titles not immediately adjoining, is appropriate:

- (i) The titles are only separated by a topographical feature, such as a road, railway, river or drain.
- (ii) The titles are positioned in a manner that allows them to be effectively used together for sustained independent production in accordance with Plains Zone Policy PLP2.
- (iii) The likelihood of a successful application being made to subdivide the titles in the future on the basis that they cannot effectively be used together is low.

(13) PLAINS ZONE – SURPLUS RESIDENTIAL BUILDINGS

Council will have regard to the following in deciding whether the subdivision of a surplus residential building in the Plains Zone is appropriate:

- (i) No rights to erect a new residential building will result.
- (ii) Both the building being separated and the building that remains are 'residential buildings' and not 'secondary residential buildings'.

- (iii) The area of land included with the subdivided residential building is generally consistent with the maximum and minimum areas that apply to Plains Lifestyle Sites under Rule 15.1.8.3.
- (iv) That the subdivision is designed to mitigate the potential for reverse sensitivity conflicts to arise between the future residents of the dwelling and surrounding land based primary production activities.

(14) HISTORIC PERSISTENT CHEMICAL RESIDUES IN THE SOIL OF NEW URBAN DEVELOPMENT AREAS.

Council will have regard to the following:

- i) Soil testing to ensure that soil concentrations (at the depth of 75mm) comply with the guidelines in Standard 15.1.9.18
- ii) The soil Sampling Guide prepared by Pattle Delamore Partners Ltd for Hastings District: finalised January 2005
Website: <http://www.hastingsdc.govt.nz/environment/pesticides/index.htm> *and/or TRIM reference:* STR-7-03-06-272
- iii) The recommendations of suitably qualified professionals experienced in soil contamination whose investigations are supplied with any application.
- iv) The objectives, policies and methods of the relevant sections of the District Plan including (13.8) Hazardous Substances; Urban Development and Strategic Directions (2.4); and (8.0) Residential Sections.
- v) Remediation Plans used to mitigate the contaminated soil in compliance with the guidelines. This is likely to involve either remediation of the soil to acceptable residue levels; or other mitigation techniques to avoid risk to the health of future residents by preventing exposure to the contaminated soil.
- vi) Any alternatives to remediation approved by a suitably qualified professional experienced in soil contamination.
- vii) Whether the site/land is fit for residential purposes.
- viii) Any potential effects that are likely to arise from historic persistent chemical residues or other hazardous substances in the soil in areas subdivided, developed or used for residential purposes.

(15) SITES WITHIN THE COASTAL RESIDENTIAL ZONE AT TANGOIO

Council will have regard to an overall subdivision plan specifically for the Tangoio Coastal Residential Zone that incorporates:

1. A landscaping plan for the overall development that takes into account the existing coastal character of the area and utilises native coastal grasses, shrubs, and trees to screen service areas, to reduce linearity of the development, to provide for scale and to anchor buildings into the landscape, while taking into account the protection of existing view-shafts. The landscape plan is to be produced by a professional landscape architect.
2. Road design to reflect coastal character i.e. consider alternatives to curb and channel to avoid hard edges.
3. Sufficient provision for a reticulated wastewater system including wastewater treatment and disposal areas.
4. Measures to ensure the adverse effects of:
 - diverted stormwater flows; and
 - stormwater runoff from the raised rezoning area;
 - on neighbouring properties are avoided, remedied or mitigated.
5. Measures to ensure the satisfactory:
 - construction and stability;
 - future ownership and maintenance; and
 - legal protection in perpetuity;

of the retaining structures required to ensure the minimum ground level of RL 15.2 in meeting standard 15.1.9.21(ii) is achieved.

6. Provision for Tangoio Beach Road to be sealed for its full length from the end of the existing seal to and within the proposed subdivision.
7. A sufficient water supply for drinking and fire fighting purposes that has regard to the adverse visual effects of water tanks, where any such tanks are proposed.
8. Measures to ensure that adverse effects associated with the undertaking, construction and maintenance of any earthworks required to raise the ground level of the development area to RL 15.2 are avoided, remedied or mitigated, particularly with regard to dust, silt deposition and run off.
9. Measures to ensure that the proposed residential development area is protected from a 1 in 100 year return period flood from the Te Ngaru Stream in accordance with the report titled 'Tangoio Beach District Plan Change – Engineering Evidence Review and Feasibility Report' dated June 2007 by MWH and Barnett & MacMurray (Trim ref: 50488#0001).
10. Measures to ensure the adverse effects of reverse sensitivity are avoided or mitigated as far as practicable in relation to surrounding productive rural activities through landscape buffering and no complaints covenants.
11. Measures to ensure that the subdivision layout and design generally has regard to the principles of the New Zealand Urban Design Protocol and in particular by ensuring that residential buildings address public spaces and the development respects the context of the landscape and natural coastal character of the area. Also by ensuring that the boundaries of public spaces including walkway access to the beach, the beach reserve itself and road reserve are not closed off visually.

(16) SUBDIVISIONS WITHIN THE RURAL ZONE, SUBJECT TO TABLE 15.1.8.1 (9. RURAL) AND TABLE 15.1.8.3 (RURAL – NOTE 2)

Council will have regard to the following

- (a) That the location and shape of the lifestyle site enables the balance site to be farmed efficiently and effectively. Regard shall also be given to the ability to manage any potential reverse sensitivity effects generated from the lifestyle site, both within the subject site itself, the balance area of the property and with adjoining properties.
- (b) The ability to mitigate any actual or potential reverse sensitivity effects where specific site characteristics and/or the nature of surrounding or existing land uses are likely to generate the potential for complaints about lawfully established activities. In particular (but not limited to) regard shall be given to:
 - 1) The proximity of Network Utility operations and designations (Also refer to designations shown in planning maps and Appendix 16.0-1 of the Plan);
 - 2) Any identified building platform within 32m of the centre line of a High Voltage Transmission Line;
 - 3) Any identified building platform within 1,000m of the Radio Transmitter at Opapa, State Highway 2 (Refer D1 on Planning map 20 and in Appendix 16.0-1 of the Plan);
 - 4) Railway lines and whether access to a lifestyle or a rural site is sought via a private level crossing (*This requires the formal approval of the New Zealand Railways Corporation);
 - 5) Any new access, upgraded access, or additional sites accessing a State highway (*This requires the formal approval of the New Zealand Transport Agency);
 - 6) Any lifestyle site proposed within 400m of an existing Intensive Rural Production activity;
 - 7) Any other nearby lawfully established activity, which a residential use of a lifestyle site is likely to be sensitive, or incompatible with.
- (c) Methods to mitigate any potential reverse sensitivity effects. Landowner(s) associated with a lifestyle subdivision application may offer the use of a 'no-complaints covenant'

- as a condition of consent, to help mitigate potential reverse sensitivity effects. This method is only available if the landowner offers it, such covenants can not be required.
- (d) That the location and shape of any rural site enables it to be farmed efficiently and effectively, with particular regard to boundary shape.
 - (e) That the subdivision does not result in any more than 1 lifestyle site being created from the title subject to the subdivision application.
 - (f) Whether the proposed lifestyle site is being created within 3 years of any prior lifestyle sites being created from the subject title, or any previous title that has become part of the subject title. If more than 1 lifestyle site is created within the 3 year period the application may be declined on this basis.
 - (g) Where multiple sites greater than 20ha are being created in one subdivision or over successive applications, site configuration, shape and timing shall be given particular consideration with regard to appropriateness for land based primary production. Such subdivisions should not be undertaken with the intention of 'setting up' future lifestyle site subdivisions. If this is found to be the case the application may be declined on this basis.
 - (h) Whether the design of the subdivision and the development it will accommodate, is designed to avoid, remedy or mitigate any adverse effects on any Waahi tapu, archaeological site or any other area of historic or cultural significance.
 - (i) LIFESTYLE SITES PROPOSED IN THE RURAL ZONE, WHERE LOCATED ON LAND COMPRISING OUTSTANDING NATURAL FEATURES AND LANDSCAPES OR SIGNIFICANT LANDSCAPE CHARACTER AREAS (REFER APPENDICES 12.2-1 AND 12.2-2 IN SECTION 12.2 LANDSCAPE AREAS).
The design of the subdivision to ensure that of itself, or as a consequence of the development it will accommodate, it will not have adverse visual or landscape effects. Reference will be made to the proposed nature and location of building platforms, roads and accessways, earthworks, landscaping and planting. In particular, in assessing the development, regard will be had to the following:
 - 1) The scale, design and location of the development is sympathetic to the visual form of rural ridgelines and spurs, and does not dominate the landscape.
 - 2) The avoidance of large scale earthworks on rural ridgelines, hill faces and spurs.
 - 3) The ability of the development to be sympathetic to the underlying landform and surrounding visual and landscape patterns.
 - 4) The design of the development to minimise cuttings across hill faces and through spurs.
 - 5) Where planting is proposed, its scale, pattern and location is sympathetic to the underlying landform and the visual and landscape patterns of surrounding activities.
 - 6) Where necessary for the avoidance or mitigation of adverse effects, any proposals to ensure the successful establishment of plantings.

