



WAIROA DISTRICT PLAN

“Purihia kia mau nga taonga tuku iho mahia nga mahi i roto i te Kaunihera o Te Wairoa i roto i te mana o Kahungunu ki te Wairoa”

Prepared under the provisions of the
Resource Management Act 1991

Operative June 2005

Plan Change 1B Operative November 2016

Wairoa District Council

WAIROA DISTRICT PLAN



On 12 August 1999, the Wairoa District Council publicly notified its Proposed District Plan and invited public submissions to it. There were 54 submissions received raising over 1600 individual submission points. A further 24 people lodged further submissions in support or opposition to these submissions.

Hearings on the submissions ran from September through November 2000. Decisions on submissions were made by Council resolution on 14 February 2001, and approved for public notification by Council resolution on 27 March 2001. Some of these decisions were then referred to the Environment Court.

A total of 10 references were referred to the Environment Court with a total of 109 individual points of reference. All of these references have now been settled by consent orders approved by the Environment Court, or have been withdrawn.

This District Plan became operative on 25 June 2005 and incorporates all of the Council's decisions, and all changes resulting from consent orders approved by the Environment Court, in respect of the Proposed District Plan.

Wairoa District Council notified 'Proposed Plan Change 1B – Coastal Protection', on 15th February 2007. Decisions on submissions to the Plan Change were released on 16th August 2007. Plan Change 1B (as amended) was made operative on 23rd of November 2016.

The COMMON SEAL of the WAIROA DISTRICT COUNCIL, was affixed hereto in the presence of:

Chittle 23 Nov 2016
Mayor Date

[Signature] 23 Nov 2016
Chief Executive Officer Date

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PART A: INTRODUCTION

[1 Wairoa District Profile](#)

[2 The District Plan](#)

[3 Plan Framework](#)

Guide for Users of the District Plan:

Part A of the District Plan provides background information on Wairoa District and general guidance provided by the Resource Management Act 1991 on the purpose of the District Plan.

HE TAU

INTRODUCTION

Tenei au te tau ake nei i taku tau, e i
 Ko wai to waka, E nga tipua! E tawhito!
 E nga atua e i!
 Ko te timu o te rangi, ko te timu te moana,
 Ko te timu o te whenua e i
 To ake nei au i taku waka,
 Ko wai taku waka? Ko Takitimu e i!

Here I uplift my voice in prayer e-i!
 Whose is thy canoe? O the Ancients of
 Old? O ye gods!
 'Tis the summit of the skies of the ocean
 The summit of the land e-i!
 I now launch my canoe,
 What is the name? Takitimu e-i!

He waka ti ua, he waka tahito, he waka atua,
 i u mai ki Nukutaurua, e
 Piki ake, kake ake ko Maungakahia ka pai
 taku titiro iho – he rangi maomao ki te moana.

A fabulous waka, an ancient waka, a sacred
 Waka that landed in Nukutaurua,
 I ascend the heights of Maungakahia and
 Gaze at the myriad of maomao in the sea.

Kai atu aku kamo ki te tuawhenua, ko
 Moumoukai ki runga, ko nga whare rau a
 Te Tahinga ki raro, aue!

I feast my eyes inland on Moumoukai rising above
 the many houses of Te Tahinga below aue!

Ka rere taku titiro ki te tihī o Rereaitu, ki
 Whakapunake o te matau a Maui-tikitiki-a-Taranga
 Pukana whakarunga ko Ranginui e tu nei,
 Pukana whakararo ko Papatuanuku.

My gaze alights upon Rereaitu, at
 Whakapunake o te matau a Maui-tikitiki-a Taranga
 I stare wildly at the heavens above and the land
 below.

Ka rere taku haere ki te uru ki Huiarau
 ki Panekiri maunga, ki Waikaremoana
 wai tukuna kiri o Tuhoē-potiki, o Ruapani, o
 Kahungunu e karekare mai na.

Westward I travel unto Huiarau, Panekiri
 Mountain and Lake Waikaremoana,
 Where the life giving waters of Tuhoē, of
 Ruapani and Kahungunu ripple.

Ka heke i nga wai o Waikaretaheke, o Waiau,
 ki Te Kapu kia puta ki te awa o Te Wairoa
 hopupu, honengenenge matangi rau e rere ki
 te ngutu awa kei te moana.

I descend by way of the Waikaretaheke and
 Waiau Rivers to Te Kapu and join the
 Turbulent Wairoa that runs to the sea.

Ruruku atu ra te whanganui-a Ruawharo ka u
 ki te wahapu o Mohaka, awa tapu,
 o nga matua tupuna.
 Ko Maungaharuru ki uta ko Tangitu ki tai.

I traverse the Bay of Ruawharo to the
 mouth of the Mohaka, sacred river of the elders.
 Maungaharuru on land and Tangitu at sea.

E te iwi, kua oti te pokai whenua i nga rohe o
 Te Wairoa, te parekereke tangata o Ngati
 Kahungunu ki te Wairoa
 Ka whakairihia tenei kete korero ki tara-a-whare.

Friends, the circumnavigation of Te Wairoa,
 Human seed bed of Ngati Kahungunu is
 completed and I return the kete korero to the wall
 of the house.

1 WAIROA DISTRICT PROFILE

1.1 GENERAL

- 1.1.1 The Wairoa District is located in northern Hawke's Bay and extends north from the Waikare River to its boundary with Gisborne District beyond Mahia Peninsula, and contains the Mohaka River Catchment, Lake Waikaremoana and much of Te Urewera.
- 1.1.2 The District has a total area of about 4,118 square kilometres, including approximately 130km of coastline. It lies within the Hawke's Bay Region and is bordered by Taupo District to the west, Whakatane District to the north-west, Gisborne District to the north, and Hastings District to the south.

1.2 POPULATION AND SETTLEMENT

- 1.2.1 The (usually resident) population of the Wairoa District in 1996 was 9,900. The District population has declined since 1971. Between 1991 and 1996, the population has declined by 2.2% (compared to the population growth for New Zealand as a whole, of 7.2%).
- 1.2.2 At the 1996 Census:
- o 14.2% of the people in the Wairoa District were aged over 60 compared to the national average of 15.4%;
 - o the proportion of preschool-age children living in the Wairoa District was 9.8% compared with 7.7% for all of New Zealand; and
 - o 57.8% of the population considered themselves to belong to the Maori ethnic group compared with all of New Zealand at 15.1%. This has increased significantly since 1991 when 45% of the District's population considered themselves to be Maori.
- 1.2.3 Wairoa is the main settlement. It functions primarily as a servicing, administrative and educational centre for the district. A number of small settlements serve the rural population.

1.3 TANGATA WHENUA LANDSCAPE

- 1.3.1 The Wairoa District is the cherished ancestral homeland of the District's tangata whenua. Through their long association with the District the tangata whenua have developed special relationships with their ancestral landscape – the hills and mountains, lakes, rivers, streams, springs, wetlands, coasts, bush, and special places. The landscape and these relationships are extremely important to the identity, culture and traditions of the tangata whenua.

1.4 COMMUNITY WELL-BEING

- 1.4.1 The quality of life enjoyed by people in Wairoa is dependent on a variety of factors such as:
- o good living accommodation;
 - o good infrastructure services (potable water, the safe disposal of household sewage and wastes, electricity reticulation);
 - o ability to earn an income through full or part-time employment;
 - o access to community services (marae, schools, hospitals) and facilities (landfills, roads);

- o opportunity to participate in formal and informal recreation (reserves, recreational facilities, sports fields); and
- o the presence of supportive networks in the community.

1.4.2 Many of these issues cannot be addressed through the District Plan.

1.5 ECONOMY

- 1.5.1 The economy of the District is based on the rural sector. Approximately 60% of the total land is in productive use, of which some 48% is in pasture.
- 1.5.2 Pastoral farming has been the basis of the economy since the first European settlement. Forestry is of growing importance and there is the potential for the further development of horticulture and cropping.
- 1.5.3 The pattern of rural land use has changed significantly since the 1980's largely due to changes in government policies aimed at reform of many sectors of the New Zealand economy. There are now fewer beef and dairy cattle, pigs and sheep. There has been a substantial increase in plantation forestry.
- 1.5.4 Recent petroleum exploration has resulted in findings of natural gas in the northern Wairoa area, and may also result in findings elsewhere. Further exploration is taking place to appraise the nature and extent of the resource. The discoveries offer potential to distribute natural gas regionally and to link with national networks, to provide reticulation to Wairoa environs, and for other forms of energy development.
- 1.5.5 Hydrocarbon resources provide potential to assist diversification of the District's economic base, particularly if end uses of the resource are developed locally or regionally.
- 1.5.6 Mineral exploration has been an activity in the district for many years. While the concept of sustainability does not apply to minerals, the sustainability of land use activities associated with mineral exploration and extraction does.
- 1.5.7 A Council publication, "Wairoa 1998. A Profile of Wairoa District. Social, Economic, Environmental" provides a comprehensive guide to the community that is known as Wairoa District.

1.6 PHYSICAL RESOURCES

INFRASTRUCTURE

- 1.6.1 Infrastructure services are essential to the functioning of communities and important to the well-being of people within Wairoa District.
- 1.6.2 The District is served by road and rail networks, telecommunication and power generation, transmission and reticulation networks. These all comprise physical resources of value to the District.
- 1.6.3 A natural gas pipeline from Wairoa to link national distribution networks will also be a significant physical resource. Existing hydro-power generation facilities make a significant contribution to the national reticulation system and provide for the District's electricity needs.
- 1.6.4 Most settlements in the District do not have reticulated water supply or a sewerage system. There are only two settlements, which have all the standard services provided and they are the Wairoa Township and Tuai. Frasertown and Mahanga have reticulated water supply.

- 1.6.5 New public toilet facilities are provided now in Wairoa Township, Mahanga, Tuai and Nuhaka. There is also the new community centre in Wairoa. Various waste transfer stations have been identified throughout the District, with extensions to the landfill in Wairoa anticipated in the near future.

ROADING

- 1.6.6 The District's roading network and State Highway system in particular, is an essential physical resource to the everyday functioning of people and communities. It contributes significantly to social and cultural needs, access, communication and the economic well-being of the District. In addition, the roading network provides access to widely scattered rural communities, farming and other rural industries, which form the basis of the District Economy.
- 1.6.7 Ease of access to settlements and their rural environs influences how people use land. Heavy vehicle traffic occurs throughout the district but is concentrated along State Highways 2 and 38. In some areas, the roads have not been designed, built, and maintained to carry the volumes of traffic that will be using them in the future. This expected increase in traffic is likely to come from the forestry sector and the harvesting of the timber resource in the district.
- 1.6.8 The high costs of road maintenance means that all roads cannot be maintained to standards that the community may wish. It is important however that roads are maintained and where possible, upgraded in a timely manner to meet the reasonably foreseeable demands to be placed on them.
- 1.6.9 A roading hierarchy for the District is intended to manage and ensure the safe and efficient function of the roading network to meet the economic and community welfare aspirations of the district.

1.7 NATURAL RESOURCES

- 1.7.1 The majority of the region is hill country, merging with mountains in the west and often deeply dissected with gorges. Areas of coastal and river flats of versatile soils give greater variety to the landscape. The Mahia Peninsula is a prominent landform on the coast. The north-western part of the district includes Lake Waikaremoana, surrounded by Te Urewera National Park.
- 1.7.2 Te Urewera National is the largest natural feature in the district. However, there are numerous other natural areas of significance comprising native bush, habitat and natural waterways. Whilst Wairoa District is fortunate to have a relatively large amount of conservation estate within its boundaries, the historic loss of areas of indigenous vegetation and habitats (and consequently, biodiversity) is an issue.
- 1.7.3 The District also contains numerous lakes, rivers and wetlands. A number of these are of local, regional and national importance. These include the Mohaka and Wairoa Rivers and stretching along the coast from the Wairoa River to the Nuhaka River, a series of interconnected wetlands, the largest of which is Lake Whakaki. Within the District, there are high quality trout fisheries, and coastal lagoons that are important for providing waterfowl habitat and game bird hunting opportunities.

LANDFORMS AND GEOLOGY

- 1.7.4 The landforms of the district fall into five recognisable categories:

The Western Hill Country The Huiarau, Panekiri, and Ngamoko Ranges are part of the main axial ranges of the North Island and, in many places, are over 1200 metres high.

The western hill country is more rugged and more prone to erosion than the eastern hill country.

The Eastern Hill Country *These hills seldom rise to more than 600 metres, but the land contrasts sharply with that of the lowlands and river valleys. The hills are formed predominantly of sedimentary rocks.*

The Lowlands *Land less than 30 metres above sea level is confined to the lower part of the Wairoa River valley, coastal plains to the east of Wairoa, and the Mahia Peninsula. Much of this land has drainage problems and is liable to flood, yet its natural fertility is high.*

The Mahia Peninsula *The Mahia Peninsula forms the eastern-most part of the district. It is a significant landscape/amenity resource and provides an important recreational resource for the region.*

Coastal Wetlands *The coastal wetlands between Wairoa and Mahia are of national significance in providing refuge for wildlife and habitat for the area's freshwater fishery, and in terms of scientific and ecological value.*

SOILS

- 1.7.5 The District comprises an underlying layer of greywacke and argillite rocks, covered by a thick layer of younger sedimentary rock. Problems arise from the softness of the rocks, causing erosion and foundation difficulties for structures. The region is tectonically active and earthquakes are relatively common.
- 1.7.6 The steep land soils are the most extensive group of soils in the district. They are mostly found on steep slopes where they are relatively unstable and periodically erode. Some of the soils are shallow with hard rock a few centimetres below the surface. Others are deep with silt loam or sandy loam textures overlaying soft or fragmented rock at depths of one metre or more. The natural fertility ranges from very high to low depending on the nature of the underlying rocks and the indigenous vegetation under which they were formed.
- 1.7.7 The coastal flats north of Wairoa and the Wairoa River valley contains soils of high natural fertility and versatility. The more fertile lowland and river terrace soils have the potential for a range of intensive productive uses, but is limited in area. The versatility of these soils for present and future uses derives from its flatness, its generally good to moderate soil quality and its proximity to settlements and/or transport routes.

GRAVEL EXTRACTION

- 1.7.8 Gravel suitable for roading and construction is a natural resource in the district. The coastal environment and rivers, particularly the Mohaka, are the principal sources. Gravel extraction may be acceptable provided that the activity can be managed to minimise adverse effects on the environment, including effects on the values held by the tangata whenua associated with the locality.

1.8 HERITAGE RESOURCES

- 1.8.1 Within the District, there are some important historic buildings, sites, waahi tapu and notable trees. All these have special heritage value to the Wairoa community and require protection.

2 THE DISTRICT PLAN

2.1 DISTRICT PLAN CONTEXT

- 2.1.1 The Resource Management Act 1991 (RMA) requires the Wairoa District Council to have a District Plan.
- 2.1.2 The RMA sets out the framework for the sustainable management of our environment - land, air, water, soil, the coast, natural hazards, hazardous substances, subdivision and noise control.
- 2.1.3 It requires the Wairoa District Council, communities, businesses, land managers and individuals **“to promote the sustainable management of natural and physical resources.”**

Section 5(2) further defines the term “sustainable management” as:

managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while –

- (a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (b) *avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

Sections 6 to 8 outline the principles to be considered in management of natural and physical resources.

- 2.1.4 The Act also sets out the functions of Wairoa District Council in giving effect to the Act in the Wairoa District. These functions are set out in Section 31 of the Act and include:
- (a) *the establishment, implementation, and review of objectives, policies and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources in the district;*
 - (b) *the control of any actual or potential effects on the use, development, or protection of land, including for the purpose of the avoidance or mitigation of natural hazards and the prevention or mitigation of any adverse effects of the storage, use, disposal, or transportation of hazardous substances;*
 - (c) *the control of subdivision of land;*
 - (d) *the control of the emission of noise and the mitigation of the effects of noise;*
 - (e) *the control of any actual or potential effects of activities in relation to the surface of water in rivers and lakes; and*
 - (f) *any other functions specified in this Act.*

- 2.1.5 The District Plan is a tool to help the District Council to do this. The Plan sets out the framework for the sustainable management of natural and physical resources in the Wairoa District.

2.2 WHAT IS A DISTRICT PLAN?

- 2.2.1 A District Plan is a legal document.
- 2.2.2 This District Plan is a statement on how sustainable management of natural and physical resources is to be promoted in the Wairoa District. Under Section 73 of the Act, the District Council must undertake a full review of the District Plan not later than 10 years after the Plan becomes operative.
- 2.2.3 The Plan will assist the District Council to make decisions on resource consent applications. The Plan will also help the Council administer the provisions of the Act in a consistent, fair, and reasonable manner.

3 PLAN FRAMEWORK

3.1 INTRODUCTION

- 3.1.1 Once operative, the new District Plan will replace three separate transitional plans (Wairoa County District Scheme (1981), Wairoa Urban Sector District Scheme (1992), and “Variation No. 3” (1997) which currently provide the resource management framework for Wairoa District.

3.2 DISTRICT PLAN FORMAT

- 3.2.1 In seeking to achieve the **Purpose** (Section 5) and **Principles** (Sections 6-8) of the Resource Management Act the District Plan is required to (Section 75):
- (1) identify **significant resource management issues**;
 - (2) present **objectives, policies and methods** including **rules** to manage the effects of activities on the natural and physical resources important to the community and that will achieve the purpose and principles of the Act;
 - (3) **promote environmental qualities** and **amenity values** that are important to the community and that will achieve the purpose and principles of the Act;
 - (4) ensure the **adverse effects of activities on the environment** are avoided, remedied, or mitigated and that they will be managed in the long-term by **monitoring** the compliance of activities against the standards and conditions of resource consents, and by monitoring the quality of the district’s environment generally;
 - (5) outline processes to deal with **issues affecting more than just the Wairoa District Council**; and
 - (6) list the **information** to be **supplied with applications for resource consents**.
- 3.2.2 The format of the District Plan is consistent with Section 75.
- 3.2.3 **Significant Resource Management Issue** is defined as being a concern about significant environmental effects that activities may have on the natural and physical resources in the district. They will include those matters of national importance referred to under sections 5 - 8 of the Resource Management Act, and locally important matters within the scope of the Act identified through the process of preparing the new plan.
- 3.2.4 **Resource Management Act Obligations** provides a brief summary of the relevant parts of the Act that must be satisfied.
- 3.2.5 **Background or Description of the Resource** provides brief comment on the resource and the potential adverse effects that activities can have on the environment.
- 3.2.6 **Objective** is a statement of what Council aim to achieve; a desired outcome.
- 3.2.7 **Policy** is a statement of how Council will achieve the objective; it must guide decisions on resource consent applications where there is a discretion.
- 3.2.8 **Methods** give effect to the policies and seek to avoid, remedy or mitigate adverse environmental effects. To satisfy the obligations of Section 32 of the Act, Council must consider a range of methods, their relative cost, and their relative effectiveness in achieving the desired environmental outcomes.

- 3.2.9 There are a number of methods able to be used by the Council to promote the sustainable management of natural and physical resources.

Methods available include:

- (a) regulations, for example, rules and zone provisions in this district plan. Section 76 of the Act enables the Council to adopt rules as one method to promote sustainable resource management.

The Plan also presents assessment criteria and are to be used to assess the environmental effects of activities, when these effects go beyond those considered acceptable for a permitted activity.

Assessment criteria can assist councillors and council advisers, applicants, tangata whenua and affected parties in determining the relevant matters for consideration in formulating conditions for resource consents;

- (b) advocacy & education, including providing information brochures, carrying out research and monitoring, and presenting Council's (community's) views in other forums with the aim of influencing landowner's sustainable land management practices;
- (c) integrated management and co-operation with Regional Council or other agencies to promote sustainable management practices to landowners. The District Plan approach (objectives, policies, rules) shall not be inconsistent with any national policy statement, for example the New Zealand Coastal Policy Statement, any water conservation order, or any regional plans (including the Regional Policy Statement) of the Hawke's Bay Regional Council. Regard shall also be given to any relevant Conservation Management Strategy prepared by the Department of Conservation, any Sports Fish and Game Management Plan prepared by Fish and Game New Zealand, and planning documents recognised by an iwi authority;
- (d) other legislation which requires the Council or other agencies to meet a statutory responsibility;
- (e) consideration of voluntary industry codes of practice or guidelines, which specify preferred methods for landowners to adopt, in conjunction with appropriate methods in the District Plan, on how best to avoid, remedy or mitigate the adverse effects of their activities on the environment;
- (f) provision of Council works and services;
- (g) economic incentives such as rate rebates provided by the Council or other organisations; and
- (h) do nothing and rely on voluntary change methods by landowners.

- 3.2.10 Principal Reasons for Adopting the Objectives, Policies and Methods are the main reasons, in brief, to support the policy adopted.

- 3.2.11 **Anticipated Environmental Results** describes the outcomes that are hoped to be achieved, and should be able to be determined from monitoring.

3.3 SECTION 32 OBLIGATIONS

- 3.3.1 Section 32 of the Act sets out the requirements for the Council to consider the costs, benefits, and alternatives during the formulation of objectives, policies, rules, and other methods, and also whether the proposed means is needed and is the most effective and efficient approach to promote the sustainable management of natural and physical resources.

- 3.3.2 Section 32 analysis is envisaged to be an iterative process based on on-going investigations, discussions, and meeting records. Relevant material is held on Council files.

Cross References:

[Part B](#) – Resource Management Strategy
[Part C](#) – Land Management Zones and Rules
[Part D](#) – District Wide Rules
[Part E](#) – Applying for a Resource Consent
Planning Maps

PART B: RESOURCE MANAGEMENT STRATEGY

[4 Tangata Whenua Issues](#)

[5 Recognising and Protecting Natural & Heritage Resources of Significance](#)

[6 Subdivision, Use, and Development Impact on the Coastal Environment](#)

[7 Land Use, Changes, and their Effects on Natural & Physical Resources](#)

[8 Managing the Effects of Natural Hazards](#)

[9 Achieving Integrated Management of Cross Boundary Issues](#)

[10 Safeguarding Amenity Values](#)

[11 Monitoring Environmental Performance](#)

[12 Designations](#)

PURPOSE & PRINCIPAL REASONS

Council has a statutory responsibility to have a District Plan that outlines its approach to resource management. The Resource Management Strategy provides this overview for the Wairoa District.

It is acknowledged that a range of methods are available to promote sustainable management and the District Plan is only one statutory document in a hierarchy of plans to promote resource management on an integrated basis.

The Resource Management Strategy and the District Plan as a whole, provide direction to the other Plans of the Wairoa District Council; for example the Ten Year Financial Plan and the Annual Plan.

Guide for Users of the District Plan:

Part B discusses the Resource Management Act obligations, the **significant resource management issues** and the **objectives, policies** and **methods** that will be adopted to promote the sustainable management of natural and physical resources in the district. **Anticipated environmental results** are also presented. When combined, the components make up the Resource Management Strategy for Wairoa District.

This section partly fulfils the provisions of Section 75 (contents of district plans) of the Resource Management Act 1991.

4 TANGATA WHENUA ISSUES

4.1 RESOURCE MANAGEMENT ACT OBLIGATIONS

- 4.1.1 It is mandatory for those exercising functions and powers under the RMA to "recognise and provide for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga" (s.6(e)); to "have particular regard to kaitiakitanga" (s.7(a)); and to "take into account the principles of the Treaty of Waitangi" (s.8). The RMA therefore clearly intends that tangata whenua should have a significant role in resource management and enables tangata whenua to take steps to protect their interests.
- 4.1.2 Principles of the Treaty of Waitangi, as generally sourced from the Waitangi Tribunal, of particular relevance to the preparation and operation of the District Plan include:
- (1) the principle of partnership;
 - (2) the duty to consult;
 - (3) the Crown's obligation to actively protect Maori Treaty rights; and
 - (4) the tribal right of self-regulation.
- 4.1.3 Section 33(1)(a) of the RMA provides, under certain conditions, for the transfer of functions by a local authority to a recognised Iwi Authority as defined in Section 2 of the Resource Management Act 1991.
- 4.1.4 Council has recognised a need to take special steps to ensure that tangata whenua concerns and interests are adequately identified before it makes decisions, which could affect these interests. For their part, tangata whenua in Wairoa District have clearly indicated through the consultation process that they desire to play a much greater role in managing the natural and physical resources of the District.

4.2 ISSUES

- 4.2.1 Tangata whenua need to use, develop and protect natural and physical resources in order to provide for their social, economic, cultural well-being and for their health and safety.
- 4.2.2 Tangata whenua wish to sustain their relationship, and that of their culture and traditions, with their ancestral land, water, sites, waahi tapu and other taonga.
- 4.2.3 A significant percentage of Wairoa District is Maori freehold land, and over 50 percent of the population is Maori. Some Maori aspire to establish and/or sustain thriving and vibrant communities on, and relationships with, their ancestral lands, much of which is multiply owned. Cultural, social and economic development is needed to achieve this. The District Plan needs to avoid or minimise restrictions on Maori and others from using and developing their land and resources, while always ensuring that sustainable management of natural and physical resources is promoted.
- 4.2.4 The use, development, and protection of Maori resources can affect the environment adversely. The partitioning of Maori land by the Maori Land Court is not a 'subdivision' in terms of the Resource Management Act if the partitioned parcels are to be held by owners who are members of the same hapu (s.11(2) RMA and s.301(1) Maori Land Act 1993). However, the use of partitioned land could have significant effects on the environment. Appropriate rules need to be provided in the District Plan to avoid, remedy or mitigate any such adverse effects.

- 4.2.5 The use, development, and protection of natural and physical resources can affect adversely the traditional relationship that tangata whenua have with the environment of the District, including parts of the environment that tangata whenua no longer own.
- 4.2.6 The tangata whenua of Wairoa District and their culture and traditions have special relationships with their ancestral lands, water, sites, waahi tapu and other taonga. Some activities and developments can have significant adverse effects on these relationships. The District Plan needs to provide processes to recognise and provide for these relationships.

4.3 OBJECTIVES

- 4.3.1 To promote, including recognising and providing for, the relationship of tangata whenua with their ancestral land, water, sites, waahi tapu and other taonga.
- 4.3.2 To develop a partnership between Wairoa District Council and the tangata whenua of the District for the purpose of promoting the sustainable management of natural and physical resources.
- 4.3.3 To enable tangata whenua to provide for their social, economic and cultural well-being and for their health and safety, while promoting sustainable management of the environment.
- 4.3.4 To promote sustainable management of natural and physical resources including the ancestral lands of tangata whenua, taking into account the principles of the Treaty of Waitangi so as to enable tangata whenua to provide for their social, economic and cultural well-being.
- 4.3.5 To enhance opportunities for future hapu development such as multiple dwellings, expanding marae facilities, hapu or whanau based tourism ventures, summer camping for related family members, and to promote protection of sacred areas and ancestral heritage areas.

4.4 POLICIES

- 4.4.1 I raro I te mauri o te Tiriti o Waitangi me ata korero te Kaunihera Takiwa ki te tangata whenua nona nei te whenua, te ahi ka me te mana ki runga i nga wahi i whakatapua e o ratou tupuna. Ma reira e whakamana na wawata o ia rohe, o ia rohe i roto i te Kaunihera Takiwa o Te Wairoa kia tutuki ai te ha o te Tiriti o Waitangi.
- 4.4.2 A translation of the preceding paragraph into English is as follows:
- Within the spirit of the Treaty of Waitangi, the Wairoa District Council must consult with Maori who are the descendents of the original inhabitants, who own the land, who currently reside in the area, and who exercise traditional authority over the areas made sacred by their ancestors. Through this consultation process the aspirations of each area within Wairoa District will be realised in accordance with the Treaty of Waitangi.*
- 4.4.3 Promote the protection and sustainable management of all cultural heritage places, mahinga kai, and other taonga of Maori.
- 4.4.4 Recognise the importance of marae to tangata whenua and their culture and to the cultural life of the District.
- 4.4.5 Provide for multiple dwellings and papa kainga on any land in the District, on the condition that they comply with relevant zone standards and district wide rules.

- 4.4.6 Provide for the development of existing and new marae and for the re-establishment of existing marae on new sites as permitted activities where these activities comply with the relevant performance standards.
- 4.4.7 Provide for work skills training, commercial activities, and home occupations on Maori land provided that any adverse environmental effects are avoided, remedied or mitigated.
- 4.4.8 Recognise the Maori Land Court's partitioning of Maori land and provide rules to avoid, remedy or mitigate the adverse effects of activities carried out on partitioned land.
- 4.4.9 Where practicable and appropriate, to use traditional Maori means to manage natural and physical resources, such as rahui.

4.5 METHODS AVAILABLE USING THE PROVISIONS OF THE DISTRICT PLAN

- 4.5.1 Encourage applicants to consult tangata whenua about resource consent applications, notices of requirement for a designation or heritage order, and proposed private plan changes which could have a significant adverse effect on resources of interest to them, before these applications, notices of requirement and plan changes are publicly notified.
- 4.5.2 All resource consent applications, notices of requirement and private plan change requests received by Wairoa District Council will be reviewed by Council Officers as part of discharging Council's duties under the Resource Management Act.
- 4.5.3 If Council Officers advise that tangata whenua are an affected party, then the applicant will be encouraged to carry out consultation with tangata whenua. The Maori Liaison Officer may be available to introduce the applicant to the tangata whenua and to facilitate the consultation, if the parties so desire.
- 4.5.4 If tangata whenua are an affected party and are opposed to a resource consent application as evidenced from the documents presented as part of the application, this may constitute special circumstances for notification in terms of Section 94(5) of the Resource Management Act 1991.
- 4.5.5 Encourage a resource consent applicant, requiring authority, or promoter of a proposed private plan change to reach agreement with tangata whenua on a process for consultation including the reasonable costs incurred in the process of that consultation.
- 4.5.6 Together, the RMA (s.34(1)) and the Local Government Act 1974 (s.114Q(5), and s.114R(4), (6) and (7)) provide, under certain conditions, for persons who are not members of a local authority to be appointed to a committee or sub-committee exercising the local authority's Resource Management Act functions, powers or duties. Such appointments can be made if, in the opinion of the Council, such persons have knowledge that will assist the work of the Council's committee or sub-committee.
- Where the Council considers it appropriate, these provisions will be used to appoint one or more persons with appropriate knowledge and understanding of Maori issues to a committee considering proposals that could affect tangata whenua interests, provided that such persons are not a party affected by the proposals under consideration. The Maori Committee of the Wairoa District Council will nominate people for the Wairoa District Council to consider appointing to the relevant committee.
- 4.5.7 Holding all or part of any hearings or pre-hearing meetings under the RMA on a marae when issues of significance to the tangata whenua are involved, and when the relevant tangata whenua group requests a marae-based hearing or meeting.

- 4.5.8 Following Maori protocol and tikanga Maori at hearings and pre-hearing meetings, and providing for the use of the Maori language at these gatherings.
- 4.5.9 Providing notice of a Resource Management Committee decision on a proposal to tangata whenua groups consulted about the proposal.
- 4.5.10 Have regard to any relevant planning document recognised by an iwi authority affected by the District Plan when preparing or changing the District Plan.
- 4.5.11 To consider alteration to the District Plan to ensure that it is better able to have regard to any newly developed relevant planning document produced in the future and recognised by an iwi authority affected by the District Plan.
- 4.5.12 Transferring Wairoa District Council functions, and the necessary resources to carry out those functions, to an iwi authority in circumstances where the criteria specified in Section 33(4) of the RMA are satisfied.
- 4.5.13 Providing for the Maori Committee of Wairoa District Council and the tangata whenua of Wairoa District to participate in monitoring the effectiveness of the District Plan.
- 4.5.14 Provide for multiple dwellings and papakainga on a single title and for marae developments in the Rural Area.
- 4.5.15 Consider a change to the District Plan in order to accommodate tangata whenua development plans formulated in the future.
- 4.5.16 Facilitate the involvement of tangata whenua in the resource management process and accommodate, where possible, the exercise by them of tino rangatiratanga and kaitiakitanga.
- 4.5.17 Establish rules for the control of activities on the surface of water adjacent to marae so as to ensure that these activities do not adversely affect ceremonies on the marae.
- 4.5.18 Take steps to ensure the Council's decision makers are adequately informed about tangata whenua issues before they make decisions, which may affect tangata whenua interests. This is to be achieved by continuing to support and consult the District Council Maori Committee, and, as the need arises, by consulting other Maori organisations and the tangata whenua.
- 4.5.19 Establish and regularly update a register of tangata whenua contacts for consultation.
- 4.5.20 Council agreeing protocols with tangata whenua groups concerning the resourcing of the tangata whenua comment on resource consent applications, notices of requirement and plan change requests.

4.6 EXPLANATION AND REASONS

- 4.6.1 The Resource Management Act 1991 contains specific obligations in relation to the Treaty of Waitangi and Maori interests. These require the Council to take into account the principles of the Treaty of Waitangi between the Crown and tangata whenua and to recognise and provide for the relationship of the tangata whenua with the District's natural resources. The District Plan includes provisions to satisfy these obligations when resource management decisions are made in Wairoa District.
- 4.6.2 Central to these provisions is consultation with the tangata whenua groups whose interests may be affected by a particular resource management decision. Such consultation is necessary in order to identify any effects on tangata whenua interests of any resource use, development or protection proposal. It is also necessary in order to identify measures that

could be taken to avoid, remedy or mitigate these effects. It is necessary to have this information before resource management decisions are made in order to ensure that the resources are managed in a way that enables tangata whenua to provide for their social and cultural well-being.

- 4.6.3 Through information in the District Plan, consultation procedures, and the involvement of tangata whenua in resource management processes, including monitoring, waahi tapu and other taonga of tangata whenua can be sustained. Following Maori protocol and tikanga Maori at hearings and providing for the use of the Maori language at these gatherings, recognises the special status of tangata whenua under the Treaty of Waitangi and the equal place of te reo Maori in New Zealand. Specifying the involvement of tangata whenua in the consideration of resource consent applications where appropriate provides certainty for applicants and tangata whenua as to the procedures to be followed.

4.7 ANTICIPATED ENVIRONMENTAL RESULTS

- 4.7.1 Te whakahaere tokonga o nga rauemi taahorahora, tinana ranei i roto i te Kaunihera takiwa o te Wairoa, me te whakaae whakarite ano hoki ki te hononga o te Maori me ona tikanga a iwi me na taonga tuku iho e pa ana ki te whenua o nga tupuna, na wai, na ngahere, na waahi tapu me etahi atu taonga, he take a iwi tino hira.
- 4.7.2 A translation of the preceding paragraph into English is:
- The sustainable management of natural and physical resources within Wairoa District while recognising and providing for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga as a matter of national importance.*
- 4.7.3 Greater public awareness of Maori cultural considerations concerning the management of natural and physical resources.
- 4.7.4 Maori communities and their culture and values are sustained and enhanced within the Wairoa District.

Cross References:

All other sections of the District Plan can influence the nature of activities that tangata whenua may wish to carry out. Some key chapters that tangata whenua may need to consider when planning a new activity or development are as follows:

Part B – Resource Management Strategy

- o [Chapter 6](#) – Subdivision, Use and Development Impacts on the Coastal Environment
- o [Chapter 7](#) – Land Use, Changes and their Effects on Natural and Physical Resources
- o [Chapter 10](#) – Safeguarding Amenity Values

Part C – Land Management Zones and Rules

- o Either Chapter 12, 13, 14, 15, 15A, 16, 17, 18, 18A, or 19, depending on the zone in which the proposed activity is located

Part D – District Wide Rules

- o [Chapter 23](#) – Indigenous Vegetation and Habitats of Indigenous Fauna
- o [Chapter 24](#) – Access & Parking
- o [Chapter 27](#) – Subdivision

Part E – Applying for Resource Consent

- o [Chapter 28](#) – Information Requirements

5 RECOGNISING AND PROVIDING FOR NATURAL AND PHYSICAL RESOURCES OF SIGNIFICANCE

5.1 RESOURCE MANAGEMENT ACT OBLIGATIONS

- 5.1.1 This section deals with the natural and physical resources in the Wairoa District. These include:
- o rivers, lakes and wetlands, and habitats;
 - o natural features and landforms;
 - o significant indigenous vegetation and significant habitats of indigenous fauna;
 - o biodiversity;
 - o intrinsic values and amenity values;
 - o threatened plants and animals;
 - o archaeological sites;
 - o historic buildings and places; and
 - o Note: Utilities, which are also physical resources, are addressed in Chapter 26 of the Plan.
- 5.1.2 Section 6 (Matters of National Importance) requires the District Council to recognise and provide for the preservation of the natural character of the coastal environment, wetlands, lakes, rivers and their margins (Section 6(a)).
- 5.1.3 The Council is also required under Section 6 of the Resource Management Act 1991 to protect outstanding natural features and landscapes, and to protect these natural resources from inappropriate subdivision, use and development (Section 6(b)).
- 5.1.4 The maintenance and enhancement of public access to the coastal marine area, lakes and rivers (Section 6(d)), and the relationship of Maori culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga shall be recognised and provided for (Section 6(e)).
- 5.1.5 Areas of significant indigenous vegetation and/or significant habitats of indigenous fauna are to be protected (Section 6(c)).
- 5.1.6 Section 7 (Other Matters) requires Council to have particular regard to: the efficient use and development of natural and physical resources (Section 7(b)), the maintenance and enhancement of amenity values (Section 7(c)), the intrinsic values of ecosystems (Section 7(d)), and the finite characteristics of natural and physical resources (Section 7(g)).
- 5.1.7 Section 7(e) requires the District Council to have particular regard to the recognition and protection of the heritage values of sites, buildings, places or areas. Part VIII of the Resource Management Act 1991 deals with heritage orders. Heritage order requirements can be lodged by Council, Ministers of the Crown, the New Zealand Historic Places Trust and heritage protection authorities. Heritage orders must be included in the District Plan.
- 5.1.8 Through Section 7(f), the RMA requires the District Council to have particular regard to the maintenance and enhancement of the quality of the environment.
- 5.1.9 Section 7(h) requires the District Council to have particular regard to the protection of the habitat of trout and salmon.

5.2 DESCRIPTION OF SIGNIFICANT DISTRICT RESOURCES

OVERVIEW

- 5.2.1 Parts of the natural environment and the built environment are highly valued for a variety of reasons - the resource may have cultural significance, have important intrinsic values from an ecological perspective, or may have historic or archaeological values. It is important to community well-being and in safeguarding the life-supporting capacity of ecosystems that these sites are identified, protected and where appropriate, enhanced. The consideration of amenity values is an important component to the community values associated with resources of significance in the District.
- 5.2.2 Examples of natural resources of significance and value to the community nationally, regionally and locally are Te Urewera National Park, the coastal lagoons (including Lake Whakaki), and the Mohaka River. Examples of resources of heritage value include traditional meeting places along the Wairoa River and the historic church at Frasertown. Natural landforms of national significance include the Mahia Peninsula.
- 5.2.3 There are many other natural, cultural and heritage areas of national, regional and local significance. Some of these resources have been well documented by Council and other agencies. However, only a few people may know the values and significance of some areas. To provide effective protection of these areas it is necessary to accurately record them in a publicly available register, or where the area may be culturally sensitive, for Council to have a procedure in place to ensure their ongoing protection from adverse effects of land use, development and subdivision. The identification of areas or sites is just the first step in achieving their effective protection and other methods such as rules, incentives, advocacy and education can assist in achieving protection in the long term. Consultation with landowners should be undertaken to ensure the desired outcomes for the sustainable management of district resources is achieved. This will ensure that these special elements of the natural and built environment survive to be enjoyed by present and future generations.
- 5.2.4 Preservation of the natural character of wetlands, lakes and rivers and their margins can be achieved through effective management of riparian margins – the land alongside these water bodies. Riparian management through the conservation of vegetation cover can assist control erosion, improve water quality, improve aquatic habitats, for example, whitebait spawning habitats, promote a high diversity of indigenous flora and indigenous habitats, and in turn improve amenity values, including recreational opportunities.

NATURAL HERITAGE: SIGNIFICANT INDIGENOUS VEGETATION AND/OR SIGNIFICANT HABITATS OF INDIGENOUS FAUNA

- 5.2.5 One of the District's greatest natural assets is its remaining areas of indigenous vegetation and wetlands. In the west of the District large areas of indigenous vegetation remain, much of which is included in the Urewera National Park and administered by the Department of Conservation. However, in more eastern and lowland areas, few natural areas remain and these areas are generally unprotected in a formal sense but are protected largely based on voluntary efforts of landowners.
- 5.2.6 In particular natural areas in the lowland, semi-coastal and coastal areas are generally, small, fragmented and rare. It is estimated that less than 5% of the vegetation originally found within the lowland, semi-coastal and coastal areas remains. There are significant remaining wetlands such as Whakaki Lagoon, Whakamahia, Maungawhio and others, which along with small fragmented areas of wetland in the District, provide migratory corridors for wildlife.
- 5.2.7 Also, cattle grazing, clearance and drainage may be slowly degrading most of these lowland areas. Native wildlife and vegetation is also being damaged by competition from pests such

as feral goats, rats, possums and deer. Inappropriate clearance of indigenous vegetation on erosion prone land can also have a variety of adverse effects including habitat destruction, accelerated erosion, and decline in water quality. Quality trout habitat, upland game habitat and waterfowl habitat are important for sports fish angling and game bird hunting.

- 5.2.8 Riparian management is therefore one method for addressing the matter of national importance referred to under Section 6(a) of the Resource Management Act 1991 – at the district level this relates to promoting biodiversity and protecting the natural character and amenity values of the margins of water bodies.
- 5.2.9 The Department of Conservation has commissioned Landcare Research Ltd to assess the District under the Protected Natural Area Programme (PNAP). The primary aim of the PNAP is to identify on a national basis the best remaining examples of natural ecosystems and landscapes, which, if protected, would improve the representativeness of the current reserves network. This information will provide the basis for sites listed in [Schedule 4](#).
- 5.2.10 The PNA programme is one of a number of ways of assessing many but not all aspects of “*significance*.” RAP’s (Recommended Areas for Protection) are not the sole measure of “*significance*” and input from owners and interest groups will be sought and considered in identifying sites for inclusion in [Schedule 4](#). [Chapter 31](#) – Definitions, provides the definition of the term ‘*Significant indigenous vegetation and/or Significant Habitats of Indigenous Fauna*.’
- 5.2.11 The list of significant rivers and lakes are presented in [Schedule 5](#). The list of threatened plants and animals is presented in [Schedule 6](#). Provisions relating to the sustainable management of the resources listed in the schedules are generally contained in [Chapter 6](#) (Coastal Environment), [Chapter 14](#) (Conservation & Reserves Zone), [Chapter 23](#) (Indigenous Vegetation & Habitats of Indigenous Fauna), [Chapter 31](#) (Definitions), & [Chapter 27](#) (Subdivision).
- 5.2.12 Potentially, the co-ordination and compilation of all relevant data into comprehensive schedules for inclusion in the district plan, is a substantial task that may require development in stages and as resources become available over time.

CULTURAL HERITAGE

- 5.2.13 Heritage resources can include all historic resources identified in the district plan, all resources subject to a heritage protection order under Section 189 of the RMA 1991 and can include sites (archaeological, waahi tapu), buildings, objects or areas, and landforms.
- 5.2.14 The Historic Places Act 1993 requires the New Zealand Historic Places Trust to maintain a register of heritage resources. Council supports this approach by recognising those category I and II sites in [Schedule 1](#), and incorporating this register so that protection measures can be afforded those sites through the district plan.
- 5.2.15 It is illegal to destroy, damage or modify any archaeological sites without first obtaining the authority from the Historic Places Trust.
- 5.2.16 Information on heritage resources are sourced from:
- o historic places, sites, waahi tapu registered by the New Zealand Historic Places Trust as Category I or II;
 - o archaeological sites - known recorded sites from the New Zealand Archaeological Association file-keepers register;
 - o sites subject to a heritage order; and

- o waahi tapu sites identified by tangata whenua.
- 5.2.17 To provide the necessary public protection, the plan sets out rules for the use and alteration of these sites. These rules relate to alterations and additions, or the alteration of historic sites to enable alternative uses to be considered. Other sites not recorded as Category I or II by the Historic Places Trust are listed in [Schedule 1](#) – Historic Buildings, Sites, Waahi Tapu and Notable Trees, of the District Plan. This listing is one way to inform the public and Council of their heritage value to the Wairoa community. This information will be considered as part of a resource consent process. Council is also supportive of initiatives to educate and inform landowners about any heritage sites on their property.
- 5.2.18 The overall aim is to promote the protection of heritage resources through tangata whenua, community and private initiatives.

5.3 RESOURCE MANAGEMENT ISSUES

- 5.3.1 Loss of significant indigenous vegetation and/or significant habitats of indigenous fauna, and the loss of biodiversity.
- 5.3.2 Loss of values associated with the margins of lakes, rivers and wetlands caused by human actions.
- 5.3.3 Demolition or relocation, alteration or additions to buildings or sites, that adversely affect or lead to the loss of the cultural and heritage values associated with sites.
- 5.3.4 Loss of evidence relating to the history of New Zealand through the unlawful destruction or modification to archaeological sites.

5.4 OBJECTIVES

- 5.4.1 To identify, protect and enhance areas of significant indigenous vegetation and/or significant habitats of indigenous fauna, trout and salmon.
- 5.4.2 To identify and protect outstanding natural features and landscapes for present and future generations to enjoy.
- 5.4.3 To protect and enhance the abundance and diversity of indigenous ecosystems in the District.
- 5.4.4 To identify and protect areas, sites and structures of importance to Maori culture and traditions.
- 5.4.5 To preserve and enhance the natural character of wetlands, lakes and rivers, and their margins.
- 5.4.6 To identify which rivers, lakes and wetlands and their margins in the District have significant:
- o natural character values;
 - o intrinsic values;
 - o ecological values, including wildlife corridors;
 - o recreational and amenity values;
 - o finite natural and physical resources; and
 - o cultural, historical and spiritual values

and protect them from inappropriate subdivision, use and development.

- 5.4.7 To identify and protect sites, buildings, places or areas of archaeological, cultural or historic significance to all sectors of the community.

5.5 POLICIES

- 5.5.1 Identify and protect outstanding natural features and landscapes, so as to avoid, remedy or mitigate any adverse effects of activities which may lead to the degradation or loss of values associated with these natural areas.
- 5.5.2 Protect and enhance biodiversity (fauna habitats, wetlands, indigenous vegetation, and riparian margins) that have recognised biological/ecological values.
- 5.5.3 Identify and protect areas of indigenous flora and fauna that are significant to the district for their rareness, biological, cultural, recreational and educational values.
- 5.5.4 Ensure that listed significant indigenous vegetation and/or significant habitats of indigenous fauna are protected from activities such as grazing, clearance and drainage, and from competition from pests to avoid permanent damage or diminishment of these resources.
- 5.5.5 Encourage the protection and enhancement of significant indigenous vegetation and/or significant habitats of indigenous fauna on private land.
- 5.5.6 Encourage land management and riparian management practices that protect indigenous riparian vegetation for its intrinsic, ecological, landscape including recreational and/or amenity values.
- 5.5.7 Identify those areas in which esplanade strips are considered desirable and the inclusion of those areas in Schedule 5 by way of plan change to be notified by May 2005.
- 5.5.8 Consider the provision of funding for esplanade reserves through the Annual Plan process.
- 5.5.9 Identify and protect areas, sites and structures of archaeological, cultural or historic significance including sites listed on New Zealand Historic Places Trust Register, New Zealand Archaeological Association Recorded Sites Index and tangata whenua databases and in [Schedule 1](#) – Historic Structures, Sites, Waahi Tapu and Notable Trees so as to avoid, remedy or mitigate any adverse effects of activities which may lead to the degradation or loss of the values associated with these areas, sites and structures. In carrying out methods to protect cultural and historic resources, the rights of landowners to use their land should also be recognised and provided for where possible.
- 5.5.10 Identify and protect, in a manner appropriate to tangata whenua, cultural heritage resources of importance to tangata whenua.
- 5.5.11 Recognise that any information databases on tangata whenua interests may be incomplete and that consultation with tangata whenua will be necessary in order to identify the likely effects of resource management decisions on tangata whenua interests before those decisions are made.

5.6 METHODS AVAILABLE USING THE PROVISIONS OF THE DISTRICT PLAN

- 5.6.1 Identify natural sites on an on-going basis in consultation with tangata whenua, the Department of Conservation, landowners, Federated Farmers, forestry representatives,

Royal New Zealand Forest and Bird Protection Society, Fish and Game New Zealand and Hawke's Bay Regional Council, that warrant protection and record these sites, where appropriate, in [Schedule 4](#) – Significant Natural Areas to the District Plan, and on plan maps.

- 5.6.2 Educate landowners on the potential adverse effects of goats and deer on biodiversity, particularly the risk of new feral populations establishing as a result of farm escapes, and the environmental benefits of effective fencing and identification of animals. This will include:
- o advocacy of best practice standards for goat and deer fencing. For example, Industry Codes of Practice, and standards in the Deer QA On-Farm Quality Assurance Programme, the Noxious Animal in Captivity Regulations 1969, and the Animal Identification Act 1993;
 - o provision of information on effective fencing standards for goats and deer in the form of a pamphlet guide; and
 - o provision of information about funding assistance schemes that may be available for fencing and/or pest control, such as the DOC/MfE Biodiversity Condition and Biodiversity Advisory Service Funds, the MAF Sustainable Farming Fund, and the HBRC Regional Landcare Scheme.
- 5.6.3 In consultation with tangata whenua, establish a process for dealing with waahi tapu, taonga, culturally significant sites and protocols concerning people's access to such information, and where acceptable to tangata whenua, to record the location of waahi tapu.
- 5.6.4 Use nationally accepted criteria or assessment methods to determine significance; for example but not limited to Protected Natural Area Programme survey results.
- 5.6.5 Setting aside of esplanade strips/reserves where appropriate on resource consents for applications for subdivision ([Chapter 27](#) refers) and/or land use.
- 5.6.6 Use of rules ([Chapter 31](#) – Definitions, '*Significant indigenous vegetation and/or Significant Habitats of Indigenous Fauna*'), standards and conditions to avoid, remedy or mitigate modification of existing indigenous riparian vegetation.
- 5.6.7 Recognise tangata whenua as kaitiaki of waahi tapu sites, taonga, culturally significant areas and develop and implement procedures for consultation with Maori on proposals for the use, development or protection of resources that may affect waahi tapu, taonga and areas of cultural significance.
- 5.6.8 Establish, in consultation with tangata whenua, a process for dealing with situations where koiwi (human remains and taonga) are exposed, either through natural processes or through excavation, and make suitable arrangements in accordance with Tikanga for the appropriate re-interment of koiwi.
- 5.6.9 Maintain liaison with tangata whenua, NZ Historic Places Trust, Hawke's Bay Regional Council, Department of Conservation and the local Committee of the Historic Places Trust on the issue of identification, assessment, protocols and recording of waahi tapu, taonga, areas of cultural significance, historic buildings, sites, and notable trees, and their inclusion, where appropriate, in Schedule 1 – Historic Buildings, Sites, Waahi Tapu and Notable Trees.
- 5.6.10 Use rules to control subdivision, use and development and its effects on natural heritage.
- 5.6.11 Rules in the District Plan to enable consideration of the impacts of certain activities on the heritage value of a site, place or building.
- 5.6.12 Provide assistance to affected property owners; this may include management of a heritage fund, rates relief, waiver of application fees for use, development and subdivision activities

that safeguard resources of value to the community, and make available expertise to assist management of resource protection and enhancement.

