Details of Proposed Plan Change 3 to the Hastings District Plan: Providing for Marae in the Rural Zone and Plains Production Zone

**PROPOSED PLAN CHANGE 3**

This proposed plan change is subject to Clause 5 of the First Schedule of the Resource Management Act 1991 and proposes changes to Section 5.2: (Rural Zone) and Section 6.2 (Plains Production Zone) of the Hastings District Plan.

Currently the District Plan requires a resource consent for the establishment and development marae in the Rural Zone and the Plains Production Zone.

Proposed Plan Change 3 will provide a more permissive approach for marae in rural areas by identifying them as a permitted activity in the Rural Zone and the Plains Production Zone.

Submissions can only be made on the proposed changes, not the existing unaltered provisions.

**PROPOSED CHANGES TO SECTION 5.2 RURAL ZONE**

Anticipated Outcomes

Add new outcome RZAO10:

*Provision for the use and development of marae.*

Objectives and Policies

Add new objective RZO7:

*To recognize and provide for tangata whenua’s cultural and physical relationship with their land.*

Add new policy RZP21 and associated explanation:

*To provide for the development and maintenance of marae in rural locations in recognition of their cultural significance and taking into account the adverse effects on rural character.*

*Explanation*

*The District Plan recognizes that marae are essential for Maori to maintain the traditional relationship with their land providing both a spiritual and cultural home for hapu and iwi. They are an important place where significant cultural events occur and serve as a multi-purpose community facility.*

Rule Table 5.2.4 Rural Zone

Add new rule:

|  |  |  |
| --- | --- | --- |
| Rule | Land Use Activities | Activity Status |
| *RZ31* | *Marae* | *P* |

5.2.5 General Performance Standards and Terms

5.2.5B YARDS

Add new heading

*4. Marae Buildings*

Specify

*Front yard 7.5m*

*All other boundaries 5m*

5.2.6 Specific Performance Standards

Identify 5.2.6L Marae and specify:

SITE DENSITY AND COVERAGE

*Maximum building coverage – 35%*

*Maximum gross floor area – 1000m2*

*Outcome:
Marae will be integrated into the scale and amenity of the zone*

SALE OF ALCOHOL

*The sale of alcohol may take place*

5.2.8 Assessment criteria – Restricted Discretionary and Discretionary Activities:

Add 5.2.8J Marae and insert following criteria:

*The suitability of the site and the extent to which alternative sites or locations have been considered.*

*The impact of the scale, character and/or intensity of the use and its compatibility with surrounding activities.*

*The ability of any proposed buildings to be integrated with the character of the site and locality.*

*The extent to which the activity affects the natural, cultural and heritage activities of the site.*

*Whether the site can be adequately serviced.*

*Matters of Consideration*

*The recognition of tikanga Maori values including enabling marae-based development in accordance with those advocated in the Hawke’s Bay Regional Resource Management Plan 2012 (POL UD6.1, POL UD6.2, OBJ34 POL 57).*

**PROPOSED CHANGES TO SECTION 6.2 PLAINS PRODUCTION ZONE**

Anticipated Outcomes

Add new outcome PPAO11:

*Provision for the use and development of marae.*

Objectives and Policies

Add new objective PPO10:

*To recognize and provide for tangata whenua’s cultural and physical relationship with their land.*

Add new policy PPP26 and related explanation:

*To provide for the development and maintenance of marae in rural locations in recognition of their cultural significance and taking into account the adverse effects on rural character.*

*Explanation*

*The District Plan recognizes that marae are essential for Maori to maintain the traditional relationship with their land providing both a spiritual and cultural home for hapu and iwi. They are an important place where significant cultural events occur and serve as a multi-purpose community facility.*

Rule Table 6.2.4 Plains Production Zone

Add new rule:

|  |  |  |
| --- | --- | --- |
| Rule | Land Use Activities | Activity Status |
| *PP43* | *Marae* | *P* |

6.2.5 General Performance Standards and Terms

6.2.5B YARDS

Add new heading

*5. Marae Buildings*

Specify

*Front yard 7.5m*

*All other boundaries 5m*

6.2.5J TOTAL BUILDING COVERAGE

Add a new clause stating

*Note: For Marae refer to the specific performance standard 6.2.6P for the maximum site coverage and the maximum gross floor area.*

6.2.6 Specific Performance Standards and Terms

Add 6.2.6P “Marae” and specify:

SITE DENSITY AND COVERAGE

*Maximum building coverage – 35%*

*Maximum gross floor area – 1000m2*

*Outcome:
Marae will be integrated into the scale and amenity of the zone*

SALE OF ALCOHOL

*The sale of alcohol may take place*

6.2.8 Assessment criteria – Restricted Discretionary and Discretionary Activities:

Add 6.2.8U “Marae” and add in selected criteria as follows:

*The suitability of the site, particularly in regard to the versatile values of the land, and the extent to which alternative sites or locations have been considered.*

*The impact of the scale, character and/or intensity of the use and its compatibility with surrounding activities.*

*The ability of any proposed buildings to be integrated with the character of the site and locality.*

*The extent to which the activity affects the natural, cultural and heritage activities of the site.*

*Whether the site can be adequately serviced.*

*Matters of Consideration*

*The recognition of tikanga Maori values including enabling marae-based development in accordance with those advocated in the Hawke’s Bay Regional Resource Management Plan 2012 (POL UD6.1, POL UD6.2, OBJ34 POL 57).*