(17) STAGE 1 OF THE DEFERRED INDUSTRIAL 2 ZONE (IRONGATE)

Council will have regard to the following:

- (a) The suitability of the sewerage disposal method to be used in advance of the implementation of a reticulated sanitary sewer.
- (b) The adequacy of the water supply proposed to be utilised in advance of the implementation of a reticulated water supply. Particular attention must be given to the ability to effectively and efficiently meet the fire fighting requirements of the activity.
- (c) Where a reticulated stormwater system is to be provided for the site (refer to the Structure Plan in Appendix 15.1-7), the adequacy of the method proposed to dispose of stormwater in advance of the implementation of a reticulated system.
- (d) Where no reticulated stormwater system is to be provided for the site, the suitability of the proposed on-site stormwater system.
- (e) Whether a practical method is available to connect each of the sites to the Council's reticulated services when they become available.
- (f) Whether the legal instrument proposed to ensure the future connection to the Council's reticulated services will be effective.
- (g) The extent and nature of traffic to be generated by the activity and the resultant potential for adverse effects (including cumulative effects) to occur on the safe operation of the

Maraekakaho Road / Irongate Road intersection in advance of the implementation of the proposed roundabout.

(18) SUBDIVISIONS WITHIN THE FLAXMERE VILLAGE CENTRE ZONE

Assessment shall consider:

(a) Connections and roads

- (i) Ensure (that if applicable to the application) that the indicative road alignments shown in the Flaxmere Village Precinct Plan (Appendix 9B-A) are provided or suitable alternative multi-modal transport connections are provided. Suitable alternatives include connections that have greater positive benefits in terms of relation to other roads/paths/public transport and cycle links in a similar or close position. Cycle links or walkways need to be of sufficient width to ensure consistency with Crime Prevention by Environmental Design (CPTED) principles can be achieved.
- (ii) The creation of direct and logical connections should be maximised between roads and pathways to increase the number of route and transport mode choices available. This is an important component of creating a walk-able neighbourhood. By creating a dense network of streets travel distances and times to shops, bus stops, schools, employment and other amenities can be reduced.
- (iii) Compatibility with future surrounding development should be considered to ensure a high level of connectivity.

(b) Street Block and Site Orientation

- (i) The layout and design of streets, the size of blocks and orientation of sites within a subdivision will influence the quality and attractiveness of the development and its surrounding area. Primarily the layout of subdivisions should integrate with the surroundings, including street layout and maximise connections with surrounding uses.
- (ii) Where applicable residential streets should follow a north-south axis so that sites can be orientated east-west to maximise the amount of sunlight a dwelling will receive.
- (iii) Grid block spacing should be designed (80-100m suggested) to create an easily walkable neighbourhood, providing a choice of routes for pedestrians, cyclists and vehicles.

(c) Site or Lot design

- (i) Rear lots should be avoided, particularly for residential sites. Direct pedestrian access off the street to sites/lots ensures a continuous street frontage maximising passive surveillance, neighbourhood safety and amenity. Having only front lots also enables criteria (iii) below to be met.
- (ii) Where subdividing residential sites a variety of site/lot sizes should be created to allow for different house designs, and provide for interesting and attractive urban landscapes.
- (iii) Fronts of sites should face fronts (across the street), and backs of sites face backs, to enhance and maintain street amenity, activity, and privacy at the rear of sites.
- (iv) Active street frontages should be provided for and incorporated into the design, for residential, commercial and community use sites
- (v) The impact of carparking and accessways on the pedestrian environment should be minimised

(d) Public open spaces

- (i) Public open space (if provided) should ensure ease of accessibility, should front a street/road, and visibility should be maintained across the whole space with CPTED principles considered.
- (ii) Public spaces should provide a high level of amenity and character that adds value to the development and centre generally.
- (iii) Where possible an integrated low impact approach should be taken with the collection and disposal of stormwater.
- (iv) Public open space should connect to the larger network of open space areas and corridors where possible by cycle links and walkways.

APPENDIX 15.1-1

ARATAKI PROPOSED NEW URBAN DEVELOPMENT AREA STRUCTURE PLAN

Arataki Proposed New Urban Development Area Structure Plan OUTCOMES AND PERFORMANCE STANDARDS	
<u>Purposes of Structure Plan</u>	
ASP-P1	The District Plan provides for Structure Plans to guide and where appropriate direct subdivision and development in proposed new urban development areas. The purpose of these Structure Plans is to promote the efficient use of infrastructural resources and to avoid, remedy or mitigate the effects of urban development on the existing roading and utility services and the environments they serve.
ASP-P2	This Structure Plan relates to the Arataki Proposed New Urban Development Area identified in Appendix 2.4-1 of the District Plan. It sets out Performance Standards and Outcomes which apply to the assessment of applications for subdivision and development activities, other than Permitted Activities, so as to achieve these purposes. Applications for Subdivision or Land Use Consent are to show how these Performance Standards will be met and the Outcomes achieved. Conditions will be imposed on consents granted to give effect to these Performance Standards and Outcomes.
<u>Outcomes</u>	
ASP-O1	A Collector Road will link Arataki Road and Brookvale Road to carry traffic from the proposed New Urban Development Area away from Te Mata Road and Havelock North, to Napier Road and the proposed Northern Arterial Route via the Brookvale Number One Road.
ASP-O2	The Collector Road will pass through a central Link Node so as to allow a reasonable opportunity for all land holdings in the Proposed New Urban Development Area to connect to the road, or to existing roads linked to the existing Collector Road network.
ASP-O3	At least one Collector Link Road, from the Collector Road to the eastern leg of Arataki Road, will be provided so as to achieve the above outcomes and also provide an efficient and effective services route to Structure Utilities in the Collector Road
ASP-O4	Sewer, stormwater and water mains will be linked with existing services or drains in Brookvale Road and Arataki Road resulting in maximum network efficiencies and adequate levels of service within the Proposed New Urban Development Areas.
ASP-O5	Access to Utility Services Mains across the whole of proposed New Urban Development area will be maximised so as to maximise its development potential and minimise servicing costs.
ASP-O6	All stormwater will be channelled to the armoured portion of the Karituwhenua Stream or regulated by stormwater pipeworks so as to minimise erosion potential or engineering intervention in the Stream.
ASP-O7	Diversion of overland flows and provision of services will be arranged to have minimal adverse impact on adjoining land and the potential for the development of it.
<u>Performance Standards</u>	
Structure Roads	
ASP-PS1	Every subdivision or development of a site with frontage to those parts of Arataki or Brookvale Roads shown cross hatched on Plan 15.1-1(a) shall provide a Collector Road, or Collector Link Road in the case of the eastern leg of Arataki Road, in a manner which will facilitate the eventual achievement of the Outcomes of this Structure Plan. In particular any Collector Road shall be located such that it will connect to the Link Node shown on Plan 15.1-1(a). This Performance Standard shall not apply if an appropriate section of the Collector Road has been already vested

in the Council, which adequately serves the same purpose as if the Collector Road had been provided on the application land.

ASP-PS2 Where any Collector Road or Collector Link Road vested in Council, whether constructed or not, is connected to any site, then any subdivision or development of that site shall provide for the continuation of that Road in a manner that will facilitate the eventual achievement of the Outcomes of this Structure Plan.

ASP-PS3 In addition to the Road Reserve and Carriageway widths specified on plan 15.1-1(a) every Collector Road or Collector Link Road shall generally meet the requirements of the Engineering Code of Practice (November 1997).

(Note. This will ensure not only that the subdivision or development itself is adequately serviced, but the whole of the Proposed New Urban Development Area and wider area as well. For provisions as to cost sharing for over sizing see Section 15.4)

ASP-PS4 Every subdivision or development of land adjoining the area shown on Plan 15.1-1(a) as Future Reserve shall provide frontage to a road/s sufficient for pedestrian and cycle access from that road/s within that subdivision or development to land vested, or which will be vested, in the Council as Reserve. Access to, and within, the Reserve is to be formed by Council when the land has been vested as Reserve. Where practicable roading connections within the subdivision or development shall also provide a link to any Collector road vested in Council.

(Note, if necessary Council will designate suitable land in the location of the area shown as Future Reserve as Reserve to achieve the outcomes of this Structure Plan. Council may also designate roading links to facilitate connections with the Reserve where this is proven not to be practicable within the application land on its own. In this eventuality the Council may refuse property access from roads subject to the designation, unless acceptable arrangements for betterment are negotiated with the affected subdividers or developers).

ASP-PS5 Every subdivision or development shall make provision within the roading layout for the collection and diversion of overland stormwater flow in accordance with ASP PS12.

Structure Utilities

ASP-PS5 Where any subdivision or development is required to provide for a Collector Road, provision shall also be made for Structure Utilities within that Collector Road.

ASP-PS6 Every subdivision or development shall make provision for those Structure Utilities shown on Plan 15.1-1(b) that lie within the application land, generally in the location shown on that Plan.

ASP-PS9 The pipe size of the Structure Utilities shall be those shown on Plan 15.1-1(b).