- 5.6.13 Increase public awareness of the value of cultural heritage resources by advocating the use of educational tools such as placing plaques on heritage items, which explain their significance, heritage trails, informative publications and heritage events.
- 5.6.14 Advocate methods of vegetation control other than chemical spraying in public areas that tangata whenua identify as food-gathering places (mahinga kai).
- 5.6.15 Recognise existing management plans, and prepare new management plans, and implement them in consultation with tangata whenua and the public, for public parks, the foreshore, and recreational areas such as Waikokopu Harbour.
- 5.6.16 Advocate through the Annual Plan process for the protection of significant resources.

5.7 EXPLANATION AND REASONS

- 5.7.1 Council is obliged to recognise and provide for the protection of natural character, outstanding natural features and landscapes, areas of significant indigenous vegetation and/or significant habitats of indigenous fauna, and the relationship of Maori with their ancestral sites and waahi tapu (Section 6). Council is also required to have particular regard to the efficient use and development of natural and physical resources, intrinsic values of ecosystems, recognition and protection of heritage values, the maintenance and enhancement of the quality of the environment, and the finite characteristics of natural and physical resources (Section 7).
- 5.7.2 Council has an accepted role in identifying and facilitating a level of protection for these resources. Council accepts the PNAP data from the Department of Conservation, and the heritage listings from the Historic Places Trust and Archaeological Association, as being the most appropriate resource for the identification of significant natural and cultural heritage resources. Additional sites may require protection in the future, and these will be included through formal change to the District Plan, as and when the need arises.
- 5.7.3 Council has also accepted that it has a role in the protection of riparian indigenous vegetation, given the large proportion of riparian margins alongside water bodies in the district. There is a need to ensure that the adverse effects of land use activities on water bodies are avoided, remedied or mitigated through regulation, in addition to a reliance on voluntary protection by landowners and community-wide education initiatives carried out by the Regional Council and District Council.
- 5.7.4 It is also accepted that identification of these resources should take place in consultation with the community. Historic sites and archaeological sites have been identified on the planning maps. Sites of significant indigenous vegetation and/or habitats of significant indigenous fauna have yet to be included, and will follow a consultative process once the PNAP data is available. It is acknowledged that there are areas that may be significant that may not been identified through the PNA programme. Therefore, backstop rules are necessary to enable initial identification of these areas and to allow assessment of their values on a case-by-case basis.
- 5.7.5 Council has also recognised the public good afforded by the protection of such resources, and where it has the financial and professional resources available, Council will endeavour to assist private landowners with the costs of protection.

5.8 ANTICIPATED ENVIRONMENTAL RESULTS

- 5.8.1 Use, development, and subdivision compatible with the scale and character of natural, cultural, and heritage resources.
- 5.8.2 Increased public awareness of the intrinsic, ecological, and cultural values associated with natural areas or indigenous habitats of significance, and of the threats to these values.
- 5.8.3 Integrated management of resources of national, regional and local significance.
- 5.8.4 Maintenance and enhancement of indigenous biodiversity.
- 5.8.5 Identification, protection and where practicable enhancement of significant indigenous vegetation and/or significant habitats of indigenous fauna.
- 5.8.6 Protection of existing indigenous riparian vegetation.
- 5.8.7 Maori cultural values are recognised and protected.
- 5.8.8 Recognition and protection of heritage values important to the community

Cross References:

Part C – Land Management Zones and Rules

- o [Chapter 14](#) – Conservation and Reserves Zone
- o [Chapter 15](#) – Coastal Zone
- o [Chapter 15A](#) – Coastal (Mahia) Zone
- o [Chapter 16](#) – Rural Zone

Part D – District Wide Rules

- o [Chapter 22](#) – Cultural Heritage
- o [Chapter 23](#) – Indigenous Vegetation and Habitats of Indigenous Fauna
- o [Chapter 30](#) – Resource Consent Assessment Matters (30.9 Indigenous Vegetation and/or Habitats of Indigenous Fauna).

Part E – Applying for Resource Consent

- o [Chapter 31](#) – Definitions – Significant Indigenous Vegetation and/or Significant Habitats of Indigenous Fauna.

Schedules:

- o [Schedule 1](#) – Historic Buildings, Sites, Waahi Tapu and Notable Trees
- o [Schedule 4](#) – Significant Natural Areas
- o [Schedule 5](#) – Significant Rivers and Lakes
- o [Schedule 6](#) – Threatened Plants and Animals

Planning Maps

6 SUBDIVISION, USE AND DEVELOPMENT IMPACTS ON THE COASTAL ENVIRONMENT

6.1 RESOURCE MANAGEMENT ACT OBLIGATIONS

- 6.1.1 The coastal environment includes the land areas adjacent to the coast that are influenced by coastal processes and the coastal marine area (seaward of Mean High Water Springs). Council's jurisdiction within the coastal environment extends to the mean high water spring mark (MHWS). The land from the MHWS to the top of the first dominant ridgeline has generally been accepted as being influenced by coastal processes and requires special recognition in the District Plan.
- 6.1.2 The Resource Management Act specifically requires the preservation of the natural character of the coastal environment and its protection from inappropriate subdivision and development (Section 6(a)). The District Plan must also recognise and provide for the following matters of national importance:
- (1) the protection of outstanding natural features and landscapes from inappropriate subdivision, use and development (Section 6(b));
 - (2) the protection of areas of significant indigenous vegetation and/or significant habitats of indigenous fauna (Section 6(c));
 - (3) the maintenance and enhancement of public access to and along the coastal marine area (Section 6(d)); and
 - (4) the relationship of Maori and their culture and traditions (Section 6(e)).
- 6.1.3 The Act also requires council to control the effects of the use and development of land in order to avoid, remedy or mitigate for natural hazards - such as coastal erosion (Section 31 (b)).
- 6.1.4 The Regional Coastal Plan and the New Zealand Coastal Policy Statement (NZCPS) also govern activities within the coastal area and the District Plan cannot be inconsistent with these policies. These documents together with the objectives, policies, and rules of the District Plan will ensure that the effects of activities within the Coastal Zone maintain the quality of the district's coastal environment.
- 6.1.5 The NZCPS was prepared by the Minister of Conservation pursuant to the Resource Management Act 1991. The purpose of the NZCPS is to state policies in order to achieve the purpose of the RMA in relation to the coastal environment of New Zealand. The guiding principles for the NZCPS are taken from Sections 5, 6, 7 and 8 of the RMA. Those concerns that the NZCPS addresses, and that are reflected in this section of the Plan, are:
- (1) national priorities for the preservation of the natural character of the coastal environment;
 - (2) protection of the characteristics of the coastal environment of special value to tangata whenua;
 - (3) activities involving the subdivision, use, or development of area of the coastal environment;
 - (4) Crown's interest in land of the Crown in the coastal marine area; and
 - (5) implementation of New Zealand's international obligations affecting the coastal environment.

- 6.1.6 In order to reflect the significant value given to protection of the coastal environment in the Resource Management Act, and reflecting Wairoa’s significant coastal features, the District Plan contains a specific zone dedicated to the protection of the coastal environment.
- 6.1.7 While the District Council is not responsible for effects of activities within the Coastal Marine Area (the area from MHWS to the 12 mile limit of New Zealand’s Territorial Sea), any policy in the District Plan must not be inconsistent with the policies and objectives of the New Zealand Coastal Policy Statement and the Hawke’s Bay Regional Council Regional Policy Statement and Regional Coastal Plan.

6.2 DESCRIPTION OF COASTAL ENVIRONMENT

- 6.2.1 Wairoa District has about 130 km of coastline. This coastline includes a large portion of Hawke’s Bay, the Mahia Peninsula, and a southern portion of Poverty Bay. The coastal environment is defined as Tatahi (the sea part), and Taha moana (the land part), with Mana Maori extending to the low water mark.
- 6.2.2 Steep uplifted marine terraces and cliffs dominate the western side of Mahia Peninsula. Sandy beaches, estuarine lagoons and inter-tidal rock platforms characterise the eastern side. Pukenui Beach, with a backdrop of steep hills dominates the District’s coastline, north of Mahia Peninsula.
- 6.2.3 West of Mahia Peninsula, the Hawke’s Bay coast forms a smooth curve down to the Wairoa River. Wave action has formed a rock beach barrier for most of this coastline. The Nuhaka and Wairoa Rivers break through this barrier. Elsewhere, a series of extensive lagoons and wetlands have been trapped behind. Whakaki Lagoon is the largest of these lagoons. These wetlands are of national importance because of the habitat they provide for indigenous plants and animals. They also have important landscape, recreational and amenity values.
- 6.2.4 From the Wairoa River westward, the coast is almost continuously steep, having ridgelines generally 100-200m high emerging straight from the sea, down to the District’s south-west boundary at the Waikare River. The Mohaka River, as well as the smaller Waihua and Waikare Rivers, cut through these cliffs. As the Mohaka River drains a large, greywacke dominated catchment the beaches in this area are comprised of dark gravels and coarse sands.
- 6.2.5 The coastal environment is sensitive to change from natural processes and development activities. Parts of the coastal environment contain significant natural and ecological values. Parts of the coastal area also have high cultural/spiritual values as well as providing important seafood resources. The coast also supports a range of recreational activities such as swimming, surfing, fishing, game bird hunting and diving. These values can be threatened through inappropriate subdivision, use and development.
- 6.2.6 There is pressure to develop and use some areas of the coast for more intensive land use activities (residential, services and associated infrastructure). On Mahia Peninsula there is an increasing demand for residential subdivision, which is a concern. Freedom camping can also have adverse effects on the natural character, amenity and ecological values of the coastal environment. This pressure for coastal development can result in adverse effects such as changing the natural character of the coast, increasing natural hazard risks to existing communities, degrading ecological values, and indirectly, to depleting local seafood resources.
- 6.2.7 Elsewhere there has been little demand or pressure for coastal settlement. However, land use practices adjacent to the coastline or within erosion prone catchments can cause

changes in water quality and quantity, which can affect coastal lagoons, estuaries and wetlands.

- 6.2.8 The cultural importance of the coastline to Tangata Whenua is also significant. This is particularly so in and around Mahia, Opoutama and Mahanga areas where there is the most coastal development pressure. Additional development undoubtedly places added and differing demands and pressures onto those coastal areas and the Tangata Whenua people of the District. Potential adverse effects of this include:
- o depletion and/or pollution of traditional food sources;
 - o pollution of the environment through increased use of sand and recreational vehicles;
 - o the pressure to allow camping around the foreshores; and
 - o the demand to subdivide and build holiday homes.

6.3 RESOURCE MANAGEMENT ISSUES

- 6.3.1 Disruption of natural coastal processes.
- 6.3.2 Detraction from the natural character, and contamination and destruction of ecological features.
- 6.3.3 Adverse effects of activities on traditional Maori uses and values in the coastal environment.
- 6.3.4 Loss of evidence relating to the history of New Zealand through the unlawful destruction or modification to archaeological sites in the coastal environment.
- 6.3.5 Loss of public access to the coastal environment, from the subdivision, use, and development of the coastal environment - particularly on the Mahia Peninsula.
- 6.3.6 In appropriate subdivision, use and development in the coastal environment causing the reduction or loss of natural character and ecological values.
- 6.3.7 Loss or reduction in amenity values caused by inappropriate subdivision, use and development in the coastal environment.

6.4 OBJECTIVES

- 6.4.1 To provide for use, development and subdivision that protects and enhances the natural character, amenity values, public access, and cultural values associated with the coastal environment and safeguards ecological values.
- 6.4.2 To minimise disruption of natural coastal processes.
- 6.4.3 To preserve the natural character of the coastal environment, and promote its enhancement.
- 6.4.4 To avoid adverse effects on sites of value to tangata whenua.
- 6.4.5 To avoid unlawful destruction or modification to archaeological sites in the coastal area.
- 6.4.6 To maintain and enhance public access to the coastal marine area.
- 6.4.7 To recognise that the use of land and coastal waters must be considered in an integrated manner.

- 6.4.8 Encourage management, maintenance and enhancement of the coastal lagoons identified in [Schedule 5](#) to retain and enhance their wildlife values.

6.5 POLICIES

- 6.5.1 Avoid use, development and subdivision in the coastal environment which adversely affects, or has the potential to adversely affect:
- (1) natural coastal processes;
 - (2) the relationship of tangata whenua with their ancestral coastal lands, waahi tapu and taonga;
 - (3) ecosystems, outstanding natural features and landscapes associated with the coast;
 - (4) the quality of coastal waters; and
 - (5) public access to and along the coastal environment.
- 6.5.2 Encourage appropriate subdivision, use and development in the coastal environment where natural character has already been compromised.
- 6.5.3 Avoid, where appropriate, sprawling or sporadic subdivision, use and development in the coastal environment.
- 6.5.4 Enable subdivision, use and development in the coastal environment that avoids, remedies or mitigates adverse environmental effects. In those areas of the Mahia Peninsula where there has been little subdivision, use and development, ensure that the following aspects of these environments are also maintained and considered:
- o the natural character of the coastal environment;
 - o natural coastal processes;
 - o the relationship of tangata whenua with their ancestral coastal lands, waahi tapu and taonga; and/or
 - o public access.
- 6.5.5 Encourage and promote the enhancement of public access to the coastal environment, which contributes to people's enjoyment and recreational use, while avoiding, remedying or mitigating adverse environmental effects.
- 6.5.6 Where land in the coastal zone has been partitioned by the Maori Land Court, avoid, remedy or mitigate any adverse effects arising from its use and development.
- 6.5.7 Encourage management, maintenance and enhancement of the coastal lagoons identified in [Schedule 5](#) to retain and enhance their wildlife values.
- 6.5.8 Provide a transition from the Residential (Mahia) Zone to the west of Pukenui Road at Mahanga to the beach front of lower density beachside development that recognises the special coastal character of this area and provides for the avoidance, mitigation and remediation of adverse effects on the visual landscape, ecological and coastal hazard environment in this area.

6.6 METHODS AVAILABLE USING THE PROVISIONS OF THE DISTRICT PLAN

- 6.6.1 Zoning to define an area of 500 metres from MHWS, considered to incorporate the coastal influenced environment as an area with special natural and physical resources of the Wairoa

- District to meet the obligations placed on the Council under the Resource Management Act 1991 and the New Zealand Coastal Policy Statement.
- 6.6.2 Support efforts to better understand coastal processes and attempts to map more accurately the coastal environment in the Wairoa District.
- 6.6.3 Performance standards to determine whether adverse effects of use (including recreational activities), development and subdivision within the Coastal Zone are able to be avoided, remedied or mitigated.
- 6.6.4 Advocacy of the policy framework stated in the District Plan to other agencies.
- 6.6.5 Adopt rules in the District Plan providing for esplanade strips and esplanade reserves.
- 6.6.6 Providing through the Wairoa District Council Annual Plan process for appropriately designed and located toilets and sewage disposal facilities to be constructed and maintained at popular beaches.
- 6.6.7 Providing permanent public access to the popular beaches through funding in the Wairoa District Council Annual Plan process.
- 6.6.8 Liaison with the Department of Conservation and the Hawke's Bay Regional Council concerning applications in or which could affect the Coastal Marine Area.
- 6.6.9 Advocate and support the planting of sand dunes, coastal lagoons and wetlands within appropriate native plants so as to enhance the natural features and character of the coastal environment.
- 6.6.10 Identify a Coastal Mahanga Policy Area to the east of Pukenui Road, Mahanga (as developed at 19 June 2007) to the adjoining Coastal (Mahia) Zone to provide a transition between the Residential (Mahia) Zone and the coast.

6.7 EXPLANATION AND REASONS

- 6.7.1 Defining the coastal influenced environment recognises the national significance placed on the coast within the Resource Management Act and the New Zealand Coastal Policy Statement, and its special characteristics. Wairoa District has a significant coastal environment, with Mahia Peninsula and the nationally recognised coastal lagoons. These values can be threatened by inappropriate subdivision, use and development. It is important to advocate the importance of the Wairoa coastline to encourage other parties to hold it in the same regard.
- 6.7.2 More stringent performance standards for activities operating within the coastal zone will enable determination of whether the effects of activities are acceptable given the importance of the coastal environment. All subdivision within the coastal environment will be assessed on a discretionary basis, given the development potential arising from subdivision and the effect of such additional development on the sensitive coastal environment. The coastal environment is the area experiencing the greatest development pressure within the Wairoa District. Council is obliged to recognise and protect the natural character of the coast, and ensure that servicing of sites in terms of stormwater and sewage disposal is appropriate
- 6.7.3 Funding the provision of permanent public access to popular beaches will not only better facilitate public access to these areas but will do so in a way that avoids or mitigates the adverse effects of long term uncontrolled access to beaches and the subsequent damage to foredunes and coastal habitats.

- 6.7.4 Council also wishes to actively encourage and educate the community on caring for the coast, through planting of sand dunes, coastal lagoons and wetlands.
- 6.7.5 The Hawke's Bay Regional Council and Department of Conservation have specific responsibilities in relation to the coastal marine area. Liaison with these agencies will ensure consistent treatment across the coastal environment, and the sharing of information and advice.

6.8 ANTICIPATED ENVIRONMENTAL RESULTS

- 6.8.1 Natural ecosystems and coastal processes are protected and enhanced for their intrinsic values and for the benefit of present and future generations.
- 6.8.2 The natural character and amenity values of the coast are recognised, preserved and enhanced where desirable.
- 6.8.3 Enhanced public access to and along the coastal marine area.
- 6.8.4 Use, development and subdivision that maintains and enhances the natural character, amenity values and the values that tangata whenua associate with the coastal environment.

Cross References:

Part C – Land Management Zones and Rules

- o [Chapter 15](#) – Coastal Zone
- o [Chapter 15A](#) – Coastal (Mahia) Zone

Part D – District Wide Rules

- o [Chapter 12](#) – Designations
- o [Chapter 23](#) – Indigenous Vegetation and Habitats of Indigenous Fauna
- o [Chapter 25](#) – Surface of Water
- o [Chapter 26](#) – Utilities
- o [Chapter 27](#) – Subdivision
- o [Chapter 27A](#) – Coastal Hazards

Schedules (including [Schedule 5](#) – Significant Rivers and Lakes)

Planning Maps

7 LAND USE, CHANGES, AND THEIR EFFECTS ON NATURAL AND PHYSICAL RESOURCES

7.1 RESOURCE MANAGEMENT ACT OBLIGATIONS

- 7.1.1 Section 5 of the RMA requires Council to sustain the potential of natural resources to meet the reasonably foreseeable needs of future generations and safe guard the life supporting capacity of land, water, soil and ecosystems. The Act also requires Council to have particular regard to any finite characteristics of natural and physical resources and the maintenance and enhancement of the quality of the environment.

NATURAL RESOURCES

- 7.1.2 These sections of the Act require the Council to consider the effects (positive and negative) of existing and new land use activities within the District. The sustainable management of natural resources of Wairoa district is vital, not only for their intrinsic values but to allow people to provide for their economic, social and cultural well-being.

- 7.1.3 While the District Council is not responsible for effects of activities within water, Wairoa District Council has a responsibility under the Act to manage the effects of activities on the surface of lakes and rivers (Section 31(e)), and the effects of land use activities on water quality. Council has an obligation to sustainably manage the surface of lakes, rivers and wetlands. Also any policy in the District Plan must not be inconsistent with the policies and objectives of the Hawke's Bay Regional Council Regional Policy Statement and any relevant regional plans.

- 7.1.4 The Regional Policy Statement recognises riparian management is a significant resource management issue. The Regional Water Resources Plan deals with the management of riparian margins. The retention of riparian margins has considerable benefits for the qualities of water bodies including enhanced values for surface of water activities, terrestrial food sources, the habitat of waterfowl and game birds, recreational values, shading for aquatic ecosystems including provision of habitat for indigenous species.

- 7.1.5 The regional strategy relies on advocacy to encourage landowners to retain margins adjacent wetlands, lakes and rivers for conservation purposes. Rate relief is offered to landowners that adopt voluntary protective measures. The Regional Council and Federated Farmers have jointly developed a set of guidelines promoting sustainable land use practices that includes the need to protect water quality. The District Council supports these non-regulatory initiatives, but recognises that a mix of regulatory and non-regulatory methods will promote the most effective management of natural and physical resources in Wairoa District.

- 7.1.6 The Resource Management Act 1991 sets out that the preservation of the natural character of wetlands, lakes, rivers and their margins and protection from inappropriate subdivision, use and development is a matter of national importance.

PHYSICAL RESOURCES

- 7.1.7 Part II of the Act also requires the Council to consider the effects (positive and negative) of existing and new land use activities on the physical resources within the District.

- 7.1.8 The sustainable management of the physical resources of the Wairoa District is vital, as it promotes their efficient use and development and enables people to provide for their economic, social and cultural well-being.

7.2 DESCRIPTION OF EFFECTS ON NATURAL AND PHYSICAL RESOURCES

SOIL RESOURCE

- 7.2.1 The natural resources of Wairoa District are vital to allow people to provide for their economic, social and cultural well-being. They sustain cultural identity, rural production activities, ecosystems and natural processes.
- 7.2.2 The District's soil resource is dominated by steep land soils that are susceptible to erosion. Erosion can cause harmful downstream effects including reduction in soil versatility, reduction in water quality, riverbed aggradation, and degradation of freshwater fisheries and loss of habitat. It can also threaten the safe use of the District's infrastructure, such as the roading network.
- 7.2.3 To stabilise the steep land soils, it is necessary to carry out land use practices that minimise erosion. Activities that help stabilise erosion should be promoted. This could be achieved by keeping disturbance of vegetation to a minimum and by promoting the protection of indigenous vegetation. The District Council acknowledges that it is the primary responsibility of the Hawke's Bay Regional Council to implement policies relating to soil conservation and erosion control.
- 7.2.4 To protect the life supporting capacity of soils it is necessary to avoid, remedy or mitigate the adverse effects of land use. For example, activities that involve toxic or hazardous substances have the potential to contaminate the land.
- 7.2.5 Gravel suitable for roading and construction is an important natural resource in the district. The Hawke's Bay Regional Council controls riverbed gravel extraction under the operative Regional River Bed Gravel Extraction Plan. Land based gravel extraction is a district council responsibility. Environmental effects that warrant consideration in terms of sustainable land management include vehicle access, dust and noise emissions, visual impacts, site rehabilitation, maintenance of public access to river margins and public safety.

SURFACE OF WATER

- 7.2.6 The lakes and rivers of Wairoa District are important for their habitat values, recreational values and also for their values as a source of water and energy, both within the District as well as the region as a whole. Their natural values are also important, in that they provide habitat for native fish such as eels and whitebait (and their adult form), brown and rainbow trout, and act as migratory corridors between the sea and the hill country for animals such as native fish and waterfowl. Water bodies also have cultural values to tangata whenua (refer [Chapter 4](#)).
- 7.2.7 Activities that occur on the surface of water bodies include boating for commercial and or recreational purposes. In many cases these recreational activities have only minor effects.
- 7.2.8 The use of rivers, lakes and wetlands can threaten their intrinsic natural values or reduce the enjoyment of those areas by changes to the cultural and spiritual values for both the tangata whenua and people of the District. Adverse actual and potential effects from the use of the surface of water include:
- o erosion of river and lake banks;
 - o alterations in water flows, e.g. reducing flood storage capacity of a river terrace;
 - o damaging conservation values, e.g. removing riparian vegetation;
 - o recreational conflicts;

- o public safety conflicts;
 - o lowering cultural values; and
 - o endangering the populations of indigenous species.
- 7.2.9 If structures are built on or out over water (pontoons, jetties) there may be improved public access, but issues of public safety, and impacts on landscape values, natural character values and amenity values, may arise.

Exploration for Mineral and Oil Resources

- 7.2.10 “Mineral” as defined in the Crown Minerals Act 1991 means:

A naturally occurring inorganic substances beneath or at the surface of the earth, whether or not under the water; and includes all metallic minerals, non-metallic minerals, fuel minerals, precious stones, industrial rocks and building stones, and a prescribed substance within the meaning of the Atomic Energy Act 1954.

Fuel minerals are defined to include coal, gas and petroleum. “Mineral extraction” is intended to mean prospecting, exploration, mining and processing of minerals.

- 7.2.11 Mineral extraction by the petroleum industry, if not properly managed, has the potential to result in adverse effects on the environment which may be significant depending on the location and proximity to settlements and housing and impacts on the natural environment.
- 7.2.12 Some activities are relatively short-term and have little physical impact. Examples include geophysical survey, exploration drilling and well testing activities. Potential effects may include excavation, earthworks associated with site preparation, construction of access tracks and roads, some additional traffic, noise and operational night lighting for safety purposes.
- 7.2.13 Some activities can have longer-term impacts. Production facilities operate so long as oil extraction is occurring. Rural amenity values can be affected, in addition to visual impact, noise, glare and heavy vehicle movements.
- 7.2.14 Pipelines can also have impacts, most noticeably during the preparation and construction phase. However, once placed underground and with ground rehabilitation, there can be little ongoing impact on the natural environment.

PHYSICAL RESOURCES

- 7.2.15 The development and use of buildings or structures are an essential part of meeting the needs of people and communities. However, this development should avoid adversely affecting identified areas of natural, amenity, cultural and heritage values in the locality.

7.3 RESOURCE MANAGEMENT ISSUES

- 7.3.1 Reduction in the life supporting capacity of soils in the district due to clearance of vegetation in erosion-prone areas and river margins, earthworks, gravel extraction and exploration activities.
- 7.3.2 Loss of natural character and reduction in terrestrial and aquatic habitat values resulting from the removal of indigenous vegetation.
- 7.3.3 Activities on adjacent land and water can adversely affect activities on the surface of rivers, lakes, estuaries and wetlands.

- 7.3.4 Activities on land and water can adversely affect the wild, scenic, recreational, cultural, spiritual or ecological values of the surface of rivers and lakes, and wetlands, and their margins.
- 7.3.5 Noise associated with water-based activities can adversely affect the amenity values of land users and adversely affect habitat values.
- 7.3.6 The potential to compromise the development, use and maintenance of existing activities, buildings and structures, and identified areas of natural, amenity, cultural and heritage values.

7.4 OBJECTIVES

- 7.4.1 To promote enhanced management of soil resources so as to maintain their capacity to enable communities to provide for their social, economic and cultural well-being.
- 7.4.2 To promote enhancement of the soil resource where these have been historically degraded.
- 7.4.3 To manage activities on the surface of water to ensure that cultural values, recreational values and amenity values, water quality and the natural values associated with water bodies are sustained.
- 7.4.4 To preserve the natural character of rivers, lakes and wetlands and their margins.
- 7.4.5 To maintain an acceptable noise environment for water-based activities and adjoining land users.
- 7.4.6 To ensure that the adverse effects of structures on the natural character, ecological values, recreational and amenity values of water bodies are avoided, remedied or mitigated, and that they do not restrict the range of potential uses for those rivers, lakes and wetlands.
- 7.4.7 To ensure that the use of the surface waters of rivers, lakes and wetlands does not create adverse effects on native fish (particularly eel), other indigenous species (especially birds) and trout habitat.
- 7.4.8 To ensure that the use of the surface water of rivers, lakes and wetlands does not endanger public safety.
- 7.4.9 To ensure that adverse environmental effects on existing activities, buildings and structures, and identified areas are avoided, remedied or mitigated.

7.5 POLICIES

- 7.5.1 Require measures to address degradation of soil including loss of soil stability, erosion and contamination, and promote rehabilitation and enhancement of degraded land where this is practicable.
- 7.5.2 Ensure that the adverse effects of earthworks and vegetation removal on soil erosion or land instability, are avoided, remedied or mitigated.
- 7.5.3 Ensure that adverse effects of land use, development and subdivision on amenity values, and ecological and landscape values of an area, are avoided, remedied or mitigated.

- 7.5.4 Encourage and where appropriate require retention of indigenous vegetation in areas sensitive to and threatened by clearance including headwaters, riparian margins and coastal areas.
- 7.5.5 Identify and protect the natural character, recreational and amenity values, cultural values, and ecological values associated with significant rivers, lakes and wetlands and their margins within the District.
- 7.5.6 Maintain and enhance public access and recreational use of significant rivers, lakes and wetlands, which contribute to people's enjoyment and recreational use, while avoiding, remedying or mitigating any associated adverse environmental effects and maintaining the health and safety of all users.
- 7.5.7 Develop an agreed management regime for the surface of water in the Wairoa River and other water bodies where there is pressure for increased recreational use.
- 7.5.8 Ensure structures attached to the land avoid, remedy or mitigate any adverse effects on amenity values and public safety for land users and users of water bodies, contribute to changes in the natural qualities of the water body, or adversely affect cultural values.
- 7.5.9 Enable the prospecting for, exploration and processing of minerals including petroleum - related activities in a manner that avoids, remedies or mitigates any actual or potential adverse effects on the environment
- 7.5.10 Ensure the scale, location and design of new activities, buildings and structures safeguard the elements that contribute to the natural character and the amenity values of the locality.

7.6 METHODS AVAILABLE USING THE PROVISIONS OF THE DISTRICT PLAN

- 7.6.1 Develop standards in the District Plan for permitted earthworks, indigenous vegetation removal, and utilities, in addition to controls in the relevant regional plans, to avoid or minimise soil erosion and the adverse effects of gravel extraction, and protect water quality and values associated with water bodies.
- 7.6.2 Regular liaison with the Regional Council, the Department of Conservation, Federated Farmers, Fish and Game New Zealand, and key land management groups, to review the overall effectiveness of regional and district plan methods adopted for earthworks, vegetation removal, riparian management and gravel extraction.
- 7.6.3 In conjunction with the Hawke's Bay Regional Council, the Department of Conservation and other groups or individuals, identify the margins of water bodies where existing riparian vegetation should be maintained or enhanced, or new vegetation plantings encouraged, to promote the sustainable management of the environment.
- 7.6.4 Education programmes that encourage land managers to adopt practices that conserve the life supporting capacity of soils and minimise erosion.
- 7.6.5 Use the Petroleum Industry Codes of Practice as a guide to determining the adequacy of proposed management of any adverse environmental effects associated with the operation of petroleum-related activities.
- 7.6.6 Schedule significant rivers, lakes and wetlands in the District Plan.

- 7.6.7 Protection mechanisms may include providing for the acquisition of esplanade reserves of esplanade strips on subdivision, road closure or land use consents, and conditions requiring retention of existing indigenous riparian vegetation.
- 7.6.8 Initiate the establishment of a working group to identify the detailed issues to be addressed and management processes to be adopted relating to activities on the surface of water.
- 7.6.9 Develop a register of current and proposed activities undertaken on the surface of water within the District, and a calendar of events on a yearly basis.
- 7.6.10 Monitor the effects of surface water activities and noise generation to enable a review of plan provisions on a regular basis and as additional information becomes available.

7.7 EXPLANATION AND REASONS

- 7.7.1 Council has an obligation to safeguard the life supporting capacity of soils within the Wairoa District. The soil resource in the Wairoa District is particularly susceptible to erosion. Earthwork and land disturbance activities need to be managed to reflect these issues. Council is also aware of the value of the soil resource to the District, both in terms of agriculture and horticulture, but also in terms of the minerals contained below the surface.
- 7.7.2 Council has taken a minimalist approach to regulating earthworks given the role of the Hawke's Bay Regional Council in soil conservation, with only minimum earthwork volume standards in each zone, beyond which such activities will require assessment on a case-by-case basis in terms of their effect on land stability, visual effects and effects on amenity values.
- 7.7.3 Council also recognise the value of retaining vegetation cover and carrying out planting schemes to stabilise erosion-prone areas, and will encourage this approach in partnership with the Regional Council. Minimum standards for the clearance of significant indigenous vegetation within the District Plan will also assist in land stability.
- 7.7.4 Council is also obliged to sustainably manage the surface of lakes, rivers and wetlands. This includes the need to manage recreational use and public access to the surface of water where there is competing demand or sensitive activities alongside, including identification of what those competing interests are. This is particularly relevant for the lower reaches of the Wairoa River where there is pressure for increased recreational use. Monitoring of the effects of surface water activities will also enable review of the relevant District Plan provisions to ensure the objectives, policies and methods for the management of the surface of water bodies are being met.
- 7.7.5 In association with other agencies, Council is also supportive of identifying those margins of water bodies that should be protected, or new plantings encouraged.

7.8 ANTICIPATED ENVIRONMENTAL RESULTS

- 7.8.1 Land uses that sustain the life-supporting capacity of soils.
- 7.8.2 Maintenance and where appropriate, the enhancement of the potential of the soil resource to provide for the needs of the community now and in the future.
- 7.8.3 The degradation of the soil resource, habitat and amenity values by activities involving earthworks and vegetation removal is avoided, remedied or mitigated.
- 7.8.4 A reduction in river and lake bank erosion caused by human activities.

- 7.8.5 The values associated with water bodies and their margins are preserved for future generations.
- 7.8.6 Structures are limited to those that avoid, remedy or mitigate against any adverse effects they may have on the natural character and intrinsic values of rivers and lakes, and/or on associated amenity values.
- 7.8.7 Increased public appreciation of the District's water bodies, their riparian margins, and the values associated with them.
- 7.8.8 Conflicts between users and nuisances to residents arising from activities on the surface of water are avoided or mitigated.
- 7.8.9 Adverse effects on the environment from mineral exploration and resource development/processing are avoided, remedied or mitigated.
- 7.8.10 Adverse effects on existing physical resources are avoided, remedied or mitigated.

Cross References:

Part C – Land Management Zones and Rules

- o [Chapter 16](#) – Rural Zone

Part D – District Wide Rules

- o [Chapter 23](#) – Indigenous Vegetation and Habitats of Indigenous Fauna
- o [Chapter 25](#) – Surface of Water
- o [Chapter 26](#) – Utilities
- o [Chapter 27](#) – Subdivision
- o [Chapter 12](#) – Designations

[Schedule 5](#) – Significant Rivers and Lakes

Planning Maps

8 MANAGING THE EFFECTS OF NATURAL HAZARDS

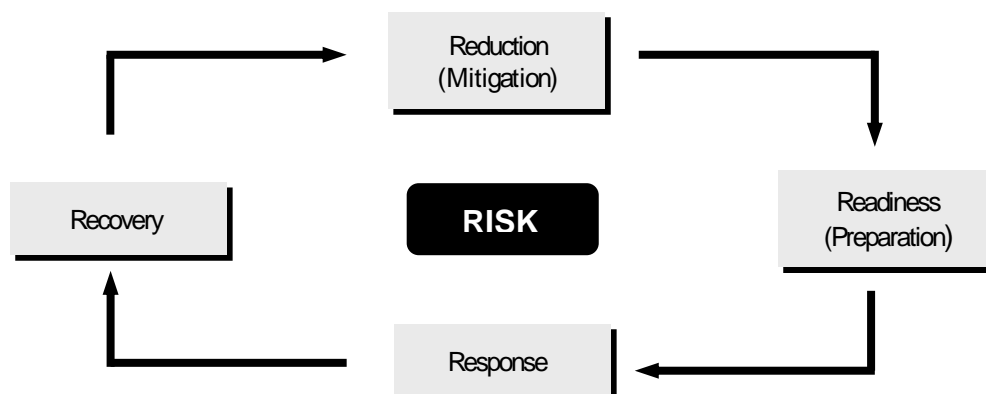
8.1 RESOURCE MANAGEMENT ACT OBLIGATIONS

- 8.1.1 A “natural hazard” is defined under Section 2 as being “Any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire or flooding) the action of which adversely affects or may adversely affect human life, property or other aspects of the environment”.
- 8.1.2 District Councils have clear guidance in Section 31(b) to control any actual or potential effects of the use, development, or protection of land in order to avoid or mitigate the effects of natural hazards. This responsibility is shared with the Regional Council (Section 30(1)(d)(v) and 30(1)(g)(iv)). Therefore, both councils have an obligation to develop natural hazard policies that are complimentary.

8.2 DESCRIPTION OF NATURAL HAZARDS

OVERVIEW

- 8.2.1 Land management practices play an important role in avoiding and mitigating natural hazards. Inappropriate use and development of land can contribute to land instability, and can contribute to natural events becoming natural disasters with resulting loss of life, and damage to property and the environment.
- 8.2.2 The District Plan is one of a number of mechanisms available to the Council to manage risks the community faces from natural hazards. The combination of all the mechanisms can collectively be termed risk management. Risk management is an ongoing process explained by the following diagram:



- 8.2.3 The components of this continuum include a wide range of activities and agencies.
- 8.2.4 **Reduction (Mitigation)** – activities that result in risk being reduced, including:

Hazard and risk analysis undertaken by Regional and District Councils, District & Regional Plan land use and activity policies, standards and rules, vulnerability analysis undertaken by life line and utility operators, threat analysis undertaken by the various emergency services, building of stop-banks by Regional Councils, development and implementation of contingency and civil defence plans by all agencies, including schools and families,

awareness programmes conducted by Civil Defence, schools and emergency services, and building regulations and standards.

- 8.2.5 **Readiness (Preparation)** – activities that prepare communities to deal with hazard events resulting from that component of risk not able to be reduced, including:

Training civil defence staff and volunteers, practicing and testing school, family and local civil defence plans, public education to encourage planning, maintaining communications systems, meetings between response agencies and the emergency services and maintaining warning systems.

- 8.2.6 **Response** – activities that deal with emergency situations, including:

Civil Defence control and co-ordination, emergency service activities, evacuations, provision of community welfare, public information and inquiry, maintenance of public health, protection and restoration of infrastructure and lifelines and communications.

- 8.2.7 **Recovery** – activities that re-establish the community to the state it was prior to the hazard event, including:

Co-ordination of activities, damage and welfare surveys, physical restoration works, maintenance of public health, provision of emergency finance, civil defence, Regional & District Plan reviews, provision of emergency/temporary shelter, and economic planning based on survey findings.

- 8.2.8 The provisions of this part of the District Plan are designed to assist in the overall management of risk through mitigating (reducing) the effects of natural hazards.

- 8.2.9 Flooding and land instability, seismic hazards, sea level rise, storm surges and coastal erosion and inundation have been identified as potential natural hazards within the Wairoa District. Data mapping the vulnerable areas is not readily available for all the above, and the costs involved in gathering this information on a comprehensive basis is prohibitive.

- 8.2.10 Flooding is a major natural hazard within the District, particularly flooding associated with the Wairoa River, in and around Wairoa and Frasertown townships.

LAND INSTABILITY

- 8.2.11 Because of the underlying geology in the District the land in many places is relatively unstable. This results either in sudden slipping or slow creeping of the earth over time. In the past infrastructure such as roads have been damaged as a result of land instability.

- 8.2.12 Earthworks and land disturbance as a result of land use and development activities can adversely affect land stability. The potential for erosion can be increased on land that is steep, or where extensive vegetation cover is lost, soil structure is weakened and slumping may result.

FLOODING

- 8.2.13 Flooding is a major hazard in the District. Many lowland areas, including the Wairoa township area itself, are at risk from flooding. Wairoa Township and surrounding areas including Frasertown are at risk from flooding from the Wairoa River for events as frequent as 3.3% probability of occurring annually. Flooding from other sources such as the Awatere Stream and a closed, or practically closed, Wairoa River mouth is also a risk. There are few measures in place to protect the town. It is, however, very expensive to provide effective protection. The settlement of Nuhaka is also vulnerable to high rainfall and flooding events. Public awareness of the flooding risk is, however, relatively high.

- 8.2.14 The planning maps only identify Wairoa township areas as being susceptible to flooding.
- 8.2.15 The Hawke's Bay Regional Council prepared a Wairoa Floodplain Management Plan in July 1994. This report identified the Wairoa River as being the single major cause of flooding over the valley floor forming the floodplain. The Wairoa River drains a total catchment area of 3670 km² and is made up of seven major sub-catchments.
- 8.2.16 A recommendation in the report was made that the community should determine what risks are acceptable, then agree on remedial works. There are significant costs to constructing "protection works," and this needs consideration and support from the community before the works can be funded.
- 8.2.17 The Hawke's Bay Regional Council monitors both rainfall and river levels via a telemetry system and keeps a regular watch on catchment conditions. When a heavy rainfall warning is received, a flood prediction model is used to estimate the likely peak discharges to enable appropriate warnings to be made. The Nuhaka River catchment is currently being investigated with a view to providing a similar early warning system.
- 8.2.18 Other parts of the district are susceptible to flooding, but as yet these areas are not well identified and flood hazard information is limited. If building development is proposed on sites that may be susceptible to flooding, the Building Act provides Council with methods to minimise risk.

COASTAL HAZARDS

- 8.2.19 The two main hazards in the coastal margins of the District are flooding and erosion. Coastal flooding can be caused in a number of ways:
- (1) during times of high rainfall when drainage to the sea is blocked by high seas;
 - (2) wave over-wash from storm events; and
 - (3) spring tides coinciding with storm events.
- 8.2.20 Erosion in coastal areas is generally a result of ongoing natural processes. Subdivision in inappropriate locations can increase the risk of adverse environmental, social and economic effects being placed on the community as a whole.
- 8.2.21 Options are being assessed for a permanent opening of the Wairoa River mouth to alleviate lower river flooding problems, and a study into the effects of tsunami has been completed.

SEISMIC ACTIVITY

- 8.2.22 The Hawke's Bay Region is one of the most earthquake prone areas in the country. Fault line maps have been prepared by the Hawke's Bay Regional Council and can be used to identify specific at-risk locations. The main mitigation measure to reduce seismic risk is a building code that specifies particular design standards.
- 8.2.23 The relative impact of seismic activity can depend on the susceptibility of the land to liquefaction and ground shaking amplification. The Hawke's Bay Regional Council has mapped the following:
- o liquefaction susceptibility maps for the Wairoa District; and
 - o earthquake ground shaking amplification hazard (susceptibility) maps.
- 8.2.24 The susceptibility of a site to liquefaction is determined by the type of sediment on which it sits, the depth to groundwater, and sediment strength. Fine material is more susceptible to liquefaction than coarse sediment; wet sediment is more susceptible than dry sediment; and soft material is more susceptible than hard material.

- 8.2.25 The susceptibility of a site to earthquake ground shaking amplification is influenced by the strength and thickness of the geologic materials beneath the site. Loose materials are more susceptible to amplification than firm or hard materials.

VOLCANIC ACTIVITY

- 8.2.26 Although there are no volcanoes located in the District the area is exposed to volcanic activity from the Central Plateau and Bay of Plenty areas. Ash falls from potential volcanic events can pose a hazard, as was the case with the Ruapehu eruptions in 1995 and 1996.

8.3 RESOURCE MANAGEMENT ISSUES

- 8.3.1 An increase in the potential severity or damage to the environment, people and physical resources resulting from natural hazard events as a result of inappropriate land use, development and subdivision.
- 8.3.2 Inadequate community awareness of potential risks – particularly risks of flooding, landslide, sea inundation and liquefaction.
- 8.3.3 Increased potential for land instability from earthworks and land disturbance activities.

8.4 OBJECTIVES

- 8.4.1 To provide for, and protect, the life and well-being of people, physical resources and significant environmental values by avoiding the effects of coastal hazards on the use, subdivision and development of land in the Coastal Hazard Erosion Policy Area (CHEPA) and by remedying or mitigating the effects of such use, subdivision and development on the coastal environment.
- 8.4.2 To minimise the vulnerability of the community to the effects of natural hazards on people, property, and community services and infrastructure.
- 8.4.3 To adequately inform the community of potential risks.
- 8.4.4 To ensure land use, development and subdivision does not increase the risk (probability and potential effect) from natural hazard events on communities and the environment, and where possible, reduces risk.
- 8.4.5 To protect the district's natural and physical resources from the adverse effects of earthworks and land disturbance.

8.5 POLICIES

- 8.5.1 Prevent land use, development, and subdivision activities in areas where the adverse effects of natural hazards cannot be avoided, remedied or mitigated.
- 8.5.2 Ensure the potential effects of natural hazards are taken into account when considering resource consents and require measures to mitigate the risk to land, property and residents.
- 8.5.3 Ensure that all activities requiring the approval of the Council, including building consent, are undertaken having regard to, and are in accordance with, the provisions of the District Plan.
- 8.5.4 Ensure that the adverse effects of earthworks and land disturbance activities are avoided, remedied or mitigated.

- 8.5.5 To recognise the limits of attempts to control natural processes by physical work.
- 8.5.6 Foreshore & River Mouth Protection:
- Maintain or enhance, where possible, the capacity of the active foredune areas and river mouths, to provide unimpeded natural protection against coastal erosion and inundation.
- 8.5.7 Managing Erosion and Inundation Hazards:
- Subdivision - Avoidance of coastal erosion and inundation hazards is the appropriate means of implementing coastal erosion and inundation hazard management for new subdivision; only where avoidance is not practicable is mitigation an appropriate response.
- 8.5.8 Subdivision:
- (i) new lots shall not be created on land wholly located within the CERZ; and
- (ii) new lots may be created on land partially located within the CERZ provided a new building platform can be provided outside the CERZ.
- Advisory Note: Any use or development within the CHEPA, as defined within this Plan or the Hawke's Bay Regional Coastal Environment Plan (HBRCEP), may also be subject to the objectives, policies and rules of the HBRCEP and may require resource consent from the Hawke's Bay Regional Council.
- 8.5.9 Erosion Risk Zones:
- a. CERZ:
- Subdivision of land wholly or partially within the CERZ shall ensure the maintenance and enhancement of the natural buffering effect of the foredune area; and
- b. 2060 year and 2100 year Erosion Risk Zones:
- Due to the lower risk of coastal erosion and inundation in the 2060 year and 2100 year Erosion Risk Zones subdivision may be undertaken in managed circumstances that maintain or enhance the natural buffering effect of the foredune area.

8.6 METHODS AVAILABLE USING THE PROVISIONS OF THE DISTRICT PLAN

- 8.6.1 Require a resource consent from the District Council for activities that may increase the severity or damage caused by natural hazard events in areas identified as being susceptible to natural hazards.
- 8.6.2 Identify and monitor the occurrence and effects of natural hazard events in the District and develop and update a database that identifies areas at risk from natural hazards.
- 8.6.3 Create and maintain databases on hazard events to better understand actual risks to communities and the environment.
- 8.6.4 Identify a CHEPA along Mahia's open coast within which subdivision is restricted due to risks of erosion and inundation over short-term (the period of current risk), 2060 year and 2100

year planning periods. Record these areas on planning maps in the District Plan. Provide known hazard related information on LIM's and PIM's (Land Information Memorandums, Project Information Memorandums).

- 8.6.5 Set rules which avoid or control the adverse effects of earthworks and land disturbance activities.
- 8.6.6 Liaise with the Hawke's Bay Regional Council concerning applications in potential hazard areas and potential mitigation works, and to ensure earthworks and land disturbance activities are managed in an integrated and co-ordinated manner.
- 8.6.7 Prepare a Civil Defence Plan under the Civil Defence Act.
- 8.6.8 Participate in an "Emergency Management Group."
- 8.6.9 Inform the community of potential hazards and their associated risks and the alternative methods available to minimise the effects of such hazards.
- 8.6.10 Promote education programmes with the Hawke's Bay Regional Council to inform landowners and managers of the benefits of sustainable land management practices.

Coastal Hazard Erosion Policy Area (CHEPA)

- 8.6.11 Establish a Coastal (Mahia) Zone and Residential (Mahia) Zone.
- 8.6.12 Prohibit subdivision where land is wholly within the CERZ unless the subdivision is for the purpose of vesting reserves in the local or regional authority or as otherwise identified as a discretionary activity.
- 8.6.13 Policies 8.5.1 to 8.5.9 shall be implemented by the relevant Rules in the District Plan. These Rules are primarily located in Chapter 27A Coastal Hazards.
- 8.6.14 Require the provision of Esplanade Reserves upon subdivision and development of land abutting the foreshore, where such land would mitigate natural hazard and/or protect other ecological or resource values.
- 8.6.15 Support HBRC review, using all available information, of the physical extent of the CHEPA.
- 8.6.16 Where necessary programme additional research and investigation of coastal erosion and inundation hazard risk along residential areas of the open coast through the Annual Plan.
- 8.6.17 Develop a funding policy which defines recovery and apportionment of costs for ongoing implementation and review of hazard provisions, and for beach replenishment/restoration works.
- 8.6.18 Support and work with HBRC to ensure the management of Natural Hazard risk is coordinated, consistent and that the development and review of hazard management tools occurs on a regional and cost-effective basis.

8.7 EXPLANATION AND REASONS

- 8.7.1 Council is obliged to control any actual or potential adverse effects of the use, development or protection of land in order to avoid or mitigate the effects of natural hazards. This responsibility is shared with the Hawke's Bay Regional Council. Flooding and land instability are the two main natural hazards to occur within the Wairoa District. The two major contributors to exacerbating flooding and land instability are buildings within flood-prone

areas, and inappropriate earthworks and vegetation clearance. Other hazards include coastal hazards, seismic activity and potential effects from volcanic activity.

- 8.7.2 To minimise loss of life, damage to assets and disruption to the community, on-going research and data collection will be required to identify the extent and frequency of natural hazards and methods to mitigate 'risks' to the community. Council is not involved in primary research of this nature but is in a position to collate information and advise and inform the community of new findings, and to place such information on Council LIM and PIM records.
- 8.7.3 In many cases, construction of buildings in hazard prone areas is addressed through the Building Act 1991. However, subdivision is controlled by the Plan and conditions may be imposed on a subdivision consent to avoid, remedy or mitigate any potential adverse effects from known natural hazards.
- 8.7.4 The Hawke's Bay Regional Council has identified flood risk around Wairoa township and environs, from the Wairoa River. This area has been well researched and the planning maps show the area susceptible to flooding in a 1:50 year event, and the extent of flooding that resulted during Cyclone Bola. The Regional Council is continuing investigations to determine the degree and extent of flood risk to land in the District.
- 8.7.5 Council involvement in emergency preparedness and emergency response programmes is also critical to minimising the effects of natural hazards.

Coastal Hazard Erosion Policy Area

- 8.7.6 The coastal erosion and inundation hazard risk within the CERZ is too great to allow subdivision to occur.
- 8.7.7 The HBRCEP controls the modification, construction or removal of structures and earthworks/vegetation removal within hazard zones. Only subdivision within the CHEPA is managed by Wairoa District Council. Policies are established to avoid, remedy or mitigate the potential adverse effects of subdivision in the CHEPA by prohibiting the addition of new lots solely within the current erosion risk zone and requiring the provision of a building platform outside of the CERZ for any new lots that contain land within the CERZ. Use and development in the CHEPA is likely to be subject to the objectives, policies and rules of the HBRCEP and may require resource consent before proceeding.
- 8.7.8 Within the 2060 and 2100 Erosion Risk Zones, it is recognised that the potential for risk or damage to property and life is less immediate than that posed by the CERZ and therefore subdivision that conforms to set performance criteria, may occur. Subdivision should allow for reasonable property rights and use but development on parcels created may be required to obtain resource consent from HBRC.

8.8 ANTICIPATED ENVIRONMENTAL RESULTS

- 8.8.1 Avoidance or mitigation of potential effects from natural hazard events on people, property and the environment.
- 8.8.2 Increased public awareness of risks from natural hazard events.
- 8.8.3 Greater awareness of areas prone to natural hazards.
- 8.8.4 Greater awareness of the effects of land management practices and activities on the severity of natural hazards.
- 8.8.5 Inappropriate development is avoided in areas vulnerable to natural hazard events.

- 8.8.6 Increased awareness of sustainable land management practices.
- 8.8.7 Inappropriate earthworks and land disturbance activities are avoided in areas susceptible to erosion.
- 8.8.8 Reduction in the net physical risk from coastal erosion and inundation hazards over time.
- 8.8.9 Coastal Hazard Erosion Policy Area:
 - Maintenance of a natural protective buffer area between the open coastline and development so avoiding the need for hazard protection works.

Cross References:

[Part C](#) – Land Management Zones and Rules
[Part D](#) – Chapter 27A Coastal Hazards
Schedules
Planning Maps

9 ACHIEVING INTEGRATED MANAGEMENT OF CROSS BOUNDARY ISSUES

9.1 RESOURCE MANAGEMENT ACT OBLIGATIONS

- 9.1.1 Section 75 (1) (h) of the Resource Management Act 1991 requires that a district plan must state the processes to be used to deal with issues which cross territorial boundaries.
- 9.1.2 Wairoa District Council shares a boundary with Hastings District Council, Whakatane District Council, Taupo District Council and the Gisborne District Council (unitary authority).
- 9.1.3 The administrative boundaries of the Wairoa District are not recognised by the processes of nature. Many of the issues addressed by this District Plan are also issues in neighbouring districts. The Resource Management Act 1991 allows each district to determine its own approach to these issues. However, some resource management issues cross territorial boundaries and some consistency in the processes for dealing with cross boundary issues as they arise, is desirable.
- 9.1.4 It is necessary to consult with these adjacent Councils to identify relevant issues and agree acceptable procedures for resolving common resource management issues in the future.
- 9.1.5 The development of appropriate, timely and cost-effective procedures for achieving the integrated management of natural and physical resources at both the district and regional levels is required. The Act provides for joint hearings to be held where this is appropriate.

9.2 HAWKE'S BAY REGIONAL COUNCIL

- 9.2.1 The Hawke's Bay Regional Policy Statement encourages co-ordinated administration of plans, co-ordinated responses to resource management issues, and co-ordinated approaches to existing and future essential services, such as network utility operations.

Issues of combined interest to both the Wairoa District Council and Hawke's Bay Regional Council include:

- (1) Natural Hazards;
- (2) Noise. The Regional Coastal Plan controls noise in the Coastal Marine Area. This standard is being monitored by the District Council;
- (3) Built structures crossing Mean High Water Springs (MHWS). District Council has control over structures above MHWS, and the Regional Council where it is below MHWS. The function of issuing building consents within the Coastal Marine Area has been transferred to the District Council;
- (4) The Regional Council has control of the discharge of contaminants into or onto water, and controls the taking, use, damming and diversion of water together with the quantity, level, and flow of water. These matters are addressed in the Proposed Regional Water Resources Plan and the Proposed Regional Resource Management Plan;
- (5) Riparian Management. The Regional Council has a role in riparian management in terms of soil conservation and water quality. The District Council's role is related to natural character values;
- (6) Subdivision and waste disposal. Waste disposal is controlled by the Regional Council through its Regional Water Resources Plan and Regional Waste & Hazardous Substances Plan, in terms of discharges to land and water. Subdivision is primarily a

District Council function, although Regional Council has responsibility for subdivision where it lies within the coastal marine area;

- (7) Activities on the surface of water bodies. The Regional Council has responsibility for activities on the surface of water within the Coastal Marine Area, and the District Council has responsibility for controlling activities on the surface of lakes and rivers;
- (8) Erosion control and vegetation clearance. The Regional Council's approach in the past has been focused on non-regulatory methods, including education and advocacy, to control erosion and the effects of vegetation clearance. The Proposed Regional Resource Management Plan however, supplements the Regional Council's non-regulatory methods with baseline performance standards for soil disturbance and vegetation clearance within the region. The District Council's role is to control effects on amenity values and areas of significance, and in urban/infrastructure situations such as control over building platforms;
- (9) Hazardous substances. The Regional Council has service delivery and emergency response functions with regard to hazardous substances, and also controls discharges to air, land and water through its Regional Air Plan and Regional Water Resources Plan. The District Council controls land use in regard to the use, storage, disposal and transportation of hazardous substances;
- (10) Provision for network utilities. As networks cross regional and district boundaries, consistency is required between plans to manage their effects on the environment;
- (11) Odour nuisance. The Regional Council controls odour through its Regional Air Plan. The District Council has responsibility in terms of land use location;
- (12) Spray drift. The Regional Council controls spray drift through its Regional Air Plan; and
- (13) Gravel extraction. River-based gravel extraction is controlled through the Regional Gravel Extraction Plan, while land-based gravel extraction and its related activities is the responsibility of the District Council.

9.2.2 The Hawke's Bay Regional Council has notified its Proposed Regional Resource Management Plan, incorporating the Regional Policy Statement, regional plans for air, water, waste management and gravel extraction, as well as addressing land management issues. Both Councils should address the issues above in a co-ordinated manner.

9.3 GISBORNE DISTRICT COUNCIL

9.3.1 Gisborne District lies to the north of Wairoa District. The boundary lies north of Mahia Peninsula. The Proposed Gisborne Combined Regional Land & District Plan predominantly zones land on the Gisborne side of the boundary as "*Rural General*" - with "*Rural Coastal Environment Zone*" at the coast (inland as far as Paritu Road). Overlays 2 (Class VI land) and 3 (Class VII & VIII land) cover much of the "*Rural General Zone*" in this vicinity. These overlays impose rules for land disturbance and vegetation clearance.

9.3.2 The main cross boundary issues between Wairoa District and Gisborne District are:

- (1) approach to forestry;
- (2) rules for land disturbance and vegetation clearance;
- (3) coastal environmental issues;
- (4) riparian issues; and
- (5) approach to network utilities.

9.3.3 Forestry is covered by the definition of "farming", and is therefore treated the same way. Clearing of existing forestry has been given controlled activity status. There are triggers outlined in the Gisborne Combined Regional & District Plan indicating when consents are

required for earthworks (in terms of volume of earth moved), vegetation removal, activities within riparian margins, and activities on Class VIII land (by way of rules for the overlay areas).

- 9.3.4 The “Rural Coastal Environment Zone” covers the coastal area landward to the first dominant ridgeline. This zone provides for farming, also planting of plantation forestry with height and density conditions (although neighbour consent allows some flexibility). Dwellings on sites already in existence are provided for, however, additional dwellings require consent. Industry, transfer stations and sanitary landfills etc require consent in the coastal zone.

9.4 HASTINGS DISTRICT COUNCIL

- 9.4.1 Hastings District lies to the south of Wairoa District. The boundary lies mainly along the Waikare River and the Mohaka River crosses the boundary inland. Land on the Hastings side of the boundary is zoned ‘Rural’ within the Proposed Hastings District Plan.
- 9.4.2 The main cross boundary issues are similar to Gisborne District, namely approaches to forestry and network utilities, rules for land disturbance and vegetation removal, coastal environment issues, and issues affecting the surface of rivers (especially in relation to the Mohaka River).

9.5 WHAKATANE DISTRICT COUNCIL

- 9.5.1 Whakatane District lies to the west of the Huiarau Ranges and Te Urewera National Park/Lake Waikaremoana. The main cross boundary issue with Whakatane District is provision for Te Urewera National Park. Land on the Whakatane side of the boundary is predominantly rural (Rural 2 Foothills Zone in the Proposed Whakatane District Plan).
- 9.5.2 The main cross boundary issues between Wairoa District and Whakatane District are:
- (i) provision for Te Urewera National Park; and
 - (ii) approach to network utilities.

9.6 TAUPO DISTRICT COUNCIL

- 9.6.1 Taupo District Council only just touches the district at a point in the steep hill country area to the west. There is no record of cross boundary activities being addressed by the two Councils. Network utilities are possibly the only potential cross boundary issue in this instance.

9.7 RESOURCE MANAGEMENT ISSUES

- 9.7.1 Adverse effects of activities may impact on the sustainable management of natural and physical resources in neighbouring territorial authorities.
- 9.7.2 Current lack of integrated management on territorial issues.

9.8 OBJECTIVES

- 9.8.1 To ensure activities and their environmental effects that may impact on the sustainable management of natural and physical resources in a neighbouring territorial authority, are managed in an integrated way.

- 9.8.2 To ensure processes for dealing with cross territorial issues are workable and cost-effective in delivering sound environmental outcomes.
- 9.8.3 To promote the integrated management of natural and physical resources.

9.9 POLICIES

- 9.9.1 Ensure a collaborative approach is adopted when considering resource consent applications that affect other District Councils and or the Hawke's Bay Regional Council.

9.10 METHODS AVAILABLE USING THE PROVISIONS IN THE DISTRICT PLAN

- 9.10.1 Reach agreements on joint processes/protocols/studies to address those matters identified as cross boundary issues in a co-ordinated way.
- 9.10.2 Advocate stated resource management policies from the District Plan as part of the statutory process dealing with plans and policy statements of the adjoining territorial authorities.
- 9.10.3 Provide for joint hearings on applications where it is appropriate to do so.
- 9.10.4 Require assessments of environmental effects to take account of activities that may impact on the sustainable management of natural and physical resources in neighbouring territorial authorities.
- 9.10.5 Advocate District Council views on resource management to neighbouring territorial authorities.

9.11 EXPLANATION AND REASONS

- 9.11.1 The environment does not acknowledge local authority boundaries. Therefore, similar activities and consequential adverse effects can take place that cross the district boundary into or from an adjoining district. It is important to have a procedure in place for dealing with such activities or situations in an integrated way with neighbouring Councils and relevant Regional Councils.
- 9.11.2 It is also important for the District Council to liaise with Hawke's Bay Regional Council on issues that are region-wide, to ensure consistency of approach and sound environmental outcomes.

9.12 ANTICIPATED ENVIRONMENTAL RESULTS

- 9.12.1 Effective and co-ordinated resource management processes to resolve cross territorial issues.
- 9.12.2 Integrated management and good working relationships with adjoining territorial authorities.
- 9.12.3 Effective advocacy of District Council policies.
- 9.12.4 Promotion of sustainable management.

Cross References:

[Part C](#) – Land Management Zones and Rules

[Part D](#) – District Wide Rules

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10 SAFEGUARDING AMENITY VALUES

10.1 RESOURCE MANAGEMENT ACT OBLIGATIONS

- 10.1.1 The term 'Amenity Values' is defined under the Act to mean those 'natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes' (Section 2).
- 10.1.2 'Amenity Values' should be considered in the context of assessing the environmental characteristics of a site, locality or zone.
- 10.1.3 The natural and physical qualities and characteristics of a site, locality or zone are affected by:
- o Unreasonable noise, glare, offensive or objectionable odour, excessive dust;
 - o Buildings or structures that impose on the privacy of neighbouring properties, or cause excessive shading;
 - o Visually dominant earthworks;
 - o High traffic generating activities inappropriately located or provided for;
 - o Insufficient provision of on-site parking;
 - o A clutter of signs or the unsafe design or location of signs;
 - o Inadequate or unsafe storage and handling of hazardous substances; and
 - o Vegetation limiting driver visibility or contributing to road icing.
- 10.1.4 It is accepted that parts of the district have a less pristine environment than others. This reflects differences in the accepted level of amenity. For example, noisy agricultural machinery is accepted as part of the rural environment, yet would be totally unacceptable in an urban residential situation. The impact of this is managed within the Proposed Plan through the use of zoning, and such methods as buffer zones or separation distances. This is not to be seen as a license to produce adverse effects by existing activities, however it is recognition that different areas accept different levels of amenity.
- 10.1.5 For most of the above, different standards can be set to maintain or enhance the different existing amenity values of the different zones (refer introduction to Part C – Land Management Zones and Rules).
- 10.1.6 Effects that tend to have district-wide impacts can be avoided, remedied or mitigated through the adoption of standards and conditions that can be consistently applied in all zones (refer Part D – District Wide Rules for full discussion of these).

10.2 NOISE

RESOURCE MANAGEMENT ISSUE

- 10.2.1 Noise nuisance can adversely affect people's appreciation of the amenity values of an area and their health.

DESCRIPTION OF ENVIRONMENTAL EFFECT

- 10.2.2 Noise nuisance can affect amenity values for the occupiers of neighbouring properties and land use activities carried out there, and can also impact on cultural values, in terms of the ethos of an area and effects on bird-life etc.

- 10.2.3 Unreasonable noise can affect the health and welfare of individuals and communities.
- 10.2.4 The present pattern of land use activities makes for different levels of noise in different parts of the district. These range from “quiet” living environments, to “noisy” industrial areas and working rural areas which can have noisy activities carried out during the day and night time. Some activities such as quarrying are by their nature noisy activities. One method is to provide separation distances to safeguard the amenity values of neighbouring activities.
- 10.2.5 A higher level of protection from noise during night time hours is accepted as desirable by the community, for residential areas in particular.
- 10.2.6 There remains a general duty under Section 16 of the Act to ensure the avoidance of unreasonable noise.

OBJECTIVE

- 10.2.7 To enable noise producing activities to establish and operate while maintaining amenity and cultural values, and public health and safety.

POLICIES

- 10.2.8 Minimise the effects of noise in residential environments that would detract from the amenity values of residents.
- 10.2.9 Ensure activities operate at noise levels that are compatible with the surrounding/existing amenity values.

METHODS TO MANAGE ADVERSE EFFECTS OF NOISE

- 10.2.10 Noise standards applying to land use zones, surface of water activities and the sensitivity of receiving environments.
- 10.2.11 Stating noise standards that recognise different amenity values for:
 - o Residential zones (most noise sensitive zone);
 - o Town Centre zone (moderately noise sensitive zone);
 - o Industrial zone (least noise sensitive zone);
 - o Rural zone (moderately noise sensitive zone);
 - o Conservation Zone (most noise sensitive zone); and
 - o Coastal Zone (moderate noise sensitive zone).
- 10.2.12 “Do nothing” option is not an option under the RMA 1991. Section 17 and Section 16 of the Act place a general and a specific obligation on land use activities to avoid unreasonable noise.
- 10.2.13 Resource consents are required for those activities that cannot meet the standards for permitted activities.
- 10.2.14 The noise levels shall be measured and assessed in accordance with the requirements of NZS 6801:1991 Measurement of Sound, and NZS 6802:1991, Assessment of Environmental Sound, and NZ 6803P 1984: The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work.

PRINCIPAL REASONS

- 10.2.15 Noise is a nuisance effect that is experienced to different degrees throughout the District. Different parts of the District have differing background noise levels, which reflect the range of activities carried out in them. The intent of the objectives and policies relating to noise is to recognise that noise is inherent in most activities and to protect those areas that are most sensitive, such as residential areas. The setting of noise standards recognises these differences and ensures noise impacts are minimised in noise sensitive locations.

ANTICIPATED ENVIRONMENTAL RESULTS

- 10.2.16 Adverse effects of noise in residential locations are minimised.
- 10.2.17 Avoidance of exposure to activities that generate high noise levels.

10.3 ODOUR

RESOURCE MANAGEMENT ISSUE

- 10.3.1 Reduction in amenity values due to odour emissions from land use activities.
- 10.3.2 The issue of reverse sensitivity from sensitive activities locating in close proximity to existing odour producing activities.

DESCRIPTION OF ENVIRONMENTAL EFFECT

- 10.3.3 Odour created by activities can adversely affect the amenity values of neighbouring activities and reduce the enjoyment of people living and working nearby. Some industrial activities, intensive farming and meat processing activities are three examples of activities potentially generating odour nuisances.
- 10.3.4 Conversely, odour is one of the key ways in which the issue of reverse sensitivity manifests itself. There are a number of activities that currently produce odour within the district. In most cases, this odour is an accepted part of the surrounding environment – for example, farm odours in the rural environment. The District Plan needs to determine the established level of amenity for different parts of the district. In areas where the amenity levels are not as high, such as industrial areas, new activities locating in that environment cannot expect to be as odour free as in a residential area.
- 10.3.5 This does not suggest that the community should not expect to see improvements in amenity performance nor does it remove the duty expressed in Section 17 of the Act to avoid, remedy or mitigate the negative effects associated with an activity. The District Plan should therefore promote separation distances between sensitive activities and odour producing activities to ensure that the best 'sustainable' amenity standards are achieved throughout the district.

OBJECTIVE

- 10.3.6 To minimise odours from land use activities which cause a nuisance and a loss of amenity values to neighbouring land users.

POLICIES

- 10.3.7 Avoid, remedy and mitigate, where possible, the environmental effects from odour producing activities in relation to surrounding land use activities.
- 10.3.8 Promote the minimisation of odour at source, other than where public health and safety requires odour to be determinable.

METHODS TO MANAGE THE ADVERSE EFFECTS OF ODOUR

- 10.3.9 Section 31(b) of the RMA 1991 states that the District Council is to have the function “*The control of any actual or potential effects of the use, development, or protection of land.....*”. It is difficult to define odour and therefore control odour, but it is possible to provide for odour producing activities through adopting separation distances from nearby activities so as to minimise potential nuisance effects.
- 10.3.10 Regional rules also apply for the management of odour. District rules should complement, not duplicate any rules prepared by the Hawke’s Bay Regional Council.
- 10.3.11 Buffer or separation distances can be established in the District Plan to mitigate the effects of odour on neighbouring activities. Buffer zone distances are an integral means of managing potential odour nuisance.
- 10.3.12 Establish a monitoring and complaints procedure for dealing with odour nuisances.
- 10.3.13 Rules and Standards shall recognise, by way of separation distances the different amenity values for:
- o Residential zones (most odour sensitive zone);
 - o Town Centre zone (most odour sensitive zone);
 - o Industrial (least odour sensitive zone);
 - o Rural (moderately odour sensitive zone);
 - o Conservation (most odour sensitive zone); and
 - o Coastal (moderate odour sensitive zone).

PRINCIPAL REASONS

- 10.3.14 Some activities produce unpleasant odour that can be extremely difficult to avoid. The objectives and policies relating to odour seek to manage the location of odour producing activities from a land management and amenity perspective, whilst recognising that the control of discharges to air is a regional council function. The setting of separation distances is to protect the most odour sensitive areas, such as residential areas. Setting standards will safeguard amenity values and provide for public scrutiny of resource consent applications where a standard is not complied with.

ANTICIPATED ENVIRONMENTAL RESULT

- 10.3.15 Maintenance and enhancement of air quality by limiting and reducing odour emissions to the environment.

10.4 DUST/DISCHARGES TO AIR

RESOURCE MANAGEMENT ISSUE

- 10.4.1 Reduction in amenity values due to dust emissions and discharges to air from land uses.

DESCRIPTION OF ENVIRONMENT EFFECT

- 10.4.2 Contamination of air by dust and other emissions resulting from land use activities can adversely affect the amenity values of neighbouring activities, and the health of residents and the wider community.

OBJECTIVE

- 10.4.3 To contribute to the maintenance and enhancement of air quality.

POLICY

- 10.4.4 Control, where appropriate the detrimental impacts of activities producing dust emissions to the environment to protect the amenity values of neighbouring activities, and the health and safety of the community.

METHODS TO MANAGE ADVERSE EFFECTS OF DUST

- 10.4.5 The District Council and Regional Council both have responsibilities under the legislation.
- 10.4.6 Section 31(b) requires the District Council to have the following function:
(b) The control of any actual or potential effects of the use, development, or protection of land....
- 10.4.7 Management of air quality is considered to be a regional responsibility under Section 30(1)(f), so the District Council's approach is to provide policy complementary to any regional initiatives.
- 10.4.8 Section 15 of the Resource Management Act 1991 outlines the statutory responsibilities for managing air quality. Promoting the sustainable management of air quality is primarily a regional responsibility.
- 10.4.9 The Hawke's Bay Regional Air Plan was made operative in 1998. The plan provides rules concerning the discharge of contaminants into air.
- 10.4.10 District plan rules are not considered an appropriate mechanism in this case.

PRINCIPAL REASONS

- 10.4.11 The Hawke's Bay Regional Council has a statutory duty to promote the management of air quality. Objectives and policies are promoted consistent with the approach of the Regional Council. Hence, rules and standards are not a method of management that the Wairoa District Council needs to consider to meet its general obligations under the Act.
- 10.4.12 The contamination of air through dust nuisance, spray drift emissions of smoke and other products from combustion processes can reduce amenity values for surrounding land uses. The Operative Regional Air Plan is considered to be the principal resource management instrument to promote improved air quality, and district plan policy is consistent with this approach.

ANTICIPATED ENVIRONMENTAL RESULT

- 10.4.13 Maintenance and enhancement of the air quality in the district.

10.5 GLARE**RESOURCE MANAGEMENT ISSUES**

- 10.5.1 Glare can adversely affect people's appreciation of the amenity values of an area.
- 10.5.2 Glare can adversely affect the safe use of roads.

DESCRIPTION OF ENVIRONMENTAL EFFECT

- 10.5.3 Glare from artificial lighting may create adverse effects on adjoining land uses, and thereby affect the amenity values of property owners and visitors. These effects are usually more apparent at night.

- 10.5.4 Situations where glare may arise are sports field lighting, security lighting of premises, and the illumination of advertising signs for example.
- 10.5.5 It is desirable to control the level of glare in zones particularly sensitive to glare nuisance such as the residential zones.
- 10.5.6 Lighting design and improved orientation can considerably reduce the potential for glare.

OBJECTIVES

- 10.5.7 To minimise the effects of glare on the amenity values of adjoining land users and travellers.
- 10.5.8 To avoid, remedy or mitigate the adverse effects of glare on the safe and efficient function of the State highway system.

POLICY

- 10.5.9 Control exterior lighting through design, orientation and or screening to minimise any spread over adjacent properties and roads.

METHODS TO MANAGE ADVERSE EFFECTS OF GLARE

- 10.5.10 Australian Standard AS 4282 – 1997 ‘Control of the obtrusive effects of Outdoor Lighting’ shall be used as a basis for determining intrusive nuisance resulting from the glare effects of outdoor lighting. The standard takes account of several aspects of potential obtrusiveness viz. the light falling on surrounding properties, the brightness of the luminaries in the field of view of nearby residents, and glare to users of adjacent transport systems and the effects of astronomical observations.
- 10.5.11 To provide rules which control glare.
- 10.5.12 Rules stating standards for glare that recognise the different amenity values for:
 - o Residential zones (most glare sensitive zone);
 - o Town centre zones (moderately glare sensitive zone);
 - o Industrial zones (least glare sensitive zone); and
 - o Rural zones (moderately glare sensitive zone).

PRINCIPAL REASONS

- 10.5.13 Glare can be a significant nuisance where lighting has been established without any thought to the effects on adjoining properties. The policy framework in the Plan in relation to glare is essentially to control the effects of exterior lighting on neighbouring properties. Setting a maximum lux level will assist in safeguarding amenity values and provides for public scrutiny of resource consent applications where a standard is not complied with.

ANTICIPATED ENVIRONMENTAL RESULT

- 10.5.14 Minimised effects of glare so as not to create a nuisance to people, and a hazard to motorists.

10.6 PRIVACY, SHADING & VISUAL AMENITY

RESOURCE MANAGEMENT ISSUES

- 10.6.1 The loss of privacy or shading resulting from the inappropriate scale and location of buildings can adversely affect the amenity values of neighbouring activities and the local area.
- 10.6.2 The shading resulting from the inappropriate scale and location of vegetation adjacent to boundaries.

- 10.6.3 The impact of adjacent activities on visual amenity, particularly at the boundary between the Industrial and Residential zones.
- 10.6.4 Loss of natural character, landscape, scenic and visual amenity values from inappropriate earthworks activities.

DESCRIPTION OF ENVIRONMENTAL EFFECT

- 10.6.5 The erection of a building(s) on a site can impact on the amenity values of adjoining land users by overlooking these sites, reducing the privacy of adjoining occupiers, shading neighbouring sites and possibly changing the character of the area.
- 10.6.6 The scale of building - bulk (the dimensions of the building(s)) and location can therefore affect the amenity values of neighbours. Building development may also limit future use of the site if limited consideration is given to the overall scale of development in relation to the boundaries of the site.
- 10.6.7 Earthworks may have a considerable visual impact on the environment particularly where there are exposed faces. This can impact on natural character, landscape, scenic and visual amenity values.
- 10.6.8 Vegetation is often a means of providing privacy and screening properties from the adverse effects of adjacent activities including noise, dust and visual impacts. However, tall vegetation can also affect the amenity values of neighbours by causing unwanted shading.
- 10.6.9 Planting and management of trees and their potential to generate adverse effects is considered to be an issue best able to be resolved between neighbouring landowners. It is not proposed to provide rules to address such matters in the plan.

OBJECTIVES

- 10.6.10 To avoid, remedy or mitigate the loss of privacy and shading effects resulting from the bulk and location of buildings and the planting of vegetation.
- 10.6.11 To avoid, remedy or mitigate off-site adverse effects on the amenity of adjacent land uses.
- 10.6.12 To protect the natural character and visual amenity of the district from the adverse effects of earthworks.

POLICIES

- 10.6.13 Maintain a reasonable level of privacy for occupiers of residential buildings.
- 10.6.14 In residential areas avoid, remedy or mitigate the adverse effects on residential amenity values including visual intrusion and shading from non-residential activities and planting.
- 10.6.15 Encourage appropriate screening of activities that adversely affect the amenity values of neighbouring properties (particularly at the industrial/residential zone boundaries).
- 10.6.16 Maintain reasonable protection of sunlight and daylight on adjacent properties, by promoting dwellings/buildings at low building densities and heights.
- 10.6.17 Ensure building height and height in relation to site boundaries maintains a compatible scale of development and privacy for adjoining property owners.

- 10.6.18 Ensure that adverse effects of land use, development and subdivision on amenity and landscape values of an area are avoided, remedied or mitigated to such an extent that the natural character and amenity values of an area are maintained.

METHODS TO MAINTAIN AND PROMOTE PRIVACY

- 10.6.19 Rules in the District Plan to guide the broad design and location of buildings on sites. Council has decided not to intervene in most cases in influencing the detailed design of buildings.
- 10.6.20 Rules in the District Plan to maintain boundary separation distances for buildings to ensure access to rear of site for emergency services, and allow access and maintenance for buildings and services, or possibly future subdivision of and access to the site.
- 10.6.21 Rules in the District Plan requiring appropriate screening of activities that adversely affect the amenity values of neighbouring properties (particularly at the industrial/residential interface).
- 10.6.22 Standards are therefore required for the zones providing for:
- o Yards (front, side, rear);
 - o Building height; and
 - o Building height in relation to site boundaries.
- 10.6.23 Do Nothing - not considered a reasonable or publicly accepted option. The purpose of the Act (Section 5) and principles (Sections 7{c}{f}) of the Act place an obligation on Council to have regard to amenity values and the quality of the environment.

PRINCIPAL REASONS

- 10.6.24 Loss of privacy, and the shading and visual impact of buildings, structures and the like, can be significant, particularly in densely populated areas such as residential areas where buildings are closer together. Visual impacts from inappropriate earthworks can also be significant in terms of effects on natural character and landscape/scenic values.
- 10.6.25 The objectives and policies in respect of privacy, shading and visual amenity seek to manage the bulk and location of buildings and structures, encourage screening and, in terms of earthworks, to protect the natural character and scenic qualities of an area.
- 10.6.26 Setting standards specifying bulk and location requirements which differ depending on the sensitivity of the receiving environment will safeguard amenity values and provide a living environment that safeguards access to sunlight and daylight, access to and around the site, and outlooks not dominated by bulky buildings.
- 10.6.27 Standards in relation to earthworks will ensure that large-scale earthworks are subject to suitable scrutiny to ensure that their long-term visual impact is avoided, remedied or mitigated.

ANTICIPATED ENVIRONMENTAL RESULT

- 10.6.28 Building scale, site development and planting maintains and improves the character, appearance and amenity values of the various land use zones.

10.7 VEGETATION EFFECTS ON ROAD SAFETY

RESOURCE MANAGEMENT ISSUE

- 10.7.1 Vegetation growth on private land in the vicinity of road intersections or access ways, or on land adjacent to roads, may reduce driver visibility and or contribute to road icing.

DESCRIPTION OF ENVIRONMENTAL EFFECT

- 10.7.2 Vegetation planted adjacent to roads can cause shading to and icing over of roads during winter days. This can reduce the safe operation of the public road network (the state highway and district road network), visibility is threatened, or where there is a potential for vehicles to lose control on ice. Over time vegetation growth may also reduce visibility for road users at intersections or on particular sections of the road.

OBJECTIVE

- 10.7.3 To maintain and improve the safety, efficiency and sustainability of the roading network.

POLICIES

- 10.7.4 Ensure vegetation plantings are managed to ensure shading does not contribute to the icing of roads.
- 10.7.5 Ensure that new vegetation plantings are managed to maintain visibility and clearance at road intersections and accesses.

METHODS TO MANAGE ADVERSE EFFECTS OF VEGETATION ON ROAD SAFETY

- 10.7.6 Standards to avoid vegetation encroaching sight lines at intersections or accessways in the Rural Zone.
- 10.7.7 Standards for the management of vegetation plantings to avoid the shading and/or icing of primary arterial roads in the Rural Zone.

PRINCIPAL REASONS

- 10.7.8 Road safety is of significant importance given the high potential impact of road accidents. The objectives and policies in relation to vegetation adjacent to roads centre on attempting to avoid the occurrence of ice developing on the road as a result of shading, and ensuring visibility is maximised. Standards to avoid vegetation having a significant effect on the probability of ice forming on the road, will minimise the risk of accidents and provide for convenience and efficiency in vehicle travel.

ANTICIPATED ENVIRONMENTAL RESULTS

- 10.7.9 As far as practicable, road pavement icing resulting from adjacent land use activities is avoided or remedied.
- 10.7.10 Sight distances to and from an access or intersection are maximised.

10.8 ACCESS AND PARKING

RESOURCE MANAGEMENT ISSUES

- 10.8.1 Demands for property access to arterial roads create added conflicts between vehicles entering and exiting a site and through-traffic. This in turn, adversely affects the safe and efficient function of the road.
- 10.8.2 Conflicts between vehicles and pedestrians, cyclists and other road users.

DESCRIPTION OF ENVIRONMENTAL EFFECT

- 10.8.3 Conflicts may occur when new access points are added, or where a change in land use occurs with existing access points that increase vehicle movements to and from the access.
- 10.8.4 Access to and from the road needs to be managed to ensure the safe, efficient and sustainable operation of the roading network, and the sustainable management of land and other resources.
- 10.8.5 Consideration needs to be given to how pedestrians, cyclists and motor vehicles can safely access sites and the transport infrastructure, and to where vehicles will park. How pedestrians, cyclists and motor vehicles access sites etc is important to consider, as inappropriate access provision has safety implications and can impact on the efficient operation of the transport network.
- 10.8.6 It is important to consider adequate provision for parking, loading bays and manoeuvring on site.
- 10.8.7 Different standards of access are necessary and are applied to ensure the sustainable management of the roading network. These are determined, based on the road function, the amenities of the area, and for different types of development activities on land adjacent.
- 10.8.8 Arterial roads will have higher access standards than Collector and Local roads because the volume of traffic and potential for conflict is far greater.
- 10.8.9 Furthermore, high traffic generating activities need to provide a greater number of on-site car parks, loading bays and manoeuvring area because the higher the number of vehicle movements, the greater the potential for collisions.

OBJECTIVES

- 10.8.10 To protect the safe, efficient and sustainable operation of the roading network by avoiding, remedying or mitigating any adverse effects of developments and activities undertaken on adjacent land.
- 10.8.11 To ensure that the adverse effects of traffic generated by an activity on the amenity values and character of a road or neighbourhood, are avoided, remedied or mitigated.

POLICIES

- 10.8.12 Ensure that all sites have practicable and legal vehicle access to a public road to maintain the safe, efficient and sustainable operation of the roading network.
- 10.8.13 Encourage, where practicable, access to several activities on any one site to be combined, particularly in respect of frontage to State Highway 2 to minimise the adverse effects of manoeuvring, turning and queuing vehicles.

- 10.8.14 Ensure vehicle access to roads is designed and located to prevent traffic hazards and to maintain the efficiency of the roading network.
- 10.8.15 Ensure that the through traffic function of an Arterial road is maintained.
- 10.8.16 Ensure intersections are designed and located appropriately to avoid compromising road safety.
- 10.8.17 Ensure that road visibility to and from accesses and intersections is optimised at all times and in all situations.
- 10.8.18 Ensure that land use activities make sufficient provision for parking, loading bays and manoeuvring on-site based on anticipated parking demand for each land use, while not necessarily accommodating peak requirements.
- 10.8.19 Encourage access that does not necessitate reverse manoeuvring onto a road, particularly Arterial roads, where road safety may be compromised.

METHODS TO MANAGE TRAFFIC AND TRAFFIC SAFETY ISSUES

- 10.8.20 Adopt and implement a road hierarchy in the district plan that will determine standards of vehicle access for properties and activities (see [Appendix II](#) – Roading Hierarchy).
- 10.8.21 Liaise with Transit New Zealand and other roading agencies and sector interest groups over design standards and sector demands for use of the State Highway and district roading network.
- 10.8.22 The relevant Wairoa District Council Engineering Code of Practice that provides an acceptable means of compliance.
- 10.8.23 Access & parking standards that provide for the safe and efficient access to sites, and on-site manoeuvring and parking.

PRINCIPAL REASONS

- 10.8.24 Objectives and policies in relation to access and parking seek to ensure adequate access and parking is provided, and is as safe as possible, particularly in relation to arterial roads such as state highways where traffic volumes are significant and demand for access is high. The effect of high traffic generating activities on the amenity of the surrounding area is also important to manage, and the objectives and policies also seek to minimise conflict points.
- 10.8.25 Setting standards will improve road safety generally throughout the district, as almost all activities generate vehicle trips, require parking, and require accessibility for people and goods to maintain the social and economic well-being of the community.

ANTICIPATED ENVIRONMENTAL RESULT

- 10.8.26 Safe, efficient, and convenient use of roads for the benefit of through traffic, local traffic and land users.

10.9 ADVERTISING

RESOURCE MANAGEMENT ISSUES

- 10.9.1 Loss of amenity values through inappropriately designed and or located signs.
- 10.9.2 Driver distraction through inappropriately designed and or located signs.

DESCRIPTION OF ENVIRONMENTAL EFFECT

- 10.9.3 Signs advertising goods and services and or conveying general information to the public are an essential and accepted method of communication.
- 10.9.4 Signs commonly direct their message to the travelling public and therefore are located adjacent to public roads.
- 10.9.5 These signs should be easily read, yet not distract the driver and not detract from the amenities of the area.
- 10.9.6 Signs can also direct their message to pedestrians and should do so without causing a hazard on or above public footpaths.
- 10.9.7 Animated, flashing or illuminated signs can also cause glare to neighbouring properties [see [Section 10.5](#) (Glare)], or create a hazardous situation for drivers.
- 10.9.8 The Resource Management Act 1991 requires the Council to maintain and enhance the quality of the environment and the amenity values of the district, and this includes controlling the placement and style of signs.
- 10.9.9 It is important to distinguish between on-site signs (signs providing information or advertising goods and services on the same site as the sign) and off-site signs (signs that are not located on the property to which the advertising relates).
- 10.9.10 The potential adverse and cumulative effects of providing for off-site signs is a clutter of signs along important roads in the district which may distract drivers from the main task of safe driving and detract from views, landscapes and the amenity values of local areas.
- 10.9.11 Road control authorities (TNZ, District Council) have control over signs within legal road boundaries. This authority is recognised and plan provisions are compatible with this statutory power.

OBJECTIVES

- 10.9.12 To ensure that signs do not adversely affect the amenity values of the district.
- 10.9.13 To ensure signs do not cause or contribute to traffic hazards on district roads and state highways.

POLICIES

- 10.9.14 Avoid visual clutter of signs by restricting the number of free-standing signs per property frontage and encouraging the amalgamation of signs onto one structure where this is appropriate.
- 10.9.15 Avoid potential traffic hazards by ensuring signs are easily read, concise, and their location and appearance will not result in any adverse effects on the safe and efficient operation of the roading network.
- 10.9.16 Control the location of animated, flashing and illuminated signs so that signage does not adversely affect road safety or detract from the amenity values of residential areas or zones.
- 10.9.17 Avoid, remedy or mitigate the adverse effects of off-site advertising signs.
- 10.9.18 Ensure the location, design and appearance of signs does not adversely affect the amenity values of the locality.

- 10.9.19 Encourage the establishment of lay-bys and information kiosks with “Welcome To” signs at the entrances to townships and tourist areas, and the use of international signs.

METHODS TO AVOID DISTRACTION FROM ADVERTISING

- 10.9.20 District Plan Rules that identify signs in categories of permitted, controlled, and discretionary activities.
- 10.9.21 Note: All free standing signs situated within the boundaries of a State Highway with a speed limit greater than 50km/hr are subject to Transit New Zealand Bylaw 1987/3, which is a separate control and is not part of this Plan.

PRINCIPAL REASONS

- 10.9.22 Signs can affect amenity values and if inappropriately located, can affect road safety. The objectives and policies relating to signs are primarily aimed at controlling the location and appearance of signs (advertising signs in particular) in order to avoid, remedy or mitigate the adverse effects on road safety and amenity values.
- 10.9.23 Rules are considered necessary to ensure the public communications role of signs is balanced against the safety of the public and the amenity values of an area.

ANTICIPATED ENVIRONMENTAL RESULT

- 10.9.24 Signs are easily readable, able to be understood and compatible with road safety and the amenity values of the surrounding areas.

10.10 HAZARDOUS SUBSTANCES

RESOURCE MANAGEMENT ISSUE

- 10.10.1 Risk of contamination of property, and adverse effects on the health and safety of people, and the environment, from inappropriate use, storage, disposal or transportation of hazardous substances.

DESCRIPTION OF ENVIRONMENTAL EFFECT

- 10.10.2 Hazardous substances are often an integral part of any commercial, industrial or rural activities and require safe handling and transportation.
- 10.10.3 Section 31 of the Resource Management Act 1991 requires the District council to control the effects of the use, development and protection of land to prevent or mitigate any adverse effects from the storage, use, disposal or transportation of hazardous substances. The Regional Council also has a role in managing hazardous substances in relation to discharges to air, land and water, and in terms of emergency response.
- 10.10.4 Numerous other pieces of legislation impact on the management of hazardous substances including the Hazardous Substances and New Organisms Act 1996 and associated regulations, Building Act 1991, Radiation Protection Act 1965 and Radiation Protection Regulations 1982, Transport Act 1962, , and other New Zealand and Australian Standards.
- 10.10.5 Hazardous substances include any substances that may affect human, plant, or animal health, or may adversely affect the health and safety of any person or the environment. The degree of risk may vary according to volumes stored or transported, toxicity, and flammability or explosiveness.

10.10.6 Furthermore, the effects of hazardous substances are not always immediately obvious, and may accumulate over long periods of time, including accumulation of persistent substances in the bodies of humans or animals, resulting in chronic or long term damage to their health, and contamination of water, soil and air. With regard to contamination of land, the Hawke's Bay Regional Council has a register of contaminated sites, which includes sites within the Wairoa District.

10.10.7 The transportation of hazardous substances also requires management to prevent accidental spills, which can also result in environmental and public health risks.

OBJECTIVES

10.10.8 To protect the environment and the health and safety of people and communities from hazardous substances, and from risks associated with contaminated land.

10.10.9 To mitigate and manage the adverse effects of hazardous substances.

POLICIES

10.10.10 Enable activities to utilise hazardous substances where necessary for their operations whilst ensuring they are managed to prevent or mitigate adverse effects on people, the environment, and property.

10.10.11 Ensure that consideration is given to locating activities that store or use hazardous substances in order to prevent and mitigate adverse effects on the environment.

10.10.12 Ensure that activities using, storing, disposing, or transporting hazardous substances are designed, constructed and managed appropriately for the volume and nature of hazardous substances used.

10.10.13 Encourage the use of non-hazardous substitutes for hazardous substances, where practical.

10.10.14 Mitigate and prevent damage to the environment and human health from contaminated sites in the District.

METHODS TO MANAGE HAZARDOUS SUBSTANCES

10.10.15 Adopt performance standards in the District Plan for activities/facilities storing, using, disposing or transporting hazardous substances.

10.10.16 Require information on the nature and volume of any hazardous substances to be used, stored, disposed of, or transported.

10.10.17 Rely on other relevant legislation (as outlined in the description to this section) to help manage the use, storage, disposal and transportation of hazardous substances.

10.10.18 Record data on contaminated sites on Council LIM/PIM records.

PRINCIPAL REASONS

10.10.19 Hazardous substances have the potential to threaten the health and safety of people and the environment. It is therefore necessary to control the actual and potential effects of hazardous substances.

10.10.20 Requiring resource consents for activities involving significant volumes of, or highly toxic, hazardous substances will enable Council to consider the risk to the health and safety of people and the environment, and whether the risks can be avoided or minimised.

- 10.10.21 The consequences of doing nothing, or relying on non-regulatory methods, are unacceptable, in terms of the magnitude of risk to human life.

ANTICIPATED ENVIRONMENTAL RESULTS

- 10.10.22 The protection of people and the environment from exposure to hazardous substances and contaminated material.
- 10.10.23 Reduced risk of accidental spill and leakage, and effective clean-up measures in place.
- 10.10.24 Minimal use of hazardous substances.
- 10.10.25 Reduced risk of new contaminated sites.

Cross References:

[Part C](#) – Land Management Zones and Rules

[Part D](#) – District Wide Rules

Planning Maps

Other References:

Relevant Wairoa District Council: Engineering Code of Practice

11 MONITORING ENVIRONMENTAL PERFORMANCE

11.1 RESOURCE MANAGEMENT ACT OBLIGATIONS

- 11.1.1 Section 75(1)(i) requires the Wairoa District Council to review:
- o Significant resource management issues of the district;
 - o The objectives sought to be achieved;
 - o The policies proposed to address the issues;
 - o The methods used to implement the policies;
 - o The principal reasons for adopting the above;
 - o The environmental results anticipated;
 - o The information necessary to support resource consent applications; and
 - o The processes for dealing with cross boundary issues.
- 11.1.2 Sections 31 and 35 also place general obligations on the Council to review performance, undertake research and gather information. The monitoring task is therefore required to review the overall effectiveness of the plan towards promoting the sustainable management of natural and physical resources in Wairoa.

11.2 TYPES OF MONITORING

- 11.2.1 Monitoring covers a range of parameters and as such will be undertaken using a variety of mechanisms.

State of the Environment Monitoring

- 11.2.2 State of the Environment monitoring assesses the environmental health of natural and physical resources that the Council is managing under the Act. It is essential to detect any change in the District's resources and this will indicate to what extent the Plan is achieving anticipated environmental results. The emergence of new issues can also be identified and defined through this form of monitoring.
- 11.2.3 State of the Environment monitoring may be performed using a range of parameters depending on the resource being monitored. Much of this information will be collected as a requirement under Section 35 (the need to keep records to enable the authority to effectively carry out its functions). State of the environment monitoring will include people and associated social, economic and cultural conditions. Monitoring of these aspects of the environment may be performed as a reflection of Council's wider responsibilities (as under the Local Government Act). State of the Environment information may be gained from research undertaken or commissioned by Council, utilising research undertaken by other organisations working in similar areas (for example DOC and Fish and Game), or other organisations such as Statistics New Zealand.

Plan Effectiveness Monitoring

- 11.2.4 Plan effectiveness monitoring involves assessing the suitability and effectiveness of the Plan as well as the exercise of any functions, powers or duties delegated or transferred by the authority. The use of plan effectiveness monitoring will assist in the review of the plan and influence any subsequent changes made.

Compliance and Impact Monitoring

- 11.2.5 Compliance and impact monitoring involves the analysis of compliance with consent conditions and rules of the plan and the effect that these activities are having on the environment. Compliance monitoring is an ongoing process, which involves assessing both the public and resource consent applicant actions. Monitoring may be in the form of a formalised view of a selected range of consents or be in response to complaints by members of the public. Impact monitoring is typically carried out in a more targeted manner on activities identified as requiring closer monitoring of their effect on the environment.

11.3 IMPLEMENTING MONITORING AND REVIEW PROCEDURES

- 11.3.1 The aim is to improve management of the district's natural and physical resources, which will result from better informed decisions on resource consent applications, increased public awareness of environmental issues and the potential adverse effects of activities on the environment, and how those effects can be avoided, remedied or mitigated.
- 11.3.2 Monitoring also places a duty on the Council to enforce compliance with plan rules and the standards and conditions attached to resource consents. No person may use or subdivide land in the Wairoa District in a manner that contravenes a rule in the District Plan, unless provided for under existing use rights (Section 10) or expressly allowed by a resource consent.
- 11.3.3 Community input can occur through complaint procedures, the resource consent process, and involvement in plan change processes, and input to the Annual Plan process.

11.4 RESOURCE MANAGEMENT ISSUE

- 11.4.1 Insufficient monitoring currently undertaken to comprehensively evaluate the state of the environment, plan effectiveness and efficiency, compliance with resource consent conditions and the impact of activities on the environment.

11.5 OBJECTIVES

- 11.5.1 To develop and maintain efficient and effective monitoring systems, for the purpose of the maintenance and enhancement of the environment of the District.

11.6 POLICIES

- 11.6.1 To identify key environmental indicators to monitor changes in the significant resource management issues in Wairoa District.
- 11.6.2 To monitor changes in the environment as a review of the effectiveness of the provisions of the Wairoa District Plan.

11.7 METHODS AVAILABLE USING THE PROVISIONS OF THE DISTRICT PLAN

- 11.7.1 Set out in the Annual Plan, the overall programme for monitoring.
- 11.7.2 Monitor compliance of activities with their conditions of consent to ensure sustainable management of natural and physical resources.

- 11.7.3 Set conditions as part of a resource consent where this is appropriate, such as the type of activities that cause or may cause long-term on-going environmental effects, for holders of consents to monitor the impact of their activity on the environment, and to report those findings periodically to the District Council.
- 11.7.4 Monitor the consistency of the provisions of the District Plan with national and regional policy statements and plans to ensure the continued promotion of the sustainable management of natural and physical resources in the Wairoa District.
- 11.7.5 Co-operate with regional and national agencies and scientific organisations to achieve comprehensive and mutually beneficial monitoring information on the environmental qualities of the Wairoa District.
- 11.7.6 Use enforcement powers where appropriate, to remedy or mitigate the adverse effects of activities so as to achieve the environmental outcomes sought in the District Plan.
- 11.7.7 Develop a State of the Environment monitoring programme, with input from the community and tangata whenua, to assess the changes in the environmental quality of the District's natural and physical resources, based on:
- o Resource Management Strategy – Objectives, Policies and Methods;
 - o Identification of baseline data sources;
 - o Agreement on key indicators; and
 - o Frequency of monitoring, reporting, agency/consent holder support.

11.8 EXPLANATION AND REASONS

- 11.8.1 Council has prepared the District Plan as a means to achieving the sustainable management of natural and physical resources. To ignore persons or interests operating in a manner that contravenes the Act, the District Plan or a resource consent, the Council would jeopardise the achievement of the environmental outcomes sought in respect of the District.
- 11.8.2 It would also be beneficial to undertake State of the Environment reporting so as to assess effectively, the achievement of the environmental outcomes sought. Co-operation with other agencies will assist in the collection and manipulation of monitoring data to provide useful information on the state of the Wairoa District environment.
- 11.8.3 The monitoring programme undertaken by the Council should also highlight situations in which abatement notices or enforcement orders may be required.

11.9 ANTICIPATED ENVIRONMENTAL RESULTS

- 11.9.1 Monitoring systems in place and operating in a manner that enables Council to achieve the purposes of the Act.

Cross References:

[Part B](#) – Resource Management Strategy
[Part C](#) – Land Management Zones and Rules
[Part D](#) – District Wide Rules
Planning Maps

12 DESIGNATIONS

- 12.1.1 Designation procedures provide for Requiring Authorities to “*protect*” land for an existing or proposed public work or utility service and are outlined under Part VIII of the Resource Management Act.
- 12.1.2 The procedure is similar to the resource consent process. The information to be provided in support of a Notice of Requirement for Designation includes the need for any work, the legal descriptions, the nature of the work and any restrictions associated with its operation, the consideration of alternatives, and whether resource consents are required. The process is open to public submissions.
- 12.1.3 Upon confirmation by the Requiring Authority and once any appeals upon the designation have been concluded, the District Council must include the designation in its District Plan as if it were a rule in the District Plan, and the Requiring Authority responsible for the designation may then do anything within the designated land that is in accordance with the designation.
- 12.1.4 Designation serves to inform the public of the location and nature of the work while protecting the land from land use and subdivision activities that may adversely effect its future operations and effectiveness.
- 12.1.5 Section 176A of the Resource Management Act requires Outline Plans to be submitted to the District Council for any work to be constructed on designated land (except where the details were included in the original notice of requirement, or Council waives the requirement for an Outline Plan).
- 12.1.6 Requirements for designations are listed in [Schedule 2](#) and are identified on the Planning Maps.

Roads

- 12.1.7 In the case of Transit New Zealand, all its state highways in the district are designated.
- 12.1.8 Council roads are not designated, and are managed under the Local Government Act.
- 12.1.9 All roads, whether constructed or not, shall have an underlying zoning of the adjoining property. The centreline of the road shall act as the zone boundary, should two different zones define the margins of the road reserve.

Cross References:

[Schedule 2](#) – Designations
Planning Maps

PART C: LAND MANAGEMENT ZONES AND RULES

[13 Overview](#)

[14 Conservation & Reserve Zone](#)

[15 Coastal Zone](#)

[15A Coastal \(Mahia\) Zone](#)

[16 Rural Zone](#)

[17 Settlement Zone](#)

[18 Residential Zone](#)

[18A Residential \(Mahia\) Zone](#)

[19 Town Centre Zone](#)

[20 Industrial Zone](#)

Guide for Users of the District Plan:

The District is divided into nine land management zones to reflect the geography of the district, the nature and scale of activities carried out, the communities of interest and their social and economic values, and the sensitivity of the local environment to avoid, remedy or mitigate adverse environmental effects.