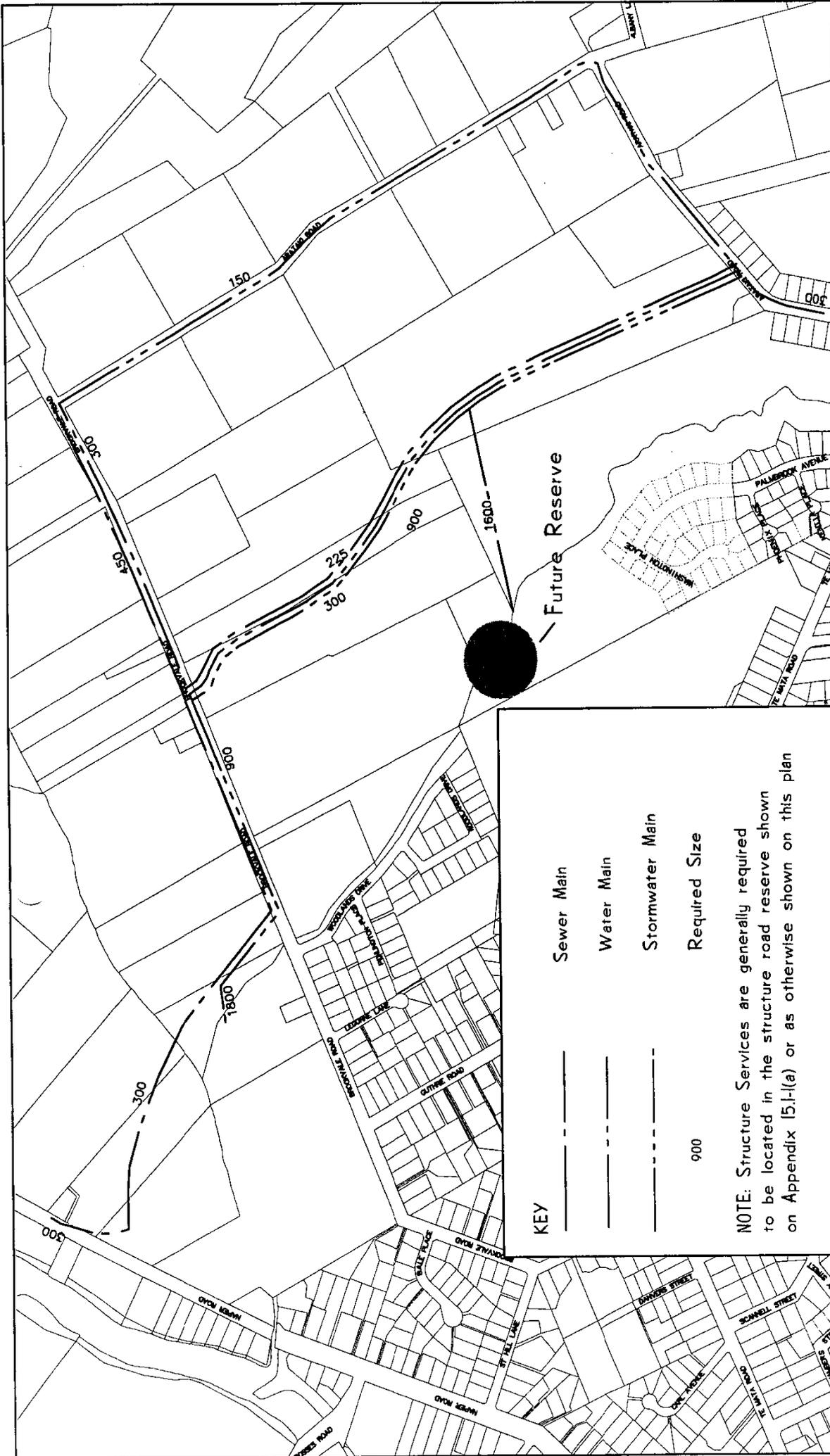
(Note. This will ensure not only that the subdivision or development itself is adequately serviced, but the whole of the Proposed New Urban Development Area and wider area as well. For provisions as to cost sharing for over sizing see Section 15.3)

ASP-PS10 Service utilities for every subdivision or development shall be connected to the Structure Utilities shown on Plan 15.1-1(b), where these are available.

(Note: Arataki Road will be provided with a Water Main only and Brookvale Road with Sewer and Water Main and Stormwater Partially - Refer 15.1-1(b)).

ASP-PS11 Only a two site depth, or equivalent residential building development, will be permitted to connect to the 150 mm Water Main in Arataki Road if available. All other sites or residential buildings shall be connected to the Structure Utilities in the Collector Road or Brookvale Road if available.

ASP-PS12 Every subdivision or development shall, wherever practicable, make provision for stormwater overland flows to be directed to the Collector Road and Structure Utilities or the Karituwenua Stream or Brookvale Road Stormwater Main at the time of subdivision or development.



KEY

— — — — —	Sewer Main
— — — — —	Water Main
— — — — —	Stormwater Main
900	Required Size

NOTE: Structure Services are generally required to be located in the structure road reserve shown on Appendix 15.1-1(a) or as otherwise shown on this plan

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Structure Plan - Structure Roads Arataki Proposed New Urban Development Area

PLAN 15.1-1(b)

Grid: New Zealand Map Grid
 Height Datum: Mean Sea Level
 Coordinates in Metres
 Geodetic Datum 1949

Scale 1 : 8000

Metres

Hastings District Council

G.I.S. Section

LYNDHURST NEW URBAN DEVELOPMENT AREA STRUCTURE PLAN

**Lyndhurst New Urban Development Area Structure Plan
OUTCOMES AND PERFORMANCE STANDARDS**

Purpose of the Structure Plan

- LSP-P1 The District Plan provides for Structure Plans to guide and where appropriate direct subdivision and development in new urban development areas. The purpose of these Structure Plans is to provide a broad framework within which landowners and developers can prepare development proposals in a flexible manner whilst maintaining an integrated approach to development, promoting the efficient use of infrastructure resources and avoiding, remedying or mitigating the potential adverse effects of urban development on the surrounding environment, including roading and utility service networks.
- LSP-P2 This Structure Plan relates to the Lyndhurst New Urban Development Area identified in Appendix 2.4-1 of the District Plan. It sets out Performance Standards and Outcomes which apply to the assessment of applications for subdivision and development activities, other than Permitted Activities, so as to achieve the above purpose. Applications for Subdivision or Land Use Consent are to show how these Performance Standards will be met and Outcomes achieved. Conditions may be imposed on consents granted to give effect to these Performance Standards and Outcomes.

Performance Standards

- LSP-PS1 Any sites created by subdivision that adjoins any site used for existing agricultural activities during the staged development of the Lyndhurst Block, or that are within 30m of a Plains Zone site are required to have a restricted covenant, in the form of a consent notice, registered against the certificate of title(s). The consent notice shall acknowledge the horticultural / agricultural activities carried out on the neighbouring land and their potential to create noise, dust, odour and to involve agrichemical spraying, and requiring the owner and subsequent owners, not to bring any proceedings for damages, negligence, nuisance, trespass or interference arising from the reasonable and responsible use of these lands for horticultural / agricultural purposes, so long as these operations are carried out in accordance with relevant District Plan provisions.
- LSP-PS2 Any site created for residential use from the existing lots adjoining the Napier - Hastings Expressway, shall comply with a noise design level of 60dBA (24 hour Leq) when assessed at a point, 12m from the boundary with the Napier-Hastings Expressway and 1.2m above ground level.
- (Note, That before the deferred zoning is uplifted Council will work with landowners adjoining the Expressway to obtain a consistent design for the barrier to be erected along the Expressway)
- LSP-PS3 Applications for subdivision will demonstrate accessibility to the open space network within each subdivision at the time of scheme plan application and wherever practicable, the following standards will be met:

- Minimum width of 10m for accessways up to 75m in length.
- For accessways with a proposed length exceeding 75m, it is desirable that there be direct integration with a neighbourhood reserve to vary width and function of the accessway.
- Unrestricted access to the accessway to allow for integration with roadside footpath and road reserve.
- Paved area restricted to a minimal width for walking and cycling with the balance of the accessway planted with low maintenance ground cover, with regard given to high levels of visibility through and within the accessway, to enhance community safety and crime prevention.

Outcomes

LSP-O1 Primary access to and within the Lyndhurst area shall generally be achieved by the existing roading network with improvements. No new collector streets are necessary within the Lyndhurst area. Internal streets shall generally comply with HDC engineering standards for local streets and cul de sacs, except that Council wishes to promote innovative and attractive solutions that enhance residential amenity, safety and sense of place. Therefore Council will look favourably on alternative subdivision concepts that achieve safe, pedestrian friendly streets and discourage through traffic.