13 LAND MANAGEMENT ZONES AND RULES

13.1 OVERVIEW

- 13.1.1 Zoning is one of several methods available to address the issues, objectives and policies set out in the District Plan.
- 13.1.2 The advantages of the method of zoning are:
- o it is a workable approach understood by the community;
 - o standards can be set to avoid unacceptable levels of adverse effects on the environment; and
 - o there is certainty for property owners and neighbours as to those levels of environmental effects that are acceptable in a particular location.
- 13.1.3 The following zones are adopted which reflect the growing sensitivity of the receiving environment to support or sustain adverse environmental effects.
- | | | |
|-----|----------------------------------|--|
| (1) | Conservation & Reserves: | Land in the National Park or reserves protected for their dominant natural, conservation or recreation values (Chapter 14 refers); |
| (2) | Coastal/Coastal (Mahia): | Land within 500 metres of MHWS(Chapter 15 & Chapter 15A refers); |
| (3) | Rural: | Land that generally supports a range of primary production activities on a range of soil types and land forms.
(Chapter 16 refers) |
| (4) | Settlement: | Land that supports a variety of living, community and working areas in the rural environment.
(Chapter 17 refers) |
| (5) | Residential/Residential (Mahia): | Land primarily supporting residential activities.
(Chapter 18 & Chapter 18A refers) |
| (6) | Town Centre: | Land primarily supporting business, commercial and retail activities.
(Chapter 19 refers) |
| (7) | Industrial: | Land primarily supporting industrial activities.
(Chapter 20 refers) |
- 13.1.4 The District Council will consider the relevant objectives and policies contained within the Resource Management Strategy in Part B, the relevant zone objectives and policies, the relevant zone rules (standards and conditions), and district wide rules contained in Part C, and the implementation matters in Part D, when assessing an application for resource consent.
- 13.1.5 Under each zone heading is the following information:
- o Zone Description and Issues;
 - o Objectives;
 - o Policies;
 - o Methods;

- o Rules; and
- o Anticipated Environmental Results.

13.2 PRINCIPAL REASONS

- 13.2.1 The adoption of land management zones provides an acceptable method to manage the adverse environmental effects of activities undertaken.
- 13.2.2 Standards and rules provide measurable and certain approaches to assess the compliance of an activity in terms of its associated environmental effects.
- 13.2.3 Resource consent processes allow Council to consider individual proposals and their actual or potential effects on the environment, and measures to avoid, remedy or mitigate against adverse effects on a case-by-case basis. This also enables the monitoring of the effectiveness of plan provisions and standards.

14 CONSERVATION AND RESERVE ZONE

14.1 ZONE DESCRIPTION AND ISSUES

- 14.1.1 Under the Resource Management Act 1991, the Department of Conservation has decided not to designate the land it administers. The zoning of this land has been left to the District Council.
- 14.1.2 Te Urewera National Park is a recognised conservation area, with significant ecological, landscape and cultural values. The Park has been set aside and is managed under the National Parks Act 1980. A large part of the Park is in the Wairoa District. It comprises Lake Waikaremoana and other small lakes, and an extensive area of indigenous vegetation. The National Park is a popular recreational facility; there is a settlement near Lake Waikaremoana and the waters of the lake are a source of energy production. The lake and surrounding area has significance for tangata whenua.
- 14.1.3 Department of Conservation is responsible for administering the Park through the provisions of an operative Management Plan.
- 14.1.4 The District Council has a function to control the actual and potential effect of the use, development or protection of land governed by the National Parks Act, for activities not carried out by the Crown. Section 4 of the Resource Management Act 1991 provides an exemption for any activity or work of the Crown, provided it is consistent with a conservation management strategy, conservation management plan, or management plan, and does not have significant adverse effects beyond the boundary of the area of land. Relevant documents for Wairoa include the 'East Coast Conservation Management Strategy' (CMS) and the 'Te Urewera National Park Management Plan' established under the Conservation Act 1987.
- 14.1.5 Land in this zone is set aside for a range of values associated with conservation and or recreation. This zone comprises:
- o land set aside as Te Urewera National Park pursuant to the National Parks Act 1980. This land is identified on the planning maps and listed in [Schedule 3](#);
 - o reserves of the Crown and or the District Council which have operative Management Plans prepared under the Reserves Act 1977, or one covered by the East Coast Conservation Management Strategy; and
 - o reserves of the District Council, which have no operative Management Plan. These include parks and reserves that are set-aside primarily for recreation. This land is identified on the planning maps and listed in [Schedule 3](#).

14.2 OBJECTIVES

- 14.2.1 To recognise, maintain and enhance the nationally important natural/ecological values of Te Urewera National Park and other areas within the zone, as well as their significance to tangata whenua.
- 14.2.2 To seek to provide public access to and along rivers and lakes identified as significant in [Schedule 5](#) where this is compatible with the protection of conservation values.
- 14.2.3 To promote the sustainable management of existing activities, while protecting conservation values.

14.3 POLICIES

- 14.3.1 Ensure that activities and development in Te Urewera National Park are consistent with the requirements of Te Urewera National Park Management Plan prepared under the National Parks Act 1980, and the East Coast Conservation Management Strategy for other areas administered by the Department of Conservation.
- 14.3.2 To ensure that activities and development undertaken in Te Urewera National Park or other areas administered by the Department of Conservation do not cause adverse effects beyond their boundaries, by using regulation as appropriate.
- 14.3.3 Ensure existing activities can continue to operate within the zone while recognising the sensitive nature and significant values associated with the surrounding environment.
- 14.3.4 When processing subdivision applications, to consider the need or appropriateness of esplanade reserves or strips along rivers listed in [Schedule 5](#) consistent with enhancement of recreational values whilst protecting conservation values.

14.4 METHODS

- 14.4.1 Land Management Zone Rules and Assessment Criteria.

14.5 EXPLANATION & REASONS

- 14.5.1 The objectives and policies for the Conservation & Reserves Zone centre around identifying and protecting specific conservation reserves and other reserves (particularly Te Urewera National Park), and ensuring activities in this zone are complementary to the use of these areas.

14.6 ANTICIPATED ENVIRONMENTAL RESULT

- 14.6.1 Maintenance and enhancement of the conservation and amenity values associated with Te Urewera National Park and other areas with nationally, regionally and locally important conservation and/or recreational values.

14.7 RULES

Permitted Activities

- 14.7.1 Any activity that complies with all the standards and conditions for permitted activities.

Controlled Activities

- 14.7.2 Any activity that is unable to comply with all the standards and conditions for permitted activities, but is provided for in any relevant approved Management Plan.

Discretionary Activities

- 14.7.3 Any activity that is unable to comply with all the standards and conditions for permitted activities and is not provided for in any relevant approved Management Plan.

14.8 PERFORMANCE STANDARDS/CONDITIONS FOR PERMITTED ACTIVITIES

NOISE

14.8.1 All activities shall be designed and conducted to ensure that the following noise limits are not exceeded:

A. At or within the notional boundary of any dwelling or place of assembly:

7am to 10pm	50 dBA L10
10pm to 7am	40 dBA L10
On any day between 10pm – 7am	65 dBA Lmax

And/or

B. At or within the boundary of any site in the Conservation & Reserves Zone other than the site from which the noise is being emitted:

At all times	45 dBA L10
At all times	65 dBA Lmax

14.8.2 Impulse noise resulting from use of small arms, explosives, explosives simulators or gas gun bird scarers shall not exceed 122dBC (peak).

ODOUR

14.8.3 Note: The discharge of odour to air is controlled by rules in the Hawke's Bay Regional Air Plan and Proposed Regional Resource Management Plan. Land use zoning and separation distances are the methods employed within the District Plan to deal with odour issues.

GLARE

14.8.4 Light emissions measured from any site shall not exceed a measurement of 10 lux (lumens per square metre) measured at 1.5 metres above ground level at the site boundary.

14.8.5 No building or structure shall be finished with materials that create a glare nuisance to neighbouring properties or road users.

PRIVACY, SHADING AND VISUAL AMENITY

14.8.6 All buildings shall meet the following bulk and location requirements:

Minimum Front yard	15.0m
Minimum Side yards	15.0m
Minimum Rear yard	15.0m
Maximum Building height	10.0m

SIGNS

- 14.8.7 Signs shall be for the following purposes only:
- o Traffic control and advisory signs;
 - o “Welcome To” signs;
 - o Signs required to be erected by statute;
 - o Signs identifying a site of special scenic, historic or cultural interest;
 - o Warning signs related to aspects of public safety; and
 - o Signs and interpretation panels providing angling and hunting information.

HAZARDOUS SUBSTANCES

- 14.8.8 The use, storage, disposal or transportation of hazardous substances shall not exceed the Low Threshold Hazard Factor (refer definitions and [Appendix III](#) for examples).
- 14.8.9 Any activity involving the use, storage, disposal or transportation of hazardous substances on-site, shall ensure that any area or container used, is designed, constructed and managed to prevent any leakages or spills.

NATURAL HAZARDS

- 14.8.10 Any structures or buildings in flood prone areas shall be constructed with a freeboard of not less than 300mm above the 50-year flood level (2 percent probability of occurring annually). Flood prone areas are as identified on the planning maps.

EARTHWORKS

- 14.8.11 Earthworks activities shall meet the following standards:

Max Vol (m ³) over 12 months per site	50
Max face height (m)	1.5
Max area of work per site (m ²)	300
Proximity to water body measured from the bank edge at bank full height, or MHWS	No closer than 20m.

Note: The volume of earthworks is to be measured prior to excavation.

OTHER DISTRICT WIDE RULES

- 14.8.12 All activities must also comply with the rules contained in the following chapters of this Plan (where relevant):
- o Cultural Heritage ([Chapter 22](#));
 - o Indigenous Vegetation and Habitats of Indigenous Fauna ([Chapter 23](#));
 - o Access and Parking ([Chapter 24](#));
 - o Surface of Water ([Chapter 25](#));
 - o Subdivision ([Chapter 27](#)); and
 - o Information Requirements ([Chapter 28](#)).

Note: activities associated with the construction and maintenance of utilities are provided for in [Chapter 26](#).

15 COASTAL ZONE

15.1 ZONE DESCRIPTION AND ISSUES

- 15.1.1 Wairoa District has about 130km of coastline. A fuller description is provided in Section 7.2. The Coastal zone is defined as land within 500 metres of MHWS.
- 15.1.2 The coastal environment is sensitive to change from activities, which involve earthworks, removal of vegetation and creation of structures that change the “*natural*” processes of the ocean.
- 15.1.3 Parts of the coastal area have high cultural/spiritual values as well as providing important seafood resources for Maori.
- 15.1.4 The coast also supports, and provides access to the sea, for a range of recreational activities such as swimming, surfing, fishing, game bird hunting and diving.
- 15.1.5 Inappropriate land uses and development can adversely affect the natural character of the coastal environment. Along much of Wairoa’s coastline there has been little demand or pressure for coastal settlement. In recent years there has been increased demand for subdivision in the coastal environment on Mahia Peninsula and this demand is likely to continue. Consistent with the RMA and NZCPS (New Zealand Coastal Policy Statement) Council, in consultation with the community, must identify areas where further subdivision may be appropriate and where it should be avoided, so that the natural character of the area is preserved. Land use practices adjacent to the coastline or within erosion prone catchments can cause changes in water quality, which in turn can affect coastal lagoons, estuaries and wetlands or accelerate the rate of erosion that occurs along unstable cliff faces and within dune areas.
- 15.1.6 Not all land use practices have an adverse effect on the coastal environment. Sometimes land use activities can have positive benefits. For example, re-vegetation of erosion prone areas can reduce coastal erosion. In some cases this must be balanced against the potential loss of scenic values and views of neighbours.

15.2 OBJECTIVES

(refer to Objectives in [Section 6.4](#))

15.3 POLICIES

(refer to Policies in [Section 6.5](#))

15.4 METHODS TO SUSTAINABLY MANAGE THE COASTAL INFLUENCED ENVIRONMENT

(refer to Methods in [Section 6.6](#))

15.5 EXPLANATION & REASONS

(refer to Explanation & Reasons in [Section 6.7](#))

15.6 ANTICIPATED ENVIRONMENTAL RESULTS

(refer to Anticipated Environmental Results in [Section 6.8](#))

15.7 RULES

Permitted Activities

15.7.1 Any activity that complies with all the standards and conditions for permitted activities.

Discretionary Activities

15.7.2 Any activity unable to comply with all the standards and conditions for permitted activities.

15.8 PERFORMANCE STANDARDS/CONDITIONS FOR PERMITTED ACTIVITIES

NOISE

15.8.1 All activities shall be designed and conducted to ensure that the following noise limits are not exceeded:

A. At or within the notional boundary of any dwelling or place of assembly:

7am to 10pm	50 dBA L10
10pm to 7am	40 dBA L10
On any day between 10pm – 7am	65 dBA Lmax

And/or

B. At or within the boundary of any site in the Coastal Zone other than the site from which the noise is being emitted:

At all times	50 dBA L10
At all times	65 dBA Lmax

15.8.2 Impulse noise resulting from use of small arms, explosives, explosives simulators or gas gun bird scarers shall not exceed 122dBC (peak).

ODOUR

15.8.3 Note: The discharge of odour to air is controlled by rules in the Hawke's Bay Regional Air Plan and Proposed Regional Resource Management Plan. Land use zoning and separation distances are the methods employed within the District Plan to deal with odour issues.

15.8.4 Any new dwelling shall be set back 200 metres from any buildings associated with any existing intensive farming activity, oxidation pond, effluent holding pond or waste disposal area.

15.8.5 Any buildings associated with a new intensive farming activity, oxidation pond, effluent holding pond or waste disposal area shall be set back in accordance with the following separation distances:

Feature	Separation Distance (m)
From a Town Centre or Residential Zone Boundary	500

From a Settlement Zone Boundary or any Individual Residence in any other zone.	200
--	-----

GLARE

- 15.8.6 Light emissions measured from any site shall not exceed a measurement of 10 lux (lumens per square metre) measured at 1.5 metres above ground level at the site boundary.
- 15.8.7 No building or structure shall be finished with materials that create a glare nuisance to neighbouring properties or road users.

PRIVACY, SHADING AND VISUAL AMENITY

- 15.8.8 All buildings shall meet the following bulk and location requirements:

Minimum Front yard	15.0m
Minimum Side yards	15.0m
Minimum Rear yard	15.0m
Maximum Building height	10.0m (1)

- (1) No part of a building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary where this is to a residential property.

SIGNS

- 15.8.9 One on-site advertising sign per property frontage (excluding temporary signs) not exceeding 1.5m² in area, or 3.0m² in area where the property fronts a State Highway with a designated speed limit in excess of 70kph (refer to definition of advertising sign in [Chapter 31](#)).
- 15.8.10 All signs required to be read from the road shall meet the following minimum lettering height size when related to road speed limits:
- | | |
|------------------------|-------|
| (1) less than 70kph | 120mm |
| (2) greater than 70kph | 160mm |
- 15.8.11 All signs visible from roads (excluding signs required to be erected by statute and warning signs related to aspects of public safety) shall be located at least 15m from any traffic control signs or signals; shall not obstruct driver visibility along the road and at intersections and accessways; and shall not contain any flashing, animated or illuminated components.
- 15.8.12 Temporary signs relating to the disposal of property or local or central government election shall not exceed 1.0m² in area, or 3.0m² for community activities, and shall not remain on the property for more than 6 months and shall be removed within 7 days of the event.
- 15.8.13 When attached to a building no part of the sign shall protrude above the eaves, or when free standing shall not exceed 4.0m in height.

HAZARDOUS SUBSTANCES

- 15.8.14 The use, storage, disposal or transportation of hazardous substances shall not exceed the Low Threshold Hazard Factor (refer definitions and [Appendix III](#) for examples).

- 15.8.15 Any activity involving the use, storage, disposal or transportation of hazardous substances on-site, shall ensure that any area or container used, is designed, constructed and managed to prevent any leakages or spills.

NATURAL HAZARDS

- 15.8.16 Any structures or buildings in flood prone areas shall be constructed with a freeboard of not less than 300mm above the 50 year flood level (2 percent probability of occurring annually). Flood prone areas are as identified on the planning maps.

EARTHWORKS

- 15.8.17 Earthworks activities shall meet the following standards:

Max Vol (m ³) over 12 months per site	50
Max face height (m)	1.5
Max area of work per site (m ²)	300
Proximity to water body measured from the bank edge at bank full height, or MHWS	No closer than 20m.

Note: The volume of earthworks is to be measured prior to excavation.

OTHER DISTRICT WIDE RULES

- 15.8.18 All activities must also comply with the rules contained in the following chapters of this Plan (where relevant):

- o Cultural Heritage ([Chapter 22](#));
- o Indigenous Vegetation and Habitats of Indigenous Fauna ([Chapter 23](#));
- o Access and Parking ([Chapter 24](#));
- o Surface of Water ([Chapter 25](#));
- o Subdivision ([Chapter 27](#));
- o Coastal Hazards ([Chapter 27A](#)); and
- o Information Requirements ([Chapter 28](#)).

Note: activities associated with the construction and maintenance of utilities are provided for in [Chapter 26](#).

15A COASTAL (MAHIA) ZONE

15A.1 ZONE DESCRIPTION AND ISSUES

- 15A.1.1 The coastal environment is sensitive to change from activities, which involve earthworks, disturbance and removal of vegetation, discharges into wetland and the coastal environment, and creation of structures that change the “natural” processes of the ocean.
- 15A.1.2 Parts of the coastal area have high cultural/spiritual values as well as providing important seafood resources for Maori.
- 15A.1.3 The coast also supports, and provides access to the sea, for a range of recreational activities such as swimming, surfing, fishing, game bird hunting and diving.
- 15A.1.4 Inappropriate land uses and development can adversely affect the natural character of the coastal environment. Along much of Wairoa’s coastline there has been little demand or pressure for coastal settlement. In recent years there has been increased demand for subdivision in the coastal environment on Mahia Peninsula and this demand is likely to continue. Consistent with the RMA and NZCPS (New Zealand Coastal Policy Statement) Council, in consultation with the community, must identify areas where further subdivision may be appropriate and where it should be avoided, so that the natural character of the area is preserved. Land use practices adjacent to the coastline or within erosion prone catchments can cause changes in water quality, which in turn can affect coastal lagoons, estuaries and wetlands or accelerate the rate of erosion that occurs along unstable cliff faces and within dune areas. There are also many areas in the zone that have high ecological and landscape values that may be adversely affected. For the Mahia Peninsula a specific Coastal (Mahia) Zone is provided.
- 15A.1.5 Not all land use practices have an adverse effect on the coastal environment. Sometimes land use activities can have positive benefits. For example, re-vegetation of erosion prone areas can reduce coastal erosion. In some cases this must be balanced against the potential loss of scenic values and views of neighbours.

15A.2 OBJECTIVES

(refer to Objectives in [Sections 6.4](#) and [8.4](#))

15A.3 POLICIES

(refer to Policies in [Sections 6.5](#) and [8.5](#))

15A.4 METHODS TO SUSTAINABLY MANAGE THE COASTAL INFLUENCED ENVIRONMENT

(refer to Methods in [Sections 6.6](#) and [8.6](#))

15A.5 EXPLANATION & REASONS

(refer to Explanation & Reasons in [Sections 6.7](#) and [8.7](#))

15A.6 ANTICIPATED ENVIRONMENTAL RESULTS

(refer to Anticipated Environmental Results in [Section 6.8](#) and [8.8](#))

15A.7 RULES

Advisory Note: The undertaking of some of the activities noted below may require resource consent, or written approval as an affected party, from Hawke's Bay Regional Council.

Permitted Activities

- 15A.7.1 The following are permitted activities within the Coastal (Mahia) Zone provided that compliance with the performance standards of the Coastal (Mahia) Zone is achieved:
- o Accessory buildings/activities;
 - o Accommodation facilities (for a maximum of 4 persons);
 - o Activities on reserves as provided for in the Reserves Act 1977;
 - o Construction, addition to, or alteration of residential buildings;
 - o Education facilities for a maximum of 10 persons (excluding staff);
 - o Home business;
 - o Installation or alteration of antennas;
 - o Maintenance of existing public works and network utilities;
 - o Meteorological activities;
 - o Residential activity/dwelling;
 - o Rural activity;
 - o Soil conservation and water management works;
 - o Temporary activities (other than network utility activities); and
 - o Wetland and wildlife habitats conservation.

Discretionary Activities

- 15A.7.2 Any activity unable to comply with one or more of the standards and conditions for permitted activities.
- 15A.7.3 Activities as specified in [Rule 27A.1.4](#).

15A.8 PERFORMANCE STANDARDS FOR PERMITTED AND DISCRETIONARY ACTIVITIES IN COASTAL (MAHIA) ZONE

MAXIMUM BUILDING SITE COVERAGE

- 15A.8.1 A Total building coverage of the site with impermeable surfaces shall not exceed 1.25% of the net site area (except within the Coastal Mahanga Policy Area).
- B Within the Coastal Mahanga Policy Area the total building coverage of the site with impermeable surfaces shall not exceed 10% of the net site area.

DENSITY

- 15A.8.2 Household density shall not exceed one dwelling per 4.0ha of the net site area, except in the Coastal Mahanga Policy Area where household density shall not exceed one dwelling per 5,000m² of the net site area.

OR

For areas of land of less than 5,000m² held in one certificate of title first registered before 19 December 2006, one dwelling unit is permitted.

NOISE

- 15A.8.3 All activities shall be designed and conducted to ensure that the following noise limits are not exceeded:

A At or within the notional boundary of any dwelling or place of assembly:

7am to 10pm	50 dBA L10
10pm to 7am	40 dBA L10
On any day between 10pm – 7am	65 dBA Lmax

And/or

B At or within the boundary of any site in the Coastal (Mahia) Zone other than the site from which the noise is being emitted:

At all times	50 dBA L10
At all times	65 dBA Lmax

C Construction Noise Standards:

Construction noise from sites shall meet the limits recommended in, and shall be measured in accordance with, NZS6803:1999 Acoustics Consultation Noise or any superseding codes of practice or standards.

ODOUR

- 15A.8.4 Any new dwelling shall be set back 200 metres from any buildings or areas associated with or developed for any existing intensive farming activity and its associated oxidation pond, effluent holding pond or waste disposal area or other effluent storage or treatment facility.

- 15A.8.5 Any buildings or areas associated with or developed for a new intensive farming activity, oxidation pond, effluent holding pond or waste disposal area or other effluent storage or treatment facility shall be set back in accordance with the following separation distances:

Feature	Separation Distance (m)
From a Town Centre or Coastal (Mahia) Zone Boundary	500

GLARE

- 15A.8.6 Light emissions measured from any site shall not exceed a measurement of 10 lux (lumens per square metre) measured at 1.5 metres above ground level at the site boundary.

- 15A.8.7 No building or structure shall be finished with materials that create a glare nuisance to neighbouring properties or road users.

For the purposes of this rule:

- (a) No part of any surface of any exterior structure or building shall have a reflectance value exceeding 35%;
- (b) The term reflectance value shall have the same meaning as used in “BS5252:1976 Framework for colour coordination for building purposes;” and
- (c) This rule shall not apply to any window frames, guttering or downpipes.

PRIVACY, SHADING AND VISUAL AMENITY

15A.8.8 A All buildings shall meet the following bulk and location requirements:

	Coastal (Mahia) Zone	Coastal Mahanga Policy Area
Minimum Front yard	15.0m	5.0m
Minimum Side yards	15.0m	5.0m
Minimum Rear yard	15.0m	5.0m
Maximum Building height	8.0m	8.0m

Note: Front, side and rear yards in the Coastal (Mahia) Zone may be reduced to not less than 5m with the written approval of the affected neighbour (land owner and occupier including Council where it is the affected neighbour) endorsed on the Plans submitted for building consent.

B No part of a building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary.

SIGNS

15A.8.9 One on-site advertising sign per property frontage (excluding temporary signs) not exceeding 1.5m² in area, or 3.0m² in area where the property fronts a State Highway with a designated speed limit in excess of 70kph (refer to definition of advertising sign in [Chapter 31](#)).

15A.8.10 All signs required to be read from the road shall meet the following minimum lettering height size when related to road speed limits:

- (1) less than 70kph 120mm
- (2) greater than 70kph 160mm

15A.8.11 All signs visible from roads (excluding signs required to be erected by statute and warning signs related to aspects of public safety) shall be located at least 15m from any traffic control signs or signals; shall not obstruct driver visibility along the road and at intersections and accessways; and shall not contain any flashing, animated or illuminated components.

15A.8.12 Temporary signs relating to the disposal of property or local or central government election shall not exceed 1.0m² in area, or 3.0m² for community activities, and shall not remain on the property for more than 6 months and shall be removed within 7 days of the event.

15A.8.13 When attached to a building no part of the sign shall protrude above the eaves, or when free standing shall not exceed 4.0m in height.

HAZARDOUS SUBSTANCES

- 15A.8.14 The use, storage, disposal or transportation of hazardous substances shall not exceed the Low Threshold Hazard Factor (refer definitions and [Appendix III](#) for examples).
- 15A.8.15 Any activity involving the use, storage, disposal or transportation of hazardous substances on-site, shall ensure that any area or container used, is designed, constructed and managed to prevent any leakages or spills.

EARTHWORKS

- 15A.8.16 A Earthworks activities shall meet the following standards:

Max Vol (m ³) over 12 month period per site	150
Max face height (m)	1.5
Max area of work per site (m ²)	500
Proximity to water body measured from the bank edge at bank full height, or MHWS	No closer than 20m.

Note: The volume of earthworks is to be measured prior to excavation.

- B Earthworks undertaken on any site shall ensure that any adverse effects of the activity are mitigated within the site through the use of sediment and erosion controls and dust suppression.

OTHER DISTRICT WIDE RULES

- 15A.8.17 All activities must also comply with the rules contained in the following chapters of this Plan (where relevant):
- o Cultural Heritage ([Chapter 22](#));
 - o Indigenous Vegetation and Habitats of Indigenous Fauna ([Chapter 23](#));
 - o Access and Parking ([Chapter 24](#));
 - o Surface of Water ([Chapter 25](#));
 - o Subdivision ([Chapter 27](#));
 - o Coastal Hazards ([Chapter 27A](#)); and
 - o Information Requirements ([Chapter 28](#)).

Note: activities associated with the construction and maintenance of utilities are provided for in [Chapter 26](#).

16 RURAL ZONE

16.1 ZONE DESCRIPTION AND ISSUES

- 16.1.1 The rural area contains all rural land in the District including much of the Mahia Peninsula. The rural area is characterised by hill country, merging with mountains in the west and often deeply dissected gorges. These areas are susceptible to large-scale land instability and erosion. Areas of flat river terraces of versatile soils give greater variety to the landscape. These flat areas are often characterised by a high susceptibility to flooding.
- 16.1.2 Within the rural zone there are many areas of high ecological value. However historic and current land use has reduced the quantity and quality of indigenous vegetation and habitats and the District now contains considerably less biodiversity than it ever has in the past. On the flats and lowlands the main sources of indigenous biodiversity exist predominantly as isolated stands, and are generally unprotected and vulnerable to grazing, plant and animal pests and other adverse effects.
- 16.1.3 Agricultural, other farming related activities and servicing industries, forestry activities, and quarry operations predominate in the rural areas. Energy generation is also a significant activity within certain parts of this zone. The types of activities present in the rural area continue to diversify, often because of economic necessity.
- 16.1.4 The amount of land that has the potential for a range of intensive productive uses is limited. The Council encourages activities that retain the productive potential of the soils of the District. In some areas, exploration for and use of hydrocarbon resources is occurring.
- 16.1.5 Whilst the Rural Zone is recognised as being primarily a “*working*” zone, it also encompasses a number of recreational activities, visitor accommodation, marae, and dwellings. Those residing in the rural area generally accept a different level of amenity than can be found in urban residential areas. This again reflects on the diversity of land use activities. The Council considers a full range of activities can occur in rural areas but wishes to maintain a minimum standard of amenity values to protect the rural environment. Performance standards for the Rural Zone recognise these characteristics and aspirations.
- 16.1.6 Soil and water conservation and riparian conservation are resource management matters primarily dealt with by the Hawke’s Bay Regional Council. The District Council’s role is in terms of amenity and natural character values, protection of biodiversity, and active support of the methods employed by the Regional Council.

16.2 OBJECTIVES

- 16.2.1 To provide for activities in the Rural Zone based on sustainable management of natural and physical resources, including the protection of the life-supporting capacity of the rural land resource, and the maintenance and enhancement of natural biodiversity and amenity values.
- 16.2.2 To encourage land management practices that minimise the potential for loss of soil through erosion.
- 16.2.3 Protection and enhancement of outstanding natural features and landscapes, areas of significant indigenous vegetation, and significant habitats of indigenous fauna.

16.3 POLICIES

- 16.3.1 Encourage land management practices that promote the sustainable management of natural and physical resources and maintain amenity values.
- 16.3.2 Manage the effects of activities in the rural area to protect areas of significant indigenous vegetation, significant habitats of indigenous fauna, natural biodiversity, outstanding natural features and landscapes, and land, water, riparian margins, and features that have cultural and spiritual significance for Maori.
- 16.3.3 Enable the operation and development of utilities, minerals exploration and energy developments in a manner that enhances economic and social well-being while avoiding, remedying or mitigating adverse environmental effects.
- 16.3.4 Manage the subdivision of rural land in a way that promotes the sustainable management of natural and physical resources.

16.4 METHODS

- 16.4.1 Liaison with the Hawke's Bay Regional Council, government departments research institutes and other organisations concerning land management practices to conserve the soil resource in the District, and to promote the dissemination of this information to appropriate groups and individuals.
- 16.4.2 Encourage the establishment and use of codes of practice. Examples include the New Zealand Forest Code of Practice, Logging Industry Research Organisation (1993), and the Code of Practice - Pig Farming; New Zealand Pork Industry Board (1997). Codes of practice could be considered for use in conjunction with other methods used in this plan if Council was entirely satisfied that they were appropriate, would achieve the purpose of the RMA and could be effectively monitored.
- 16.4.3 Rules and standards to maintain and enhance the natural biodiversity, landscape and amenity values of the rural environment, and to protect the safety of people and property from the effects of natural hazards.

16.5 EXPLANATION & REASONS

- 16.5.1 The objectives and policies for the Rural Zone centre on acknowledging that this zone is primarily a working zone and the diversity of activities that occur within the rural areas of the District, whilst encouraging sustainable land management practices and protecting areas of particular significance. The policy framework is enabling to this extent.

16.6 ANTICIPATED ENVIRONMENTAL RESULTS

- 16.6.1 Land management practices which provide for the well-being of the community whilst sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations, and protecting natural biodiversity, areas of significant indigenous vegetation and/or significant habitats of indigenous fauna and outstanding landscapes and natural features.

16.7 RULES

Permitted Activities

- 16.7.1 Any activity that complies with all the standards and conditions for permitted activities.

Discretionary Activities

- 16.7.2 Any activity unable to comply with all the standards and conditions for permitted activities.

16.8 PERFORMANCE STANDARDS/CONDITIONS FOR PERMITTED ACTIVITIES

NOISE

- 16.8.1 All activities shall be designed and conducted to ensure that the following noise limits are not exceeded:

- A. At or within the notional boundary of any dwelling or place of assembly:

7am to 10pm	50 dBA L10
10pm to 7am	40 dBA L10
On any day between 10pm – 7am	65 dBA Lmax

And/or

- B. At or within the boundary of any site in the Rural Zone other than the site from which the noise is being emitted:

At all times	65 dBA L10
At all times	75 dBA Lmax

- 16.8.2 Impulse noise resulting from use of small arms, explosives, explosives simulators or gas gun bird scarers shall not exceed 122dBC (peak).

ODOUR

- 16.8.3 Note: The discharge of odour to air is controlled by rules in the Hawke's Bay Regional Air Plan and Proposed Regional Resource Management Plan. Land use zoning and separation distances are the methods employed within the District Plan to deal with odour issues.

- 16.8.4 Any new dwelling shall be set back 200 metres from any buildings associated with any existing intensive farming activity, oxidation pond, effluent holding pond or waste disposal area.

- 16.8.5 Any buildings associated with a new intensive farming activity, oxidation pond, effluent holding pond or waste disposal area shall be set back in accordance with the following separation distances:

Feature	Separation Distance (m)
From a Town Centre or Residential Zone Boundary	500
From a Settlement Zone Boundary or any Individual Residence in any other zone.	200

GLARE

- 16.8.6 Light emissions measured from any site shall not exceed a measurement of 10 lux (lumens per square metre) measured at 1.5 metres above ground level at the site boundary.
- 16.8.7 No building or structure shall be finished with materials that create a glare nuisance to neighbouring properties or road users.

PRIVACY, SHADING AND VISUAL AMENITY

- 16.8.8 All buildings shall meet the following bulk and location requirements:

Minimum Front yard	15.0m
Minimum Side yards	15.0m
Minimum Rear yard	15.0m
Maximum Building height	10.0m (1)

- (1) No part of a building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary where this is to a residential property.

SIGNS

- 16.8.9 One on-site advertising sign per property frontage (excluding temporary signs) not exceeding 3.0m² in area and not sited closer than 5m to any vehicle accessway or within 200m of any other sign (refer definition of advertising sign in [Chapter 31](#)).
- 16.8.10 All signs required to be read from the road shall meet the following minimum lettering height size when related to road speed limits:
- | | |
|------------------------|-------|
| (1) less than 70kph | 120mm |
| (2) greater than 70kph | 160mm |
- 16.8.11 All signs visible from roads (excluding signs required to be erected by statute and warning signs related to aspects of public safety) shall be located at least 15m from any traffic control signs or signals; shall not obstruct driver visibility along the road and at intersections and accessways; and shall not contain any flashing, animated or illuminated components.
- 16.8.12 Temporary signs relating to the disposal of property or local or central government election shall not exceed 1.0m² in area, or 3.0m² for community activities, and shall not remain on the property for more than 6 months and shall be removed within 7 days of the event.
- 16.8.13 When attached to a building no part of the sign shall protrude above the eaves, or when free standing shall not exceed 4.0m in height.

HAZARDOUS SUBSTANCES

- 16.8.14 The use, storage, disposal or transportation of hazardous substances shall not exceed the Medium Threshold Hazard Factor (refer definitions and [Appendix III](#) for examples).
- 16.8.15 Any activity involving the use, storage, disposal or transportation of hazardous substances on-site, shall ensure that any area or container used, is designed, constructed and managed to prevent any leakages or spills.
- 16.8.16 Any activity involving the use or storage of hazardous substances exceeding the Low Threshold Hazard Factor (excluding below ground tanks, and the above ground storage of

petrol or diesel for the purposes of farming activities where the tank is at least 20 metres away from any natural watercourse or site boundary), shall provide a secondary containment system sealed with impervious materials equalling the maximum volume of the hazardous substance on site.

NATURAL HAZARDS

- 16.8.17 Any structures or buildings in flood prone areas shall be constructed with a freeboard of not less than 300mm above the 50 year flood level (2 percent probability of occurring annually). Flood prone areas are as identified on the planning maps.

EARTHWORKS

- 16.8.18 Earthworks activities shall meet the following standards:

Max Vol (m ³) over 12 months per site	250
Max face height (m)	1.5
Max area of work per site (m ²)	400
Proximity to water body measured from the bank edge at bank full height.	No closer than 20m.

Note: The volume of earthworks is to be measured prior to excavation.

VEGETATION & ROAD SAFETY

- 16.8.19 No vegetation shall be planted or allowed to be grown in a position which will restrict the driver's safe sight distance (as prescribed in Chapter 24: [Table 1](#)) to or from any road intersection or any private access intersection with Arterial roads (see [Appendix II](#) – Roading Hierarchy), or restrict the driver's view of 'official signs'.
- 16.8.20 No tree, tree plantation or shelterbelt shall be planted within 20 metres of the edge of the carriageway on any primary arterial road.

OTHER DISTRICT WIDE RULES

- 16.8.21 All activities must also comply with the rules contained in the following chapters of this Plan (where relevant):
- o Cultural Heritage ([Chapter 22](#));
 - o Indigenous Vegetation and Habitats of Indigenous Fauna ([Chapter 23](#));
 - o Access and Parking ([Chapter 24](#));
 - o Surface of Water ([Chapter 25](#));
 - o Subdivision ([Chapter 27](#)); and
 - o Information Requirements ([Chapter 28](#)).

Note: activities associated with the construction and maintenance of utilities are provided for in [Chapter 26](#).

17 SETTLEMENT ZONE

17.1 ZONE DESCRIPTION AND ISSUES

- 17.1.1 Numerous small rural and coastal settlements are situated throughout the District. These include Frasertown, the coastal settlements around Mahia Peninsula (except Mahia Beach), the rural settlements around Waikaremoana, Te Reinga, Nuhaka, Morere, Kotemaori, Raupunga, Mohaka, Iwitea and Whakaki. Land use in the Settlement Zone tends to be low density and low intensity. The informal relationship of different activities is maintained by the use of a single settlement zone.
- 17.1.2 Frasertown is the largest of the rural settlements, located approximately 8 kilometres inland from Wairoa. Activities provided for in rural settlements serve the day-to-day needs of the rural community and travelling public. They include a mix of rural activities and services, commercial, light industrial, community facilities and social services, marae and residential activities.
- 17.1.3 Non-residential activities are usually small scale such as primary schools, halls, and service stations, and often play a major role in the community such as providing a source of employment and as social meeting places. There are generally close economic, social and physical links between the rural area and the settlements and between residential and non-residential activities within these settlements.
- 17.1.4 A few of the northern-most coastal settlements (Waikokopu, Opoutama, Mahanga, Waikokopu, Opoutama, Mahanga, and the small settlements along the northern coast of Mahia Peninsula) are experiencing varying demands for subdivision and development largely due to their desirability as holiday destinations. These settlements have small resident populations that rise substantially over the summer months with the influx of holidaymakers. Beyond the usual mix of activities found in other settlements, these coastal settlements provide various forms of small to medium scale visitor accommodation (such as camping grounds, motor camps and home stays) and also recreational activities.
- 17.1.5 Most settlements do not have reticulated water supply or a sewerage system. Bore water tends to be the primary source of water in the coastal settlements with rainwater as an alternative source. Sewage is disposed of individually using septic tanks in most cases. This has created problems in areas where sub surface drainage is inadequate, particularly on the Mahia Peninsula, where there is potential for groundwater pollution.

17.2 OBJECTIVES

- 17.2.1 To provide for compatible land uses within smaller settlements.
- 17.2.2 To enable people to locate in smaller settlements where services can be provided, whilst avoiding, remedying or mitigating adverse effects on the environment.
- 17.2.3 To provide for low-density living environments which recognises the potential adverse effects of non-residential activities on adjoining sites.

17.3 POLICIES

- 17.3.1 Enable a range of activities which will meet the social, economic and cultural needs of the community, and which do not adversely affect the existing amenity values of each settlement.

- 17.3.2 Avoid, remedy or mitigate the adverse environmental effects of intensive rural activities on the amenity values in nearby settlements.
- 17.3.3 Ensure disposal of sewage and the supply of potable water avoids, remedies or mitigates adverse environmental effects and protects amenity values.
- 17.3.4 Require sites for development to be of sufficient size to enable on-site disposal of sewage consistent with regional rules, unless sewage reticulation is available.

17.4 METHODS

- 17.4.1 Rules and standards to maintain and where necessary enhance the amenity values of the smaller settlements of the District.

17.5 EXPLANATION & REASONS

- 17.5.1 There are a number of smaller settlements throughout the District within which a wide range of diverse activities occur. The objectives and policies for the Settlement Zone recognise the nature of these settlements and the need to maintain their vitality based on a relatively low density of development.

17.6 ANTICIPATED ENVIRONMENTAL RESULT

- 17.6.1 Sustainable management of resources, buildings, public works and utilities.

17.7 RULES

Permitted Activities

- 17.7.1 Any activity that complies with all the standards and conditions for permitted activities.

Discretionary Activities

- 17.7.2 Any activity unable to comply with all the standards and conditions for permitted activities.

17.8 PERFORMANCE STANDARDS/CONDITIONS FOR PERMITTED ACTIVITIES

NOISE

- 17.8.1 All activities shall be designed and conducted to ensure that the following noise limits are not exceeded:

- A. At or within the notional boundary of any dwelling or place of assembly:

7am to 10pm	50 dBA L10
10pm to 7am	40 dBA L10
On any day between 10pm – 7am	65 dBA Lmax

And/or

- B. At or within the boundary of any site in the Settlement Zone other than the site from which the noise is being emitted:

At all times	55 dBA L10
At all times	75 dBA Lmax

ODOUR

17.8.2 Note: The discharge of odour to air is controlled by rules in the Hawke's Bay Regional Air Plan and Proposed Regional Resource Management Plan. Land use zoning and separation distances are the methods employed within the District Plan to deal with odour issues.

17.8.3 Any new dwelling shall be set back 200 metres from any buildings associated with any existing intensive farming activity, oxidation pond, effluent holding pond or waste disposal area.

17.8.4 Any building associated with a new intensive farming activity, oxidation pond, effluent holding pond or waste disposal area shall be set back in accordance with the following separation distances:

Feature	Separation Distance (m)
From a Town Centre or Residential Zone Boundary	500
From a Settlement Zone Boundary or any Individual Residence in any other zone.	200

GLARE

17.8.5 Light emissions measured from any site shall not exceed a measurement of 10 lux (lumens per square metre) measured at 1.5 metres above ground level at the site boundary.

17.8.6 No building or structure shall be finished with materials that create a glare nuisance to neighbouring properties or road users.

PRIVACY, SHADING AND VISUAL AMENITY

17.8.7 All buildings shall meet the following bulk and location requirements:

Minimum Front yard	3.0m
Minimum Side yards	1.5m
Minimum Rear yard	3.0m
Maximum Building height	10.0m (1)

(1) No part of a building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary where this is to a residential property.

17.8.8 Where a non-residential activity is to locate within or adjacent to land used principally for residential purposes, screening shall be provided along the boundary to a height of 1.8 metres.

SIGNS

17.8.9 One on-site advertising sign per property frontage (excluding temporary signs) not exceeding 3.0m² in area (refer to definition of advertising sign in [Chapter 31](#)).

17.8.10 All signs required to be read from the road shall meet the following minimum lettering height size when related to road speed limits:

- | | |
|------------------------|-------|
| (1) less than 70kph | 120mm |
| (2) greater than 70kph | 160mm |

- 17.8.11 All signs visible from roads (excluding signs required to be erected by statute and warning signs related to aspects of public safety) shall be located at least 15m from any traffic control signs or signals; shall not obstruct driver visibility along the road and at intersections and accessways; and shall not contain any flashing, animated or illuminated components.
- 17.8.12 Temporary signs relating to the disposal of property or local or central government election shall not exceed 1.0m² in area, or 3.0m² for community activities, and shall not remain on the property for more than 6 months and shall be removed within 7 days of the event.
- 17.8.13 When attached to a building no part of the sign shall protrude above the eaves, or when free standing shall not exceed 4.0m in height.

HAZARDOUS SUBSTANCES

- 17.8.14 The use, storage, disposal or transportation of hazardous substances shall not exceed the Low Threshold Hazard Factor (refer definitions and [Appendix III](#) for examples).
- 17.8.15 Any activity involving the use, storage, disposal or transportation of hazardous substances on-site, shall ensure that any area or container used, is designed, constructed and managed to prevent any leakages or spills.

NATURAL HAZARDS

- 17.8.16 Any structures or buildings in flood prone areas shall be constructed with a freeboard of not less than 300mm above the 50 year flood level (2 percent probability of occurring annually). Flood prone areas are as identified on the planning maps.

EARTHWORKS

- 17.8.17 Earthworks activities shall meet the following standards:

Max Vol (m ³) over 12 months per site	300
Max face height (m)	3.0
Max area of work per site (m ²)	150
Proximity to water body measured from the bank edge at bank full height.	No closer than 20m.

Note: The volume of earthworks is to be measured prior to excavation.

OTHER DISTRICT WIDE RULES

- 17.8.18 All activities must also comply with the rules contained in the following chapters of this Plan (where relevant):
- o Cultural Heritage ([Chapter 22](#));
 - o Indigenous Vegetation and Habitats of Indigenous Fauna ([Chapter 23](#));
 - o Access and Parking ([Chapter 24](#));
 - o Surface of Water ([Chapter 25](#));
 - o Subdivision ([Chapter 27](#)); and
 - o Information Requirements ([Chapter 28](#)).

Note: activities associated with the construction and maintenance of utilities are provided for in [Chapter 26](#).

18. RESIDENTIAL ZONE

18.1 ZONE DESCRIPTION AND ISSUES

- 18.1.1 The Residential Zone covers the residential areas within Wairoa Township. These residential areas are primarily low-to-medium density housing of a variety of styles and types, with lower density housing on the rural/urban fringe. Demand for residential development in Wairoa is low, however. Council considers that these residential areas should be zoned mainly to provide for residential purposes.
- 18.1.2 Residential areas contain a range of complementary non-residential activities relating to the health, educational, spiritual, cultural, recreational, social and day-to-day economic needs of residents. Many of these require a residential location because of the local service they provide to residents. At the same time, residential areas exhibit the greatest sensitivity to adverse effects such as noise, traffic, parking and loss of privacy.
- 18.1.3 Therefore the performance standards encourage a variety of housing styles and types while controlling the extent of non-residential activities and their impacts on residential amenity. Standards have also been set in terms of bulk and location to safeguard privacy, parking and access, traffic generation and hazardous substances. These standards have been set at levels that reflect and or enhance the existing amenity values of the residential areas of Wairoa.
- 18.1.4 Also of particular importance is the susceptibility of parts of the residential zone in Wairoa to large-scale flooding events. Methods to inform residents and to avoid or limit the effect of natural hazards have been developed within the plan.

18.2 OBJECTIVES

- 18.2.1 To maintain and enhance residential amenity values.
- 18.2.2 To avoid, remedy or mitigate the adverse effects of non-residential activities in residential areas so as to maintain the amenity values of the area.
- 18.2.3 To develop residential areas that avoid or limit the effects of natural hazards.
- 18.2.4 To manage utility services and other natural and physical resources in a sustainable manner.

18.3 POLICIES

- 18.3.1 Enable a mixture of housing and lifestyles in urban Wairoa.
- 18.3.2 Ensure the design and siting of development maintains residential amenity values and will not reduce sunlight, daylight and privacy to neighbouring properties, and will not generate unacceptable levels of noise, glare, odour or dust.
- 18.3.3 Enable the establishment of non-residential activities where the activity is compatible in terms of potential effects with the amenity values of the residential area and the environment.
- 18.3.4 Ensure that the design and construction of new activities that establish on land subject to known natural hazard events take into account the potential threat of the hazard event(s).
- 18.3.5 Require the disposal of sewage, wastewater, solid waste and stormwater in a manner that avoids, remedies or mitigates any adverse effects on the environment.

18.4 METHODS

- 18.4.1 Identify land known to be susceptible to flood hazards and record on plan maps.
- 18.4.2 Use of LIMs (Land Information Memorandums) and PIMs (Project Information Memorandums) to identify known hazards on a site-specific basis.
- 18.4.3 Require building floor levels to be set in accord with the provisions of the Building Act 1991, to safeguard buildings locating in those areas that are known to be subject to flooding.
- 18.4.4 Rules and standards to protect and enhance the amenity values of the residential areas of Wairoa.

18.5 EXPLANATION & REASONS

- 18.5.1 The Residential Zone generally relates to urban Wairoa. The objectives and policies for the Residential Zone seek to provide flexibility in the types of activities whilst maintaining and enhancing the predominant residential amenity in these areas.

18.6 ANTICIPATED ENVIRONMENTAL RESULT

- 18.6.1 A variety of residential accommodation is available in residential areas together with non-residential activities where adverse effects of the activity can be avoided, remedied or mitigated.

18.7 RULES

Permitted Activities

- 18.7.1 Any activity that complies with all the standards and conditions for permitted activities.

Discretionary Activities

- 18.7.2 Any activity unable to comply with all the standards and conditions for permitted activities.

18.8 PERFORMANCE STANDARDS/CONDITIONS FOR PERMITTED ACTIVITIES

NOISE

- 18.8.1 All activities shall be designed and conducted to ensure that the following noise limits are not exceeded at or within the boundary of any site in the Residential Zone other than the site from which the noise is being emitted:

7am to 10pm	50 dBA L10
10pm to 7am	40 dBA L10
On any day between 10pm – 7am	65 dBA Lmax

ODOUR

18.8.2 Note: The discharge of odour to air is controlled by rules in the Hawke's Bay Regional Air Plan and Proposed Regional Resource Management Plan. Land use zoning and separation distances are the methods employed within the District Plan to deal with odour issues.

18.8.3 Any buildings associated with a new intensive farming activity, oxidation pond, effluent holding pond or waste disposal area shall be set back in accordance with the following separation distances:

Feature	Separation Distance (m)
From an Individual Residence or Place of Assembly.	500

GLARE

18.8.4 Light emissions measured from any site shall not exceed a measurement of 10 lux (lumens per square metre) measured at 1.5 metres above ground level at the site boundary.

18.8.5 No building or structure shall be finished with materials that create a glare nuisance to neighbouring properties or road users.

PRIVACY, SHADING AND VISUAL AMENITY

18.8.6 All buildings shall meet the following bulk and location requirements:

Minimum Front yard	3.0m
Minimum Side yards	1.5m
Minimum Rear yard	3.0m
Maximum Building height	10.0m (1)

(1) No part of a building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary where this is to a residential property.

18.8.7 Where a non-residential activity is to locate within or adjacent to land zoned 'Residential', or adjacent to a residential activity, screening shall be provided along the boundary to a height of 1.8 metres.

SIGNS

18.8.8 One on-site advertising sign per property frontage (excluding temporary signs) not exceeding 1.5m² in area, or 3.0m² in area where the property fronts a State Highway with a designated speed limit in excess of 70kph (refer to definition of advertising sign in [Chapter 31](#)).

18.8.9 All signs required to be read from the road shall meet the following minimum lettering height size when related to road speed limits:

- | | |
|------------------------|-------|
| (1) less than 70kph | 120mm |
| (2) greater than 70kph | 160mm |

18.8.10 All signs visible from roads (excluding signs required to be erected by statute and warning signs related to aspects of public safety) shall be located at least 15m from any traffic control signs or signals; shall not obstruct driver visibility along the road and at intersections and accessways; and shall not contain any flashing, animated or illuminated components.

18.8.11 Temporary signs relating to the disposal of property or local or central government election shall not exceed 1.0m² in area, or 3.0m² for community activities, and shall not remain on the property for more than 6 months and shall be removed within 7 days of the event.

18.8.12 When attached to a building no part of the sign shall protrude above the eaves, or when free standing shall not exceed 4.0m in height.

HAZARDOUS SUBSTANCES

18.8.13 The use, storage, disposal or transportation of hazardous substances shall not exceed the Low Threshold Hazard Factor (refer definitions and [Appendix III](#) for examples).

18.8.14 Any activity involving the use, storage, disposal or transportation of hazardous substances on-site, shall ensure that any area or container used, is designed, constructed and managed to prevent any leakages or spills.

NATURAL HAZARDS

18.8.15 Any structures or buildings in flood prone areas shall be constructed with a freeboard of not less than 300mm above the 50 year flood level (2 percent probability of occurring annually). Flood prone areas are as identified on the planning maps.

EARTHWORKS

18.8.16 Earthworks activities shall meet the following standards:

Max Vol (m ³) over 12 months per site	150
Max face height (m)	3.0
Max area of work per site (m ²)	150
Proximity to water body measured from the bank edge at bank full height, or MHWS	No closer than 20m.

Note: The volume of earthworks is to be measured prior to excavation.

OTHER DISTRICT WIDE RULES

18.8.17 All activities must also comply with the rules contained in the following chapters of this Plan (where relevant):

- o Cultural Heritage ([Chapter 22](#));
- o Indigenous Vegetation and Habitats of Indigenous Fauna ([Chapter 23](#));
- o Access and Parking ([Chapter 24](#));
- o Surface of Water ([Chapter 25](#));
- o Subdivision ([Chapter 27](#)); and
- o Information Requirements ([Chapter 28](#)).

Note: activities associated with the construction and maintenance of utilities are provided for in [Chapter 26](#).

18A RESIDENTIAL (MAHIA) ZONE

18A.1 ZONE DESCRIPTION AND ISSUES

- 18A.1.1 The Residential (Mahia) Zone covers the residential areas within Mahia including Mahia Beach, Waikokopu, Opoutama, Mahanga, Te Mahia and Oraka. The residential areas are primarily low-to-medium density housing of a variety of styles and types, with lower density housing on the rural/urban fringe. Demand for residential development in Mahia is relatively high. Council considers that these residential areas should be zoned mainly to provide for residential purposes.
- 18A.1.2 Residential areas contain a range of complementary non-residential activities relating to the health, educational, spiritual, cultural, recreational, social and day-to-day economic needs of residents. Many of these require a residential location because of the local service they provide to residents. At the same time, residential areas exhibit the greatest sensitivity to adverse effects such as noise, traffic, parking and loss of privacy.
- 18A.1.3 Therefore the performance standards encourage a variety of housing styles and types while controlling the extent of non-residential activities and their impacts on residential amenity. Standards have also been set in terms of bulk and location to safeguard privacy, parking and access, traffic generation and hazardous substances. These standards have been set at levels that reflect and or enhance the existing amenity values of the residential areas of Mahia.
- 18A.1.4 Also of particular importance is the susceptibility of parts of the residential zone in Wairoa to large-scale flooding events. Methods to inform residents and to avoid or limit the effect of natural hazards have been developed within the plan.

18A.2 OBJECTIVES

- 18A.2.1 To maintain and enhance residential amenity values.
- 18A.2.2 To avoid, remedy or mitigate the adverse effects of non-residential activities in residential areas so as to maintain the amenity values of the area.
- 18A.2.3 To develop residential areas that avoid or limit the effects of natural hazards.
- 18A.2.4 To manage utility services and other natural and physical resources in a sustainable manner.
- 18A.2.5 Refer to objectives in Sections [6.4](#) and [8.4](#).

18A.3 POLICIES

- 18A.3.1 Enable a mixture of housing and lifestyles in Mahia including Mahia Beach, Waikokopu, Opoutama, Mahanga, Te Mahia and Oraka.
- 18A.3.2 Ensure the design and siting of development maintains residential amenity values and will not reduce sunlight, daylight and privacy to neighbouring properties, and will not generate unacceptable levels of noise, glare, odour or dust.
- 18A.3.3 Enable the establishment of non-residential activities where the activity is compatible in terms of potential effects with the amenity values of the residential area and the environment.

- 18A.3.4 Ensure that the design and construction of new activities that establish on land subject to known natural hazard events take into account the potential threat of the hazard event(s).
- 18A.3.5 Require the treatment and disposal of sewage, wastewater, solid waste and stormwater in a manner that avoids, remedies or mitigates any adverse effects on the environment.
- 18A.3.6 Refer to Policies in [Sections 6.5](#) and [8.5](#).
- 18A.3.7 Ensure that site services (wastewater, stormwater, water, electricity) are provided either through connection to existing services or through provision of new services.
- 18A.3.8 Ensure access to each site is provided in accordance with Council standards.
- 18A.3.9 Ensure traffic generated by any new activity is consistent with the existing environment and does not adversely affect the roading network.

18A.4 METHODS

- 18A.4.1 Require new lots in the Residential (Mahia) Zone to be provided with services for the disposal and/or treatment of stormwater in a manner that does not result in adverse effects on the environment.
- 18A.4.2 Use of LIMs (Land Information Memorandums) and PIMs (Project Information Memorandums) to identify known hazards on a site-specific basis.
- 18A.4.3 Require building floor levels to be set in accord with the provisions of the Building Act 2004, to safeguard buildings locating in those areas that are known to be subject to flooding.
- 18A.4.4 Rules and standards to protect and enhance the amenity values of the residential areas of Mahia including Mahia Beach, Waikokopu, Opoutama, Mahanga, Te Mahia and Oraka.
- 18A.4.5 Refer to Methods in [Sections 6.6](#) and [8.6](#).
- 18A.4.6 Where larger scale residential developments are proposed, Council will consider the use of structure plans to indicate a range of serviced section sizes and intensities while maintaining and enhancing the residential amenity of the area.

18A.5 EXPLANATION & REASONS

- 18A.5.1 The Residential (Mahia) Zone generally relates to Mahia including Mahia Beach, Waikokopu, Opoutama, Mahanga, Te Mahia and Oraka. The objectives and policies for the Residential (Mahia) Zone seek to provide flexibility in the types of activities and the intensity of residential activities whilst maintaining and enhancing the predominant residential amenity in these areas.
- 18A.5.2 Refer to Explanation & Reasons in [Sections 6.7](#) and [8.7](#).

18A.6 ANTICIPATED ENVIRONMENTAL RESULTS

- 18A.6.1 A variety of residential accommodation is available in residential areas together with non-residential activities where adverse effects of the activity can be avoided, remedied or mitigated.
- 18A.6.2 Refer to Anticipated Environmental Results in [Sections 6.8](#) and [8.8](#).

18A.7 RULES

Advisory Note: The undertaking of some of the activities noted below may require resource consent, or written approval as an affected party, from Hawke's Bay Regional Council.

Permitted Activities

18A.7.1 The following are permitted activities within the Residential (Mahia) Zone provided that compliance with the performance standards of the Residential (Mahia) Zone is achieved:

- o Accessory buildings/activities;
- o Accommodation facilities (for a maximum of 4 persons);
- o Activities on reserves as provided for in the Reserves Act 1977;
- o Construction, addition to, or alteration of residential buildings;
- o Education facilities for a maximum of 10 persons (excluding staff);
- o Home business;
- o Installation or alteration of antennas (other than network utility activities);
- o Maintenance of existing public works and network utilities;
- o Meteorological activities;
- o Residential activity/dwelling;
- o Temporary activities (other than network utility activities); and
- o Wetland and wildlife habitats conservation.

Discretionary Activities

18A.7.2 Any activity unable to comply with one or more of the standards and conditions for permitted activities.

18A.7.3 Activities as specified in [Rule 27A.1.4](#).

18A.8 PERFORMANCE STANDARDS FOR PERMITTED AND CONTROLLED ACTIVITIES IN RESIDENTIAL (MAHIA) ZONE

MAXIMUM BUILDING SITE COVERAGE

18A.8.1 Total building coverage of the site with impermeable surfaces shall not exceed 40% of the net site area.

DENSITY

18A.8.2 Household density shall not exceed one dwelling per 800m² of the net site area for serviced lots or one dwelling per 1,000m² for unserviced lots.

OR

For areas of land of less than 800m² held in one certificate of title first registered before 19 December 2006, one dwelling unit is permitted.

NOISE

- 18A.8.3 A. All activities shall be designed and conducted to ensure that the following noise limits are not exceeded at or within the boundary of any site in the Residential Zone other than the site from which the noise is being emitted:

7am to 10pm	50 dBA L10
10pm to 7am	40 dBA L10
On any day between 10pm – 7am	65 dBA Lmax

- B. Construction Noise Standards.

Construction noise from sites shall meet the limits recommended in, and shall be measured in accordance with, NZS6803:1999 Acoustics Consultation Noise or any superseding codes of practice or standards.

ODOUR

- 18A.8.4 Any new dwelling shall be set back 200 metres from any buildings or areas associated with or developed for any existing intensive farming activity and its associated oxidation pond, effluent holding pond or waste disposal area or other effluent storage or treatment facility.

- 18A.8.5 Any buildings or area associated with or developed for a new intensive farming activity, and its associated oxidation pond, effluent holding pond or waste disposal area or other effluent storage or treatment facility shall be set back in accordance with the following separation distances:

Feature	Separation Distance (m)
From a Town Centre or Residential (Mahia) Zone Boundary.	500

GLARE

- 18A.8.6 Light emissions measured from any site shall not exceed a measurement of 10 lux (lumens per square metre) measured at 1.5 metres above ground level at the site boundary.
- 18A.8.7 No building or structure shall be finished with materials that create a glare nuisance to neighbouring properties or road users.

For the purposes of this rule:

- (a) No part of any surface of any exterior structure or building shall have a reflectance value exceeding 35%;
- (b) The term reflectance value shall have the same meaning as used in “BS5252:1976 Framework for colour coordination for building purposes;” and
- (c) This rule shall not apply to any window frames, guttering or downpipes.

PRIVACY, SHADING AND VISUAL AMENITY

- 18A.8.8 A. All buildings shall meet the following bulk and location requirements:

Minimum Front yard	3.0m
Minimum Side yards	1.5m
Minimum Rear yard	3.0m
Maximum Building height	8.0m (1)

- B. No part of a building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary.

- 18A.8.9 Where a non-residential activity is to locate within or adjacent to land zoned 'Residential (Mahia)', or adjacent to a residential activity, screening shall be provided along the boundary to a height of 1.8 metres.

SIGNS

- 18A.8.10 One on-site advertising sign per property frontage (excluding temporary signs) not exceeding 1.5m² in area, or 3.0m² in area where the property fronts a State Highway with a designated speed limit in excess of 70kph (refer to definition of advertising sign in [Chapter 31](#)).

- 18A.8.11 All signs required to be read from the road shall meet the following minimum lettering height size when related to road speed limits:

- | | |
|------------------------|-------|
| (1) less than 70kph | 120mm |
| (2) greater than 70kph | 160mm |

- 18A.8.12 All signs visible from roads (excluding signs required to be erected by statute and warning signs related to aspects of public safety) shall be located at least 15m from any traffic control signs or signals; shall not obstruct driver visibility along the road and at intersections and accessways; and shall not contain any flashing, animated or illuminated components.

- 18A.8.13 Temporary signs relating to the disposal of property or local or central government election shall not exceed 1.0m² in area, or 3.0m² for community activities, and shall not remain on the property for more than 6 months and shall be removed within 7 days of the event.

- 18A.8.14 When attached to a building no part of the sign shall protrude above the eaves, or when free standing shall not exceed 4.0m in height.

HAZARDOUS SUBSTANCES

- 18A.8.15 The use, storage, disposal or transportation of hazardous substances shall not exceed the Low Threshold Hazard Factor (refer definitions and [Appendix III](#) for examples).

- 18A.8.16 Any activity involving the use, storage, disposal or transportation of hazardous substances on-site, shall ensure that any area or container used, is designed, constructed and managed to prevent any leakages or spills.

EARTHWORKS

18A.8.17 A Earthworks activities shall meet the following standards:

Max Vol (m ³) over any 12 month period per site	150
Max face height (m)	3.0
Max area of work per site (m ²)	320 for serviced lots 400 for un-serviced lots
Proximity to the Coastal Marine Area or any water body as measured from the bank edge at bank full height, or MHWS	No closer than 20m.

Note: The volume of earthworks is to be measured prior to excavation.

B Earthworks undertaken on any site shall ensure that any adverse effects of the activity are mitigated within the site through the use of sediment and erosion controls and dust suppression.

OTHER DISTRICT WIDE RULES

18A.8.18 All activities must also comply with the rules contained in the following chapters of this Plan (where relevant):

- o Cultural Heritage ([Chapter 22](#));
- o Indigenous Vegetation and Habitats of Indigenous Fauna ([Chapter 23](#));
- o Access and Parking ([Chapter 24](#));
- o Surface of Water ([Chapter 25](#));
- o Subdivision ([Chapter 27](#)); and
- o Information Requirements ([Chapter 28](#)).

Note: activities associated with the construction and maintenance of utilities are provided for in [Chapter 26](#).

19 TOWN CENTRE ZONE

19.1 ZONE DESCRIPTION AND ISSUES

- 19.1.1 The Town Centre Zone primarily covers the central area of Wairoa, and the small commercial hub of Mahia Beach around the intersection of Newcastle/Ratau Streets. Within Wairoa, the Town Centre Zone comprises the area around the town bridge on both sides of the Wairoa River, and comprises two distinct areas – the retail shopping area along Marine Parade, and the surrounding mixed commercial area. The Town Centre Zone is essentially a mixed-use zone.
- 19.1.2 Retail activities are concentrated around the block bounded by Marine Parade, Locke Street, Queen Street and Paul Street. The retail shopping area along Marine Parade is characterised by one to two storey buildings with a continuous frontage, pedestrian cover and little or no front or side yards. Many retailers rely on kerbside parking or off-street car parks for customers.
- 19.1.3 Adjoining the retail shopping area to the west and extending along Marine Parade and Queen Street and to the Paul/Lucknow Street intersection, are areas of commercial activities and mixed light industry. To the east between Marine Parade and Queen Street as far as Murrae Street are numerous mixed commercial, civic and community activities, including the library, Council Offices, government department offices and the Wairoa County Club for example. Mixed commercial activities are also located between Carroll Street and Crarer Street on the opposite side of the Wairoa River. There are also a small number of residential dwellings within this zone. These dwellings will generally have a lesser standard of environmental amenity than in other areas.
- 19.1.4 These areas outside of the main retail area are characterised by a relatively informal pattern of development with a mix of uses.
- 19.1.5 Within Wairoa, the Town Centre Zone represents the central business district and the mixed commercial/community activities surrounding it. A broad range of activities are established including various forms of retailing, entertainment, offices, health, education, light processing industries, and community facilities. It represents the focal point of the District's commercial and community functions. The diversity of activities supports the continued vitality, pleasantness and convenience of the town centre to residents.
- 19.1.6 The Town Centre is therefore characterised by a high frequency of vehicle movements, high pedestrian movement, bright and colourful signage on building frontages and roofs, a continuity of verandas on Marine Parade, and generally higher noise levels than are common in residential areas. There are a number of notable buildings for historic value in the Town Centre.
- 19.1.7 Performance standards and rules seek to maintain the existing mixed-use character and amenity values within Wairoa's town centre, and its general low level development, while providing for flexibility in site development. Where activities are adjacent to residential areas, the plan imposes standards to avoid, remedy or mitigate any adverse effects on the amenity values of the residential environment. Standards also aim to create an environment amenable to the worker or visitor by controlling such things as noise, and lighting, and ensuring adequate car parking.

19.2 OBJECTIVES

- 19.2.1 To provide for a variety of commercial, community, and civic activities within Wairoa while avoiding, remedying or mitigating any significant adverse effects on the environment.
- 19.2.2 To maintain and enhance the built character and amenity values of the retail area of Wairoa.
- 19.2.3 To ensure that activities within the Town Centre Zone do not detract from the amenity values of adjoining residential areas.
- 19.2.4 To provide for continued mixed commercial activities along Ratau Street, Mahia Beach.

19.3 POLICIES

- 19.3.1 Maintain and enhance the character of the retail shopping area in terms of building height, setback, and site coverage.
- 19.3.2 Retain the continuity of verandas on premises having frontage to Marine Parade to provide protection from climatic conditions and to maintain amenity values.
- 19.3.3 Reduce the conflict between pedestrians and traffic by requiring off-street parking at locations that will not adversely affect pedestrian safety.
- 19.3.4 Protect buildings and facades in the town centre that are of heritage importance.
- 19.3.5 Protect living environments from unacceptable noise, shading, traffic, or reduction in visual amenity at the boundary between the Town Centre and Residential zones.

19.4 METHODS

- 19.4.1 Zoning to identify the geographical extent of Wairoa's town centre and the commercial hub of Mahia Beach.
- 19.4.2 Rules and standards to protect and enhance the amenity values of Wairoa's town centre.
- 19.4.3 Annual Plan provisions will enable Council to maintain and develop public infrastructure and utility services and open space areas.

19.5 EXPLANATION & REASONS

- 19.5.1 In Wairoa, the Town Centre Zone contains a wide range of activities, from retail to light industrial. The Town Centre Zone also includes a small retail/commercial area in Mahia Beach. The objectives and policies for the zone recognise the mixed-use nature of these areas, and seek to ensure that the town centres remain a vital hub for the community that can accommodate a wide range of activities, whilst retaining the characteristics of the town that are important.

19.6 ANTICIPATED ENVIRONMENTAL RESULT

- 19.6.1 A business and shopping centre that functions effectively for motorists and pedestrians and is a community focal point.

19.7 RULES

Permitted Activities

- 19.7.1 Any activity that complies with all the standards and conditions for permitted activities.

Discretionary Activities

- 19.7.2 Any activity unable to comply with all the standards and conditions for permitted activities.

19.8 PERFORMANCE STANDARDS/CONDITIONS FOR PERMITTED ACTIVITIES

NOISE

- 19.8.1 All activities shall be designed and conducted to ensure that the following noise limits are not exceeded:

- A. At or within the notional boundary of any dwelling or place of assembly:

7am to 10pm	50 dBA L10
10pm to 7am	40 dBA L10
On any day between 10pm – 7am	65 dBA Lmax

And/or

- B. At or within the boundary of any site in the Town Centre Zone other than the site from which the noise is being emitted:

At all times	55 dBA L10
At all times	75 dBA Lmax

ODOUR

- 19.8.2 Note: The discharge of odour to air is controlled by rules in the Hawke's Bay Regional Air Plan and Proposed Regional Resource Management Plan. Land use zoning and separation distances are the methods employed within the District Plan to deal with odour issues.

- 19.8.3 Any building associated with a new intensive farming activity, oxidation pond, effluent holding pond or waste disposal area shall be set back in accordance with the following separation distances:

Feature	Separation Distance (m)
From an Individual Residence or Place of Assembly.	500

GLARE

- 19.8.4 Light emissions measured from any site shall not exceed a measurement of 10 lux (lumens per square metre) measured at 1.5 metres above ground level at the site boundary.
- 19.8.5 No building or structure shall be finished with materials that create a glare nuisance to neighbouring properties or road users.

PRIVACY, SHADING AND VISUAL AMENITY

- 19.8.6 All buildings shall meet the following bulk and location requirements:

Minimum Front yard	Nil
Minimum Side yards	Nil, except for (1) & (2) below
Minimum Rear yard	3.0m
Maximum Building height	12.0m (3)

- (1) No residential building or structure shall be constructed within 3 metres of an existing building on an adjoining site in the Town Centre Zone;
- (2) Where activities in a Town Centre Zone adjoin a Residential Zone, a side yard shall be 1.5 metres; and
- (3) No part of a building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary where this is to a residential property.

19.8.7 Where a non-residential activity is to locate within or adjacent to land zoned “Residential”, or adjacent to a residential activity, screening shall be provided along the boundary to a height of 1.8 metres.

SIGNS

19.8.8 One on-site advertising sign per property frontage (excluding signs attached to buildings which do not exceed the profile of the building, and temporary signs) not exceeding 1.5m² in area (refer to definition of advertising sign in [Chapter 31](#)).

19.8.9 Minimum sign lettering height size of 120mm on all signs required to be read from the road.

19.8.10 All signs visible from roads (excluding signs required to be erected by statute and warning signs related to aspects of public safety) shall be located at least 15m from any traffic control signs or signals, and shall not obstruct driver visibility along the road and at intersections and accessways.

19.8.11 Temporary signs relating to the disposal of property or local or central government election shall not exceed 1.0m² in area, or 3.0m² for community activities, and shall not remain on the property for more than 6 months and shall be removed within 7 days of the event.

19.8.12 Maximum height of sign – 2.0m above the height of the building to which it is attached, or when free standing shall not exceed 6.0m in height.

HAZARDOUS SUBSTANCES

19.8.13 The use, storage, disposal or transportation of hazardous substances shall not exceed the Medium Threshold Hazard Factor (refer definitions and [Appendix III](#) for examples).

19.8.14 Any activity involving the use, storage, disposal or transportation of hazardous substances on-site, shall ensure that any area or container used, is designed, constructed and managed to prevent any leakages or spills.

19.8.15 Any activity involving the use or storage of hazardous substances exceeding the Low Threshold Hazard Factor (excluding all below ground tanks, and the above ground storage of petrol or diesel for the purposes of farming activities where the tank is at least 20 metres away from any natural watercourse or site boundary) shall provide a secondary containment system sealed with impervious materials equalling the maximum volume of the hazardous substances on site.

NATURAL HAZARDS

- 19.8.16 Any structures or buildings in flood prone areas shall be constructed with a freeboard of not less than 300mm above the 50 year flood level (2 percent probability of occurring annually). Flood prone areas are as identified on the planning maps.

EARTHWORKS

- 19.8.17 Earthworks activities shall meet the following standards:

Max Vol (m ³) over 12 months per site	300
Max face height (m)	3.0
Max area of work per site (m ²)	150
Proximity to water body measured from the bank edge at bank full height.	No closer than 20m.

Note: The volume of earthworks is to be measured prior to excavation.

OTHER DISTRICT WIDE RULES

- 19.8.18 All activities must also comply with the rules contained in the following chapters of this Plan (where relevant):

- o Cultural Heritage ([Chapter 22](#));
- o Indigenous Vegetation and Habitats of Indigenous Fauna ([Chapter 23](#));
- o Access and Parking ([Chapter 24](#));
- o Surface of Water ([Chapter 25](#));
- o Subdivision ([Chapter 27](#)); and
- o Information Requirements ([Chapter 28](#)).

Note: activities associated with the construction and maintenance of utilities are provided for in [Chapter 26](#).

20 INDUSTRIAL ZONE

20.1 ZONE DESCRIPTION AND ISSUES

- 20.1.1 Industrial activities service the farming community and include timber processing, meat processing, construction contractors, and light engineering and machinery maintenance, with some associated retailing complementary to their manufacturing, processing and storage activities.
- 20.1.2 The industrial zone is located around North Clyde, to the north of Wairoa Town Centre. The industrial zone is mainly to the west of Carroll Street, but also covers land around Freyberg, Glengarry and MacDonald Streets, and the Affco Wairoa Plant at Flaxmill Road.
- 20.1.3 Industry plays an essential role in the functioning of the District, in providing a significant source of employment and the provision of goods and services to the wider community. The adverse effects of industrial activities, however, can include air, water and noise pollution, soil contamination, odour and damage to ecosystems. Industries with noxious or dangerous elements involve greater risk to the environment and the community. Industrial activities often need to be separated from other activities.
- 20.1.4 In a number of areas, existing houses are interspersed with industrial activities. There is a need to ensure the amenity values of the industrial and neighbouring environments are adequately protected. The Council wishes to maintain a minimum standard of environmental quality throughout the zone, so minimum standards in relation to effects such as noise, hazardous substances, screening or storage areas will still be applied, particularly at the residential/industrial zone boundary.

20.2 OBJECTIVES

- 20.2.1 To provide for the establishment of industrial activities within the Industrial zone provided they avoid, remedy or mitigate any adverse effects on the environment.
- 20.2.2 To avoid, remedy or mitigate the adverse environmental effects of noise, odour, dust, glare, and visual detracting on the amenity values of surrounding areas.

20.3 POLICIES

- 20.3.1 Ensure that any adverse effects on the environment from industrial activities are avoided, remedied or mitigated through compliance with appropriate environmental standards, rules and performance standards.
- 20.3.2 Enable the establishment of non-industrial activities in the industrial area that recognise, avoid, remedy and mitigate the environmental effects, while recognising established and accepted amenity levels.
- 20.3.3 Ensure that the adverse effects of traffic movements, vehicle parking, access, and loading are avoided, remedied or mitigated.
- 20.3.4 Promote the use of screening where service and storage areas are to be located adjacent to land used primarily for residential purposes, to protect the amenity values of these areas.
- 20.3.5 Ensure that noise levels, lighting, glare and odour do not cause nuisance for adjoining zones.

20.4 METHODS

- 20.4.1 Rules and standards that avoid, remedy or mitigate adverse effects on the environment.
- 20.4.2 Rules and standards to protect and enhance the amenity values of the industrial area of Wairoa.
- 20.4.3 Rules and standards to protect the amenity values of residential areas from any adverse effects from industrial activities.

20.5 EXPLANATION & REASONS

- 20.5.1 The Industrial Zone provides for the main industries in the District. The objectives and policies seek to provide for their continued operation, and for new industries to locate in this zone, provided their adverse effects on the environment can be avoided, remedied or mitigated, particularly in relation to activities in adjoining zones.

20.6 ANTICIPATED ENVIRONMENTAL RESULT

- 20.6.1 The continuing development of appropriate industry in the industrial zone whilst avoiding, remedying or mitigating adverse effects on the environment and on amenity values of Wairoa township and its surrounds.

20.7 RULES

Permitted Activities

- 20.7.1 Any activity that complies with all the standards and conditions for permitted activities.

Discretionary Activities

- 20.7.2 Any activity unable to comply with all the standards and conditions for permitted activities.

20.8 PERFORMANCE STANDARDS/CONDITIONS FOR PERMITTED ACTIVITIES

NOISE

- 20.8.1 All activities shall be designed and conducted to ensure that the following noise limits are not exceeded:
- A. At or within the notional boundary of any dwelling or place of assembly in zones other than the Industrial Zone:

7am to 10pm	50 dBA L10
10pm to 7am	40 dBA L10
On any day between 10pm – 7am	65 dBA Lmax

And/or

- B. At or within the boundary of any property other than the property from which the noise is being emitted:

7am to 10pm	65 dBA L10
10pm to 7am	55 dBAL10
At all times	75 dBA Lmax

ODOUR

20.8.2 Note: The discharge of odour to air is controlled by rules in the Hawke's Bay Regional Air Plan and Proposed Regional Resource Management Plan. Land use zoning and separation distances are the methods employed within the District Plan to deal with odour issues.

20.8.3 Any new dwelling shall be set back 200 metres from any buildings associated with any existing intensive farming activity, oxidation pond, effluent holding pond or waste disposal area.

20.8.4 Any building associated with a new intensive farming activity, oxidation pond, effluent holding pond or waste disposal area shall be set back in accordance with the following separation distances:

Feature	Separation Distance (m)
From a Town Centre or Residential Zone Boundary	500
From a Settlement Zone Boundary or any Individual Residence in any other zone.	200

GLARE

20.8.5 Light emissions measured from any site shall not exceed a measurement of 10 lux (lumens per square metre) measured at 1.5 metres above ground level at the site boundary.

20.8.6 No building or structure shall be finished with materials that create a glare nuisance to neighbouring properties or road users.

PRIVACY, SHADING AND VISUAL AMENITY

20.8.7 All buildings shall meet the following bulk and location requirements:

Minimum Front yard	5.0m
Minimum Side yards	Nil, except for (1) below
Minimum Rear yard	Nil
Maximum Building height	15.0m (2)

(1) Where activities in an Industrial Zone adjoin a Residential Zone, the side yard shall be 1.5 metres; and

(2) No part of a building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary where this is to a residential property.

20.8.8 Where a non-residential activity is to locate within or adjacent to land zoned 'Residential', or land used principally for residential purposes, screening shall be provided along the boundary to a height of 1.8 metres.

SIGNS

- 20.8.9 One on-site advertising sign per property frontage (excluding signs attached to buildings on the site which do not exceed the profile of the building and temporary signs) not exceeding 1.5m² in area; or 3.0m² in area where the property fronts a State Highway with a designated speed limit in excess of 70kph (refer to definition of advertising sign in [Chapter 31](#)).
- 20.8.10 All signs required to be read from the road shall meet the following minimum lettering height size when related to road speed limits:
- | | |
|------------------------|-------|
| (1) less than 70kph | 120mm |
| (2) greater than 70kph | 160mm |
- 20.8.11 All signs visible from roads (excluding signs required to be erected by statute and warning signs related to aspects of public safety) shall be located at least 15m from any traffic control signs or signals; shall not obstruct driver visibility along the road and at intersections and accessways; and shall not contain any flashing, animated or illuminated components.
- 20.8.12 Temporary signs relating to the disposal of property or local or central government election shall not exceed 1.0m² in area, or 3.0m² for community activities, and shall not remain on the property for more than 6 months and shall be removed within 7 days of the event.
- 20.8.13 Maximum height of sign – 2.0m above the height of the building to which it is attached, or when free standing shall not exceed 6.0m in height.

HAZARDOUS SUBSTANCES

- 20.8.14 The use, storage, disposal or transportation of hazardous substances shall not exceed the Medium Threshold Hazard Factor (refer definitions and [Appendix III](#) for examples).
- 20.8.15 Any activity involving the use, storage, disposal or transportation of hazardous substances on-site, shall ensure that any area or container used is designed, constructed and managed to prevent any leakages or spills.
- 20.8.16 Any activity involving the use or storage of hazardous substances exceeding the Low Threshold Hazard Factor (excluding all below ground tanks, and the above ground storage of petrol or diesel for the purposes of farming activities where the tank is at least 20 metres away from any natural watercourse or site boundary), shall provide a secondary containment system sealed with impervious materials equalling the maximum volume of the hazardous substance on site.

NATURAL HAZARDS

- 20.8.17 Any structures or buildings in flood prone areas shall be constructed with a freeboard of not less than 300mm above the 50 year flood level (2 percent probability of occurring annually). Flood prone areas are as identified on the planning maps.

EARTHWORKS

- 20.8.18 Earthworks activities shall meet the following standards:

Max Vol (m ³) over 12 months per site	150
Max face height (m)	3.0
Max area of work per site (m ²)	150
Proximity to water body measured from the bank edge at bank full height.	No closer than 20m.

Note: The volume of earthworks is to be measured prior to excavation.

OTHER DISTRICT WIDE RULES

20.8.19 All activities must also comply with the rules contained in the following chapters of this Plan (where relevant):

- o Cultural Heritage ([Chapter 22](#));
- o Indigenous Vegetation and Habitats of Indigenous Fauna ([Chapter 23](#));
- o Access and Parking ([Chapter 24](#));
- o Surface of Water ([Chapter 25](#));
- o Subdivision ([Chapter 27](#)); and
- o Information Requirements ([Chapter 28](#)).

Note: activities associated with the construction and maintenance of utilities are provided for in [Chapter 26](#).

PART D: DISTRICT WIDE RULES

[21 Noise Measurement](#)

[22 Cultural Heritage](#)

[23 Indigenous Vegetation & Habitats of Indigenous Fauna](#)

[24 Access & Parking](#)

[25 Surface of Water](#)

[26 Utilities, Minerals Exploration & Energy Developments](#)

[27 Subdivision](#)

[27A Coastal Hazards](#)

PRINCIPAL REASONS:

District Wide Rules provide for permitted activities, controlled activities and discretionary activities thereby providing certainty for land owners of their rights and obligations to promote the sustainable management of the natural and physical resources in the District, and to enable people to continue to provide for their safety, health and well-being.

Guide for Users of the District Plan:

Part D sets down district wide standards and conditions for:

- o Environmental effects not considered in [Chapter 10](#) – Safeguarding Amenity Values;
- o Utilities; and
- o Subdivision.

21 NOISE MEASUREMENT

- 21.1.1 Except where expressly provided elsewhere in this plan, noise levels shall be measured in accordance with the requirements of the New Zealand Standard NZS 6801:1991 Measurement of Sound, and assessed in accordance with the requirements of New Zealand Standard NZS 6802:1991 Assessment of Environmental Sound.
- 21.1.2 The noise shall be measured with a sound level meter that complies with Type 1 specifications in the International Standard IEC 60651, 1979: Sound Level Meters.
- 21.1.3 Adjustments for special audible characteristics, if present, as provided for in clauses 4.3 and 4.4 of NZS 6802:1991, shall apply and will have the effect of reducing the L10 limits stated in the Zone rules by 5dB.
- 21.1.4 The noise limits stated in the Zone rules shall not apply in the following circumstances:
- i) all construction (including hydrocarbon exploration of less than 90 days duration), demolition and maintenance work shall be designed and conducted to comply with the requirements of NZS 6803:1999 Acoustics – Construction Noise;
 - ii) noise generated by sirens and alarms used by emergency services; and
 - iii) noise generated by traffic on public roads.

22 CULTURAL HERITAGE

22.1 RULES

Permitted Activities

- 22.1.1 Any repair or maintenance of buildings or sites identified in [Schedule 1](#), but does not include:
- o any alteration, addition, removal or demolition of the heritage fabric; and
 - o any repair using materials that are different from existing ones.
- 22.1.2 Any trimming of a notable tree identified in [Schedule 1](#), provided it is undertaken by a qualified arborist, excluding for existing utilities where the trimming of notable trees identified in [Schedule 1](#) and associated with the activities listed in [Section 26.5.1\(1\)](#) can be undertaken by a contractor.
- 22.1.3 Removal of wind-thrown trees, diseased trees or standing dead trees identified in [Schedule 1](#) that have become dangerous to human life or property, or have died as a result of natural causes.

Controlled Activity

- 22.1.4 Any internal alteration or addition to a building listed in [Schedule 1](#).

Discretionary Activity

- 22.1.5 Any external alteration or addition to a building listing in [Schedule 1](#).
- 22.1.6 The relocation, demolition or destruction (partial or total), of any heritage resource listed in [Schedule 1](#).
- 22.1.7 Any land disturbance occurring in any defined area of significance to tangata whenua identified in [Schedule 1](#).
- 22.1.8 Any activity not provided for as a permitted or controlled activity.

Cross References:

Part B – Resource Management Strategy

- o [Chapter 5](#) – Recognising and Providing for Natural & Physical Resources of Significance

Schedules:

- o [Schedule 1](#) – Historic Buildings, Sites, Waahi Tapu and Notable Trees

Planning Maps

23 INDIGENOUS VEGETATION & HABITATS OF INDIGENOUS FAUNA

23.1 RULES

Permitted Activities

23.1.1 Activities that result in the clearance or disturbance of vegetation within an area that is not defined to be an area of 'significant indigenous vegetation and/or significant habitat of indigenous fauna' (as defined in [Chapter 31](#) – Definitions, & [Schedule 4](#)) provided that no activity shall result in the clearance or disturbance of:

- (1) a naturally occurring wetland:
 - (a) over 100m² in area with an average width of at least 5m; or
 - (b) over 100m² in area within the Coastal Zone; or
- (2) more than 100m² of indigenous vegetation within an area of contiguous indigenous vegetation in the Coastal Zone, except where:
 - (a) the vegetation was planted after the date that this plan became operative; and
 - (b) the vegetation was not planted in order to comply with a condition on a Resource Consent.

Note: Harvesting of indigenous vegetation when provided for under Part IIIA of the 1993 Amendments to the Forests Act 1949 may still require resource consent under this District Plan.

Discretionary Activities

23.1.2 Activities that involve the clearance or disturbance of areas of significant indigenous vegetation and/or significant habitats of indigenous fauna.

23.1.3 Activities that result in the clearance or disturbance of any naturally occurring wetland, not provided for as a permitted activity.

Note: *in interpreting the rules in this chapter of the District Plan refer to the definitions of 'Clearance or Disturbance' and 'Significant Indigenous Vegetation and/or Significant Habitat of Indigenous Fauna' in Chapter 31 – Definitions.*

Cross References:

Part B – Resource Management Strategy

- o [Chapter 5](#) – Recognising and Providing for Natural & Physical Resources of Significance

Part D – District Wide Rules

- o [Chapter 23](#) – Indigenous Vegetation and/or Habitats of Indigenous Fauna

Part E – Applying for a Resource Consent

- o [Chapter 30](#) – Resource Consent Assessment Matters
- o [Chapter 31](#) – Definitions

Schedules:

- o [Schedule 4](#) – Significant Natural Areas
- o [Schedule 5](#) – Significant Rivers and Lakes
- o [Schedule 6](#) – Threatened Plants and Animals

Planning Maps

24 ACCESS AND PARKING

24.1 RULES

- 24.1.1 All sites shall have safe, practicable and legal vehicle access to a public road, and shall provide parking, manoeuvring and loading space appropriate for the activity.

Note: the Wairoa District Council's relevant 'Engineering Code of Practice' provides detailed technical standards that would be considered an appropriate means of compliance with the following access and parking standards.

Permitted Activities

- 24.1.2 Any activity that is able to comply with the standards and conditions for permitted activities, except:
- o where the activity is within or adjoining a Residential or Settlement Zone and the parking requirement as set out in Table 2 would require more than 3 parking spaces.

Controlled Activities

- 24.1.3 Any activity that is unable to comply with all the standards and conditions for permitted activities and does not require access to an Arterial or Secondary Arterial Road (see [Appendix II](#) – Roading Hierarchy).

Discretionary Activities

- 24.1.4 Any activity that is unable to comply with all the standards and conditions for permitted activities and requires access to an Arterial or Secondary Arterial Road.

Note: Transit New Zealand is the controlling authority for State highways. Section 51 of the Transit New Zealand Act 1989 lists many things that it is an offence to do, cause or permit on a State highway, without the written permission of Transit New Zealand. This includes undertaking any work on a State highway, and reference to the Section referred to is advised before undertaking work on a State highway accordingly. The activity status of the proposed use of land in terms of the District Plan is not affected by the Section of the Transit New Zealand Act referred to.

24.2 PERFORMANCE STANDARDS FOR PERMITTED ACTIVITIES

Access

- 24.2.1 Where access is to a sealed road, the accessway shall be sealed or paved from the edge of the existing seal of the road pavement to the property boundary, or 5 metres in from the edge of the existing seal, whichever is the closest. This requirement applies to:
- i) Arterial and Secondary Arterial Roads; or
 - ii) Any roads where access is likely to exceed 4 vehicle movements per week (averaged over the period of one calendar year).

Note: The requirement only applies in relation to new access or an increase in the level of activity utilising an existing access.

- 24.2.2 Vehicle crossing design shall be provided in accordance with the relevant diagram in [Appendix I](#), except that access shall be designed to accommodate the swept path of the largest vehicle expected (i.e. for left turns, the access must be designed so that the vehicle does not cross the road centre line).

24.2.3 Where access is to an Arterial or Secondary Arterial Road, sufficient manoeuvring space shall be provided on-site, adequate to enable vehicles to enter and exit the site in a forward direction.

24.2.4 The accessway shall meet the Property Access Criteria in Table 1, below.

Table 1: Property Access Criteria

Speed Limit (km/hr)	Required Sight Distances (m) See Diagram A (Appendix I)		Location of Property Access Relative to Intersection See Diagram B (Appendix I)		Minimum Spacing between Adjacent Property Accesses See Diagram B (Appendix I)
	Low Use Access	Moderate Use Access	Minimum Distance K (m)	Minimum Distance M (m)	Minimum Distance N (m)
50	65	85	30	20	15
60	85	115	50	30	20
70	115	140	100	45	40
80	140	170	120	60	100
90	170	210	150	60	150
100	210	250	200	60	200

Parking

24.2.5 The number of parking spaces to be provided on-site in association with an activity shall be in accordance with Table 2 below.

Table 2: On-Site Parking Space Requirements

Activity (Refer to Definitions)	Minimum Parking Spaces Required
Rural activities, and home occupations	2 spaces per unit/home occupation activity
Dwellings	2 spaces per dwelling unit (one of these being the garage/carport)
Motel Units	1 space per unit, plus 1 space for heavy vehicles
Contractor's/tradesperson's depots and workshops Veterinary Clinics Pre-school facilities and medical centres	1 space per 25m ² gross floor area
Service Stations	2 spaces per 3 staff on the premises 2 spaces for a convenience shop 4 spaces per workshop bay 3 queuing spaces for a car wash
Retail stalls	3 spaces per stall
Intensive farming	1 space per 500m ² gross floor area
Boarding kennels and service industries (buildings only)	1 space per 50m ² gross floor area
Processing and storage facilities	1 space per 200m ² gross floor area, plus 1 space for heavy vehicles

Activity (Refer to Definitions)	Minimum Parking Spaces Required
Traveller's accommodation, boarding houses, private hotels/residential clubs, restaurants and takeaway premises	1 space for every 5 persons the building is designed to accommodate
Camping grounds	1 space per camp/caravan site
Places of assembly and places of entertainment. Recreation facilities, marae and licensed premises	1 space for every 10 persons the building is designed to accommodate, plus 1 space for heavy vehicles
Educational facilities	2 spaces per classroom, plus a safe pick-up and set-down area for children off the main traffic route
Feedlots	5 spaces for truck and trailer units, plus 5 spaces for cars
Rural service industries	1 space per 200m ² gross floor area plus 1 space per 400m ² gross site area
Offices, retail shops and commercial services	1 space per 40m ² gross floor area
Rest homes and convalescent homes	1 space per 5 beds
Utilities	1 space per 4 full time equivalent employees
Hospitals	1 space per 5 beds and 1 space for each resident doctor

Note:

- (1) Where the parking requirements listed in the table above results in a fractional space, any fraction shall be counted as one parking space; and
- (2) Where there are two or more different activities on the site, the total requirement for the site shall be the sum of the parking requirements in the table above for each activity.

24.2.6 Parking spaces shall have an area of not less than 12.5m² and have minimum dimensions of 2.5m by 5.0m. Such spaces shall be exclusive of access drives or aisles.

Cross References:

Part B – Resource Management Strategy

- o [Chapter 10](#) – Safeguarding Amenity Values

Part E – Applying for Resource Consent

- o [Chapter 31](#) – Definitions

Appendices:

- o [Appendix I](#) – Minimum Standards for Vehicle Access Design
- o [Appendix II](#) – Roading Hierarchy

Planning Maps

Other References:

Relevant Wairoa District Council: Engineering Code of Practice

25 SURFACE OF WATER (ABOVE MEAN HIGH WATER SPRINGS, AND LAKES & RIVERS)

25.1 RULES

Permitted Activities

- 25.1.1 Any activity able to comply with all the standards and conditions for permitted activities.
- 25.1.2 The continued operation and maintenance of lawfully established structures on the surface water of lakes, rivers and wetlands.

Discretionary Activities

- 25.1.3 Any activity unable to comply with all the standards and conditions for permitted activities.
- 25.1.4 The construction or erection of any new fixed structure on the surface of water within lakes and rivers (excluding those activities permitted under the Regional Coastal Plan).

25.2 PERFORMANCE STANDARDS/CONDITIONS FOR PERMITTED ACTIVITIES

- 25.2.1 No activity on the surface of water shall:
- (1) Discharge human and animal sewage effluent at other than approved sewerage disposal facilities; or dispose of rubbish or hazardous substances at other than approved landfills or refuse transfer stations;
 - (2) Exceed noise levels greater than L_{max} 65dBA day or night, measured 20 metres from any residential building or building or structure used for the purpose of private or public assembly, within the town boundaries of Wairoa town or Frasertown;
 - (3) Involve motorised vessels exceeding speeds of 5 knots:
 - o within 5 metres of a lake shore or riverbank; or
 - o within the town boundaries of Wairoa or settlement of Frasertown; and
 - (4) Damage or destroy:
 - o areas of significant indigenous vegetation or significant habitats of indigenous fauna; or
 - o any identified historic buildings, sites, or waahi tapu.

Cross References:

- Part B – Resource Management Strategy
- o [Chapter 7](#) – Land Use, Changes, and their Impacts on the Natural Environment
- Part E – Applying for Resource Consent
- Schedules:
- o [Schedule 5](#) – Significant Rivers and Lakes
- Planning Maps

26 UTILITIES, MINERALS EXPLORATION AND ENERGY DEVELOPMENT

26.1 INTRODUCTION

- 26.1.1 Utilities, minerals exploration and energy development are only subject to the rules, standards and conditions set out in this chapter. Chapter 27 (Subdivision) shall apply, and all other rules shall apply where specifically stated in this Chapter.

26.2 RESOURCE MANAGEMENT ISSUE

- 26.2.1 The need for people in the Wairoa District to have ready access to utilities in order to provide for their social and economic well-being and health and safety, whilst ensuring any adverse effects are avoided, remedied or mitigated.

26.3 OBJECTIVES

- 26.3.1 To enable utilities to establish and operate in a safe, efficient and effective manner whilst ensuring that adverse effects on the environment are avoided, remedied or mitigated.
- 26.3.2 To manage adverse effects of mineral exploration, energy development, generation and distribution facilities in a manner that sustains the District's natural, physical resources.

26.4 POLICIES

- 26.4.1 Ensure that, as far as practicable, utilities, and minerals exploration and energy developments are located in a manner consistent with the character and amenity values of an area.
- 26.4.2 Manage the use and development of land in such a way that buildings and structures are sited and designed so as not to compromise the operational and design requirements of, and access rights to, network utility facilities.
- 26.4.3 Ensure that new and existing utilities, and minerals exploration and energy developments are operated to enable people and the community to provide for their social, economic and cultural well-being and for their health and safety, in a way that safeguards the life supporting capacity of the District's water resources and ecosystems and that avoids, remedies or mitigates any adverse effects on the environment.
- 26.4.4 Ensure that the provision of utilities, and minerals exploration and energy developments generally is done in a way that safeguards the life supporting capacity of the District's air, water, soils and ecosystems and avoids, remedies or mitigates any adverse effects on the environment, particularly:
- o Significant indigenous vegetation and/or significant habitats of indigenous fauna as defined in [Chapter 31](#), and threatened plants and animals ([Schedule 6](#));
 - o The natural character of lakes, rivers, and wetlands and their margins, particularly those in [Schedule 5](#);
 - o Reserves in [Schedule 3](#);
 - o Heritage resources listed in [Schedule 1](#) – Historic Buildings, Sites, Waahi Tapu and Notable Trees;
 - o Amenity values of the surrounding area;

- o Transportation routes and facilities; and
- o Human health and safety.

26.5 RULES

Permitted Activities

26.5.1 The following activities are permitted provided they are able to comply with all the relevant standards and conditions for permitted activities:

- (1) The operation, maintenance, minor upgrading, or removal of any lawfully established utilities.

This includes the removal or alteration of vegetation within an area that is not defined as an area of 'significant indigenous vegetation and/or significant habitat of indigenous fauna' (as defined in Chapter 31 – Definitions, and Schedule 4). It also includes tree 'trimming' and 'selective removal' of vegetation where this is to prevent a safety hazard or to ensure continued delivery of a service, including within an area of 'significant indigenous vegetation and/or significant habitat of indigenous fauna' as defined in Chapter 31, and of notable trees identified in Schedule 1;

- (2) Lines as defined by Section 1(1A) of the Telecommunications Act 1987, including wires, cables, support structures, cabinets, exchanges and containers ancillary to the activity;
- (3) Transformers and lines for conveying electricity at a voltage up to and including 110kV with a capacity up to and including 100MVA per circuit.
- (4) Pipes for distribution (but not transmission) of natural or manufactured gas at a gauge pressure not exceeding 2000 kilopascals and necessary incidental equipment, including household connections and compressor stations;
- (5) Pipes for the conveyance or drainage of water or sewage, and necessary incidental equipment including household, commercial and industrial connections, water and irrigation races, drains, channels, and pipes and necessary incidental equipment;
- (6) Lighthouses, navigational aids, and beacons;
- (7) The erection and operation of masts, poles, towers and similar structures, including any attached antennas and the attachment of antennas on buildings;
- (8) Petroleum exploration survey, meaning the activity to define a potential petroleum resource, and includes geological and geophysical prospecting, including seismic survey; and
- (9) Temporary structures associated with exploratory drilling activities, including worker accommodation.

Controlled Activities

26.5.2 Pipeline operations, meaning the construction and installation of underground pipes for bulk distribution or transmission of natural or manufactured gas, petroleum, or geothermal energy, and ancillary works, not provided for in [Section 26.5.1\(4\)](#) above.

26.5.3 Site preparation works associated with petroleum exploration and related activities, drilling activities, including well testing, flaring of hydrocarbons for safety and resource evaluation purposes and well clean-up where such activities on any one site do not exceed 90 days duration .

Note: No site preparation for well drilling shall be commenced until a plan has been prepared for the District Council's consideration, showing the proposed site layout, vehicle access and egress and on-site manoeuvring.

26.5.4 Production testing of hydrocarbon resources of up to 120 days duration, within the Rural Zone.

26.5.5 Matters over which the Council has reserved control in respect of the activities listed as Rules 26.5.2 (petroleum exploration), 26.5.3 (drilling), and 26.5.4 (production testing), are those relevant matters specified in Section 30.11 of this Plan.

Discretionary Activities

26.5.6 All activities that are not permitted or controlled activities, or do not meet the performance standards or conditions for permitted activities.

26.6 STANDARDS/CONDITIONS FOR PERMITTED ACTIVITIES

26.6.1 All new structures, or antennas with a diameter greater than 1.5 metres or panel area greater than 2.5m², shall meet the following setbacks:

Zones	Overall Height Less than 10m	Overall Height Greater than 10m
<ul style="list-style-type: none"> ◆ <u>Conservation</u> ◆ <u>Coastal</u> ◆ <u>Rural</u> 	- <u>15m all boundaries</u>	- <u>15m all boundaries</u>
<ul style="list-style-type: none"> ◆ <u>Settlement</u> ◆ <u>Residential</u> 	<ul style="list-style-type: none"> - <u>3m front and rear boundaries</u> - <u>1.5m side boundaries</u> 	- <u>5m all boundaries</u>
<ul style="list-style-type: none"> ◆ <u>Town Centre</u> 	<ul style="list-style-type: none"> - <u>3m rear boundaries</u> - <u>1.5m side boundaries adjoining Residential Zone</u> 	<ul style="list-style-type: none"> - <u>3m rear boundaries</u> - <u>5m all boundaries adjoining Residential Zone</u>
<ul style="list-style-type: none"> ◆ <u>Industrial</u> 	<ul style="list-style-type: none"> - <u>5m front boundaries</u> - <u>1.5m side boundaries adjoining Residential Zone</u> 	<ul style="list-style-type: none"> - <u>5m front boundaries</u> - <u>5m all boundaries adjoining Residential Zone</u>

No setbacks will be required for activities erected in accordance with [Section 26.5.1\(2\)](#) and [26.5.1 \(3\)](#).

26.6.2 Noise levels shall not exceed those specified for the respective zone (Note: refer also [Chapter 21](#) – Noise Measurement).

26.6.3 Vehicle access and parking shall be provided to the standards required in [Chapter 24](#) - Access and Parking.

26.6.4 All external lighting, associated with the activity, except where the source is located on a road or road reserve, shall not exceed those specified standards set out for the respective zone.

26.6.5 Where any underground work is installed or maintained the ground shall be restored to its original condition as far as practicable.

26.6.6 The maximum floor area of new buildings associated with utilities, and minerals exploration and energy developments, shall not exceed 30m².

26.6.7 Use of explosives shall not be commenced until every household within 1 kilometre of the site or sites at which explosives may be used, has been notified of the time at which the activity will occur and the likely duration of the work.