LSP-O2 Road upgrading shall proceed in tandem with staged development of Lyndhurst. The following works shall either be undertaken by developers or funded through financial contributions:

- The following local roads will be upgraded to an urban standard, with kerb and channel:
 - Lyndhurst Road (upgrade western side only north west of the intersection with Nottinghamly Road), 11m carriageway with footpath, cycle lane and parking on western side, and urban street lighting. Such upgrading must also be undertaken to ensure that the existing natural overland flow channels towards the Begley Drain and other existing defined low points are replicated, or amended in consultation with potentially affected persons, so as to protect adjoining properties on Plains Zone land from flood damage;
 - Arbuckle Road, 11m carriageway with footpath, parking and cycle space on both sides and urban street lighting;
 - Ikanui Road, 11m carriageway with footpath, parking and cycle space on both sides and urban street lighting.
 - Nottinghamly Road, widen the north western side between Ballantyne Street and Lyndhurst Road (providing for kerb and channel, parking, footpath and cycle lanes), so that the road width is approximately 14m; provide traffic calming, including street planting, to promote residential street theme and assist in reducing traffic speeds, and urban street lighting.
- Roundabouts are proposed at the following intersections:
 - Lyndhurst Road / Nottinghamly Road; and
 - Nottinghamly Road / Frimley Road.
- Intersection control will be required at:
 - The Nottinghamly Road intersections with Arbuckle and Ikanui to give appropriate priority to through traffic;
 - The Nottinghamly/Omahu intersection to provide for traffic turning right from Nottinghamly Road (towards the Expressway) and controlling the left turn from Omahu Road into Nottinghamly Road (to deter trucks from using local residential streets). The exact nature of the intersection control is to be the subject of further investigation, but is likely to include the removal of the existing traffic islands and the installation of either a roundabout or traffic signals.
- Traffic calming is also proposed along the following, to ensure that traffic speeds are reduced to an appropriate level for residential activities:
 - Lyndhurst Road (any traffic calming work must not reduce the efficiency of access for heavy vehicles, including B-train trucks; as this road provides the primary heavy vehicle access for servicing the adjoining Plains and Deferred Residential zoned land. Improvements will be made to the Pakowhai Road intersection to improve access for such vehicles);
 - Arbuckle Road; and
 - Ikanui Road.
- Street design will incorporate Landmarks plantings, where possible, to provide a quality front end residential environment and to promote a unique sense of place.

LSP-O3 Water Supply upgrading shall occur in tandem with staged development and be either constructed by developers or funded through financial contributions. Preliminary concept designs envisage the following primary works:

- Pump Station Upgrading

- 50mm diameter rider main along Nottingley Road;
- 150mm water mains along Arbuckle, Ikanui and Lyndhurst Roads and along the boundary with the Expressway;
- 50mm rider mains along Arbuckle and Ikanui Roads
- A combination of 100mm and 150mm watermains within the development area.

LSP-O4 Internal stormwater shall comply with HDC Engineering Standards with the addition, where practicable, of promoting voluntary measures for low-impact or on-site stormwater disposal (e.g. soakage).

LSP-O5 Recognising the limited ability for Council to regulate or enforce on-site measures, management will include a reticulated pipe network constructed to HDC Engineering standards together with overland flow paths along road and open space corridors (sufficient to manage stormwater runoff). Note reference is also made to overland flow paths in LSP-O2 with regards to the upgrading of Lyndhurst Road. Upgrading shall occur in tandem with staged development. Preliminary concept designs envisage the following primary works:

- A network of 300, 375, 450, 600, 675, 825, 1050, 1500 and 1650mm diameter concrete pipes in existing road reserves;
- A network of 600, 675, 750, 1050, 1200, 1500 and 1800mm diameter concrete pipes in new greenfields areas
- A network of approximately 52 manholes ranging from 1050mm to 1800mm diameter.

LSP-O6 External stormwater shall comprise upgrading of the open channel drainage network including Lyndhurst Drain and the Mahora Drain as outlined the technical reports of the Structure Plan Report and consented by the Hawke's Bay Regional Council. These works will be funded by financial contributions.

LSP-O7 Sewer upgrading shall occur in tandem with staged development and be either constructed by developers or funded through financial contributions. Preliminary concept designs envisage the following primary works

- Pump Station Upgrade in Lyndhurst Road
- 150mm sewer lines in existing road reserves and in greenfields area
- 225mm sewer line connected to Lyndhurst Road pump station.

LSP-O8 Stoneycroft is the preferred anchor reserve for Lyndhurst and will be sensitively developed as a gateway. If Stoneycroft cannot be secured an alternative anchor reserve will be identified by Council (if necessary through designation). Subdivision applications will need to demonstrate how the development contributes to the continuous open space network concept (as generally identified in the Structure Plan and detailed in the Structure Plan Reserves Strategy prepared by D. Stewart).

The reserve nodes shown on the structure plan map are indicative only, their scale on the map is 3 to 4 times larger than the area of reserve required. The structure plan map identifies the general location of where neighbourhood reserves and walkways need to be located to achieve the continuous open space network concept. This concept is to provide public open space linkages from the Stoneycroft Reserve through the Lyndhurst New Urban development area to Lyndhurst Road, via three 'neighbourhood reserves' (of approximately 2,000m² – 3,000m² in area) spaced at roughly equal distances apart to maximise neighbourhood reserve accessibility to future residents of the subdivision.

Due to the configuration and timing of subdivision development, Council may require reserves on land near to, but not within the reserve nodes, if the development of reserves on such land will better fulfil the continuous open space concept of the Structure Plan Reserves Strategy.

Subdivision and development applications shall therefore demonstrate how the development contributes to the achievement of the Structure Plan Reserves Strategy, whether or not the indicative reserves nodes and walkways are identified in the Structure Plan as being located on the application land or not.

It is Council's preference to commence establishment of the neighbourhood reserves as soon as land in the general vicinity of the reserve nodes is subdivided. This will enable the establishment of a high level of public space amenity in the Lyndhurst area from its beginnings, to encourage a high level of amenity in private developments.

(Note, if necessary Council will designate suitable land to provide for the continuous open space network, to achieve the outcomes of the Structure Plan, where this is proven not to be practicable within the application land on its own. In this eventuality the Council may refuse property access from roads subject to the designation, unless acceptable arrangements for betterment are negotiated with the affected subdividers or developers).

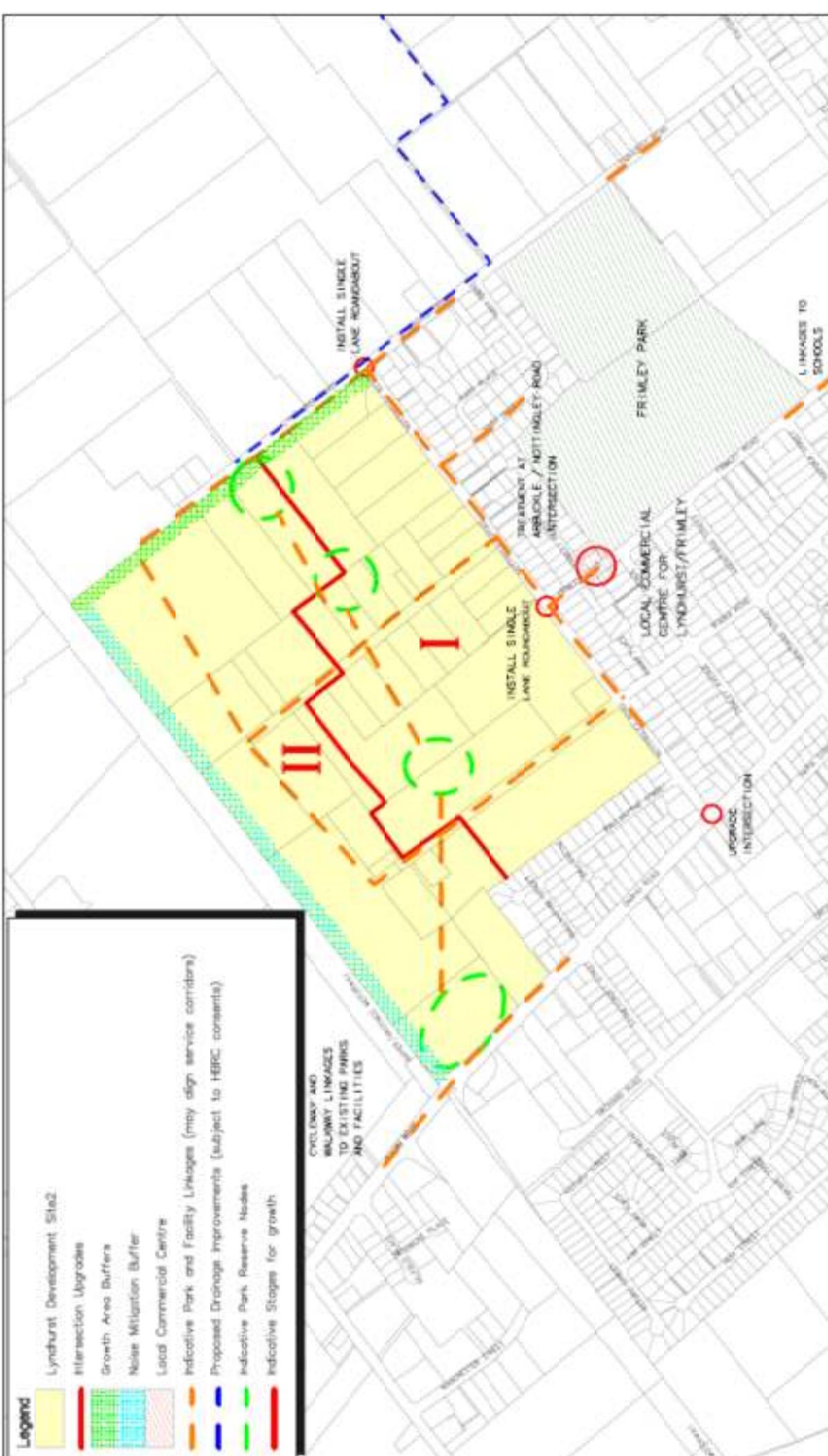
LSP-O9 Efficient staging will be achieved through the progressive construction of infrastructure in cells commencing from Nottingley Road and moving north and eastwards over time.