- 26.6.8 Masts, poles, towers and similar structures erected in accordance with Section [26.5.1\(7\)](#) shall not exceed:
- i) the permitted activity height standard of the underlying zone by more than 5 metres, or where the structure is to be attached to a building existing as at 12 August 1999, 5 metres above the height of that building at that date, whichever is the greater; and
 - ii) the maximum diameter of any antenna shall not exceed 3.0 metres.
- 26.6.9 Activities permitted under [Section 26.5.1\(2\)](#) shall not exceed 20 metres in height.
- 26.6.10 All utilities, and minerals exploration and energy developments, shall only comply with the standards in the respective zone relating to advertising signs and natural hazards. New utilities, and the expansion and upgrading (excluding minor upgrading) of existing utilities, shall also comply with the district wide rules relating to cultural heritage ([Chapter 22](#)) and indigenous vegetation and habitats of indigenous fauna ([Chapter 23](#)).
- 26.6.11 All utilities shall comply with NZS 2772.1:1999 – Radiofrequency Fields, Part 1 (Maximum Exposure Levels – 3kJz-300GHz), and with NZS 6609.2:1990 – Radiofrequency Radiation, Part 2 (Principles and Methods of Measurement – 300kHz to 100GHz).

26.7 ANTICIPATED ENVIRONMENTAL RESULTS

- 26.7.1 Utilities, and minerals exploration and energy developments, that provide for the social and economic well being of the community and their health and safety, whilst not compromising the sustainable management of the district's natural and physical resources.

26.8 PRINCIPAL REASONS

- 26.8.1 Utilities, and minerals exploration and energy developments, are essential to servicing the Wairoa District and wider region.
- 26.8.2 The essential nature of utilities, and minerals exploration and energy developments, requires them to be provided for within the District Plan in such a way as to enable them to function, to be maintained and upgraded, and in some cases extended, without undue restriction, provided any adverse effects can be avoided, remedied or mitigated.
- 26.8.3 The above rules have been developed to generally enable utilities, and minerals exploration and energy developments, to operate without the need for consent, but to require consent where the adverse effects may be more than minor. This will enable Council to consider health, safety, amenity, and other values, and whether adverse effects on these values can be avoided, remedied or mitigated.

Cross References:

[Part B](#) – Resource Management Strategy
[Part C](#) – Land Management Zones and Rules
[Part E](#) – Applying for Resource Consent
Planning Maps

27 SUBDIVISION

27.1 ISSUES

- 27.1.1 Subdivision may lead to a pattern or intensity of development that is unsustainable in the long term, such as:
- i) The visual character of an environment may change through inappropriate scale or intensity of development;
 - ii) Demands for services may be unsustainable by the community in the long term;
 - iii) Levels of effluent or stormwater may be above the capacity of the soils to absorb without impact on adjoining properties and waterways or wetlands; and
 - iv) The volume of traffic on roads and the demand for access to arterial routes may adversely affect the safe and efficient function of these roads and the quality and amenity of the environment.
- 27.1.2 Subsequent development may compromise the amenity values and the quality of the environment in which the subdivision takes place.
- 27.1.3 Adverse effects on adjacent natural areas and outstanding natural landscapes, especially in relation to the introduction of pests (including domestic pets) and removal of indigenous vegetation.

27.2 DESCRIPTION OF ENVIRONMENTAL EFFECT

- 27.2.1 Council is responsible for the control of subdivision of land. Subdivision is recognised as an activity under the Act and provision has been made for a separate consent process.
- 27.2.2 Subdivision is a legal process to create legally identifiable parcels of land. Subdivision is defined in the Act to include the sale or lease of land or buildings for twenty years or longer.
- 27.2.3 Part 10 of the Act outlines these provisions.
- 27.2.4 Subdivision consent does not necessarily allow the establishment of an activity or the erection of a building on a newly created allotment. The establishment of such activities is dependent on compliance with the provisions of the Plan or resource consent for a land use being obtained from the Council.
- 27.2.5 Subdivision will be provided for as a permitted activity in limited circumstances. Unless otherwise specified, subdivision shall be considered as a controlled activity. When the performance standards and conditions cannot be met, the subdivision proposal will be treated as a discretionary activity.
- 27.2.6 This means that in most cases each subdivision proposal is considered on a case-by-case basis so Council can place conditions on the subdivision proposal. These conditions of consent are generally outlined under Section 220 of the Act to ensure compliance with the Resource Management Act 1991.

27.3 OBJECTIVES

- 27.3.1 To ensure that the process of subdivision promotes the integrated management of the effects of the use, development and protection of natural and physical resources.

- 27.3.2 To ensure subdivision of land occurs in a manner that does not adversely affect the function or capacity of roads and infrastructure services within the district.
- 27.3.3 To promote a pattern of land ownership which enhances opportunities for the sustainable management of natural and physical resources.
- 27.3.4 To ensure that subdivision does not adversely affect indigenous biodiversity or habitats of indigenous fauna.

27.4 POLICIES

- 27.4.1 Require that subdivisions be designed and developed in a manner that will ensure the sustainable management of the land resource.
- 27.4.2 Promote the use of alternative roads, which are not State Highways, for access.
- 27.4.3 Require that each allotment created is suitable for a permitted activity or an activity that has been provided for through a resource consent process.
- 27.4.4 Require potential adverse effects of a subdivision to be avoided, remedied or mitigated.
- 27.4.5 Require all subdivisions to avoid, remedy or mitigate known natural hazards.
- 27.4.6 Subdivision to set aside areas containing resources of significance as listed in [Schedule 1](#), where this is for their long-term protection, conservation lots, and subdivision of land involving utilities, minerals exploration or energy developments, will be assessed as controlled activities.
- 27.4.7 Provide within the subdivision process, consideration of the protection of significant natural resources and heritage resources, and public access to the coast, rivers and lakes.
- 27.4.8 Ensure the provision of roads and utility services (water supply, waste disposal, stormwater runoff facilities, power and telecommunications facilities) do not generate adverse effects on the environment resulting in the costs of such services being met by the wider community.
- 27.4.9 Promote access to significant waterways contained in Schedule 5 (Significant Rivers, Lakes and Wetlands) where useful linkages can be achieved or further developed.

27.5 METHODS TO MANAGE ADVERSE EFFECTS

- 27.5.1 There is a statutory duty on the District Council to administer the process of subdivision consent. Plan rules and standards are therefore necessary to ensure compliance with the Resource Management Act 1991.
- 27.5.2 The rules provide for subdivision as a permitted activity in very limited circumstances and unless otherwise specified subdivision will be a controlled activity except where the performance standards prescribed for the activity cannot be met when a subdivision proposal will be a discretionary activity.

27.6 RULES OTHER THAN RESIDENTIAL (MAHIA) AND COASTAL (MAHIA) ZONES

Permitted Activities

- 27.6.1 The following are permitted activities provided they meet the performance standards for subdivision, and are not located in the Conservation & Reserves or Coastal zones.
- 27.6.2 Subdivision for boundary adjustment purposes.
- 27.6.3 Subdivision of units existing at the date of notification of this plan.

Controlled Activities

- 27.6.4 All subdivisions that are not a permitted activity but which meet all the performance standards for subdivision, and are not located in the Conservation & Reserves or Coastal Zones.
- 27.6.5 The subdivision of lots for utility purposes. Sites less than 200m² in area shall be exempt from the performance standards for subdivision in respect of 'site suitability', 'site services' and 'esplanades.'
- 27.6.6 The subdivision of areas containing resources of significance as listed in [Schedule 1](#), where this is for their long-term protection, and of conservation lots (as defined in [Chapter 31](#)).

Discretionary Activities

- 27.6.7 All subdivisions that are not permitted or controlled activities, or are not able to meet all the performance standards for subdivision.
- 27.6.8 All subdivision in the Coastal Zone and Conservation & Reserves Zone.
- 27.6.9 All subdivision on land identified on Council records as being subject to natural hazards.
- 27.6.10 Subdivision that contains any of the heritage resources listed in Schedules 1, or 'significant indigenous vegetation and/or significant habitats of indigenous fauna' as defined in [Chapter 31](#).

27.7 PERFORMANCE STANDARDS/CONDITIONS FOR CONTROLLED ACTIVITIES OTHER THAN RESIDENTIAL (MAHIA) AND COASTAL (MAHIA) ZONES

SITE SUITABILITY

- 27.7.1 Each new lot created shall have noted on the subdivision plans an identified suitable building platform with dimensions of not less than 15 metres by 10 metres unless the proposed lot is being created for a specific purpose for which a building platform is not required.

Explanation:

Each new lot created shall be capable of containing a building, for example a dwelling in the case of land zoned Residential, and/or shall be suitable and appropriate for the activities provided for in the District Plan.

NATURAL HAZARDS (FLOODING, EROSION, SUBSIDENCE, SLIPPAGE)

- 27.7.2 Each new lot shall have identified whether the land is subject to known natural hazards and if the development is likely to make worse the danger arising from the occurrence of natural hazards, as defined on the planning maps.

Explanation:

Where building development may occur on the lot, then Council reserves the discretion to set minimum floor levels as a condition of subdivision consent. This is to meet the obligation placed on Council under Section 106 of the Act.

- 27.7.3 Each new lot created and the proposed building platform(s) identified will not be subject to material damage, and that subsequent use of the property following subdivision will not be likely to cause, accelerate, worsen or result in material damage to the land, or adjoining land.

Explanation:

Council must ensure that any lot created is not likely to be subject to material damage due to fill previously being placed on the site, by erosion, falling debris, subsidence, or slippage. This is to meet the obligation placed on Council under Section 106 of the Act. Council may require a report from a registered engineer advising on these matters.

ACCESS

- 27.7.4 All lots shall be provided with legal vehicle access to a public road to standards noted in the district-wide rules for access ([Chapter 24](#)) and [Appendix I](#).

- 27.7.5 Where frontage is available to a State Highway and another road, access shall be provided from the other road, where practicable.

Explanation:

The location, construction and design of entranceways should not create a hazard to users of the road. Compliance with the Council's relevant "Engineering Code of Practice" for access design and construction will be considered a means of compliance with this rule.

All subdivisions involving new or relocated entranceways onto a state highway will be sent to Transit New Zealand. Their assessment will assist the Council in its decision-making.

SITE SERVICES

- 27.7.6 All lots shall be provided with adequate supply of potable water and water for fire fighting purposes, power and telephone, provision for the disposal of sewage, effluent and waste, and provision for the disposal and control of stormwater.

Explanation:

Site services should be able to be provided to a lot to enable a range of land uses to be carried out. An adequate supply of water is necessary for domestic and/or stock use. This may be provided through a reticulated system or evidence shall be provided that each lot is capable of being provided with water supply.

Council would expect to receive written confirmation that power and telephone services can be supplied from the relevant agencies.

Where there is no reticulated system, the disposal of sewage into the ground can have adverse effects. The Council will determine the area of land that is adequate for each allotment created for the disposal of sewage effluent after treatment, based on the assessment of effects and evidence provided by the applicant, and the Council's separate assessment of the land. Compliance with Hawke's Bay Regional Council rules for new

domestic sewage systems, including greywater disposal, will be considered a means of compliance with this rule in this respect.

RESOURCES OF SIGNIFICANCE

- 27.7.7 Where any land to be subdivided includes areas or values of known significance provision should be made for protection. These areas and values include those listed in [Schedule 1](#) and also areas defined as 'significant indigenous vegetation and/or significant habitats of indigenous fauna' (as defined in [Chapter 31](#)).

Explanation:

Council wishes to ensure resources of significance are recognised and suitably protected at the time of subdivision. Where new titles are created a consent condition could be placed on the title. Other conditions could also be imposed.

ESPLANADES

- 27.7.8 Where land being subdivided has a common boundary with the sea, estuary, lake, river or stream with a bank to bank width equal to or greater than 3 metres, and any of the lots in the subdivision will be equal to or less than 4 hectares in area, then an esplanade reserve or esplanade strip of up to 20 metres may be created to vest with the District Council (particularly those listed in [Schedule 5](#) – Significant Rivers and Lakes).

Explanation:

The preservation of the natural character of the coastal environment including the coastal marine area, wetlands, and lakes and rivers and their margins, and their protection from inappropriate subdivision, use and development together with the maintenance and enhancement of public access to and along coastal marine areas, lakes and rivers are matters of national importance, for which the Council is responsible.

An esplanade reserve or an esplanade strip has one or more of the following purposes:

- (a) to contribute to the protection of conservation values;
- (b) to enable public access to or along any sea, river or lake; and
- (c) to enable public recreational use of the esplanade reserve or esplanade strip and adjacent sea, river or lake, where the use is compatible with conservation values.

ROADS

- 27.7.9 The design and formation of roads shall be to a certified standard where the roads are proposed to be vested in Council before Council will accept ownership.

Explanation:

New roads created to a subdivision should be of a similar standard and design to other public roads. Compliance with Council's relevant 'Engineering Code of Practice' for road design and construction will be considered a means of compliance with this rule.

HIGH VOLTAGE TRANSMISSION LINES

- 27.7.10 Where the subdivision of land creates new allotments within an area measured 20 metres either side of the centre point of an electrical transmission line designed to operate at or above 66kV, provision shall be made for the continued protection of the line.

Explanation:

Because of the potential adverse effect that utility structures may have on visual amenity, the potential adverse effects that residential encroachment may have on the integrity of the utility structure, and the reasonable protection of the public from live transmission lines in the

event of an emergency resulting in line failure, Council will consider imposing conditions to address the following matters:

- i) the separation distance between the trees and conductors, with particular reference to the location and mature size of trees planted near transmission lines;
- ii) subdivision design and building platform orientation, making allowance for the location and visual impacts of transmission lines; and
- iii) measures necessary to ensure that health and safety risks can be avoided, remedied or mitigated.

27.8 ANTICIPATED ENVIRONMENTAL RESULTS

- 27.8.1 Land uses that follow from the grant of subdivision consent that do not compromise the sustainable management of the district's natural and physical resources.

27.9 RULES – RESIDENTIAL (MAHIA) AND COASTAL (MAHIA) ZONES

Controlled Activities

- 27.9.1 All subdivision within the Residential (Mahia) Zone provided it complies with 18A.8 and 27.10 Performance Standards for Residential (Mahia) Zone.
- 27.9.2 All subdivision within the Coastal Mahanga Policy Area that complies with 15A.8 and 27.10. Rule 27A.1.4(c)(i) shall not apply to any such subdivision where every lot created has an area outside of the CERZ that meets the performance standards in 15A.8 and 27.10.
- 27.9.3 Subdivision around land use activities subject to resource consent from the Wairoa District Council.
- 27.9.4 Subdivision for boundary adjustment purposes.

Advisory Note: The undertaking of some of the activities noted above may require resource consent, or written approval as an affected party, from Hawke's Bay Regional Council.

Discretionary Activities

- 27.9.5 All subdivision within the Coastal (Mahia) Zone provided it complies with [Sections 15A.8](#) and [27.10](#) Performance Standards for the Residential (Mahia) Coastal (Mahia) Zone.
- 27.9.6 Subdivisions listed in [Section 27A.1.4](#).

Non-Complying Activities

- 27.9.7 Subdivisions not listed as Controlled, Discretionary or Prohibited or that do not meet [27.10](#) Performance Standards for Residential (Mahia) & Coastal (Mahia) Zones.

Prohibited Activities

- 27.9.8 Subdivisions listed in [Section 27A.1.6](#).

27.10 PERFORMANCE STANDARDS/CONDITIONS FOR RESIDENTIAL (MAHIA) AND COASTAL (MAHIA) ZONES

The following performance standards are applied to the Residential (Mahia) and Coastal (Mahia) Zones as well as to the Coastal Mahanga Policy Area and are in addition to [Performance Standards 27.7](#).

MINIMUM LOT SIZE

27.10.1 Coastal (Mahia) Zone (other than the Coastal Mahanga Policy Area): Minimum lot size of 4.0ha.

Coastal Mahanga Policy Area: Minimum lot size of 5,000m².

Residential (Mahia) Zone: Minimum lot size of 800m² (where reticulated wastewater services are available), 1,000m² (where reticulated wastewater services are not available)¹.

SITE SUITABILITY

27.10.2 Council may require a report, including certification from an appropriately qualified person(s), stating that the land is suitable for the development proposed or the activities anticipated in the zone, and may include the conditions under which development will be appropriate.

Conditions or information required may include (but is not necessarily limited to):

- (a) Certification that each building area is free from flooding or inundation, erosion, subsidence and thermal ground;
- (b) Matters related to slope stability, foundations of structures, major earthworks including access tracks and roads;
- (c) Ground water table levels;
- (d) Earthquake fault lines or other seismic hazard;
- (e) For contaminated sites, a report on the extent and likely effect of the contamination on the proposed activity, including any off-site effects that may occur as a result of disturbance or development of the site.
The report shall set out the facts relating to the investigation together with test results and other data on which recommendations are based;
- (f) Council may refuse to approve a subdivision or resource consent or in approving the proposal, impose appropriate conditions to avoid high probabilities of accelerated erosion, land slip, flooding or subsidence, or increased adverse effects resulting from contaminants on the site; and
- (g) An assessment of the suitability of the site for on-site domestic wastewater disposal.

See also [Section 27A Coastal Hazards](#).

Explanation:

Each new lot created shall be capable of containing a building and shall be suitable and appropriate for the activities provided for in the District Plan.

Note: In the case of developments within the CHEPA the report produced will be made available to Hawke's Bay Regional Council.

¹ Note: The maximum dwelling density is one dwelling per 800m² of the net site area for serviced lots or one dwelling per 1000m² for unserviced lots

SITE SERVICES

27.10.3 General

All lots shall be provided with adequate supply of potable water and water for fire fighting purposes, and power, provision for the disposal of sewage effluent and solid waste, and provision for the disposal and control of stormwater in accordance with NZS 4404:2004 (and any subsequent version) to ensure that:

- o Potential future uses in the catchment are able to be served;
- o The level of service provided by existing utility services is not compromised; and
- o Adverse effects on existing infrastructure are minor.

Council requires that all lots that cannot connect to Council's reticulated services be independently served until a supply becomes available. Once services are made available properties are required to connect.

Explanation:

Site services should be able to be provided to a lot to enable a range of land uses to be carried out.

Where reticulated services are provided by agencies other than the Wairoa District Council, the Council would require written confirmation that those services can be supplied.

27.10.4 Water Supply

- (a) An adequate reliable safe and efficient supply of potable water including adequate fire protection shall be provided to all new lots or proposed developments;
- (b) In land being subdivided or developed that lies within an area served by a Council water supply, the water reticulation and water supply for fire fighting purposes shall be provided by the developer to the subdivision in such a manner as to enable each lot to be connected to the Council supply system;
- (c) Land being subdivided or developed that lies outside of an area serviced by Council water supply an alternative source shall be utilised until Council supply system is developed. When a council system is developed the subdivision or development are required to connect; and
- (d) In areas not served by a reticulated Council water supply, the water supply installed (including, but not necessarily limited to, roof water and/or bore water shall be to a standard that enables the pressure and quantity required for fire fighting to be maintained.

Note: Guidance should be obtained from the New Zealand Fire Service in determining the suitability of the supply.

Explanation:

Site services should be able to be provided to a lot to enable a range of land uses. An adequate supply of water is necessary for domestic use and fire fighting purposes. This may be provided through a reticulated system or evidence shall be provided that each lot is capable of being provided with such a supply.

27.10.5 Sewage Disposal

- (a) Land being subdivided or developed that lies within an area served by a Council Sewerage Scheme the property shall be reticulated and connected to that scheme by the developer;
- (b) Land being subdivided or developed that is not able to be serviced by a Council Sewerage Scheme shall either be serviced by:

- (i) a decentralised wastewater treatment and disposal system constructed by the developer; or
- (ii) an individual onsite wastewater system; or
- (iii) on-site holding tanks in accordance with the requirements of the Hawke's Bay Regional Council (HBRC).

Should a resource consent from HBRC be required for the discharge it shall be applied for by the developer when lodging subdivision consent and then transferred to the owner of the new lot.

Where relevant, a copy of the resource consent allowing the discharge of contaminants from the proposed no-reticulated wastewater system, shall be provided to the Wairoa District Council prior to approval of subdivision pursuant to Section 224 of the Resource Management Act, 1991; and

- (c) Any disposal or treatment areas located off-site, other than to Councils owned systems, shall be protected by easements.

27.10.6 Stormwater

- (a) Domestic stormwater soakage systems must be able to be located landward of the CERZ; and
- (b) Over land flow paths shown on the stormwater plan shall be protected by easement from building encroachment.

Note: Earthworks and the placement of domestic stormwater soakage systems within the CHEPA are matters for which HBRC is the consent authority and may require resource consent from that authority.

27.10.7 Works & Network Utilities

Utility services shall be provided in accordance with Council's standards.

Services located within a State highway require the written permission of Transit New Zealand.

Services located within railway premises require the written permission of the New Zealand Railways Corporation.

27.10.8 Roads

The design and formation of new roads created by subdivision or development shall be to a standard not less than that specified by Council's Engineering Code of Practice. Roads to vest in Council shall be certified as being to this standard or of a higher standard before Council accepts ownership.

OTHER DISTRICT WIDE RULES

27.10.9 All activities must also comply with the rules contained in the following chapters of this Plan (where relevant):

- o Cultural Heritage ([Chapter 22](#));
- o Indigenous Vegetation and Habitats of Indigenous Fauna ([Chapter 23](#));
- o Access and Parking ([Chapter 24](#));
- o Surface of Water ([Chapter 25](#));
- o Subdivision ([Chapter 27](#));
- o Coastal Hazards ([Chapter 27A](#)); and
- o Information Requirements ([Chapter 28](#)).

Note: activities associated with the construction and maintenance of utilities are provided for in [Chapter 26](#).

Cross References:

[Part B](#) – Resource Management Strategy

[Part C](#) – Land Management Zones and Rules

[Part D](#) – District Wide Rules

- o [Chapter 23](#) – Indigenous Vegetation and Habitats of Indigenous Fauna
- o [Chapter 24](#) – Access and Parking

[Part E](#) – Applying for Resource Consent

Planning Maps

Other References:

Relevant Wairoa District Council: Engineering Code of Practice

27A COASTAL HAZARDS

27A.1 RULES

These rules apply to the Coastal Hazard Erosion Policy Area (CHEPA) which is defined as land that comprises the Current Erosion Risk Zone (CERZ), the 2060 year Erosion Risk Zone (2060 year ERZ) and the 2100 year Erosion Risk Zone (2100 year ERZ), being that area of land located between mean high water springs (MHWS) and the landward extent of the 2100 year Erosion Risk Zone boundary.

This is applied as an overlay to the underlying zones within the Mahia Peninsula area being that area subject to Plan Change 1B.

27A.1.1 Section 31 also contains definitions for the following terms:

- o Building Site Coverage;
- o Chartered Professional Engineer;
- o Coastal Hazard Erosion Policy Area (CHEPA);
- o Areas subject to flood hazard;
- o Site; and
- o Serviced lots.

Permitted Activities

27A.1.2 Activities are permitted by the Wairoa District Plan in accordance with the rules for the underlying land-use zone.

Permitted Activity Conditions

27A.1.3 Permitted activities in the CHEPA shall comply with the standards and conditions for permitted activities in the underlying land-use zone.

Note: Construction, modification and demolition of building, earthworks and vegetation removal within the CHEPA are managed by Hawke's Bay Regional Council (HBRC) in accordance with provisions of the Hawke's Bay Regional Coastal Environment Plan (HBCEP). Activities within the CHEPA are subject to the objectives policies and rules of the HBRCEP and may require resource consent from the HBRC.

Discretionary Activities

27A.1.4 The following are discretionary activities:

- (a) Activities that are determined discretionary in accordance with the rules for the underlying land-use zone;
- (b) Subdivision of land or the erection of any building on land (either natural ground level or any artificially created ground level) in areas potentially subject to flood hazard;
- (c) In the CERZ:
 - (i) Subdivision where:
 - o land is partly located in the CERZ; and

- o the land located within the CERZ is to be held in the certificate of title of the proposed seaward lot; and
 - o no buildings or structures are proposed on that part of the land located in the CERZ and a consent notice is registered on the resulting certificate of title to this effect.
 - (ii) Subdivision of land wholly within the CERZ that is to vest in the ownership of the local or regional authority;
 - (iii) Boundary adjustments that comply with the boundary adjustment criteria provided for in Rule 27A.1.4(d)(ii).
- (d) In the 2060 year and 2100 year Erosion Risk Zones:
- (i) Subdivision of land provided that:
 - o no averaging of lot sizes shall be permitted;
 - (ii) Minor boundary adjustments of 2 or more adjacent allotments provided that no additional allotments will be created and the net site area of any proposed allotment created by the boundary adjustment is the same as, or does not differ by more than 5% of, the net site area of that allotment as it existed prior to the boundary adjustment.

Advisory Note: Other District Plan provisions may require consent from affected parties or require notification. The undertaking of some of the activities noted above may also be subject to rules in regional plans. Those activities may not be allowed unless they fully comply with rules in those regional plans or resource consents are obtained from HBRC.

Discretionary Activities - Standards and Terms

27A.1.5 Within the CHEPA:

- (a) Information Requirements:
 - (i) The activity shall, where practicable, comply with the permitted activity criteria of the Zone in which it is located. Where there is a conflict with the rules contained in this Chapter, the rules contained in this Chapter shall prevail.
- (b) Special Standards and Terms for Discretionary Activities in the 2060 year and 2100 year Erosion Risk Zones:
 - (i) On a subdivision, any new lot created which contains land within the CERZ shall be provided with a building platform outside of the CERZ.
- (c) Matters of Discretion:

The Council limits the exercise of its discretion to:

 - (i) Whether the proposal is consistent with the objectives and policies for Natural Hazards (Chapter 8);
 - (ii) The extent to which proposed activities, buildings and structures will be able to be built with minimal disturbance to the foredune;
 - (iii) The degree to which the proposed subdivision is likely to:
 - o Accelerate, worsen or result in further damage to that land, other land, or structures or buildings caused either directly or indirectly by coastal erosion or inundation;
 - o Be subject to damage from erosion and inundation;
 - o Compromise the natural buffering ability of the foredune system; and

- o Reduce the net risk of coastal erosion and inundation hazards.
- (iv) The general requirements for development or subdivision of land (see Chapter 27);
- (v) The on-going provision of access to the site;
- (vi) Any other matter to which Council has limited its discretion in the zone in which the activity occurs; and
- (vii) The location of the 2060 year and 2100 year Erosion Risk Zone boundary.

(d) Conditions:

Conditions may be imposed in respect of any of the matters over which discretion is reserved, and may include the following matters;

- (i) Land use consent may require a review of conditions under s128 of the Resource Management Act 1991. This review would be initiated where defined hazard risk circumstances occur on the site particularly:
 - o When the crest of the foredune or the top of any dune scarp recedes to a point within 10 metres or less from the nearest part of the building.

The review will enable the actual risk to be considered at that time, and appropriate mitigation measures implemented through changed consent conditions, should this be deemed necessary, including but not limited to conditions requiring the relocation of any building, structure or other works to the Alternative Building Site and/or further monitoring.
- (ii) Subdivision consent shall include conditions that existing and new lots be provided with practical building platforms. Such requirements and other on-going conditions such as those requiring periodic review shall be registered on the certificate of title for the lot/lots created by way of a consent notice;
- (iii) The general requirements for development or subdivision of land (see Chapter 27); and
- (iv) Any other matter to which Council has limited its discretion in the Zone in which the activity occurs.

Prohibited Activities

27A.1.6

In the CERZ:

Subdivision of land that is not provided for as a discretionary activity listed in [Rule 27A.1.4\(c\)\(i\)](#).

PART E - APPLYING FOR A RESOURCE CONSENT

[28 Information Requirements](#)

[29 Notification of Applications](#)

[30 Resource Consent Assessment Matters](#)

[31 Definitions](#)

Guide for Users of the District Plan:

Part E provides a guide to applicants on the general duty to provide adequate information on their proposal, and the basis on which the District Council will consider the application.

28 INFORMATION REQUIREMENTS

28.1 INTRODUCTION

28.1.1 Forms for resource consent applications can be obtained from Council offices.

28.2 RULE: INFORMATION TO SUPPORT CONSENT APPLICATIONS

28.2.1 The following information shall be submitted with a resource consent application for a land use consent and a subdivision consent (where relevant):

- (a) a description of the activity for which consent is sought, and the type of consent required;
- (b) an assessment of any actual or potential effects that the activity may have on the environment, and the ways in which any adverse effects may be mitigated; [Section 88 (6) of the Act states that such an assessment:
 - “ - Shall be in such detail as corresponds with the scale and significance of the actual or potential effects that the activity may have on the environment; and
 - shall be prepared in accordance with the Fourth Schedule.”]
- (c) a statement specifying all other resource consents that the applicant may require from any consent authority in respect of the activity to which the application relates, and whether or not the applicant has applied for such consents;
- (d) any specific information required to be included in the application by the District Plan;
- (e) site information:
 - o the location of the site, full name of applicant, correct street address and legal description(s) of the site;
 - o current copies of the Certificates of Title.
- (f) a description of the site including:
 - o existing uses and buildings;
 - o topography and vegetation;
 - o any fill on the site known to the applicant;
 - o earth movement, including volume of earthworks;
 - o habitats (bush/wetlands/streams for example);
 - o any known habitats or sites of significance to tangata whenua; and
 - o any historic buildings, sites, or notable trees.

[These factors should also be indicated on a site plan].
- (g) information is required to be submitted with a resource consent application, where the amount of earthworks exceeds the standards contained in the relevant zone. This information shall include:
 - o scale plans showing the area of land to be disturbed (this can be shown on the site plan for the proposal as required in [28.2.1\(h\)](#) below);
 - o methods by which earthworks are to be undertaken;
 - o timing, staging and rate of earthworks; and
 - o rehabilitation programme proposed.

(h) site plans:

Site plans must be drawn at a scale that will show the relevant details. One A3 copy of each plan must be supplied. Where relevant the plan will show:

- o location of the site, road name, property number and north point;
 - o Certificate of Title boundaries with lengths and other dimensions in metres;
 - o topography (showing significant landforms, natural features and vegetation);
 - o distances to site boundaries for all existing buildings to be retained, and all proposed buildings or structures or alterations;
 - o location with distances to site boundaries of buildings or structures on adjacent sites;
 - o road frontages;
 - o the location of any high voltage transmission lines crossing the site;
 - o watercourse, drainage and sewerage pipes within and adjacent to the site;
 - o design of earthworks and final levels and contours of the site;
 - o floor plans;
 - o location of proposed activities, vehicle parking, servicing, circulation and manoeuvring, pedestrian and vehicular access as specified in [Chapter 24](#) and [Appendix I](#);
 - o all landscape design, site planting and fencing; and
 - o elevation drawings showing existing and finished ground levels; building height and height in relation to boundaries, including compliance with maximum building height provisions.
- (i) the means proposed for dealing with all stormwater and sanitary drainage;
- (j) a statement identifying those persons interested or affected by the proposal (see [Section 29.4](#) – Determining Affected Parties), the consultation undertaken, and any response to the views of those consulted and/or written approvals (see also [Section 4.5](#) in relation to consultation with tangata whenua);
- (k) engineering information necessary to determine the effects of the proposal. Generally for one or two allotment subdivisions the following information will not be required, however, where it is proposed to connect any allotment or development to any reticulated Council service or road the following documents, as appropriate, will be required to be supplied to the Council:
- (i) engineering drawings, specifications and calculations, covering the following sections of the work to be carried out:
 - o Site re-grading;
 - o Roding and access;
 - o Drainage (stormwater and sanitary);
 - o Water supply and other services; and
 - o Soils engineer's report on the suitability of the land for subdivision, on-site wastewater disposal, and any other reports considered necessary by the Council.
 - (ii) engineering drawings detailing the following earthwork proposals:
 - o Original and final contours;
 - o Areas of cut and full;
 - o Subsoil drainage; and
 - o Silt control.
 - (iii) plans showing the streets including everything that is to be located within the street or within the subdivision (i.e. carriageways, footpaths, berms, trees, water mains and fittings, sanitary sewers, pump stations, stormwater drains, manholes, sumps, electric power, streetlights, telecommunications cables and junction boxes and transformer sites). Plans shall also show the limit of all work proposed

to be done by the Developer and its relationship to adjacent existing works or property;

- (iv) longitudinal sections of every street including levels, longitudinal sections of sanitary sewers and stormwater drains including pipe sizes, types, grades, design flows, manholes and also underground services that are to vest in Council which cross the line of the longitudinal section to show calculated clearances;
- (v) detailed typical road cross sections showing the location of all features described in this document including engineering services, road information, sub-grade drainage, metalling, kerb and channelling, sealing or paving, footpaths and other walkways, berms and planting areas;
- (vi) details showing how streets and services are to be connected to existing streets and services;
- (vii) details showing underground cabling and services provided by others;
- (viii) plans shall provide levels to the recognised local datum;
- (ix) upon completion of construction, copies of 'as built' plans are to be submitted by the owner showing the following details as constructed:
 - o sanitary drainage reticulation - including the measured positions of manholes, manholes depth and lid levels (where required by Council); measurements to house connections, referred to the centre of the downstream manhole cover and the length and position of lateral;
 - o stormwater drainage reticulation - detailed as for (a). The plans shall also show subsoil drainage and flood path level information;
 - o water reticulation - including the position of mains, location of hydrants, valves, tees and connections;
 - o areas of filling - showing the total depth of fill, in the form of lines joining all points of equal fill depth;
 - o ducts - measurements to ducts installed for telephone, power and gas reticulation; and
 - o street names - as suggested by the Owner and as approved by Council.

Note: "As built" plans to a minimum scale of 1:500 as and when the various aspects of the work have been completed, and a certificate stating that the works have been carried out under the control of and to the satisfaction of, the Certifying Engineer, are likely to be placed as conditions on all resource consents.

- (l) information on known flooding potential; and
- (m) any other information necessary to determine the effects of the proposal.

28.3 ADDITIONAL INFORMATION REQUIREMENTS IN RELATION TO SUBDIVISION CONSENT APPLICATIONS

28.3.1 An application for subdivision consent shall be accompanied by the following information (where relevant):

- o the position of all new boundaries;
- o the areas of all new allotments;
- o the location and areas of new reserves to be created, including esplanade reserves, strips or access strips;
- o the location and areas of any land below mean high water springs of the sea, or any part of the bed of a river or lake;
- o the location and areas of land to be set aside as new road;
- o indicative building positions (where these are known);

- o vehicle access points relative to adjacent accesses and intersections; and
- o details of hazardous areas.

28.4 ADDITIONAL INFORMATION REQUIREMENTS IN RELATION TO HAZARDOUS SUBSTANCES

- 28.4.1 Council shall require a statement covering the following matters:
- o the properties of the substance;
 - o management and safety measures;
 - o the amount of substance to be stored and the way in which the substance will be stored;
 - o the nature of the surrounding environment and in particular any likely sensitive environments, for example, water ways;
 - o the proposed transportation routes; and
 - o the proposed means of dealing with emergencies, in particular, clean up and containment procedures.

28.5 ADDITIONAL INFORMATION REQUIREMENTS IN RELATION TO HISTORIC PLACES, ARCHAEOLOGICAL SITES, AND/OR NOTABLE TREES

- 28.5.1 Council shall require:
- o a full description of the proposed activity and the type of work to be undertaken, including photographs of the place or notable tree;
 - o the outcome of any consultation with any relevant body or affected persons (including tangata whenua, Historic Places Trust, NZ Archaeological Association); and
 - o the written consent in order to deal with the matter on a non-notified basis, of any relevant heritage protection authority if the heritage resource is subject to a heritage protection order or the Historic Places Trust if the heritage resource is registered under the Historic Places Act 1993.

28.6 ADDITIONAL INFORMATION REQUIREMENTS IN RELATION TO SURFACE OF WATER ACTIVITIES

- 28.6.1 Activities on the surface of rivers and lakes (which require a resource consent) shall include as part of the application:
- i) an assessment of the effect that the activity may have on the aquatic and/or marine environment, and the margins of the river or lake;
 - ii) an assessment of the effect that the activity may have on other recreational users; and
 - iii) an assessment of the effect that the activity may have on properties adjoining the river or lake in the area where the activity is to take place.

28.7 ADDITIONAL INFORMATION REQUIREMENTS WHERE AN ACTIVITY INVOLVES DIRECT ACCESS TO A STATE HIGHWAY

- 28.7.1 Activities involving direct access to a state highway shall provide the following additional information in respect of both existing and proposed vehicular access points:
- o whether or not the road is Limited Access Road;
 - o the availability of alternative legal access to another road;

- o an assessment of compliance with the performance criteria in [Table 1](#) in [Chapter 24](#);
- o an assessment of the effect that the activity may have on the safety and efficient operation of the state highway; and
- o the outcome of any consultation with Transit New Zealand.

28.8 ADDITIONAL INFORMATION REQUIREMENTS IN RELATION TO SUBDIVISION/DEVELOPMENT APPLICATIONS IN THE RESIDENTIAL (MAHIA) & COASTAL (MAHIA) ZONES

- 28.8.1 An application for subdivision consent shall be accompanied by information contained in Section 28.2 to 28.7 (inclusive) and the following information (where relevant):
- o a landscape and visual assessment including the impacts of the subdivision/development on the surrounding environment;
 - o details of potential and existing coastal hazards on site and a description of how the proposed subdivision /development may effect these;
 - o all subdivisions shall consider the necessity of providing stormwater storage facilities to reduce the demand on Council infrastructure and public waterways during short duration, high intensity rainfalls. Provisions to mitigate, avoid or remedy any resulting adverse environmental effects shall be included in the assessment of environmental effects submitted with the application for subdivision consent;
 - o Council may require a detailed stormwater plan to ensure that there are no adverse stormwater effects off-site. The plan shall include the location of overland flow paths, where applicable. The applicant shall liaise with the HBRC with regard to discharge consents and shall advise Council of any additional consents required;
 - o consideration will be given to the layout of existing reticulation, distribution and transmission lines or pipes;
 - o an ecological assessment to be undertaken by a suitably qualified professional in the relevant field;
 - o Council may require a detailed wastewater disposal plan to ensure that there are no adverse wastewater effects off-site;
 - o Council may require the submission of an archaeological assessment of the site to enable the actual and potential effects of the proposed activity on any archaeological assessment should be prepared by a qualified professional archaeologist who is a member of the New Zealand Archaeological Association; and/or
 - o Council may require the submission of a cultural assessment of the site to enable the actual and potential effects of the proposed activity on sites of cultural heritage value to be assessed. The cultural assessment shall be undertaken by a suitably experienced person acknowledged in the field of cultural assessment.

29 NOTIFICATION OF APPLICATIONS

29.1 INTRODUCTION

- 29.1.1 Section 93 of the Resource Management Act 1991 provides that once the consent authority is satisfied it has adequate information, it will notify the application. Section 93 provides details about who should be served with notice of the application and how it should be done. However, that section is a general presumption, as Section 94 of the Act provides exemptions available to Council for non-notification of an application.
- 29.1.2 In accordance with Section 94(5), the Council can still reserve the right to notify an application even in situations where this Plan states that it need not be notified.

29.2 RULE - CONTROLLED ACTIVITIES:

- 29.2.1 A land use consent for a controlled activity need not be notified in accordance with Section 93 of the RMA, provided the written approval has been obtained from every person who, in the opinion of the Council, may be adversely affected by the granting of the resource consent. Council has discretion to waive the requirement to obtain written approval from every affected person, where it considers that requirement to be unreasonable in the circumstances.
- 29.2.2 A subdivision consent need not be notified in accordance with Section 93 of the RMA if the subdivision is a controlled activity (Section 94(1)(a) RMA).

29.3 RULE - DISCRETIONARY ACTIVITIES:

- 29.3.1 All discretionary activities will be notified unless:
- (a) the Council considers the adverse effects on the environment will be minor; and
 - (b) the written approval has been obtained from every person who the Council considers may be adversely affected by the granting of the resource consent.
- 29.3.2 Council seeks to take the following consistent and transparent approach in deciding whether or not to notify applications and seek the approval of affected parties.

29.4 RULE - DETERMINING AFFECTED PARTIES

- 29.4.1 In determining those persons that may be adversely affected by the granting of a resource consent, the Council may consider the effects, including on:
- o the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;
 - o 'Kaitiakitanga;'
 - o those persons living in residential properties adjacent or near to any application site;
 - o those persons who own or lease land that is adjacent or near to any application site and whose use of that land could be detrimentally affected by the applications;
 - o those persons or organisations whose use or enjoyment, or specific interest in an area, could be adversely affected;
 - o any adjacent territorial local authority or the regional council;
 - o any Minister of the Crown with statutory responsibilities in respect of the application site or any adjacent area; and

- o any other person who the Council considers relevant in the circumstances.
- 29.4.2 In determining whether there is anything more than a minor adverse effect on the environment through the granting of a resource consent, the Council may consider (where appropriate):
- o the degree of non-compliance with any rule in the Plan and the environmental outcome sought by that rule;
 - o the frequency of any effect;
 - o the area influenced by any effect;
 - o the timing of any effect;
 - o the sensitivity of surrounding uses to that effect; and
 - o any other aspect of the effect considered relevant in a particular circumstance.

30 RESOURCE CONSENT ASSESSMENT MATTERS

30.1 INTRODUCTION

- 30.1.1 Council, in determining a resource consent for any controlled or discretionary activity, shall consider:
- o relevant plan objectives and policies (contained in Parts B, C and D of this Plan);
 - o the relevant assessment matters (Section 30.2 to 30.14); and
 - o any other matter the Council considers relevant, including compliance with any relevant industry codes of practice.
- 30.1.2 Matters over which the Council has reserved control in respect of the activities listed as Rules 26.5.2 (petroleum exploration), 26.5.3 (drilling), and 26.5.4 (production testing), are only those relevant matters specified in Section 30.11 of this Plan.

30.2 NOISE/VIBRATION

- 30.2.1 The degree to which unreasonable noise generation will affect the enjoyment of any public place or residential area in the vicinity.
- 30.2.2 The degree to which the noise contrasts with the characteristics of the existing noise environment in terms of level, duration and timing, and the impact of any cumulative increase.
- 30.2.3 The nature of measures to mitigate unreasonable noise levels and the degree to which they would be successful.
- 30.2.4 The degree of vibration resulting from the activity, and the nature and likely success of measures to mitigate the effects of vibration.

30.3 ODOUR

- 30.3.1 The degree to which the operation is likely to lead to odour beyond the boundary of the site, and in particular the technology and management systems proposed to mitigate odour.
- 30.3.2 The degree to which there are odour sensitive activities in the vicinity of the proposal.
- 30.3.3 The degree to which any activity complies with relevant codes of practice promulgated by industry organisations.

30.4 PRIVACY, SHADING AND VISUAL AMENITY

- 30.4.1 The degree to which the proposed buildings:
- a. will be compatible with the character of the area, including the scale of other buildings in the surrounding area;
 - b. will overshadow adjoining sites and result in reduced sunlight and daylight;
 - c. will cause a loss of privacy through being over-looked from neighbouring buildings;
 - d. will block views from properties in the vicinity, or from roads or public open space in the surrounding area;
 - e. will diminish the openness and attractiveness of the street scene;

- f. will detract from the amenity of adjoining sites in terms of such matters as noise, odour, dust, glare occurring as a result of the building; and
- g. will allow more efficient, practical and/or pleasant use of the remainder of the site.

30.4.2 Landscaping proposed for the site.

30.5 SIGNS

- 30.5.1 Consideration shall be given to the location, design and appearance of the sign and its effects on amenity, heritage and landscape values.
- 30.5.2 Consideration shall be given to the location, design and appearance of the sign and its effect on the safe and efficient operation of the roading network.
- 30.5.3 Signs located on State highways will require the written consent of the appropriate roading authority. Where such consent has been obtained the application may be assessed as non-notified.

30.6 HAZARDOUS SUBSTANCES

- 30.6.1 The probability and possible magnitude of any risk posed by the hazardous substance(s).
- 30.6.2 The location on site, particularly distances from boundaries, other structures and people living on site or on adjacent sites.
- 30.6.3 The sensitivity of surrounding environment and bodies of surface water.
- 30.6.4 The proposed transportation routes to and from the site.
- 30.6.5 The procedures in place for the safe handling and transportation of hazardous substances.
- 30.6.6 The contingency procedures in place for dealing with accidental spills or leakages.
- 30.6.7 The security arrangements for the storage of hazardous substances.
- 30.6.8 The adequacy of use and storage facilities to contain the volume and type of hazardous substances.
- 30.6.9 The availability of information on the hazardous substances used (e.g. Materials Safety Data Sheets).
- 30.6.10 The adequacy of disposal procedures for waste substances, or contaminated produce.
- 30.6.11 The adequacy of proposals for the clean-up of contaminated sites.
- 30.6.12 The risk to the health and safety of people, and plant & animal life, from the rehabilitation and re-use of a contaminated site.

30.7 NATURAL HAZARDS

- 30.7.1 The degree to which the activity will make worse the effect of the natural hazard.
- 30.7.2 Historical occurrence and severity of the natural hazard, and its return period, in the area concerned.

- 30.7.3 Measures to mitigate the effects of the activity on the severity of natural hazards, and the ability to design and construct these in sympathy with the surrounding environment.
- 30.7.4 The possibility and implications of:
- o a change in sea level;
 - o altering coastal processes;
 - o changes in rainfall; and
 - o an increase in cyclonic storms.
- 30.7.5 The integrity of natural systems and features that provide a defence against natural hazards including:
- o coastal foredunes;
 - o wetlands; and
 - o margins of estuaries.
- 30.7.6 The degree to which the works:
- o are necessary in order to protect key infrastructure;
 - o have a favourable benefit to cost ratio;
 - o will have an adverse effect on the natural character of the coastal environment, lakes and rivers and their margins or other adverse environmental effects;
 - o will cause or worsen hazards to other lands or water; and
 - o are the only practical alternative.

30.8 HISTORIC PLACES/NOTABLE TREES

- 30.8.1 The degree to which the proposal reflects the conservation principles contained within the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value.
- 30.8.2 The registration (if applicable) and the reasons for this registration of the heritage resource under the Historic Places Act 1993.
- 30.8.3 The policies of any conservation plan and heritage inventory relating to the heritage resource
- 30.8.4 The importance, if any, of the land or streetscape setting, surrounding the heritage resource.
- 30.8.5 The impact the proposal has on the integrity/value of the heritage resource.
- 30.8.6 The importance attributed to the heritage resource by the wider community.
- 30.8.7 The recommendations made by the New Zealand Historic Places Trust and any other professionally recognised party in heritage conservation issues.
- 30.8.8 Significance of the place for tangata whenua
- 30.8.9 In relation to notable trees the effect on size, contribution to amenity, life expectancy and general occurrence of the species in the District.

30.9 INDIGENOUS VEGETATION AND/OR HABITATS OF INDIGENOUS FAUNA

- 30.9.1 Consideration of the following factors:

- (1) Size and Shape – size and shape affect the long-term viability of species, communities and ecosystems as well as the amount of diversity. Large, compactly shaped natural areas tend to be better buffered against human disturbance, natural disaster, and pressures from the surrounding landscape, and have a smaller proportion of 'edge' habitats;
- (2) Rarity – the relative rarity of physical landscape features, vegetation and habitats within an Ecological District and on a national basis;
- (3) Representativeness – the indigenous vegetation type is poorly represented in the district, region or nation;
- (4) Naturalness – this is a measure of how much change has resulted from human intervention;
- (5) Long Term Viability/Sustainability, Fragility & Threat – an area's inherent ability to maintain itself in the long term, in the absence of any active management and resist direct and indirect human effects;
- (6) Buffering and Surrounding Landscapes – buffers significant indigenous vegetation by providing protection from adverse effects;
- (7) Reduces Adverse Effects – role played by vegetation in reducing natural hazards, protecting the habitat of indigenous fauna and trout, and contributing to water and soil conservation;
- (8) Legal Protection/Recognition – vegetation is already protected or identified;
- (9) Cultural Values – importance to Maori and the presence of sites of archaeological or heritage value;
- (10) Management input – nature and scale/intervention necessary/restoration potential;
- (11) Diversity and pattern (of landforms, ecosystems and species) – the natural diversity of ecological units, ecosystems, and physical features within a natural area, and the gradients (biological, successional, drainage, altitudinal, salinity etc) that exist within a natural area; and
- (12) Cumulative Effects on Ecological or Migratory Corridors – role played by small or fragmented areas of indigenous vegetation as components of ecological or migratory corridors.

30.10 ACCESS AND PARKING

- 30.10.1 Whether the access is sufficiently removed from an intersection having regard to traffic volumes on the roads, the speed of vehicles on the roads, and any other factors that will prevent conflict and confusion between vehicles turning at the crossing or at the intersection.
- 30.10.2 Whether there is a need to separate entry and exit in order to reduce potential traffic confusion and conflict.
- 30.10.3 Whether the physical form of the road will minimise the adverse effects of access (e.g. whether the road offers good visibility, whether a solid median barrier will stop unsafe right hand turns etc).
- 30.10.4 Whether particular mitigation measures such as a deceleration lane are required due to speed and volume of vehicles on the road.
- 30.10.5 The design of the access to facilitate traffic exiting the site to safely enter the traffic stream.
- 30.10.6 Whether there is adequate queuing and parking space on site so that vehicles do not queue over access ways or on the road.
- 30.10.7 The design of the access in relation to pedestrian and cycle safety.

- 30.10.8 Any relevant accident history on the road in the vicinity of the site.
- 30.10.9 The degree to which the existing flow and type of traffic on, and the amenity of the land adjoining the road, will be affected by the traffic generated by the proposed activity.
- 30.10.10 Whether the road can be upgraded to accommodate the increased traffic and what proportion of the costs associated with upgrading will be borne by the applicant.
- 30.10.11 Any cumulative effects of the introduction of extra access points on the safe and efficient operation of the road.
- 30.10.12 Whether the access meets the Council's relevant "Engineering Code of Practice."

30.11 UTILITIES, MINERALS EXPLORATION AND ENERGY DEVELOPMENTS

- 30.11.1 Any national statutory or industry code of practice, or its equivalent, relevant to the respective utility operation.
- 30.11.2 The type and nature of environmental effects, and the extent to which they may occur beyond the boundaries of the site, e.g. noise, glare, vibration, fumes, and traffic, including any potential health effects.
- 30.11.3 The effect on public access, or conservation values.
- 30.11.4 The impact on other utility operations and public works and utilities.
- 30.11.5 Any impact on sensitive environmental areas including adverse effects on water quality and the visual aspect of the landscape.
- 30.11.6 Any adverse effects upon the relationship of tangata whenua with their ancestral lands, waahi tapu, and other taonga.
- 30.11.7 The availability of mitigation measures by which to avoid, remedy or mitigate adverse effects.
- 30.11.8 The scale of building, structure or activity in relation to established activities of the site and its locality.
- 30.11.9 Any special technical requirements or constraints, which may limit siting, design or operation, for example, geotechnical considerations or natural hazards.
- 30.11.10 The relationship of the proposal to relevant objectives, policies and rules of the Plan, and to the environmental outcomes sought by the Plan.

30.12 SUBDIVISION

- 30.12.1 The size, shape and arrangements of allotments and provision for access to provide appropriate living areas and or having regard to:
 - o topography, soils and vegetation;
 - o surface and ground water conditions;
 - o existing buildings, roads and site services; and
 - o earthworks.