LSP-O10 Residential subdivision within the Deferred General Residential Zone before it is rezoned to General Residential will be discouraged by:

- Requiring developers to fund or construct the full cost of infrastructure including connections with the ultimate design capacity, back to the existing urban edge;
- Requiring out of sequence developments to provide at their own cost an internal buffer from surrounding rural activities; and
- Using the Deferred Residential Zone in Hastings District Plan to indicate future stages or development areas within Lyndhurst.

Legend

- Lyndhurst Development Site2
- Intersection Upgrades
- Growth Area Buffers
- Noise Mitigation Buffer
- Local Commercial Centre
- Indicative Park and Facility Linkages (may align service corridors)
- Proposed Drainage Improvements (subject to HERC consents)
- Indicative Park, Reserve Nodes
- Indicative Stages for growth



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Structure Plan Map Lyndhurst New Urban Development Area

Scale 1 : 10000

Metres

PLAN 15.1-3(a)

Grid: New Zealand Map Grid
 Height Datum: Mean Sea Level
 Coordinates in: Metres
 Geoidic Datum: 1949

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68, Papanui Dr


Rural Residential Farm Park  **House Sites**  **Proposed Road**  **Wetland**  **Horticultural Use** 

Grid: New Zealand Map Grid
 Height Datum: Mean Sea Level
 Coordinates in Metres
 Geodetic Datum 1949

APPENDIX 15.1 - 4

Scale 1 : 1000

100 0 100 200 300 400
 Metres

Thu Nov 9 2006

04/12/2006
 Council Resolution 2006/0047 Item 46
 Planning Committee
 City of Hastings
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KOPAKI BAY RURAL RESIDENTIAL AREA STRUCTURE PLAN

**Kopaki Bay Rural Residential Area Structure Plan
OUTCOMES AND PERFORMANCE STANDARDS**

Purpose of the Structure Plan

KBSP-P1 The District Plan provides for Structure Plans to guide and where appropriate direct subdivision and development. The purpose of these Structure Plans is to provide a broad framework within which landowners and developers can prepare subdivision and development proposals in a flexible manner whilst maintaining an integrated and comprehensive approach to development. This approach promotes the efficient use of infrastructure resources and assists in avoiding, remedying or mitigating the potential adverse effects of development on the surrounding environment, including the areas roading, utility and service infrastructure networks.

KBSP-P2 This Structure Plan relates to the Kopaki Bay Rural Residential Area situated on Puketitiri Road, Poraiti. It sets out Outcomes and Performance Standards which apply to the assessment of resource consent applications so the above purpose can be achieved. Applications for resource consent are to show how the Performance Standards can be met and Outcomes achieved. Conditions may be imposed on the approval of resource consents to give effect to these Performance Standards and Outcomes.

Performance Standards

KBSP-PS1 Any sites created by subdivision are required to have a restricted covenant, in the form of a consent notice, registered against the certificate of title(s). The consent notice shall acknowledge the agricultural activities carried out on near by land and their potential to create noise, dust, odour and to involve agrichemical spraying, and requiring the owner and subsequent owners, not to bring any proceedings for damages, negligence, nuisance, trespass or interference arising from the reasonable and responsible use of these lands for agricultural purposes, so long as these operations are carried out in accordance with the relevant District Plan provisions.

KBSP-PS2 Applications for subdivision consent shall contain a Landscape Report and Planting Plan that gives specific consideration to the key landscape characteristics associated with the Kopaki Bay Rural Residential Area which are –

- clearly defined boundaries in particular the Ahuriri Estuary boundary
- diversity of adjoining land use
- open landscape with clearly defined landform
- role of the area in the broader entry landscape
- backdrop.

The Landscape and Planting Plan shall be prepared in general accordance with the Vegetation Concept Plan (*Trim Ref 98368#033*) provided with 'Kopaki Bay Proposed Plan Change Assessment of Landscape and Visual Effects' prepared by Boffa Miskell Ltd (*Trim Ref 98368#030*) and shall provide for the following -

- appropriate use of species
- appropriate set back of highly flammable species from building sites
- ecological enhancement and in particular enhancement of freshwater dams and wetlands
- revegetation of the Ahuriri Estuary edge with coastal indigenous species
- erosion control and in particular planting of south facing slopes, areas of instability and slopes over 20 degrees
- screening and buffering of development
- planting to screen and buffer dwellings existing as at 17 September 2005 that are within 100metres of any new local collector roads
- compliance with Electricity (Hazards from Trees) Regulations 2003.

The Landscape Report shall consider and address location, scale, design and materials of buildings, minimisation of earthworks and location and design of service infrastructure within the areas defined as 'prominent ridgelines'.

- KBSP-PS3 Applications for subdivision consent shall contain a Vegetation Management Strategy which specifically details how planting will be undertaken and protected to generally achieve the comprehensive pattern for vegetation as detailed on the Vegetation Concept Plan (*Trim Ref 98368#033*) provided with 'Kopaki Bay Proposed Plan Change Assessment of Landscape and Visual Effects' prepared by Boffa Miskell Ltd (*Trim Ref 98368#030*).
- KBSP-PS4 Subdivision proposals shall demonstrate how the 'stormwater treatment chain' approach to stormwater management as shown on Figure 15.1-5B is to be achieved.
- KBSP-PS5 Subdivision proposals shall demonstrate how low impact design and water quality enhancement solutions such as on site storage tanks, vegetated filter strips, grassed swales, rock swales, natural channels, water quality/detention ponds and wetlands are to be used to provide for stormwater management.
- KBSP-PS6 Subdivision proposals shall demonstrate how integrated infrastructure networks for roading, water supply including fire fighting water, and stormwater are to be provided in general accordance with Figure 15.1-5A. Transport networks shall demonstrate that the manoeuvring requirements of emergency vehicles are provided for.
- KBSP-PS7 Subdivision proposals shall demonstrate how buildings, structures and other infrastructure can achieve compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34: 2001) (and how the planting of trees can achieve compliance with the Electricity (Hazards from Trees) Regulations 2003).
- KBSP-PS8 Applications for subdivision consent shall contain an Archaeological Report that gives specific consideration to the mechanisms and methods required to provide for the protection of the archaeological landscape associated with the Kopaki Bay Rural Residential Area. The Archaeological Report shall confirm that any Authority required under the Historic Places Act 1993 to modify, damage or destroy an archaeological site has been obtained.
- KBSP-PS9 That upon formation of the Northern Collector (as identified on Figure 15.1-5A) an amenity planting area of at least 20m in width shall be located between the Northern Collector Road and the boundary of Lot 1 DP 337758. Consideration of the visual amenity of this planting area shall be undertaken with reference to the design and location of the screening and buffering of Development required under KBSP-PS2.

Outcomes

- KBSP-O1 The management of reverse sensitivity effects by providing for rural residential development on sites in close proximity to existing agricultural activities without reducing the ability of these legitimate rural activities to continue to operate unhindered.
- KBSP-O2 The provision of a comprehensive pattern of vegetation in general accordance with the Vegetation Concept Plan (*Trim Ref 98368#033*) provided with 'Kopaki Bay Proposed Plan Change Assessment of Landscape and Visual Effects' prepared by Boffa Miskell Ltd (*Trim Ref 98368#030*) which relates to the underlying topography and which creates a planting framework for development that can enhance landscape, ecological and natural character values as detailed in 'Kopaki Bay Proposed Plan Change Assessment of Landscape and Visual Effects' prepared by Boffa Miskell Ltd (*Trim Ref 98368#030*).
- KBSP-O3 The improvement of connections between freshwater dams and wetlands and the Ahuriri Estuary and achievement of ecological gains through the recreation of wetlands and extension of riparian margin planting as detailed in 'Kopaki Bay Proposed Plan Change Ecological Overview' prepared by Boffa Miskell Ltd (*Trim Ref 98368#031 & 032*).
- KBSP-O4 The use of appropriate techniques to avoid, remedy or mitigate the potential for adverse landscape and visual effects where development is to be located on identified ridgelines as shown on Figure 15.1.5A. Consideration will be given to the location, scale, design and materials of buildings, minimisation of earthworks and location and design of service infrastructure.
- KBSP-O5 The provision of an integrated and comprehensive stormwater management approach that will avoid, remedy or mitigate any potential for adverse effects on the Ahuriri Estuary and downstream properties through the use of appropriately designed, and environmentally-sound, stormwater control and disposal infrastructure. This approach will provide for runoff from sealed roads to discharge directly to grassed berms, with kerb and channel only where absolutely necessary, the maintenance of existing watercourses, the utilisation and

enhancement of existing dams and wetlands and the use of stormwater management dams to provide for improved flow retention, with lower peak outflows, and less contaminant discharge.