- 30.12.2 Maintaining natural resources and significant natural resources and heritage resources as listed in the Schedules to this district plan and means to avoid, remedy or mitigate any adverse effects of land subdivisions and subsequent development.
- 30.12.3 Where there are archaeological values affected by the subdivision, any recommendations and findings of an archaeological assessment completed for the site.
- 30.12.4 The degree to which the land is subject to natural hazards or development is likely to compound the danger arising from the occurrence of natural hazards.
- 30.12.5 The potential range of uses of the site will not likely create a traffic hazard on the adjoining road or state highway.
- 30.12.6 The extent to which legal, formed or unformed, access can be maintained or provided to, or along, the coastal marine area, lakes and rivers.
- 30.12.7 The degree to which the subdivision and subsequent development meets the Council's relevant "Engineering Code of Practice."

30.13 SITE SERVICING

- 30.13.1 The degree to which the servicing of the site(s) meets the Council's relevant "Engineering Code of Practice."

30.14 SURFACE OF WATER ACTIVITIES

- 30.14.1 The duration and timing of the activity.
- 30.14.2 The degree to which excessive noise generation will affect the enjoyment of the river, lake or wetland concerned and it's margins by others in the vicinity.
- 30.14.3 The degree to which the noise contrasts with characteristics of the existing noise environment in terms of level, duration and timing.
- 30.14.4 The nature of measures to mitigate excessive noise levels and the degree to which they would be successful.
- 30.14.5 The degree to which the activity imposes restrictions on other activities on the surface of the river, lake or wetland concerned, and it's margins, and the ability to mitigate this.
- 30.14.6 The degree to which the activity poses a threat to other users of the river, lake or wetland concerned.
- 30.14.7 Any impact on sensitive environmental areas, including the riparian margins of the river, lake or wetland, impacts on water quality, and impacts on areas of cultural or spiritual significance, and the effectiveness of any mitigation measures.

31 DEFINITIONS

Access

in relation to any site means a crossing place or that part of a site providing access from the road frontage to the main part of the site.

Accessory Building/Activity

means:

- a) A building, structure or activity that is detached from, and the use/operation of which is incidental to that of, any other principal building(s)/activity(ies) on the same site, and in relation to a site on which no principal building has been erected, is incidental to the use which may be permitted on the site;
- b) A fence or free-standing wall of a height greater than 2m;
- c) Accessory activities shall not include home business activities.

Accommodation Facility

means any form of residential accommodation that does not comply with the definition of Residential Activities/dwellings and includes; bed and breakfast facilities, farmstays, boardinghouses, hotels, hostels, motels, camping grounds, retirement villages and resthomes for the rehabilitation and care of any group. Occupancy of any accommodation facility shall be assessed on a person per bed basis (i.e. one single bed equals one person, one double/queen/king size bed equals two persons).

Advertising Sign

means a sign and any other thing of a similar nature intended to attract attention for advertising purposes, placed on a site and visible from off the site, excluding:

- o Official traffic control and advisory signs;
- o 'Welcome to' signs;
- o Signs required to be erected by statute;
- o Signs identifying a site of special scenic, historic or cultural interest;
- o Warning signs related to aspects of public safety;
- o Any advertising matter placed on or within a shop display window, or affixed to or incorporated within the design of the building; and
- o Signs and interpretation panels providing angling and hunting information.

Alteration

means any change to, addition to, or partial demolition of, any heritage feature, building, structure or memorial; and any maintenance involving new finishes or materials. This excludes general maintenance involving replacement with materials that are the same as the original materials, and general cleaning.

Antenna

means that part of a radio communication facility or telecommunication facility used for transmission or reception including dish antennas and antenna mountings but not any supporting mast or similar structure.

Archaeological Site

as defined in the Historic Places Act 1993

Area Subject to Flood Hazards	means areas of land identified as part of a subdivision or land use consent application that may be subject to inundation or flood hazard.
Biodiversity	means the variability among organisms from all sources including, inter alia, terrestrial, marine and other aquatic organisms and the ecological complexes of which they are a part: this includes diversity within species, between species, and of ecosystems. Components include genetic diversity, species diversity, ecological (ecosystem) diversity.
Building	<p>means any structure 1.5 metres or more in height, movable or immovable, which in addition to its ordinary meaning shall include:</p> <ul style="list-style-type: none"> a) any structure or erection enclosed or partly enclosed within walls or supported on columns, whether it has a roof or not; and b) any retaining wall which either exceeds a height of 1.2 metres from the lowest ground level adjoining, or is within 1.2 metres of the boundary of a street or public place. <p>But excludes:</p> <ul style="list-style-type: none"> o fencing for the containment of stock; o residential chimney and television aerials associated with a dwelling house; o structures less than 5m² and less than 1.8 metres in height (including fences); o any vehicle, trailer, caravan or boat which is not used for permanent or long-term residential purposes; o lines; and o masts, antennas and antenna support structures, and lightning rods.
Building Height	means the vertical distance between the average level at the ground and the highest part of the building (where this does not comprise chimneys, flues, aerials, antennas less than 0.3m ² in frontal area, lightning rods, flagpoles, or roof water tanks).
Building Site Coverage	<p>means that portion of the site area which may be covered by buildings and structures but does not include:</p> <ol style="list-style-type: none"> 1. eaves 1m or less in width; 2. uncovered terraces or uncovered decks less than 1m above ground level; 3. driveways; and 4. footpaths.
Camping Ground	means a camping ground within the meaning of the Camping Ground Regulations 1985 or amendments thereof, and includes every area of land that would be a camping ground within the meaning of those regulations if the words “and includes any building, whether permanent or temporary, occupied either wholly or in part as a temporary living place for human habitation” were added to the

definition of the term “living space” in Regulation 3 of those regulations.

Chartered Professional Engineer

means a person who meets the requirements listed in the Chartered Professional Engineers of New Zealand Act, 2002, or any superseding legislation. The Chartered Professional Engineer (CPE) shall be experienced in the analysis and design of structure sand shall have experience in designing modular type structures. The role of CPE for Chapter 27A of the Plan is to confirm the suitability of the proposed structures design, consistent with the requirements of the District Plan relating to easily relocatable structures from within the CHEPA if erosion occurs.

Clearance or Disturbance

in relation to vegetation, means the felling, destruction or disturbance of trees, shrubs, grasses and other plants by any means, including cutting, burning, crushing or spraying. Clearance or disturbance does not include:

- o the clearance or disturbance of scattered trees or shrubs amongst pasture/horticultural crops;
- o actions necessary for the avoidance of imminent danger to human life or property;
- o tree trimming and 'selective removal' of vegetation necessary for the current operation and maintenance of existing infrastructure, including roads, tracks, stream or river access, fire water points, utilities, structures and fencelines, where this is to prevent a safety hazard or to ensure continued delivery of a service;
- o the disturbance or damage (but not destruction) of indigenous vegetation as a consequence of the harvesting of plantation forest, including where the harvesting involves:
 - o the lifting and/or dragging of logs, and/or
 - o the construction and maintenance of forestry roads and stream crossings.

And the clearance is temporary and minor and does not compromise the ecological functioning of the area;
- o the clearance or disturbance of vegetation that has grown up under the canopy of plantation forest, provided that, where this is within 20m of a river, lake or wetland listed in [Schedule 5](#), the area shall be allowed to stabilise and if necessary be replanted with indigenous vegetation as soon as reasonably possible;
- o the clearance or disturbance of an agricultural or horticultural crop (including grazing pasture);
- o diseased vegetation that creates an environmental or ecological risk; or
- o incidental disturbance of a naturally occurring wetland arising from normal agricultural/horticultural or forestry activities outside a wetland.

Coastal Hazard Erosion Policy Area (CHEPA)

means land that comprises the Current Erosion Risk Zone (CERZ), the 2060 year Erosion Risk Zone (2060 year ERZ) and the 2100 year Erosion Risk Zone (2100 year ERZ), being that area of land located between mean high water springs (MHWS) and the landward extent of the 2100 year Erosion Risk Zone boundary.

Commercial Service

means an activity that provides social and cultural services and facilities for the general public in respect of health, education, religion and leisure and may be associated with health clinics, schools and churches.

Community Service Facilities

includes libraries, churches, clubs, schools, recreational facilities, medical centres.

Conservation Lot

means a parcel of land containing a contiguous area of significant indigenous vegetation &/or significant habitat for indigenous fauna, set aside for its long-term protection.

Depot

means a site or building used for the storage and maintenance of machinery, plant, equipment vehicles, and the storage of materials and includes a trucking and transport depot but does not include a warehouse, or the bulk storage of fuel and lubricants or any hazardous substances.

Dwelling

means any building, whether permanent or temporary, that is occupied in whole or in part, as a residence; and includes any structure or outdoor living area that is accessory to, and used wholly or principally for the purpose of the residence, but does not include the land upon which the residence is sited.

Earthworks

means the disturbance of the land surface by moving, removing, placing or replacing soil, earth or substrate.

The following shall not be included in the definition of earthworks. Earthworks associated with:

- o domestic gardening, land cultivation, horticulture, production forestry, and indigenous habitat restoration activities;
- o work carried out to provide for effluent disposal systems or foundations within buildings, swimming pools or fences;
- o farm silage pits and farm tracks;
- o emergency works;
- o road or track maintenance;
- o drilling for cores or water bores, but excluding access to sites;
- o irrigation or land drainage works;
- o utility trenching by the Council or network utility operator;
- o construction of emergency firebreaks;
- o trenching activity associated with a temporary military training activity, which is backfilled on cessation of the activity; and
- o dam building for farming and forestry use.

(refer to [Chapter 23](#) for rules relating to the drainage of wetlands).

Ecology

means any interrelated and functioning assemblage of plants, animals, and substrates (including air, water, soil) on any scale, including the processes of energy flow and productivity.

Ecosystem

means a biological system comprising a community of living organisms and its associated non-living environment, interacting as an ecological unit.

Education Facility

means land and/or buildings used to provide regular instruction or training and includes pre-schools, schools, tertiary education institutions, work skills training centres, outdoor education centres and sports training establishments.

Emergency Work

as outlined in Section 330 of the Resource Management Act 1991.

Endangered

means plant or animal species in danger of extinction and whose survival is unlikely if the causal factors continue.

Freedom Camping

means camping outside registered camping grounds or designated areas on any public open space identified in terms of Council's policy on "Freedom Camping".

Front Yard

means a yard stretching from side boundary to side boundary between a boundary fronting a road and a line parallel to that boundary at a depth specified in the zone.

Hazardous Substance

as defined in Section 2 of the Hazardous Substances and New Organisms Act 1996.

High Threshold Hazard Factor

describes a situation where there is a high level of risk to public health and the environment. This means situations where:

- i) the hazardous substance(s) may have extreme hazard levels;
- ii) the quantities involved are large industrial scale amounts;
- iii) large quantities of hazardous substances are used in a manner that increases the hazardous properties of the substance(s); or
- iv) substances with a high hazard level stored or used within 50 metres of a potable water source, important natural features or areas, residential areas or commercial activities.

(Refer examples in [Appendix III](#)).

Home Business

means a craft, business, trade or profession which is carried out in conjunction with and ancillary to a residential activity, that has a gross occupied area (inside and/or outside, excluding carparking and access) of 50m² or less and employ no more than one Full Time Equivalent (FTE) staff member not resident in the associated dwelling. Provided that the traffic generated by the Home Business Activity

does not increase the total traffic movements to/from the site beyond that anticipated for a permitted residential activity.

Home Occupation

means any profession, trade, business or craft that is carried out by a member of a household within a residential or rural unit or an accessory building, on the same site.

Indeterminate

means plant or animal species, which may be Endangered, Vulnerable or Rare, but for which there is insufficient information to allow allocation to a category.

Indigenous tree species

means any indigenous woody plant which ultimately forms part of a canopy of a naturally occurring forest in the locality under consideration and includes any indigenous tree species which attains a diameter at breast height of 30 centimetres or greater.

Industrial Activities

are activities that are likely to be noxious or dangerous in relation to the occupants in nearby houses, but when located with other industrial activities are not likely to be noxious or dangerous to adjacent activities, and may include retail activities.

Industrial activities can generate noise, dust, odour, fumes and spray drift which have adverse effects on amenity values. Such activities may also involve the regular use, production, storage, movement or conveyance of large amounts of hazardous substances.

Industrial activities can include:

- o production, processing, bulk moving or storage in bulk of materials, goods or products.

Intensive Farming

means the raising of plants or animals primarily within buildings, and the raising and confinement of animals within a feedlot (whether it be primarily within a building or not). Intensive farming includes such activities as poultry farms, piggeries and mushroom production, but excludes glasshouses used for horticulture.

Intrinsic Values

as defined in Section 2 of the Resource Management Act 1991.

Land Disturbance

means the disturbance of land by any means including earthworks, blading, trenching, side-cutting, surface excavation, overburden and spoil disposal, ground levelling and construction of dams, roading or tracking, construction, maintenance, realignment or widening, and cultivation.

Licensed Premises

means premises that comprise principally a bar space where liquor is served to the general public and where food may also be provided.

Line

means a wire or wires or a conductor of any other kind (including a fibre optic cable) used for the transmission or reception of electricity, signs, signals, impulse, writing, images, sounds, or intelligence of any nature by means of any electromagnetic system; and includes any pole, insulator, casing, fixture, tunnel, or other equipment or material used or intended to be used for supporting,

enclosing, surrounding, or protecting any such wire or conductor; and also any part of the line.

Low Threshold Hazard Factor

describes a situation where the overall risk of hazard is estimated to be low. This means situations where:

- i) the hazardous substance(s) have only low to medium hazard levels on the classification system adopted by the 'UN Recommendations on the Transport of Dangerous Goods: 11th Edition' 1999;
- ii) the quantities involved do not exceed that associated with retail business providing goods to principally domestic consumers; and
- iii) the substances are not stored or handled under conditions that enhance their hazardous properties.

(Refer examples in [Appendix III](#)).

Marae

means the land and buildings used for traditional, cultural and social activities of the Maori.

Mast

means any mast, pole, tower or similar structure, which is designed to carry antennas or other apparatus.

Medical Centre

means a building or part of a building used for professional or consulting rooms for medical practitioners.

Medium Threshold Hazard Factor

describes a situation where there is an intermediate level of risk to public health and the environment. This means situations where:

- i) the hazardous substance(s) may have hazard levels up to the high threshold; but
- ii) the quantities involved are relatively small commercial scale quantities (less than 1000 litres of flammable liquids or 500 litres of corrosive liquids held in secure storage); or
- iii) the substances are stored or handled in association with a service station or any temporary military training.

(Refer examples in [Appendix III](#)).

Note: If substances of a high hazard level are stored or used within 50 metres of a potable water source, important natural features or areas, residential areas or commercial activities the quantities that would qualify as having "medium" hazard would be significantly less.

Meteorological Activities

means the establishment and operation of facilities and installations or equipment to measure, collect and distribute meteorological information. This includes telecommunication, radio and satellite links.

Minor Upgrading

means alteration to an existing facility or structure where the effects on the environment of the activity remain the same or similar in character, intensity and scale to those existing before the upgrade took place.

Minor upgrading activities will include an increase in the carrying capacity, efficiency or security of utilities, using the

existing structures, or replacement structures of a similar scale and character.

In respect of electricity lines and telecommunication lines, this includes:

- o the addition of circuits and conductors;
- o the re-conductoring of the line with higher capacity conductors;
- o the re-sagging of conductors;
- o the addition of longer or more efficient insulators;
- o the addition of earthwires which may contain telecommunication lines, earthpeaks and lightning rods;
- o replacement/reconstruction of existing support structures; and
- o the addition of lines, cabinets, exchanges and containers to existing telecommunications networks.

Modification

means any action taken to alter, disturb, or partly remove or partly clear, an indigenous ecosystem which will not limit the ecosystem's ability to regenerate its intrinsic values.

Natural Hazard

as defined in Section 2 of the Resource Management Act 1991.

Net Site Area

means:

- a) The total area of the site less an entrance strip whether that strip is unencumbered and held in the same ownership as the balance of the site, or owned in common with the owners of other sites, or subject to an easement of right-of-way;
- b) Where the entrance strip is unencumbered and held in the same ownership as the balance of the lot, the strip shall be deemed to be limited to all that part of the site frontage and has a width of up to 10m in the Coastal (Mahia) Zone and 5m in the Residential (Mahia) Zone;
- c) Where the entrance strip is held in common ownership or is subject to an easement of right-of-way the strip shall be deemed to include all that area held in common ownership or subject to the easement; or
- d) A combination of (b) and (c) may apply.

Notional Boundary

means a line 20 metres from any side of a dwelling or place of assembly, or the legal boundary, whichever is the closer to the dwelling or place of assembly.

Office

means a building or part of a building where people are engaged in a profession, business or administrative activity.

On-Site Sign

means a sign (including an advertising sign) located on the site to which it is referring.

<i>Parking Space</i>	means a parking space for a vehicle required under the provisions of this Plan and in accordance with the standards set out.
<i>Place of Assembly</i>	means buildings used for the public or private assembly of people primarily for worship, education, recreational, social, ceremonial, cultural and spiritual activities for meditation and functions of a community character, and may include a church, public hall, and marae.
<i>Place of Entertainment</i>	means land, a building or part of a building, which is used to provide entertainment activities for the general public such as cinemas, theatres and video game centres.
<i>Production Testing</i>	means the processes employed in petroleum exploration to test and control hydrocarbons in order to assess the commercial viability of the resource field.
<i>Radiocommunication</i>	transmission, emission or reception of signs, signals, writing, images, sounds, or intelligence of any nature by electromagnetic waves of any frequencies between 9 kilohertz and 3,000 gigahertz, propagated in space without artificial guide.
<i>Rare</i>	means plant or animal species with a small world population that are not at present Endangered or Vulnerable, but are still at risk of becoming so.
<i>Residential Activities/Dwellings</i>	means the use of premises for any domestic or related purpose by persons living alone or in family or non-family groups (whether any person is subject to care or supervision), and shall include emergency and refuge accommodation. Residential activity shall not include home business, accommodation facilities or caravans or mobile forms of accommodation unless they are used for residential activities for periods totalling more than six months in any one calendar year. Dwelling means a building or part of a building designed to accommodate one residential activity.
<i>Recreational Activity</i>	means land or buildings used for active or passive recreation such as sports grounds, reserves, show grounds, gymnasiums, sports stadiums, and art and craft centres.
<i>Retail Activities</i>	means activities that involve one or more of the following: <ul style="list-style-type: none"> o sale of goods; o offering goods for sale; o advertising goods for sale; and o exposing goods for sale.
<i>Retail Stall</i>	means an ancillary use of land or buildings for the retail sale of produce and goods.
<i>Rural Activities</i>	means agriculture, vegetable growing, organic farming, production forestry, conservation forestry, horticulture, floriculture, beekeeping, viticulture, and the keeping and/or breeding of horses, poultry, pigs and other animals, and ancillary activities.
	For the purposes of this definition:

- a) production forestry is the management of land for commercial wood production including the preparation of land for planting, but does not include the harvesting, milling or processing of timber;
- b) rural activities do not include intensive farming meaning mushroom farming, intensive livestock farming including poultry farms, pig farming of more than 10 pigs, animal feed lots and other activities (whether free range or indoors) which have or require:
 - (i) no dependency on the qualities of the soils naturally occurring on the site; or
 - (ii) buildings for the housing and growth of livestock or fungi.

Note: This excludes greenhouses and other buildings used for the growth of vegetative matter.
- c) ancillary activities includes the fencing of land, constructing accessory buildings or structures, planting shelterbelts, and may include (but is not limited to) the operation of a topdressing strip and helipads, and the application of additives to enhance the life supporting capacity of the soil. This may include (but is not limited to) dairy factory wastewater, whey and dairy factory by-products.

Rural Service Industry

means any land, building or part of a building used for the processing of any of the district's resources, or providing a service to the rural sector or the rural community and includes quarrying.

Secondary Containment System

means a structure or installation that contains the hazardous substance should the primary container fail (for example, secondary containment for a can of petrol could be the building it is stored in).

Selective Removal

means the removal of individual trees or shrubs to prevent a safety hazard or to ensure the continued delivery of a service, where this cannot practicably be achieved by tree trimming.

Serviced Lots

means allotment(s) that have available at their boundary reticulated services for wastewater disposal and/or water supply or for which a commitment exists for the provision of these things prior to the construction of dwellings on the allotment(s).

Service Industry

means an activity where a service is provided to the general public related to the repair and maintenance of trade and domestic goods, vehicles, articles and equipment and also includes printing and publishing operations.

Side Yard

means a yard between a side boundary of the site and a line parallel there to extending from the front yard of the site to the rear yard of the site at a depth specified in the zone.

Significant Indigenous Vegetation and/or Significant Habitats of Indigenous Fauna

means:

- o sites identified in [Schedule 4](#);

- o an area of indigenous vegetation of 5 hectares or greater, which has an actual or emerging predominance of indigenous tree species of any height (where 'tree species' is any species which attains a diameter at breast height of 30 centimetres or greater at maturity);
- o any indigenous vegetation over 1 hectare in area with an average canopy height of at least 6 metres;
- o indigenous riparian vegetation within 20 metres of a river, lake or wetland listed in [Schedule 5](#);
- o areas of indigenous vegetation where the person carrying out the activity knows or should reasonably know that the areas contain plants and/or animals identified in [Schedule 6](#).

Note: Agencies that may be able to assist in determining whether the area contains such plants or habitats include the Department of Conservation, Hawke's Bay Regional Council, Wairoa District Council, Fish & Game NZ, Federated Farmers, Forest Owners Association; and/or

- o Indigenous vegetation and/or habitat of indigenous fauna in an area set aside by national statute or covenant for protection and conservation.

Site

means any area of land comprised wholly in one certificate of title or any allotments as defined by the Act, or any allotments linked pursuant to the provisions of section 37 of the Building Act 1991.

Soil Conservation and Water Management Works

means the management of land to maintain the quantity, quality, and availability of the soil resources, including works for the purpose of mitigating the impacts of land related hazards including flooding, subsidence and erosion.

Storage

means the containment of a substance or mixture of substances, either above ground or underground, and includes the filling and emptying of the container. Storage does not include substances in use, or those used as a cooling or heating medium.

Telecommunication Activities

means facilities, services, transmissions and equipment associated with the operation of a telecommunication network and includes microwave stations, radio stations, cell sites, telephone exchanges, cabinets, containers, towers, masts, aerials, antennas, cables, lines, radio links, and satellite dishes and also includes other medium used for telecommunication and Radiocommunication.

Telecommunication

means the conveyance from one device to another of any sign, signal, impulse, writing, image, sound, instruction, information or intelligence of any nature, whether for the information of any person using the device or not.

Temporary activities

means any activity that is of a non-repetitive transient nature and includes entertainment, cultural and sporting events that are a maximum of four days' duration and that do not

involve permanent structures. Also military training activity, carried out under the Defence Act, that is of a non-repetitive transient nature and maximum duration of 21 days and which does not involve the building of permanent structures.

Temporary Uses and Buildings

means temporary offices, storage sheds, storage yards, builder's workshops and other similar buildings and uses, which are required as incidental to a building or construction project.

Town Centre Activities

means non industrial activities involving commercial transactions; for example, shops (places where goods are sold or offered for sale), offices such as banks, retail outlets, licensed premises, service stations, real estate agents, business premises, restaurants and takeaway shops, supermarkets.

Traveller's Accommodation

means land or buildings used for transient accommodation and includes backpacker hostels, hotels, lodges, farm stay and residential accommodation, which is offered for a daily tariff.

Trimming

means limbing or pruning a tree or shrub whilst maintaining its ability to survive.

Use of Hazardous Substances

when used in the context of hazardous substances, means the manufacturing, processing or handling of a substance or mixture of substances for a particular activity without necessarily changing the physical state or chemical structure of the substance involved.

Use includes mixing, blending and packaging operations, but does not include the filling or drawing of substances from bulk storage tanks unless the processing is permanently connected to the bulk storage, and does not include loading out and dispensing of petroleum products.

Utilities

means electrical lines, water, sewage and stormwater reticulation, gas lines, telecommunications, radiocommunications, roads, railway lines, and airports, energy generation facilities, and their ancillary activities; including, but not limited to, all activities undertaken by network utility operators as defined in Section 166 of the Resource Management Act 1991.

Vulnerable

means plant or animal species believed to become endangered in the near future if the causal factors continue.

Well Testing

means the processes employed in petroleum exploration on an initial and intermittent basis to clear and test fluids and hydrocarbons encountered during drilling activities.

Wetland

as defined in Section 2 of the Resource Management Act 1991 but, for the purposes of the rules in [Chapter 23](#) (Indigenous Vegetation and Habitats of Indigenous Fauna), excludes wet pasture and artificially created waterbodies.

SCHEDULE 1

**Historic Places, Sites, Waahi Tapu
Sites of Significance to Tangata Whenua, and
Notable Trees**

Archaeological Sites

Site Reference Number	Map Number	Digital Co-ordinate (x,y)	Description
A1	23	1979766.67356147, 5666372.50909392	Platform/terrace/pit/midden.
A2	45	1979765.01769349, 5669065.68425414	House floor/terraces/pit/ platform.
A3	45	1979664.94292384, 5668965.48543992	House floor/terraces/pit/ platform.
A4	45	1979464.73055232, 5668865.22182259	Pa/pits.
A5	45	1979764.89344558, 5669265.95794871	Terraces/pits/ditch.
A6	45	1979764.8302119, 5669366.09581671	Terraces/ovens/house floor.
A7	45	1979965.04282956, 5669466.35835123	Pa.
A8	45	1979464.41790762, 5669365.90795198	Terraces/pits/ovens.
A9	45	1979364.15549698, 5669566.11983885	Terraces/oven/midden.
A10	45	1979063.68043468, 5669666.06578588	Terraces/pit/midden/ovens.
A11	45	1979063.61882406, 5669766.20320569	Terraces.
A12	45	1978562.99726676, 5669665.75174177	Terraces/pits.
A13	45	1978563.12340873, 5669465.47766035	House floor.
A14	45	1978763.96096138, 5668564.37463763	Pits/terraces.
A15	37	1978657.71612722, 5677877.05929545	Pa Pits, Rakau tihia.
A16	45	1978363.10302539, 5669064.80720904	Pa (Wairoa Trig.).
A17	45	1978162.6403836, 5669365.09082723	Terraces/pits.
A18	45	1978061.80793676, 5670466.52634693	Terraces.
A19	45	1977833.35627886, 5671975.10240921	Terraces/pits.
A20	45	1979062.72671346, 5671168.12243535	Pa/redoubt, Turoia.
A21	45	1979064.05760235, 5669065.24555558	Platform/pits.
A22	37	1979961.61207617, 5674773.66525283	Pa pits, Tukutukus.
A23	45	1979162.86536103, 5671168.18508092	Traditional meeting place Wairoa River and Hiramua Stream.

Site Reference Number	Map Number	Digital Co-ordinate (x,y)	Description
A24	45	1979464.35456234, 5669466.04561788	Traditional net drying area.
A25	37	1978257.78439448, 5676975.54682785	Terraces.
A26	37	1979158.47421122, 5677777.26530067	Platform/terrace.
A27	17	1976153.59371169, 5678887.21571837	House floor/terraces/pits.
A28	16	1972547.53695721, 5680586.95513067	Pa/pits/gunfighter pa.
A29	16	1971044.60356818, 5681887.60121965	Camp, Armed constabulary.
A30	16	1963435.96950567, 5680179.87987492	Settlement graves, Kahotea.
A31	16	1971847.17591672, 5679785.38845689	House floor/platform/pits.
A32	16	1971847.10420285, 5679885.52194454	House floor/pits/terraces/ditch and bank fence.
A33	16	1971847.74405319, 5678984.32595647	Pa/pits.
A34	16	1970944.76098033, 5681486.99977534	Grave.
A35	16	1971845.88316594, 5681587.78489294	Papakainga.
A36	16	1969141.50983309, 5682687.2669684	Redoubt, Te Ariki.
A37	17	1976349.68283416, 5684695.26763097	House floors/terraces.
A38	17	1979254.63355083, 5683395.61132331	Pa/pits, Titirangi.
A39	11	1966033.2257503, 5688292.23111421	Terraces.
A40	17	1979156.22376786, 5680992.21478406	House floors.
A41	17	1977754.57965795, 5680590.66716922	Pa/pits.
A42	16	1977853.71522751, 5681992.66219547	House floor.
A43	16	1970442.48663063, 5683689.54492414	Pa/pits.
A44	16	1970642.60224939, 5683889.95821777	Pa/pits.
A45	16	1971342.48719089, 5685292.34191881	Pits/terrace.
A46	16	1972046.44086065, 5681187.39360028	Pa/pits.
A47	16	1969740.74130782, 5684790.47639921	Pa.
A48	17	1979956.03979655, 5682795.28617103	Platform/terraces/pits.

Site Reference Number	Map Number	Digital Co-ordinate (x,y)	Description
A49	17	1978153.3290615, 5683094.39441091	Pa/pits.
A50	17	1978253.32262642, 5683294.74368912	Pa/pits, Titirangi.
A51	17	1977953.6362145, 5682293.14716811	House floor.
A52	37	1979458.26481415, 5678678.71835796	House floor.
A53	16	1962735.08108545, 5680179.37265122	Pa.
A54	45	1980667.55186166, 5666963.35307029	Oven.
A55	51	1981968.98691892, 5667556.55273482	Papakainga.
A56	51	1981668.93657701, 5666955.53893452	Midden/oven.
A57	51	1981842.06990136, 5666762.18821301	Pa, Rangihoua, Pilot Hill/gravel-added soil/midden.
A58	45	1980265.5174862, 5669366.40999311	House floor/pits.
A59	45	1980465.73088914, 5669466.67275396	Terraces.
A60	45	1980464.13920369, 5671970.12464291	Pa, Matiti.
A61	45	1980864.94906772, 5671569.82880585	Gravel-added soil.
A62	23	1991381.55025363, 5668883.08641963	Midden.
A63	37	1980162.94413324, 5673171.58538748	Pa/pits. Te Awakotere/urupa.
A64	37	1980261.89320332, 5674974.1424799	Platform.
A65	37	1980261.8269267, 5675074.28144091	Platform.
A66	37	1980762.98665429, 5674373.64285866	Pa/pits, Pohonui O Hine.
A67	37	1981163.47547013, 5674474.04727213	Pits/ovens.
A68	37	1980862.72423532, 5674974.54169848	Midden/papakainga, Awamate.
A69	37	1981062.6685456, 5675475.37182901	Oven/midden/papakainga.
A70	37	1981662.89962361, 5676377.02940379	Pits/midden/findspot/papakainga.
A71	38	1981161.73279998, 5677069.24481992	Pits/ovens, Kokopu [Note: site of modern house].
A72	38	1980861.24581515, 5677169.17847396	Pa/pits.
A73	37	1980760.96471695, 5677377.81064703	Pa/pits, Taupara.

Site Reference Number	Map Number	Digital Co-ordinate (x,y)	Description
A74	37	1980660.27536922, 5678178.85439828	Oven/gravel-added soil.
A75	23	1991682.16780027, 5668582.8319487	Redoubt.
A76	23	1991782.37626238, 5668482.74649789	Pa/ploughing furrows, Tokitoki.
A77	23	1992183.32087349, 5667882.10979789	Platform.
A78	23	1991782.79616599, 5667781.7254599	Platform.
A79	23	1990380.94160724, 5667480.44884364	Marae, Te Karauna Ringatu meeting house.
A80	23	1992082.3283637, 5669284.09741708	Island pa/pits, Tekoparuparu.
A81	23	1992182.95979561, 5668482.98621415	Island pa, Motukiore.
A82	23	1991687.13239737, 5668870.92437257	Midden, Kaingapii.
A83	23	1990681.31645195, 5667580.7735915	Traditional site, Twelve Apostles.
A84	52	1990779.88949847, 5670165.66033389	Terraces/platform.
A85	52	1990880.03552355, 5670165.72266882	Pa, Taumata-hinaki.
A86	52	1989778.87287395, 5669464.02881769	Pa.
A87	23	1989378.772054, 5668681.57881596	Flat Mill, Tuhara; Pa, Te Ngawha.
A88	52	1989278.33280388, 5669163.28851793	House floor/terraces/pits, Pa Harakeke.
A89	23	1988476.0536348, 5670984.33492432	Terraces/pits.
A90	23	1989478.73320348, 5668982.07278549	Traditional site/pa, Korotere.
A91	23	1992482.23882842, 5670385.9544742	Pa/pits/midden.
A92	23	1992382.03027663, 5670486.03941082	Platform/terrace/midden.
A93	23	1992983.03528266, 5670286.11597434	Pits/midden.
A94	23	1993083.61186009, 5669585.14850947	Pa/pits.
A95	23	1993784.82502905, 5669285.13194603	Terraces.
A96	53	1997390.55633469, 5668669.56428995	Papakainga, Te Rahui.
A97	24	1994886.75498867, 5668785.05764815	Pa/pits/midden, Hereheretau.
A98	23	1994285.56536094, 5669285.43707651	Midden/ovens.

Site Reference Number	Map Number	Digital Co-ordinate (x,y)	Description
A99	23	1993283.60051207, 5670086.00558757	Platform/pits/terrace.
A100	24	1995486.9817041, 5669887.05661836	Platform/terrace/pits.
A101	24	1996389.8235654, 5667383.86924909	Oven/midden.
A102	53	1996689.62707929, 5668468.84674286	Pa/Papakainga, Korotere.
A103	24	1995287.16853157, 5669085.74488174	Midden/gravel-added soil.
A104	24	1995787.85143154, 5669186.19471576	Pa.
A105	45	1985871.64431392, 5672073.73485573	House floor/terrace/pits.
A106	53	1995987.91891081, 5669570.06620848	Platform/terrace/pit.
A107	24	1996086.83047737, 5671589.96313118	House floor/pits.
A108	24	1996587.70402662, 5671389.97421036	Terraces.
A109	24	1996787.94068036, 5671490.24765076	Platform/house floor/terraces/pit.
A110	24	1996988.05543735, 5671790.82297092	House floors/terraces/pits.
A111	23	1993984.99872455, 5669485.54892491	Terraces/pits.
A112	24	1995286.19268034, 5670688.12437505	Terraces/pits.
A113	24	1995086.08004623, 5670387.55449514	House floor.
A114	23	1989777.67924167, 5671385.73074677	Pa/pits.
A115	23	1989777.48977458, 5671686.16506525	Pa/pits.
A116	23	1989877.44418413, 5671986.66131816	House floor/pit.
A117	23	1989777.42613856, 5671786.30853004	Pa/house floor/terraces/pits.
A118	23	1988377.08828132, 5669081.54078372	Platform.
A119	23	1988338.57619199, 5669059.94494754	House floors/terrace/pits.
A120	23	1990178.06920996, 5671686.41635048	House floor.
A121	23	1988976.77259733, 5670984.65006796	European settlement site, Tuhara Store.
A122	45	1985573.89975533, 5667767.45046999	Platform.
A123	45	1985874.4470353, 5667567.35027275	Terraces.

Site Reference Number	Map Number	Digital Co-ordinate (x,y)	Description
A124	45	1987076.08970672, 5667668.21877034	Pa/ditch.
A125	45	1985473.94262502, 5667466.96789196	Pa, Whaka-lhu-Pakake.
A126	48	1984070.68322524, 5669560.64209419	Pa/midden, <i>Story of Old Wairoa</i> p.216.
A127	48	1984096.00619289, 5669459.54655997	Pa/pits/midden.
A128	48	1983995.92895121, 5669359.34287151	Pa/ditch and bank.
A129	45	1984370.41216025, 5670670.79966555	Pa/pits/midden.
A130	45	1984169.17307961, 5672172.78634398	House floor/pits.
A131	37	1984067.27260391, 5674876.5278943	House floor.
A132	37	1982564.76365844, 5675476.37598936	Traditional site, Eel cleaning.
A133	37	1984668.843479, 5673775.36904546	House floor/pit.
A134	37	1982264.67679447, 5674975.47380233	Pa/pits.
A135	37	1980863.25624949, 5674173.43099363	Woolshed, Clyde Bank; Pa, Tarere.
A136	37	1983567.74778011, 5673073.66427508	House floor/pits/midden/terraces.
A137	37	1983367.33662406, 5673273.81631138	House floor/pit.
A138	37	1982025.71538295, 5675499.85985904	Papakainga.
A139	45	1980464.5251958, 5671369.29456258	Pa, Ruataniwha.
A140	46	1981766.84126381, 5670560.59351721	Papakainga, Wai-hirere, Takitimu [modern marae].
A141	17	1986967.16700438, 5681097.87912472	House floors/terraces/pit/platform.
A142	17	1987167.24439426, 5681398.45518384	House floors.
A143	17	1987067.3834895, 5680997.8053526	Terrace/pit/oven.
A144	17	1983161.604708, 5681295.47716835	Pa, Ma-kakahi.
A145	17	1982860.89688643, 5681695.83115252	Pa.
A146	17	1984761.7904988, 5684200.75026106	European grave/pits/midden.
A147	17	1984963.23354955, 5682598.60894748	House floor/terrace/pits.
A148	17	1984763.09147762, 5682398.18218082	House floor/platform.

Site Reference Number	Map Number	Digital Co-ordinate (x,y)	Description
A149	17	1986765.02302031, 5683701.48592445	House floors/terrace/pit.
A150	17	1986865.24160866, 5683601.41394549	House floors/terrace.
A151	17	1989367.48977179, 5685505.99617271	Pa.
A152	17	1988767.12463695, 5684804.53382048	Pa/pits.
A153	17	1989467.85599546, 5685205.63121475	House floor/platform/terraces.
A154	17	1987966.54293107, 5684002.78921295	Pa/pits.
A155	17	1987364.72494781, 5685304.23537465	Pa/ditch.
A156	17	1983163.28634885, 5678892.09181819	Pa/pits, Wai-tahora.
A157	37	1983464.61139491, 5677579.93622657	House floors/terraces.
A158	17	1984561.50398588, 5684200.60435732	Oven.
A159	17	1984562.15716332, 5683299.32118532	Platform/terraces/pit.
A160	17	1984662.44571033, 5683099.10969812	Pa/midden.
A161	17	1984460.554163, 5685302.10173848	Pa.
A162	12	1985161.03730984, 5686003.61995693	Pa/pits.
A163	17	1984961.63646627, 5684801.75417513	Papakainga/urupa.
A164	17	1984861.34806934, 5685001.96626888	Pa.
A165	17	1985061.26528762, 5685502.82861773	House floors/platforms/pits.
A166	17	1981559.77763512, 5680693.50117224	House floors/platform/terraces/findspot.
A167	17	1981860.19871428, 5680693.71282468	House floor/terraces/pits.
A168	17	1983062.17026473, 5680293.99677361	Pa.
A169	17	1988566.46683989, 5685305.11713945	Pa.
A170	17	1985061.9266008, 5684601.54081918	Camp, Armed Constabulary [site of modern house].
A171	17	1982861.1815694, 5681295.26465021	Pa.
A172	17	1983761.45389154, 5682697.88869008	Pa.
A173	17	1980459.01620652, 5679591.19000693	Oven/pit/midden.

Site Reference Number	Map Number	Digital Co-ordinate (x,y)	Description
A174	50	1983570.84756257, 5668158.37014175	Midden/ovens/gravel-added soil [900m long river-bank section].
A175	48	1984070.30894855, 5670161.48435977	Pa/papakainga, Te Uhi [modern marae].
A176	46	1983038.91804443, 5670439.76912359	Pa [in recreation reserve].
A177	24	1998893.39858893, 5667685.79406506	Papakainga, Putangahere [also nearby Patangata, Pa-ka].
A178	38	1982363.54425526, 5676869.78125768	Papakainga, Putahi [site of modern marae].
A179	38	1982182.84658376, 5676912.00636413	Pa, Hikawai (q.v., Lambert, Story of Old Wairoa, p.215).
A180	37	1981060.9702695, 5677978.85052741	Papakainga, Pakowhai [site of modern marae].
A181	53	1998692.21503323, 5669171.09499391	Papakainga, Tarata.
A182	32	1957314.95350057, 5697177.51052928	Armed Constabulary Camp, Onepoto.
A183	33	1960519.72476871, 5696279.08083401	Terraces/pits.
A184	33	1960620.10370584, 5695978.78611633	Pa.
A185	31	1960922.54754279, 5693484.29165669	Pa/pits.
A186	22	1956635.30568439, 5668861.17501684	Pa/pits.
A187	43	1961445.69175156, 5661638.53064651	Hotel site.
A188	43	1961345.50841232, 5661738.5943409	European graves.
A189	43	1963147.68214202, 5661839.79297358	Pa, Hiruharama.
A190	43	1961975.14195458, 5662022.10166088	Pa, Te Huki.
A191	42	1962245.41248936, 5663741.61574196	Pa, Pirau.
A192	43	1961345.56874166, 5661638.47035854	Pa/pits/middens.
A193	21	1953430.86922634, 5669760.15257713	Pa/pits.
A194	22	1959340.33030965, 5666159.61898587	Pa.
A195	22	1960013.95803973, 5667268.03123292	Pa, Otupohatu.
A196	43	1963247.56813245, 5662240.35247552	Pa, Te Kowhai.
A197	43	1962246.32200518, 5662239.75225468	Pa, Puke-Mokimoki.
A198	42	1962545.90940606, 5663541.55042027	Papakainga, Pae Tawa.

Site Reference Number	Map Number	Digital Co-ordinate (x,y)	Description
A199	22	1959335.75951626, 5666079.50449574	Papakainga, Te Whangaihinekake.
A200	22	1958212.56291133, 5666165.5756371	Papakainga, Arakanihi.
A201	43	1963347.75092908, 5662140.28750818	Papakainga, Koripi.
A202	43	1963347.99088196, 5661739.78797481	Papakainga, Kura-hika-kawa.
A203	43	1961245.14641108, 5662139.02675598	Papakainga, Hine-ringa.
A204	43	1961345.20874742, 5662239.21044441	Papakainga, Te Arero.
A205	43	1962246.14093484, 5662540.12431893	Papakainga, Takararo.
A206	43	1962045.89365561, 5662540.00270718	Urupa (Burial Ground), Waipapa.
A207	42	1962246.0212143, 5662740.3717599	Urupa (Burial Ground), Wharipe.
A208	21	1953535.46339911, 5662751.90781491	Urupa (Burial Ground).
A209	43	1962546.93496887, 5661839.43556566	Church foundations.
A210	43	1962247.03912814, 5661038.26216812	Blockhouse foundations.
A211	42	1962545.41869425, 5664342.54516601	Redoubt site.
A212	22	1958839.65453745, 5666259.42552197	Pits.
A213	22	1958313.21333341, 5665264.63767606	Pits/terraces.
A214	28	2023516.67190829, 5663937.79828703	Urupa (Burial Ground), Mahia.
A215	63	2025038.79458937, 5662430.44529867	Urupa (Burial Ground), Mahia.
A216	63	2025045.745033, 5650073.14389003	Urupa (Burial Ground), Mahia.
A217	28	2031498.10663601, 5660168.76965827	Urupa (Burial Ground), Mahia.
A218	58	2022030.11232936, 5663816.04386003	Urupa (Burial Ground), Mahia.
A219	64	2026875.79419108, 5661394.84233774	Urupa (Burial Ground), Mahia.
A220	64	2027820.29844975, 5661022.59413078	Urupa (Burial Ground), Mahia.

Historic Buildings and Sites

Site Reference Number	Map Number	Description	Location and Legal Description
V1	21	Historic Homestead.	Willowflat Road.
V2	20	Historic Hut Site.	Mohaka Forest.
V3	20	Historic Homestead.	Waikare Riverbank.
V4	20	Historic Homestead.	Waikare Riverbank.
V5	32	Armed Constabulary Parade Ground and Grave of Trooper Noonan, killed in ambush, 1869.	Onepoto.
V6	16	Historic House.	Patunamu Forest.
V7	48	St Peter's Church. [Category II – Historic Places Trust]	64 Queen Street, Wairoa. Town Secs 204-209, 260-266.
V8	16	Historic Houses.	Patunamu Forest.
V9	37	Clydebank (Dwelling). [Category II – Historic Places Trust]	Railway Road. Lot 1 DP 22733, Blk I Clyde SD.
V10	22	Mohaka Viaduct. [Category I – Historic Places Trust]	Mohaka River, Raupunga.
V11	8	Grave of Captain Carr, killed in engagement with Te Kootis forces, August 1868.	Papanui Road.
V12	16	Historic Grave.	Ardkeen.
V13	16	Historic Homestead.	Ardkeen.
V14	23	Historic Flaxmill.	Iwitea.
V15	45	Historic Urupa.	Ngamotu.
V16	23	Historic Marae.	Iwitea.
V17	23	Twelve Apostles (logs).	Iwitea.
V18	45	Historic Homestead.	Ruataniwha Road.
V19	37	Historic Woolshed and Pa site.	Paeroa Stock Road.
V20	37	Historic Flaxmill.	Mill Road.

Site Reference Number	Map Number	Description	Location and Legal Description
V21	37	Historic Homestead.	Mill Road.
V22	37	Traditional Site.	Frasertown Road.
V23	37	Historic Homestead.	Mangapoike Road.
V24	38	Historic House.	Frasertown.
V25	38	Historic House (including fence) [Category II – Historic Places Trust].	Corner Grey/Goldsmith Streets, Frasertown. Sec 101 Frasertown Township, Blk XIII Opoiti SD.
V26	38	Historic Church [Category II – Historic Places Trust].	Carrol Street, Frasertown. Lot 1 DP 5627.
V27	23	Historic Woolshed [Category II – Historic Places Trust]	Iwitea Road, Tuharo, Whakaki. Pt Lot 2 DP 6091 Blk III Clyde SD.
V28	55	Te Aranga Church [Category II - Historic Places Trust]	Epanaia Street, Nuhaka. Nuhaka 2C2 W45 Blk VIII Nuhaka SD.
V29	55	Historic Memorial Stone to Ihaka Whaanga.	Nuhaka.
V30	38	Historic Site of Abattoir/Brickwork.	Frasertown.
V31	23	Historic Building.	Iwitea.
V32	23/45	Historic Homestead.	Turiroa.
V33	17	Historic Homestead.	Kent Road.
V34	45	Historic Homestead.	Waiatai Road.
V35	43	Old Hotel Site.	Mohaka.
V36	43	Graves.	Mohaka.
V37	48	Pitihera Kopu Memorial. [Category II – Historic Places Trust]	Marine Parade.
V38	46	Kara and Wainohu Memorial.	Crarer Street.
V39	47	Lighthouse and surrounds. [Category II – Historic Places Trust]	Marine Parade. Town Sec 851.
V40	48	St Andrews Church. [Category II – Historic Places Trust]	98 Queen Street. Pt Secs 276-278.

Site Reference Number	Map Number	Description	Location and Legal Description
V41	48	New Wairoa Hotel. [Category II – Historic Places Trust]	Marine Parade. Pt Secs 438, 439.
V42	48	ANZ Bank. [Category II – Historic Places Trust]	142-146 Marine Parade. Lot 2 DP 6226.
V43	11	Ohuka Station Homestead. [Category II – Historic Places Trust]	Ohuka Road, Wairoa. Lot 2 Sec 2S & 3S Ohuka Settlement Blk V Taramarama SD.
V44	48	Former State Insurance Office. [Category II – Historic Places Trust]	208-210 Marine Parade. Lot 1 DP 23353 Blk V Clyde SD.
V45	48	Old Wairoa County Chambers.	68 Queen Street, Wairoa Town Sec 266
V46	48	St Peters Priest Chambers.	Queen Street.
V47	48	Mr J Luscombes Residence.	Corner of Lucknow and Mansfield Streets.
V48	48	Mrs Shepherd Residence.	Corner of Lucknow and Campbell Streets.
V49	48	Mrs M Wilson house, ex-manse, over 100 years old.	352 Marine Parade.
V50	48	Mr & Mrs Boltons house, ex-Corkhill Mayor of Wairoa.	12 Delhi Street.
V51	48	Wairoa Meat Co. Building [Category II - Historic Places Trust].	228 Marine Parade/Queen Street. Lot 3 DP 7933 – INT IN R/W over Lot 5.
V52	48	Wairoa County Club Building [Category II - Historic Places Trust].	180-188 Marine Parade. Lot 24 DP 2695.
V53	47	Post Office Box [Category II - Historic Places Trust].	Marine Parade.
V54	47	Oslers Building [Category II - Historic Places Trust].	Marine Parade. Lot 1 DP 10879, Lot 1 DP 4482, Lot 1 DP 6497, Lot 1 DP 6656, Lot 1 DP 7798, Town Sec 409.
V55	48	NZI Building (former Gaiety Theatre) [Category II - Historic Places Trust].	252 Marine Parade. Pt Sec 430 Pt Lot 2 DP 7452.
V56	48	House [Category II - Historic Places Trust].	114 Queen Street. Town Sec 284.

Site Reference Number	Map Number	Description	Location and Legal Description
V57	48	Hair Shop [Category II - Historic Places Trust].	Marine Parade. Pt Lot 1 DP 2327.
V58	48	District Court Building [Category II - Historic Places Trust].	Queen Street. Town Sec 281.
V59	48	Clyde Hotel [Category II - Historic Places Trust].	162 Queen Street. Gaz.32-934, Lots 8-10 DP 2695 Pt Lot 1 DP 3031, Pt Lot 2 DP 4362.
V60	47	Broadbank Building [Category II - Historic Places Trust].	Marine Parade. Lot 1 DP 9612.
V61	47	Old Saint Pauls Church. [Category II – Historic Places Trust]	Lucknow Street. Town Secs 163 & 164.
V62	19	Waiiau Viaduct [Category II – Historic Places Trust]	Waiiau River, Kopuawhara Valley

SCHEDULE 2

Designations

Requiring Authority: Minister of Education

Designation Number	Map Number	Site	Designated Purpose	Legal Description and Location	Underlying Zone
D1	16	Ardkeen School.	School.	Ruapapa Road, Wairoa. Sec 20S Ardkeen Settlement Blk X Taramarama SD. Sec 7 Blk X Taramarama SD. Lot 7 DP2289 Blk X Taramarama SD.	Rural.
D2	32	Camp Kaitawa.	School Camp.	Kaitawa Road, Wairoa. Pt Sec 5 Blk III Waiau SD.	Rural.
D3	38	Frasertown School.	School.	Humphries Street, Frasertown. Sec 154 Town of Frasertown Blk XIII Opoiti SD.	Settlement.
D4	47/48/49/50	Hillneath School.	School.	Kitchener Street, Wairoa. Sec 23 SO 9441 and Pt Sec 22 SO 9441 (Gaz.Notice 1961 pg 314).	Residential.
D5	34	Kokako School.	School.	Lake Road (SH38), Tuai. Pt Sec 2 Blk III Waiau SD.	Rural.
D6	40	Kotemaori School.	School.	SH2, Kotemaori. Sec 10 Blk VII Mohaka SD (Gaz.Notice 1949 pg 1633). Sec 12 VII Mohaka SD (Gaz.Notice 1939 pg 2530).	Settlement.
D7	43	Mohaka School.	School.	Mohaka Coast Road, Mohaka. Waipapa 33 & 33A and Pt Waipapa 35 & 71 and Pt Waipapa (Gaz.Notice 1939 pg 2530).	Settlement.
D8	46	North Clyde School.	School.	Carroll Street, Wairoa. Pt Lot 45 DP1583 and Pt Lot 2 DP7407 (Gaz.Notice 1964 pg 2050). Pt Lot 2 DP7407 (Gaz.Notice 1953 pg 582). Lot 47 DP 1583.	Residential.
D9	56	Nuhaka School.	School.	Inaka Street, Nuhaka. Pt Nuhaka 2C1.	Settlement.
D10	11	Ohuka School.	School.	Ohuka Road, Wairoa. Pt Sec 4 Blk II Taramarama SD (Gaz.Notice 1928 pg 3475).	Rural.
D11	58	Opoutama School.	School.	Nuhaka-Opoutama Road, Opoutama. Pt Sec 19 Blk III Mahanga SD (Gaz.Notice 1910 pg 3824).	Settlement.