KBSP-O6 The management of earthworks during the construction phase to avoid the potential for sediment to enter watercourses and the Ahuriri Estuary. Consideration will be given to the need for the preparation of erosion and sediment control plans prior to the commencement of construction works as a condition of consent.

KBSP-O7 Achievement of the fundamental objectives for stormwater management for the Kopaki Bay Rural Residential Area as identified in 'Kopaki Bay Plan Change Request Engineering Issues Technical Report' prepared by Holmes Consulting Group (*Trim Ref 98368#079 & 020 – 022*) which includes design treatment devices to ensure post-development peak flow rates do not exceed pre-development peak flow rates down stream of control structures, removal of the majority of suspended sediment by treatment devices on a long term basis, protection of aquatic resources by maintaining the physical structure of the receiving system and minimisation of the area of impervious surfaces.

KBSP-O8 The provision of a comprehensive, safe, efficient and convenient roading network for the Kopaki Bay Rural Residential Area.

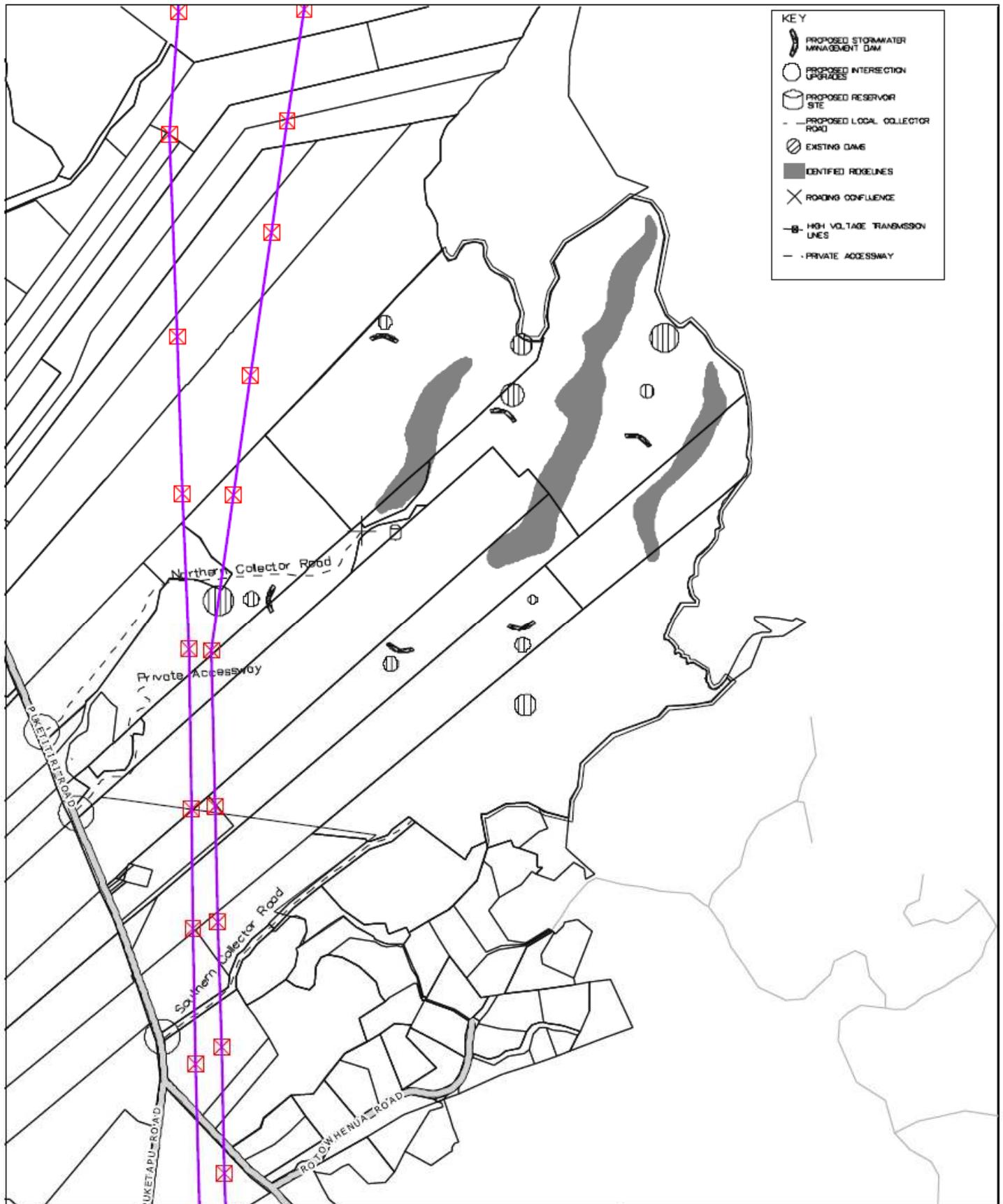
KBSP-O9 The provision of a water supply to each new site in a comprehensive manner provide for the potential needs of rural residential activities while protecting the health and safety of residents. The design standards and guidelines in Hastings District Council Engineering Code of Practice can be used as a means of compliance with the Structure Plan and rules of the District Plan.

KBSP-O10 The location of existing natural dams and wetlands, stormwater management dams, intersections with Puketitiri Road, local collector roads and water supply infrastructure generally in accordance with the structure plan for the development of the Kopaki Bay Rural Residential Area as shown on Figure 15.1-5A.

KBSP-O11 The protection of the historic and cultural heritage values associated with the Kopaki Bay Rural Residential Area from inappropriate rural residential subdivision, use and development through the use of the mechanisms and methods identified in 'Archaeological Assessment of Effects of Proposed Plan Change for Kopaki Bay Ltd' prepared by Dianne Harlow of Architage Heritage Consultancy (*Trim Ref 98368#025 & 026*) and other mechanisms and methods of protection such as covenants, consent notices and buffer zones around archaeological sites.

KBSP-O12 The recognition of the potential adverse effects of site development on the efficient use and operation of high voltage transmission lines and the potential for site development to place human health and safety at risk from such lines.

Kopaki Bay Rural Residential Zone - Structure Plan Map



KEY	
	PROPOSED STORMWATER MANAGEMENT DAM
	PROPOSED INTERSECTION UPGRADES
	PROPOSED RESERVOIR SITE
	PROPOSED LOCAL COLLECTOR ROAD
	EXISTING DAM
	IDENTIFIED ROSELINES
	ROADING CONFLUENCE
	HIGH VOLTAGE TRANSMISSION LINES
	PRIVATE ACCESSWAY



Grid: New Zealand Map Grid
 Height Datum: Mean Sea Level
 Coordinates in Metres
 Geodetic Datum 1948
 Date: Thu Nov 29 2007

Scale 1 : 15000 (on A4)

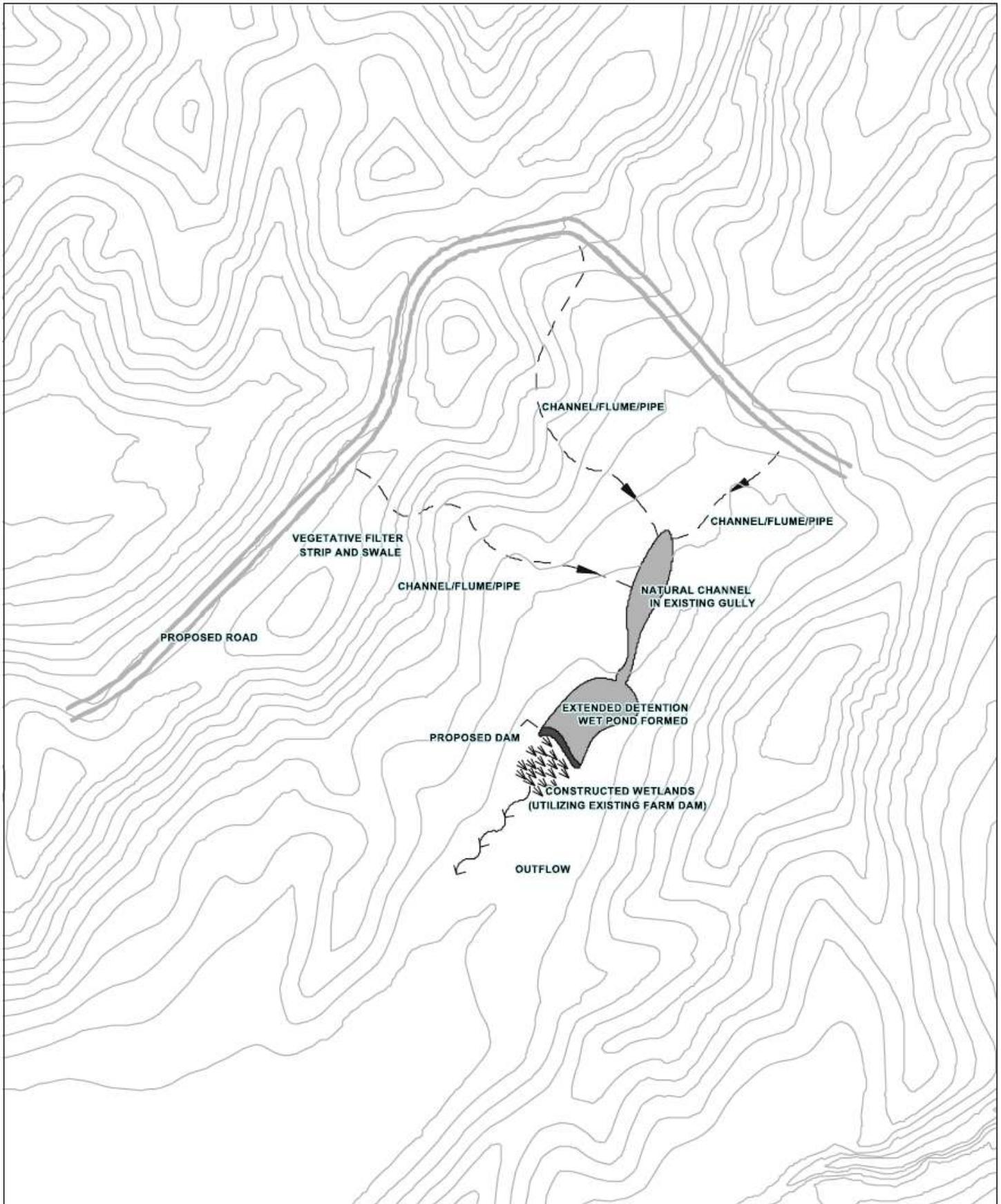
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Kopaki Bay Rural Residential Zone - Stormwater Treatment Chain Diagram



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Height Datum: Mean Sea Level
Coordinates in Metres
Geodetic Datum 1949

Date: Mon Sep 24 2007

Scale 1 : 4000 (on A4)

DATA SOURCE
Cadastre information derived from the
Land Information New Zealand's
Core Record System (CRS).
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the data shown on this map is 100% accurate.



TANGOIO BEACH STRUCTURE PLAN



Legend

Tangoio Beach Structure Plan

- Sites of Cultural Significance to Tangata Whenua
- Site Boundary
- 150m from MHWS (Mean High Water Spring)
- To be vested as Hastings District Council Reserve
- Road to be stopped and vested as Hastings District Council Reserve
- Waste Water Area
- Road Corridor. This area is shown as 40m wide but at the time of subdivision may be reclaimed to a road reserve with a minimum legal width of 20m for the full length of corridor shown



2011 Plan Control Reg 212
 Highways & State Services
 Environment & Planning
 Resource Management
 Date: 19th Dec 2010

Scale 1:1,000 100m

DATE: 2010
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

DATE: 2010
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

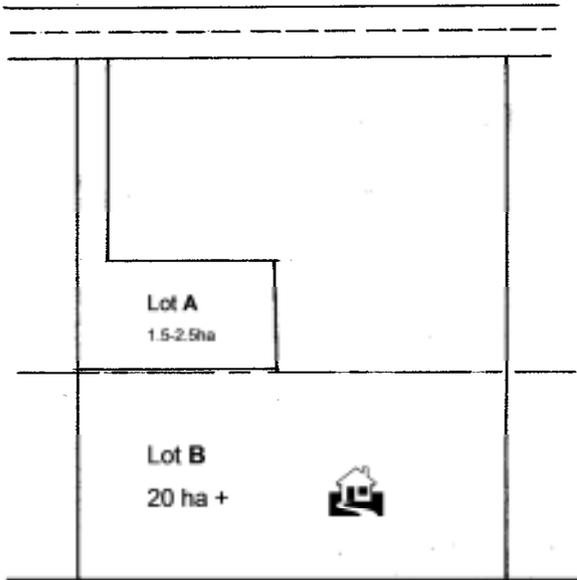


DATE: 2010
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

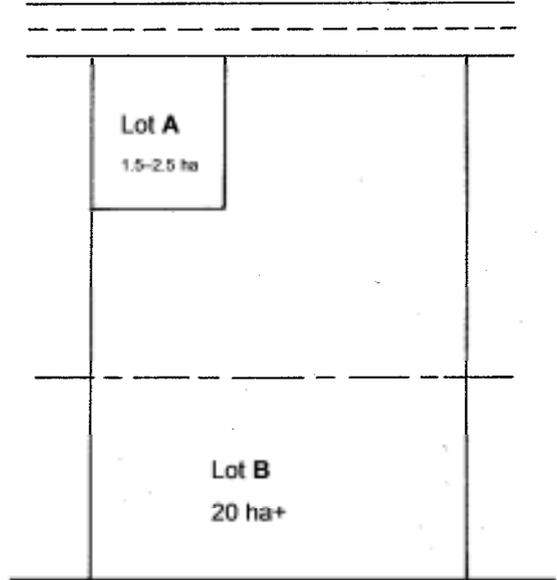
APPENDIX 15.1-6

Controlled Activities

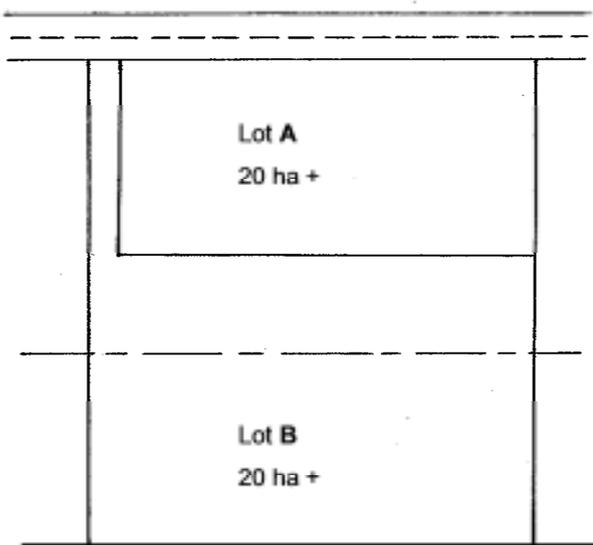
Plans are not to scale and are indicative only



Explanation: A 'complying' size lifestyle site is created outside of the coastal environment, and no additional potential development rights are created within the coastal environment over and above the development rights of the existing title.



Explanation: A 'complying' size lifestyle site is created outside of the coastal environment. In this example there is an existing dwelling on the balance Lot B, the lifestyle subdivision proposed creates additional potential development rights outside of the coastal environment only



Explanation: A 'complying' size rural site is created outside of the coastal environment, and no additional potential development rights are created within the coastal environment over and above the development rights of the existing title.

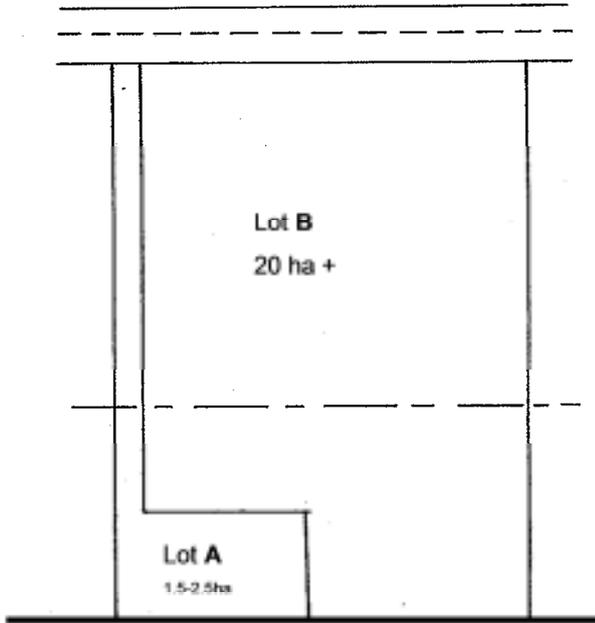
Key

	Lot boundary
	Road
	MHWS
	Coastal environment inland boundary
	Existing house

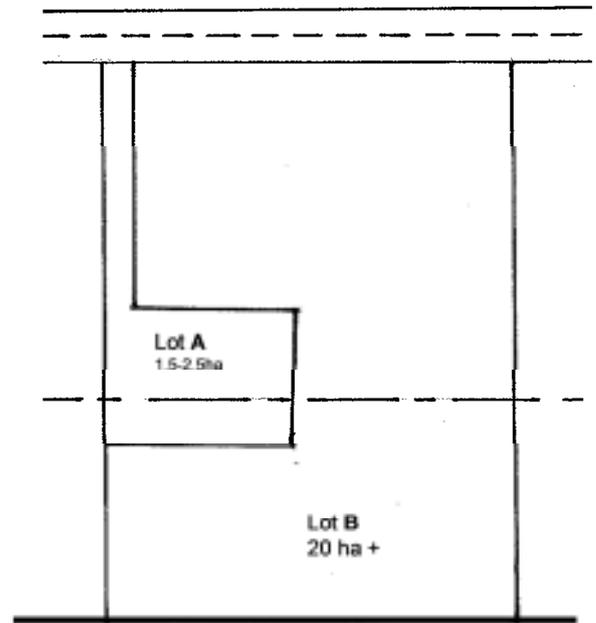
APPENDIX 15.1 - 5

Discretionary Activities

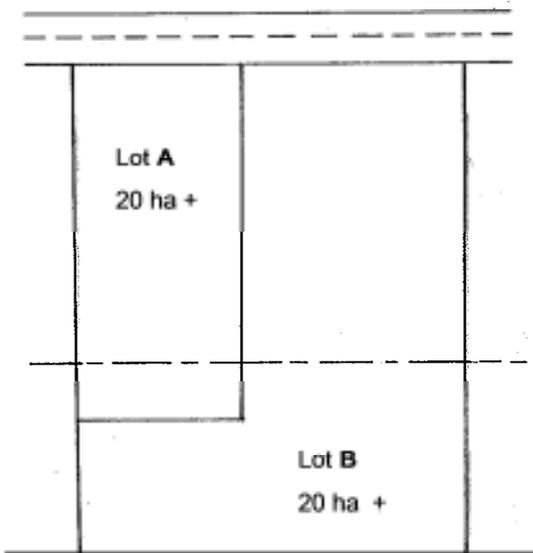
Plans are not to scale and are indicative only



Explanation: A 'complying' size lifestyle site is created inside of the coastal environment, and additional potential development rights are created within the coastal environment.



Explanation: A 'complying' sized rural lifestyle site is created partly inside of the coastal environment and additional potential development rights (however small) are created within part of the coastal environment. Where new development is unlikely to take place on the part of the new lot within the coastal environment due to the small area available, this will be taken into account in the discretionary activity assessment.



Explanation: A 'complying' size rural site is created partly inside of the coastal environment, and additional potential development rights are created within part of the coastal environment.

Key

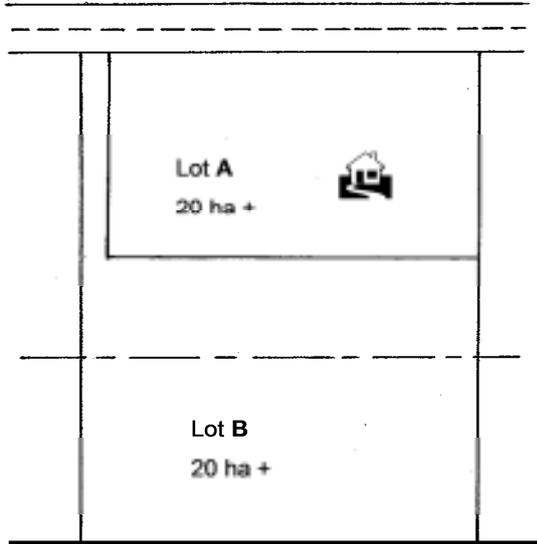
	Lot boundary
	Road
	MHWS
	Coastal environment inland boundary
	Existing house

APPENDIX 15.1-6
APPENDIX 15.1-6

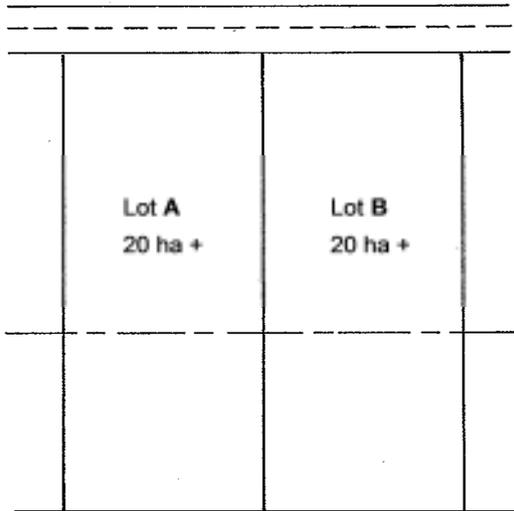
APPENDIX 15.1 - 5

Discretionary Activities

Plans are not to scale and are indicative only



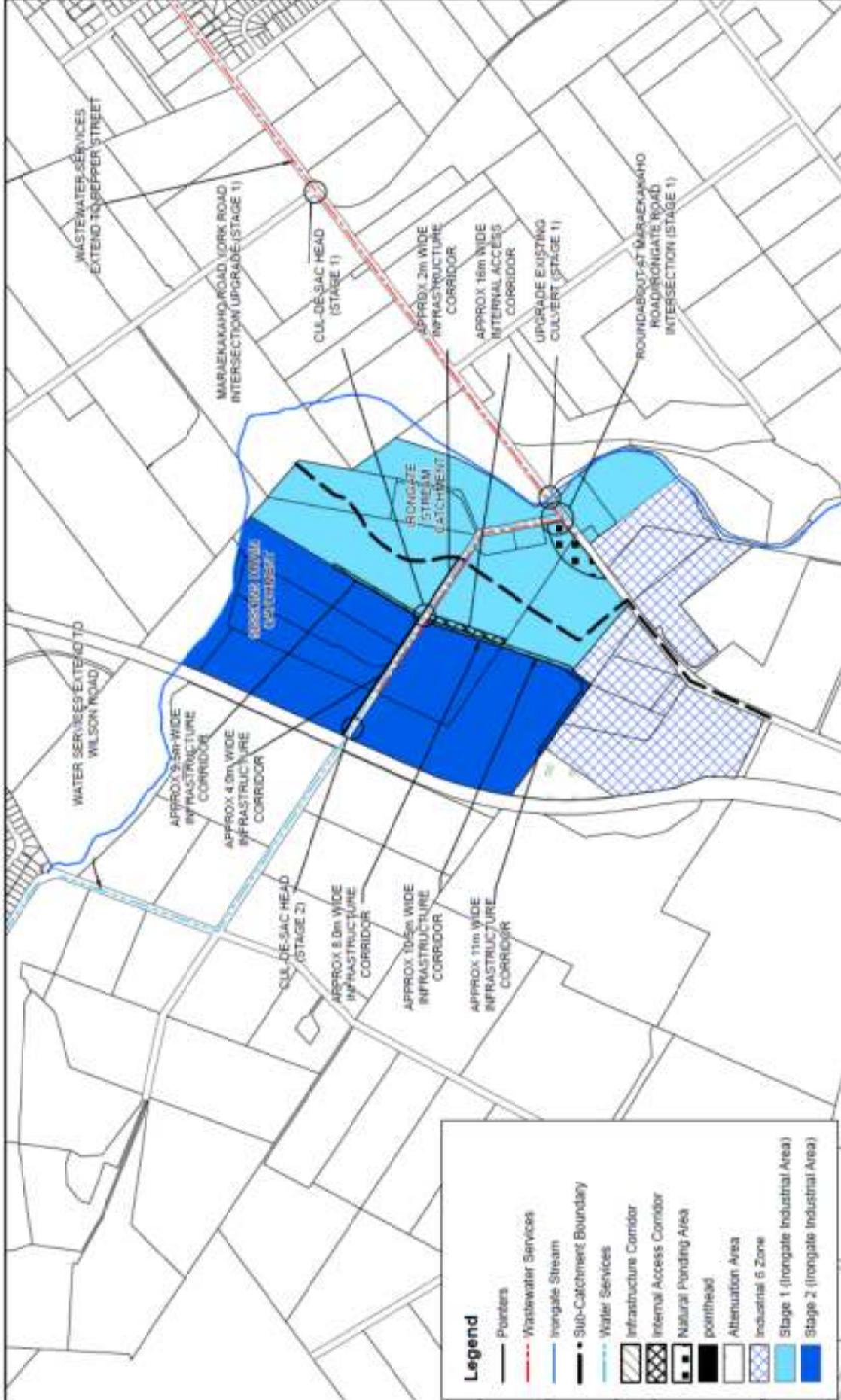
Explanation: A 'complying' size rural site is created outside of the coastal environment. However, as the new lot created incorporates one or more existing buildings (permitted under rules 5.9.1 to 5.9.7 of the District Plan), this results in additional potential development rights within the coastal environment on Lot B.



Explanation: A 'complying' size rural site is created partly inside of the coastal environment, and additional potential development rights are created within the coastal environment.

Key

	Lot boundary
	Road
	MHWS
	Coastal environment inland boundary
	Existing house



Legend

- Pointers
- Wastewater Services
- Irongate Stream
- Sub-Catchment Boundary
- Water Services
- Infrastructure Corridor
- Internal Access Corridor
- Natural Ponding Area
- potholehead
- Alteration Area
- Industrial 6 Zone
- Stage 1 (Irongate Industrial Area)
- Stage 2 (Irongate Industrial Area)

HASTINGS DISTRICT COUNCIL

Map Produced using ArcMap

Appendix 15.1-7 Irongate Structure Plan

Date: May 2011
Original Size: A4

Scale 1:13,500

Projection: NZTM
Datum: D_NZGD_2000

DATA SOURCE: Database information derived from the Land Information New Zealand Core Asset System (CASI) and other sources.

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DISCLAIMER: The Hastings District Council cannot guarantee the accuracy of the map & 100% accuracy.



DATA SOURCE: Database information derived from the Land Information Inc. 2-bearing Core Historic System (CHS) Online Cadastre System

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Appendix 15.1-8 Ada Street Concept Plan

Date: September 2011

Scale 1:1,250



Projection: NCTM
Datum: D_NAD83_2000

Original Size: A4



Map Produced using ArcMap