Designation Number	Map Number	Site	Designated Purpose	Legal Description and Location	Underlying Zone
D12	15	Putere School.	School.	Putere Road, Raupunga. Sec 7 Blk XVIII Waiau SD (Gaz.Notice 1965 pg 1292).	Rural.
D13	41	Raupunga School.	School.	Putere Road, Raupunga. Mohaka B35 (Gaz.Notice 1965 pg 2121). Pt Mohaka A17B2B (Gaz.Notice 1965 pg 2124).	Settlement.
D14	30	Ruakituri School.	School.	Ruakituri Road, Ruakituri. Lot 1 DP2741 Blk XIX Tuahu SD.	Rural.
D15	47	Te Kura Kaupapa Maori O Ngati Kahungunu O Te Wairoa.	School.	Kitchener Street, Wairoa. Pt Lot 1 DP8248 (Gaz.Notice 1956 pg 432).	Residential.
D16	64	Te Mahia School.	School.	Mahia East Coast Road, Mahia. Sec 2 Pt Whangawehi No.1 Blk (Gaz.Notice 1916 pg 1776). Sec 1 Pt Suburban 7 Whangawehi 1 Blk (Gaz.Notice 1915 pg 3944).	Settlement.
D17	35	Te Reinga School.	School.	Tiniroto Road, Te Reinga. Pt Mangapoike 2A2 (Gaz.Notice 1912 pg 1775). Pt Mangapoike 2A2 (Gaz.Notice 1946 pg 1261). Secs 6, 7 & 8 Mangapoike 2A2 (Gaz.Notice 1962 pg 1666).	Settlement.
D18	33	Tuai School.	School.	Rotten Row, Tuai. Pt Sec 5 Blk IV Waiau SD (boundaries undefined).	Settlement.
D19	18	Tukemokihi School.	School.	Mangapoike Road, Frasertown. Lot 1 DP3377 Blk XII Opoiti SD.	Rural.
D20	45	Turiroa School.	School.	RD3, Turiroa. Lot 1 Ag Sec 3 Turiroa (Gaz.Notice 1923 pg 2990).	Rural.

Designation Number	Map Number	Site	Designated Purpose	Legal Description and Location	Underlying Zone
D22	47	Wairoa College.	School.	Lucknow Street, Wairoa. Pt Sec 13 SO 9441. Pt Sec 13 SO 9441 (Gaz.Notice 1923 pg 2080). Pt Poutaka 25 & 26 (Gaz.Notice 1941 pg 3270). Pt Sec 28 SO 9441 (Gaz.Notice 1947 pg 818). Pt Poutaka 28 & 29 (Gaz.Notice 1966 pg 571). Lot 1 & 2 DP6945 and Lots 2, 3, 4, and 18 to 26 DP3355 (Gaz.Notice 1964 pg 1405). Suburban Sec 67 and Pt Secs 14 & 15 SO 9441. Suburban Sec 62 (Gaz.Notice 1959 pg 165). Pt Poutaka 29 and Lot 44 and Pt Lots 43 & 45 DP 3355 (Gaz.Notice 1958 pg 900). Pt Poutaka 25 & 26 (Gaz.Notice 1956 pg 739). Pt Sec 28 SO 9441 (Gaz.Notice 1955 pg 1681). Suburban Sec 64.	Residential.
D23	48	Wairoa School.	School.	Kabul Street, Wairoa. Pt Sec 6 SO 9440 (Gaz.Notice 1880 pg 260). Pt Lot 8 DP7870 Lot 1 & Pt Lot 2 DP8198, Pt Lot 3 DP8198 and Pt Lot 4 DP8198 (Gaz.Notice 1953 pg 582). Pt Lot 8 DP7870 & Pt Lot 8 DP7870 (Gaz.Notice 1957 pg 1308).	Residential.
D24	53	Whakaki School.	School.	SH2, Whakaki. Pt Hereheretau B2 (Gaz.Notice 1911 pg 2905). Pt Hereheretau B2M.	Rural.

Requiring Authority: Minister for Courts

Designation Number	Map Number	Site	Designated Purpose	Legal Description and Location	Underlying Zone
D27	48	Wairoa District Court.	Court purposes.	Queen Street, Wairoa. Secs 280 & 281 SO 9438.	Wairoa Town Centre.

Requiring Authority: Minister of Corrections

Designation Number	Map Number	Site	Designated Purpose	Legal Description and Location	Underlying Zone
D28	46	Probation Office/Periodic Detention Centre.	Probation Office/Periodic Detention Centre purposes.	Freyberg Street, Wairoa. Lot 1 DP15303 Blk II Clyde SD.	Industrial.

Requiring Authority: Transpower New Zealand Limited

Designation Number	Map Number	Site	Designated Purpose	Legal Description and Location	Underlying Zone
D29	37	Wairoa Substation.	Electricity substation.	Paeroa Stock Road, Wairoa. Sec 1 SO 1949 Blk XVII Opoiti SD.	Rural.

Requiring Authority: The Meteorological Service of New Zealand Limited

Designation Number	Map Number	Site	Designated Purpose	Legal Description and Location	Underlying Zone
D30	28	Automatic Weather Station.	Meteorological purposes.	Pongaroa Station – adjacent to Mahia East Coast Road Block III Mahia SD being part of Lot 1 DP 2995 being Nukutaurua No.1 and Moutere 1A Blocks.	Rural.

Requiring Authority: Telecom New Zealand Limited

Designation Number	Map Number	Site	Designated Purpose	Legal Description and Location	Underlying Zone
Vacant					

Designation Number	Map Number	Site	Designated Purpose	Legal Description and Location	Underlying Zone
Vacant					
D33	61	Telephone Exchange.	Telecommunication, Radiocommunication and ancillary purposes.	Newcastle Street, Mahia. Sec 1 SO 6571 Blk V Mahanga SD.	Rural.
D34	55	Telephone Exchange.	Telecommunication, Radiocommunication and ancillary purposes.	State Highway 2, Nuhaka. Nuhaka 2E 3A 1B ML 1580 Blk VIII Nuhaka SD.	Settlement.
D35	22	Telephone Exchange.	Telecommunication, Radiocommunication and ancillary purposes.	Ridge Road, Taumatakaramu. Sec 13 SO 7539 and Sec 1 SO 6675 Blk IX Waihua SD.	Rural.
D 36	48	Telephone Exchange.	Telecommunication, Radiocommunication and ancillary purposes.	Marine Parade & Queen Streets, Wairoa. Sec 1 SO 3506, and undivided 1/5 share Lot 5 DP 7933 Blk V Clyde SD.	Wairoa Town Centre.
D37	25	Multi Access Radio.	Telecommunication, Radiocommunication and ancillary purposes.	Tunanui Road, Mahia. Lot 1 DP 23362.	Rural.
D38	63	Multi Access Radio.	Telecommunication, Radiocommunication and ancillary purposes.	Off Mahia East Coast Road, Oraka. Lot 1 DP 22875.	Rural.
D39	16	Multi Access Radio.	Telecommunication, Radiocommunication and ancillary purposes.	Cricklewood Road, Wairoa. Lot 1 DP 23339.	Rural.
D40	21	Multi Access Radio.	Telecommunication, Radiocommunication and ancillary purposes.	Off State Highway 2, Kotemaori. Lot 1 DP 23602.	Rural.
D 41	37	Mobile Phone Site.	Telecommunication, Radiocommunication and ancillary purposes.	Off Awamate Road, Wairoa. Lot 1 DP 23603.	Rural.

Requiring Authority: Tranz Rail Limited

Designation Number	Map Number	Site	Designated Purpose	Legal Description and Location	Underlying Zone
D43	Various	Railway Network.	Railway purposes.	Wairoa District.	Various.

Requiring Authority: Transit New Zealand

Designation Number	Map Number	Site	Designated Purpose	Legal Description and Location	Underlying Zone
D44	Various	State Highway 2.	Highway purposes.	Gisborne/Wairoa District Boundary to Wairoa/Hastings District Boundary. Gaz.Notice 1984 pg 736. Gaz.Notice 1983 pg 2671. Gaz.Notice 1960 pg 389.	Various.
D45	Various	State Highway 38.	Highway purposes.	Mahia Avenue/Bridge Street intersection, Wairoa, to Mangapapa Bridge. AND Mangapapa Bridge to Onepoto Subdivision Road, Onepoto. Gaz.Notice 1980 pg 1815. Gaz.Notice 1985 pg 2255. Gaz.Notice 1960 pg 385.	Various.

Requiring Authority: New Zealand Police

Designation Number	Map Number	Site	Designated Purpose	Legal Description and Location	Underlying Zone
D46	48	Wairoa Police Station.	Police Station.	Queen Street, Wairoa. Secs 267 & 268 SO 9438.	Wairoa Town Centre.
D47	40	Kotemaori Police Station.	Police Station.	Kotemaori. Sec 1 SO 10210 Blk VII Mohaka SD.	Settlement.

Designation Number	Map Number	Site	Designated Purpose	Legal Description and Location	Underlying Zone
D48	38	Frasertown Police Station.	Police Station.	Sutton Street, Frasertown. Lot 2 DP 3790 Blk XIII Opoiti SD.	Settlement.
D49	55	Nuhaka Police Station.	Police Station.	SH 2, Nuhaka. Sec 14, formerly Pt Sec 8 Blk VIII Nuhaka SD.	Settlement.
D50	33	Tuai Police Station.	Police Station.	Hill Street, Tuai. Lot 46 DP 7990 Blk IV Waiiau SD.	Settlement.

Requiring Authority: Wairoa District Council

Designation Number	Map Number	Site	Designated Purpose	Legal Description and Location	Underlying Zone
D51	38	Water Treatment Plant.	Water treatment.	Stout Street, Frasertown. Lots 12-15 DP 738.	Settlement.
D52	49	Reservoirs.	Water storage.	Wairoa. Lot 1 DP 4630.	Rural.
D53	51	Sewerage Treatment Plant.	Sewerage treatment.	Wairoa. Pt Lot 1 DP 3350.	Rural.
D54	24/54	Landfill/Transfer Station.	Landfill/Transfer Station.	Bucks Pit Road, Nuhaka. Pt 2C2L1, Blk VII, Nuhaka SD.	Rural.
D55	21	Metal Pit.	Metal Pit.	Kakariki Pit Road, Kotemaori. Sec 6A & Sec 28 Blk VII Mohaka SD.	Rural.
D56	35	Transfer Station.	Transfer Station.	Tiniroto Road, Te Reinga. Pt Mangapoike 2A2 Rimuroa 1E, Blk II, Opoiti SD.	Rural.
D57	46	Waterworks.	Waterworks.	Kaimoana Street, Wairoa. Orangitirohia 3B, 3C, and Pt Orangitirohia 3D.	Industrial.
D58	48	Council Offices.	Offices.	Queen Street, Wairoa. Secs 338-341 & Pt 426 SO 9438.	Wairoa Town Centre.

Designation Number	Map Number	Site	Designated Purpose	Legal Description and Location	Underlying Zone
D59	48	Memorial Hall and Archives.	Hall & Archives.	Queen Street, Wairoa. Sec 342, Pt Secs 343 & 344 SO 9438 and Lot 1 DP 7961.	Wairoa Town Centre.
D60	49	Wairoa Landfill.	Landfill.	Fraser Street, Wairoa. Pt Suburban Sec 57 and Sec 61 Blk III, Clyde SD.	Rural.
D61	48	Library.	Library.	Marine Parade, Wairoa. Sec 423 SO 2438.	Wairoa Town Centre.
D62	33/34	Sewage Treatment Plant.	Sewage Treatment.	Tuai. Pt of Pt Sec 5 Blk IV Waiau SD.	Rural.
D63	34	Landfill.	Landfill.	Tuai. Pt of Pt Sec 5 Blk IV Waiau SD.	Rural.
D64	37/45	Aerodrome Protection Area.	Aerodrome.	Airport Road, Wairoa. Pt Lots 2 & 3 DP 6699, Sec 1 Blk i Clyde SD, Pt Paeroa 1E7B2, Pt Paeroa 1E7B2, Pt Paeroa 1E4, Pt Paeroa 1E7A, Secs 26 & 27 Blk I Clyde SD, Pt Paeroa 1E6, Pt Paeroa 1E6, Pt Lot 3 DP 5390, Pt Lot 3 DP 5390, Pt Lot 3 DP 5390, and Pt Lot 3 DP 5390.	Rural.

SCHEDULE 3

Reserves

Wairoa District Council

Reserve Reference Number	Map Number	Name	Legal Description and Location	Underlying Zone
R1	8	Erepeti Road, Reserve.	Erepeti Road, Ruakituri. Sec 7 Blk XI Tuaha SD.	Conservation & Reserves.
R2	12	Local Purpose Reserve.	Ruakituri Road, Te Reinga. Lots 20 & 21 DP 8660.	Conservation & Reserves.
R3	17	Reserve.	Tiniroto Road. Lot 4 DP 6071.	Conservation & Reserves.
R4	47	Esplanade Reserve.	Wairoa. Lot 5 DP 17077.	Conservation & Reserves.
R5	24/56	Cemetery.	Nuhaka-Opoutama Road, Nuhaka. Pt Lot 1 DP 2000 Blk IX Nuhaka SD.	Conservation & Reserves.
R6	24	Esplanade Reserve.	Nuhaka-Opoutama Road, Nuhaka. Lot 2 DP 17392 Blk X Nuhaka SD.	Conservation & Reserves.
R7	55	Nuhaka Domain.	Nuhaka. Sec 16S Omana Sett.	Conservation & Reserves.
R8	28/29	Esplanade Reserve.	Mahia. Lot 7 DP 23976.	Conservation & Reserves.
R9	31	Reserve.	Village Road, Piripaua. Lots 11 & 12 DP 7768.	Conservation & Reserves.
R10	32	Reserve.	Onepoto Road, Onepoto. Secs 26 & 27 Blk III Waiau SD.	Conservation & Reserves.
R11	33	Recreation Reserve.	Spur Road, Tuai. Lot 47 & 49 DP 7990.	Conservation & Reserves.
R12	33	Esplanade Reserve.	Tuai Main Road, Tuai. Lots 100-103 DP 7990.	Conservation & Reserves.

Reserve Reference Number	Map Number	Name	Legal Description and Location	Underlying Zone
R13	33	Esplanade Reserve.	Waikaretaheke Street, Tuai. Lot 91 DP 7991.	Conservation & Reserves.
R14	35	Esplanade Reserve.	Ruakituri Road, Te Reinga. Lot 5 DP 8075.	Conservation & Reserves.
R15	37	Cemetery Reserve.	Mangapoike Road, Frasertown. Paeroa 2F3B.	Conservation & Reserves.
R16	38	Frasertown Cemetery.	Russell Parade North, Frasertown. Sec 151 Tn of Frasertown.	Conservation & Reserves.
R17	38	Frasertown Recreation Reserve.	Stout Street, Frasertown. Sec 152 Tn of Frasertown.	Conservation & Reserves.
R18	38	Ferry Reserve.	Russell Parade North, Frasertown. Sec 153 Tn of Frasertown.	Conservation & Reserves.
R19	39	Cemetery.	Tunanui Road, Morere. Sec 80 SO 8057 and Sec 81 Blk XV Nuhaka North SD.	Conservation & Reserves.
R20	39	Solander Camp - Reserve.	SH 2, Morere. Secs 28 & 30 Blk XV Nuhaka North SD.	Conservation & Reserves.
R21	46/48	Reserve.	Wairoa. Secs 16 & 17 Blk II Clyde SD.	Conservation & Reserves.
R22	51	Historic Reserve.	Whakamahi Road, Wairoa. Sec 1 SO 163 and Lot 2 DP 3350.	Conservation & Reserves.
R23	58	County Reserve.	Nuhaka-Opoutama Road, Nuhaka. Sec 18 Blk X Nuhaka SD.	Conservation & Reserves.
R24	58	Ground & Motor Camp.	Opoutama. Sec 53 Blk III Mahanga SD.	Conservation & Reserves.

Reserve Reference Number	Map Number	Name	Legal Description and Location	Underlying Zone
R25	58	Ruawharawhara Reserve.	Opoutama. Pt Sec 22 Blk III Mahanga SD.	Conservation & Reserves.
R26	58	Opoutama Beach Reserve.	Opoutama. Sec 23 Blk III Mahanga SD.	Conservation & Reserves.
R27	58	Segregation Strip.	Opoutama. Lots 9-13 DP 22582 Blk III Mahanga SD.	Conservation & Reserves.
R28	58	Reserve.	Ormond Drive, Opoutama. Lot 2 DP 20007.	Conservation & Reserves.
R29	59	Recreation & Esplanade Reserve.	Judges Parade, Mahanga. Lots 54 & 55 DP 12744.	Conservation & Reserves.
R30	61	Recreation Reserve.	Paua Lane, Mahia Beach. Tn Sec 246 Mahia.	Conservation & Reserves.
R31	62	Recreation Reserve.	Mahia Beach. Tn Sec 225 Mahia.	Conservation & Reserves.
R32	61/62	Local Purpose Reserve (Passive Recreation).	Pohutukawa Drive, Mahia Beach. Lot 18 DP 17420.	Conservation & Reserves.
R33	62	Ormond Memorial Camping Ground.	Cnr Weld & Newcastle Streets, Mahia Beach. Tn Sec 151 Mahia.	Conservation & Reserves.
R34	62	Mokotahi Boat Landing.	Newcastle Street, Mahia Beach. Tn Sec 152 Mahia.	Conservation & Reserves.
R36	63	Oraka Reserve.	Mahia East Coast Road, Oraka. Lot 1 DP 5387.	Conservation & Reserves.
R37	63	Kaiuku Reserve.	Mahia East Coast Road, Mahia. Lot 1 DP 24115.	Conservation & Reserves.
R38	64	Kaiuku Reserve 2A.	Mahia East Coast Road, Mahia. Lot 1 DP 19071.	Conservation & Reserves.

Reserve Reference Number	Map Number	Name	Legal Description and Location	Underlying Zone
R39	64	Local Purpose Reserve (Esplanade).	Mahia East Coast Road, Mahia. Lots 10, 12 & 13 DP 20317.	Conservation & Reserves.
R40	64	Whangawehi Coronation Historic Reserve.	Mahia East Coast Road, Whangawehi. Lot 1 DP 9163.	Conservation & Reserves.
R41	39	Local Reserve.	SH 2, Morere. Lot 2 DP 21750.	Conservation & Reserves.
R42	24	Nuhaka Cemetery.	SH 2, Nuhaka. Nuhaka 2E3C3.	Conservation & Reserves.
R43	8	Public Cemetery Reserve.	Papuni Road, Ruakituri Valley. Pt Tahora 2F2 and Sec 2 Blk VII Tuahu SD.	Conservation & Reserves.
R44	40	Kotemaori Domain, Tennis Courts and Hall.	SH 2, Kotemaori. Secs 11 & 48 Blk XI Mohaka SD.	Conservation & Reserves.
R45	46	War Memorial Park.	Hunter-Brown Street, Wairoa. Lots 1 & 2 DP 25818.	Conservation & Reserves.
R46	46	Bridge Approach Gardens.	River Parade, Wairoa. Lots 1 & 2 SO 10510.	Conservation & Reserves.
R47	46	Reserve.	River Parade, Wairoa. Lot 6 DP 1286.	Conservation & Reserves.
R48	46	War Memorial.	Crarer Street, Wairoa. Lot 1 DP 6847.	Conservation & Reserves.
R49	46/47/48 / 50/51	Riverbank Reserve & Esplanade Reserve.	Wairoa. Tn Sec 852 Clyde, Pt Sec 9 SO 9425, Sec 831 SO 9426, and Sec 851 Clyde.	Conservation & Reserves.
R50	48	Library Green - Reserve.	Marine Parade, Wairoa. Tn Sec 856 Clyde.	Conservation & Reserves.

Reserve Reference Number	Map Number	Name	Legal Description and Location	Underlying Zone
R51	46/47	Alexandra Park - Recreation and Community Facilities.	Marine Parade, Wairoa. Sec 1 SO 10489.	Conservation & Reserves.
R52	47	Reserve.	Lahore Street, Wairoa. Lot 6 DP 8305.	Conservation & Reserves.
R53	50	McLean Street Playground - Reserve.	McLean Street, Wairoa. Sec 777 SO 9437.	Conservation & Reserves.
R54	47	Standring Park.	Black Street, Wairoa. Lots 2 & 3 DP 13446.	Conservation & Reserves.
R55	49	Cemetery.	Fraser Street, Wairoa. Lot 1 & 2 DP 9351 and Pt Lot 1 DP 14520.	Conservation & Reserves.
R56	48	Tennis Courts - Reserve.	Marine Parade, Wairoa. Sec 830 SO 9421.	Conservation & Reserves.
R57	48	Lambton Square Recreation Reserve.	Queen Street, Wairoa. Secs B & C SO 9421 and Lambton Square Clyde SO 4128.	Conservation & Reserves.
R58	48	Clyde Domain.	Clyde Road, Wairoa. Secs 4, 5, 10 & 11 SO 9440.	Conservation & Reserves.
R59	41	Raupunga Recreation Reserve	Putere Road, Raupunga. Mohaka A18.	Conservation & Reserves.
R60	56	Nuhaka Esplanade Reserve.	Nuhaka. Lot 4 DP 10034.	Conservation & Reserves.
R61	33	Tuai Esplanade Reserve.	Mountain Road, Tuai. Lot 76 DP 7991.	Conservation & Reserves.
R62	33	Tuai Esplanade Reserve.	Tuai Main Road, Tuai. Lot 77 DP 7992.	Conservation & Reserves.
R63	15	Otoi Domain Recreation Reserve.	Otoi. Sec 15 Blk XV Waiiau SD.	Conservation & Reserves.

Reserve Reference Number	Map Number	Name	Legal Description and Location	Underlying Zone
R64	33/34	Tuai Recreation Reserve (Proposed).	Tuai.	Conservation & Reserves.
R65	44	Waihua Local Purpose Reserve.	Waihua. Secs 1 & 2 SO 9614.	Conservation & Reserves.
R66	24/55/56 /57	Nuhaka Riverbank Reserve.	Nuhaka.	Conservation & Reserves.
R72	58	Waikokopu Harbour.	Nuhaka-Opoutama Road, Nuhaka. Part Blk 1 Nuhaka CGD and Part Blk 3 Nuhaka CGD.	Conservation & Reserves
R73	62	Local Purpose Reserve.	Pohutukawa Drive, Mahia Beach. Section 1 SO 10729.	Conservation & Reserves
R74	62	Esplanade Reserve.	188 Newcastle Streets, Mahia Beach. Lot 3 DP 12487.	Conservation & Reserves
R75	63	Foreshore Reserve.	Mahia East Coast Road. DP 7368.	Conservation & Reserves
R76	64	Local Purpose Reserve (Esplanade).	Mahia East Coast Road. Lot 6 DP7369.	Conservation & Reserves.
R77	64	Local Purpose Reserve (Esplanade) KAIUKU Reserve 2B.	Mahia East Coast Road. Lot 1 DP 25968.	Conservation & Reserves.

Private Reserve

Reserve Reference Number	Map Number	Name	Legal Description and Location	Underlying Zone
P1	58	Native Forest Restoration Trust Reserve.	Kaiwaitau Road, Mahia. Lot 1 DP 310231.	Conservation & Reserves.

Department of Conservation

Reserve Reference Number	Map Number	Name	Legal Description and Location	Underlying Zone
C1	1/2/3/5/6/7/8/ 9/10/31/32	Te Urewera National Park.	Lake Waikaremoana. Waikaremoana West SD, Pt Tauwatawata Pts, Waiau SD Pts.	Conservation & Reserves.
C2	1/5/9/14	Whirinaki Forest Park.	Wairoa. Pt Tauwatawata SD Pt Mangahopai West SD.	Conservation & Reserves.
C3	20/21	Te-Heru-O-Tureia Conservation Area.	Wairoa. Blks X, VII Waitara SD Pt Blk I Mohaka SD.	Conservation & Reserves.
C4	10/15	Mangaone Conservation Area.	Wairoa. Secs 4 & 5 SO 8541 Pt Blk VIII Mangahopai SD Pt Blks V, XII Waiau SD.	Conservation & Reserves.
C5	10/11	Panekirikiri Conservation Area.	Panekirikiri Road. SGR 108 SO 2408 and Lot 1 DP 7751.	Conservation & Reserves.
C6	15	Putere Scenic Reserve.	Putere Road. Sec 5 Blk XXIV Waiau SD.	Conservation & Reserves.
C7	15	Lake Rotongaio Conservation Area.	Putere Road. Pt Blk XVII Waiau SD.	Conservation & Reserves.
C8	15	Lake Rotoroa Conservation Area.	Putere Road. Pt Blk XVII Waiau SD.	Conservation & Reserves.
C9	15/21	Kakariki Scenic Reserve.	Kakariki Farm Road. Sec 14 Blk II Mohaka SD, Secs 5 & 6 Blk III Mohaka SD and Secs 40, 52-54 Blk VII Mohaka SD.	Conservation & Reserves.
C10	21	Anaura Covenant.	Wairoa. Pt Sec 3 Blk VI Mohaka SD, and Pt of Lot 1 DP 21991.	Conservation & Reserves.
C11	21	Waikare Covenant.	Wairoa. Pt of Lot 1 DP 21991.	Conservation & Reserves.

Reserve Reference Number	Map Number	Name	Legal Description and Location	Underlying Zone
C12	21	Anaura Stream Conservation Area.	Anaura Stream. Secs 1 & 2 SO 10094.	Conservation & Reserves.
C13	31/32/33/34	Tuai Conservation Area.	SH 38, Tuai. Pt Secs 8 & 9 Blk III Waiau SD.	Conservation & Reserves.
C14	11/31	Waihi North Conservation Area.	Wairoa. Sec 15 SO 8552.	Conservation & Reserves.
C15	11	Waihi Stream Covenant.	Wairoa. Areas G, I & J on SO 8552 Blks IX, VII, VIII Waiau SD.	Conservation & Reserves.
C16	11	Te Kiwi Covenant.	Wairoa. Pt of Sec 1 SO 8552 and Pt of Pt Sec 1 Blk X Waiau SD.	Conservation & Reserves.
C17	10/15/16	Mangaone Stream Conservation Area.	Mangaone Stream. Sec 16 SO 8532.	Conservation & Reserves.
C18	11	Waihi South Conservation Area.	Pokopoko Road. Sec 18 SO 8528 Blk XI Waiau SD.	Conservation & Reserves.
C19	11/16	Waihi Covenant.	Paradise Road. Sec 14 SO 8528.	Conservation & Reserves.
C20	16	Ruapapa Covenants.	Wairoa. Sec 2 SO 8535.	Conservation & Reserves.
C21	16	Waiau River Conservation Area.	Waiau River. Sec 6 SO 8535.	Conservation & Reserves.
C22	15/21	Putere Road Conservation Area.	Putere Road. Pt Mohaka A1, Pt Sec 2 Blk XXII, Whareraurakau X, and Lot 8 DP 7406.	Conservation & Reserves.
C23	11/31	Ohuka Covenant.	Whakangaire Road. Pt of Sec 15S Ohuka Sett. SO 2311.	Conservation & Reserves.
C24	22	Rawhiti Scenic Reserve.	Rohepotae Road. Mohaka B15.	Conservation & Reserves.

Reserve Reference Number	Map Number	Name	Legal Description and Location	Underlying Zone
C25	21/22	Mangawharangi Scenic Reserve.	Putere Road, Raupunga. Mohaka B31A & B.	Conservation & Reserves.
C26	22	Mohaka River Scenic Reserve.	Mohaka River. Sec 18 Blk XII Mohaka SD.	Conservation & Reserves.
C27	22	Raupunga Scenic Reserve.	Ridge Road, Raupunga. Sec 3 Blk VI Waihua SD.	Conservation & Reserves.
C28	22	Maulders Conservation Area.	Waihua Valley Road. Lot 1 DP 11245, Pt Sec 4 Blk XV Waihua SD, Pt Mohaka A28, and Lot 1 DP 19152.	Conservation & Reserves.
C29	22/43	Pittars Conservation Area.	Mohaka. Pt Lot 1 DP 2612 and Lot 3 DP 19639.	Conservation & Reserves.
C30	7	Painga Conservation Area.	Painga Road. Pt Sec 4 & Pt Sec 4 Blk XIV Tuahu SD.	Conservation & Reserves.
C31	3/4/8	Ruakituri Scenic Reserve.	Papuni Road, Ruakituri. Sec 3 Blk VII Tuahu SD.	Conservation & Reserves.
C32	8	Erepeti Scenic Reserve.	Papuni Road, Ruakituri. Secs 1 & 2 Blk XI and Sec 1 Blk XIIA Tuahu SD.	Conservation & Reserves.
C33	8	Mangatahae Conservation Area.	Wairoa. Secs 1, 2 & 3 Blk VIII Tuahu SD.	Conservation & Reserves.
C34	16	Tutaekuri Conservation Area.	Gaddum Road. Secs 7 & 8 Blk XIV Taramarama SD.	Conservation & Reserves.
C35	11	Te Raupo Scenic Reserve.	Okare Road. Lot 1 DP 5507, Secs 5 & 6 Blk Taramarama SD.	Conservation & Reserves.
C36	35	Te Reinga Scenic Reserve.	Ruakituri Road, Te Reinga. Sec 5 Blk VI Sec 1 Blk II Opoiti SD.	Conservation & Reserves.

Reserve Reference Number	Map Number	Name	Legal Description and Location	Underlying Zone
C37	17/18	Kumi Pakarae Conservation Area.	Wairoa. Lots 4, 5 & 6 DP 8027, Lots 2, 3, 4, 5, 6(?) & 8 DP 22114, Lot 2 DP 7868 Blk XV Opoiti SD.	Conservation & Reserves.
C38	19/39	Morere Springs Scenic Reserve.	SH 2, Morere. Pt Secs 11 & 14 SO 1800, Sec 21 SO 1800, Sec 35 SO 6591, Sec 36 SO 6641, Sec 37 SO 6342, Secs 150, 151 & 152 SO 9223, and Pt Lot 4 of Sec 14 Blk XV Nuhaka North SD.	Conservation & Reserves.
C39	45	Waiatai Scenic Reserve.	Waiatai Road, Wairoa. Sec 26 Blk II Clyde SD.	Conservation & Reserves.
C40	43	Mohaka Cemetery Reserve.	Mohaka Coach Road, Mohaka. Lot 1 of Blk 5 Mohaka CGD.	Conservation & Reserves.
C41	23/45/51	Whakamahi Lagoon Wildlife Management Reserve (DOC/WDC).	Whakamahi Road, Wairoa. Sec 4R & Pt Sec 3R Blk V SO 3991, and Pt Sec 2 Blk V Clyde SD.	Conservation & Reserves.
C42	45/51	Ngamotu Lagoon Wildlife Management Reserve.	Wairoa. Sec 2 Blk VI Clyde SD.	Conservation & Reserves.
C43	45	Hurumua Nature Reserve.	Awamate Road, Wairoa. Lots 1 & 2 DP 6318 Blk I Clyde SD.	Conservation & Reserves.
C44	45	Wairoa Riverbank Reserve.	Wairoa River, Wairoa. Secs 33 & 34 Blk I Clyde SD.	Conservation & Reserves.
C45	39	Morere Recreation Reserve.	SH 2, Morere. Lot 12 DP 5368.	Conservation & Reserves.
C46	39	Morere Riverbank Reserve.	SH 2, Morere. Sec 109 Blk XV Nuhaka North SD.	Conservation & Reserves.
C47	58	Kopuawhara Reserve.	Mahanga Road, Mahia. Blk 15 Kopuawhara CGD.	Conservation & Reserves.
C48	58	Local Purpose (Esplanade) Reserve.	Nuhaka Opoutama Road, Opoutama Section 25 Block III Mahanga SD.	Conservation & Reserves.

Reserve Reference Number	Map Number	Name	Legal Description and Location	Underlying Zone
C49	58	Conservation Area.	Ymca Road, Mahia. Section 52 Block III Mahanga SD.	Conservation & Reserves.
C50	63	Oraka Conservation Reserve.	Mahia East Coast Road, Lot 21 DP 5387.	Conservation & Reserves.

SCHEDULE 4

Significant Natural Areas

SCHEDULE 5

Significant Rivers and Lake

Significant Rivers and Lakes

Rivers and Lakes	
Map Number	Name
	Hangaroa River
	Kopuawhara River
	Mangapoike River
	Mohaka River (including 200m of land either side of its banks)
	Nuhaka River
	Ruakituri River
	Tehoe River
	Waiau River
	Waihua River
	Waikare River
	Wairoa River
	Waikaretaheke River
	Korito Lagoon
	Ngamotu Lagoon
	Ohuia Lagoon
	Patangata Lagoon
	Wairau Lagoon
	Whakamahi Lagoon
	Lake Kiriopukae
	Lake Kaitawa
	Lake Rotongaio
	Lake Rotonuiaha
	Lake Rotoroa
	Lake Ruapapa
	Lake Waikaremoana
	Lake Waikareti
	Lake Whakamarino
	Lake Whakaki

SCHEDULE 6

Threatened Plants and Animals

Threatened Plants or Animals

Common Name	Scientific Name	Conservation Status
Birds		
Australasian bittern	Botaurus poiciloptilus	Threatened
New Zealand dotterel	Charadrius obscurus 'northern'	Threatened
Blue Duck (whio)	Hymenolaimus malacorhynchos	Threatened
North Island kokako	Callaeas cinerea wilsoni	Endangered
New Zealand falcon	Falco novaeseelandiae	Threatened
New Zealand dabchick	Podiceps rufopectus	Threatened
Northern brown kiwi	Apteryx australis mantelli	Threatened
North Island kaka	Nestor meridionalis septentrionalis	Threatened
Red-crowned parakeet	Cyanoramphus novaezelandiae (auriceps)	Regionally Threatened
North Island weka	Gallirallus australis greyi	Threatened
North Island fernbird	Bowdleria punctata vealeae	Regionally Threatened
North Island robin	Petrocia australis longipes	Regionally Threatened
Kereru (bush pigeon)	Hemiphaga novaeseelandiae	Vulnerable
Variable oystercatcher	Haematopus unicolor	Rare
Banded dotterel	Charadrius bicinctus	Threatened
White fronted heron	Sterna striata	Rare
Banded rail		Threatened
Reef heron		Threatened
New Zealand shore plover		Threatened
Royal spoonbill		Threatened
White fronted tern		Threatened
Powelliphanta marchanti		Rare
Fish		
Short-jawed kokopu	Galaxias postvectus	Threatened
Dwarf galaxias	Galaxias divergens	Vulnerable
Giant kokopu	Galaxias argenteus	Threatened
Lamprey	Geotera australis	Indeterminate
Reptiles and Frogs		
Hochstetter's frog	Leiopelma hochstetteri	Endangered
Invertebrates		
Native land snail	Powelliphanta species 'Urewera'	Threatened
Mammals		
Long-tailed bat	Chalinolobus tuberculata	Threatened
Short-tailed bat	Mystacina tuberculata rhyacobia	Threatened
Plant Species		
Woodrose (pua reinga)	Dactyloctenium aegyptium	Endangered
Kaka beak (kowhai ngutukaka)	Clianthus puniceus	Endangered

Common Name	Scientific Name	Conservation Status
	<i>Plantago spathulata</i>	Endangered
Thick leaved tree daisy	<i>Olearia pachyphylla</i>	Endangered
Moss	<i>Aulacoplum glaucum</i>	
Forget-me-not	<i>Myosotis petiolata</i>	Indeterminate
Mistletoe	<i>Korthalsella salicornioidea</i>	Indeterminate
King fern	<i>Marattia salicina</i>	Vulnerable
Swamp musk	<i>Mazus novaezeelandiae</i>	Vulnerable
	<i>Teucrium parvifolium</i>	Vulnerable
Hebe 'Wairoa'	<i>Hebe tairawhiti</i>	Rare
	<i>Olearia capillans</i>	Rare
Mistletoe	<i>Ileosytlus micranthus</i>	Indeterminate
	<i>Peperomia tetraphylla</i>	Indeterminate

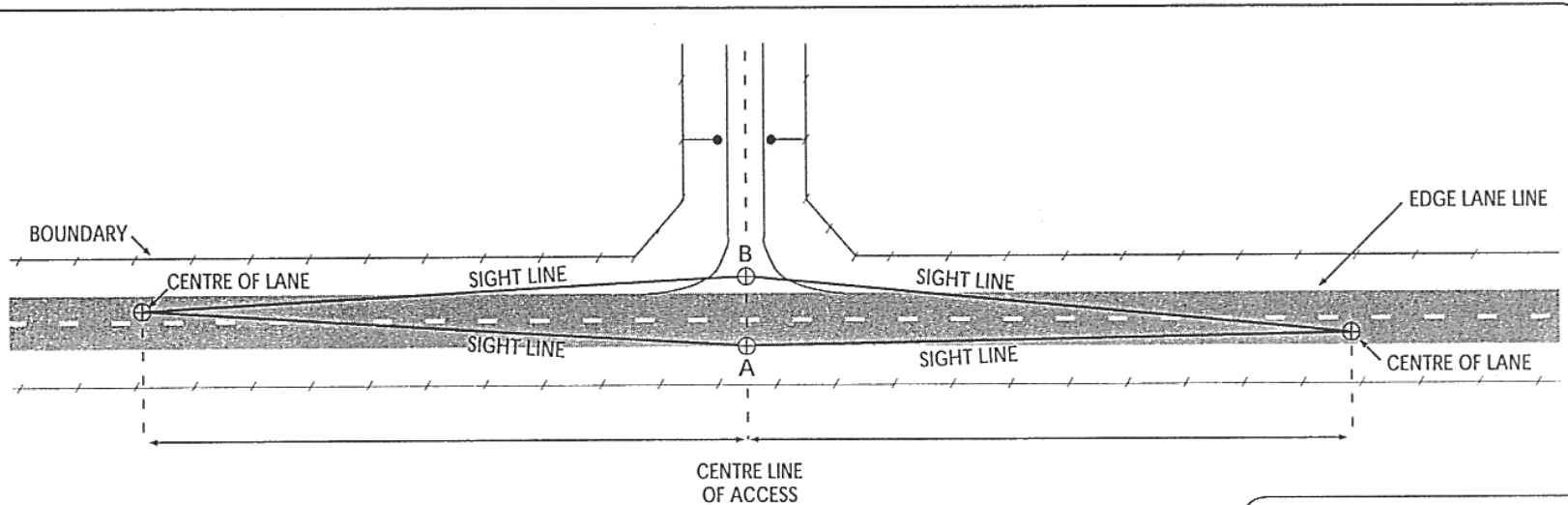
Note:

* Main sources for Plant Conservation Status Ranking – 'Threatened and Local Plant Lists' (1995 revision). Cameron, E. K.; de Lange, P. J.; Given, D. R.; Johnson, P. N.; Ogle, CC. New Zealand Botanical Society Newsletter 39: 15-28.

1. Taxonomically Indeterminate.

APPENDIX I

Minimum Standards for Vehicle Access Design



POINT A On white line

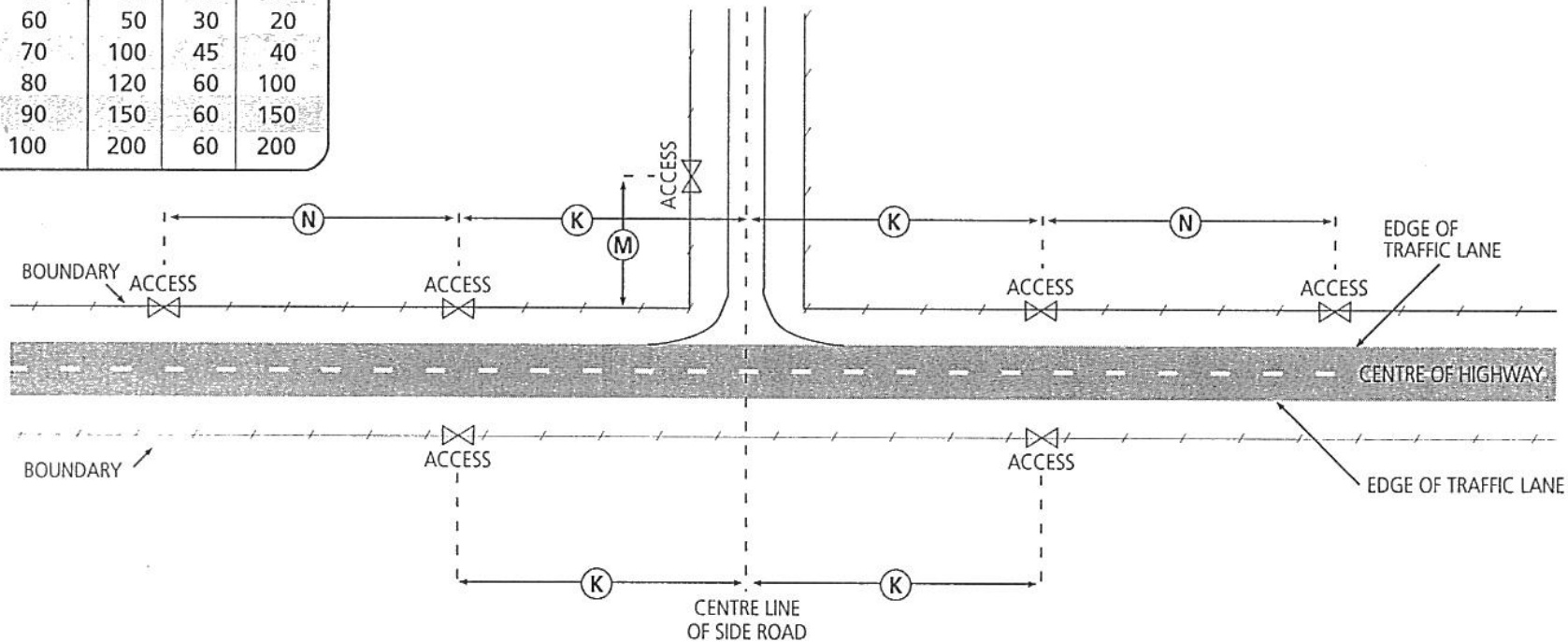
POINT B *For low use accesses*
3.5 metres from white edge lane line
For moderate use accesses
5.5 metres from white edge lane line

NOTES

- Sight distances shall be measured 1.15 metres (motorists eye level) above the finished surface of the access crossing place and the highway
- There shall be no obstructions to visibility inside the area bounded by the sight lines

SIGHT DISTANCES (metres)		
SPEED LIMIT	LOW USE ACCESS	MODERATE USE ACCESS
50	65	85
60	85	115
70	115	140
80	140	170
90	170	210
100	210	250

SPEED LIMIT	DISTANCES (metres)		
	K	M	N
50	30	20	15
60	50	30	20
70	100	45	40
80	120	60	100
90	150	60	150
100	200	60	200



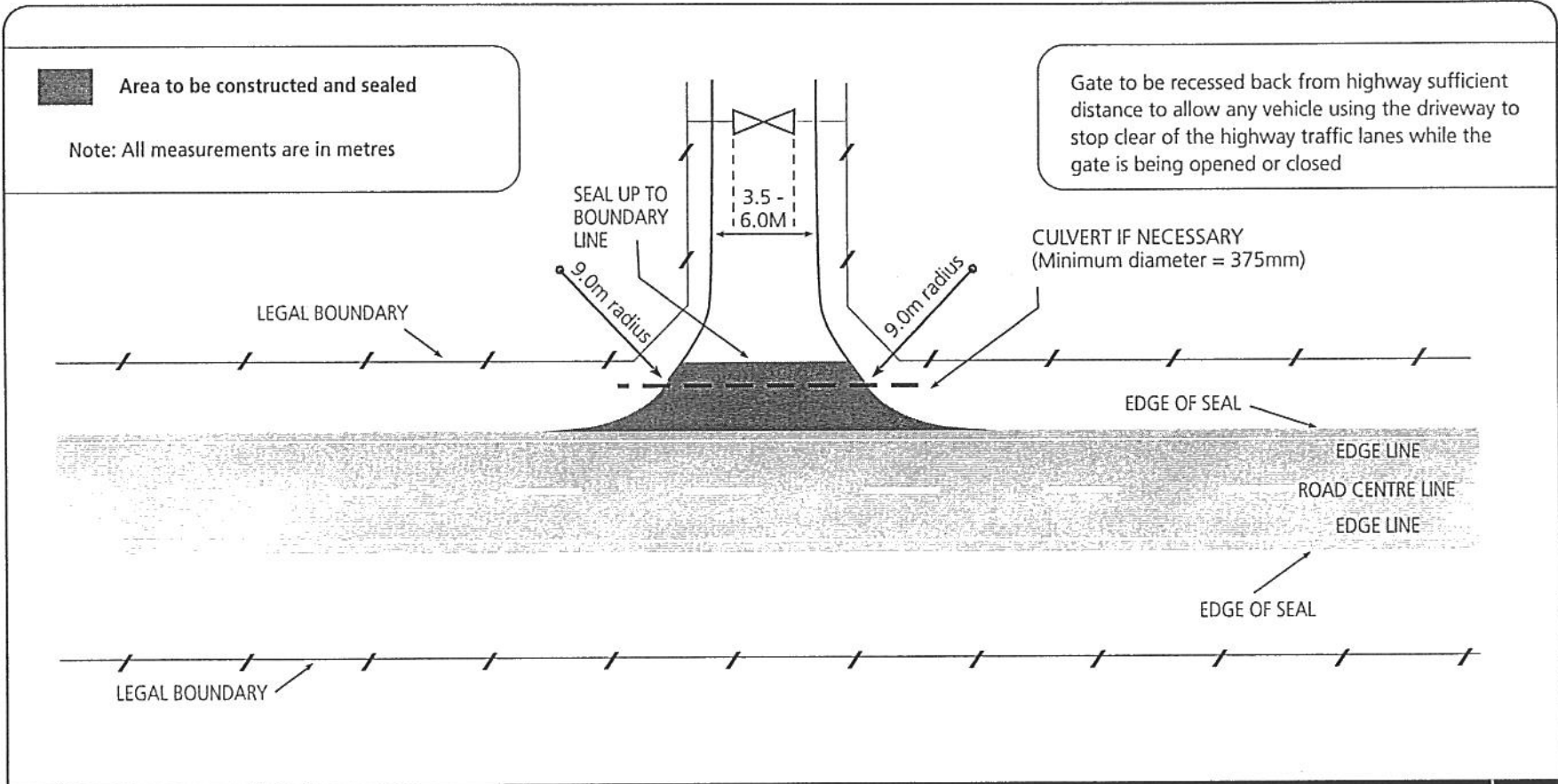
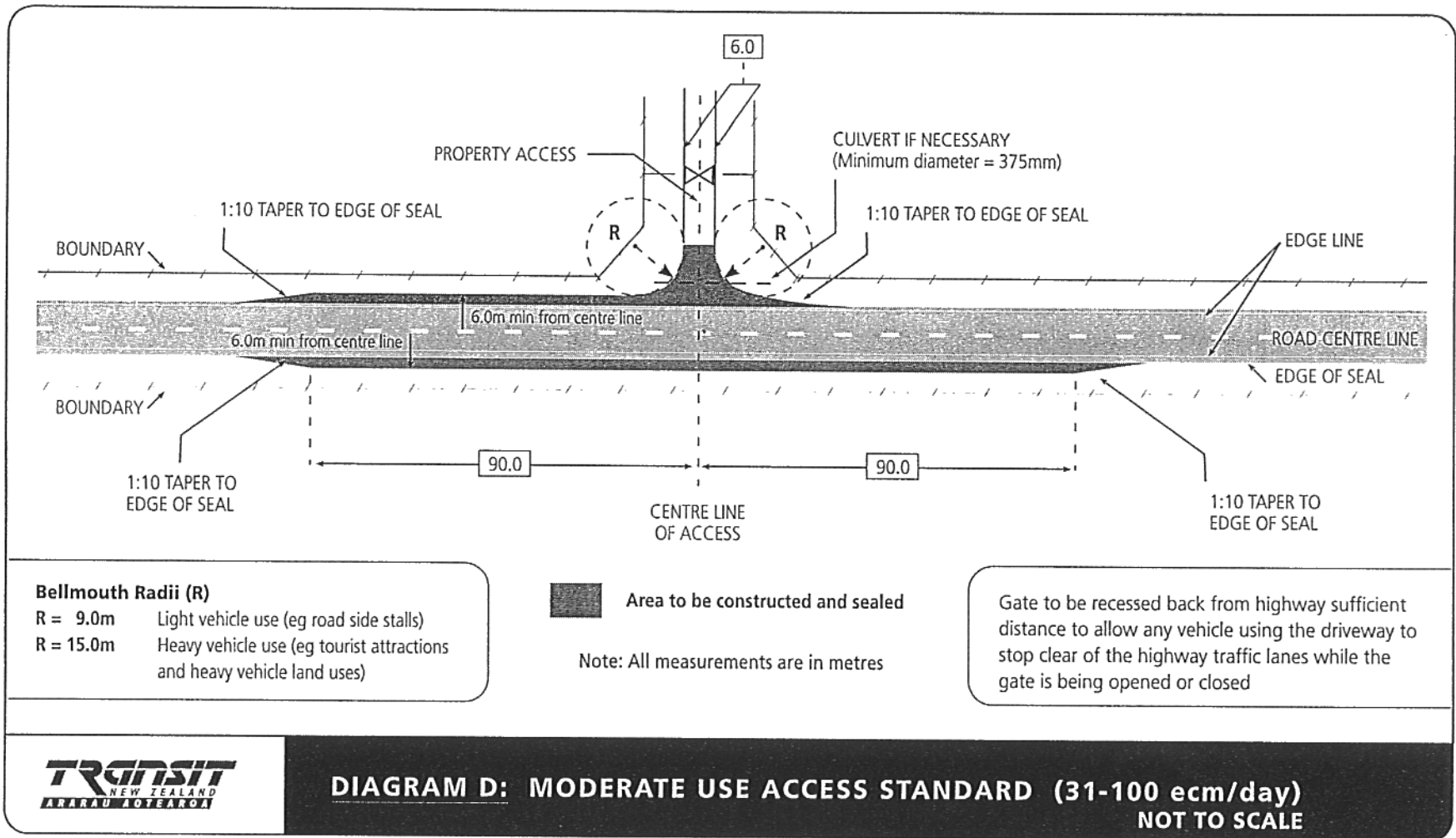
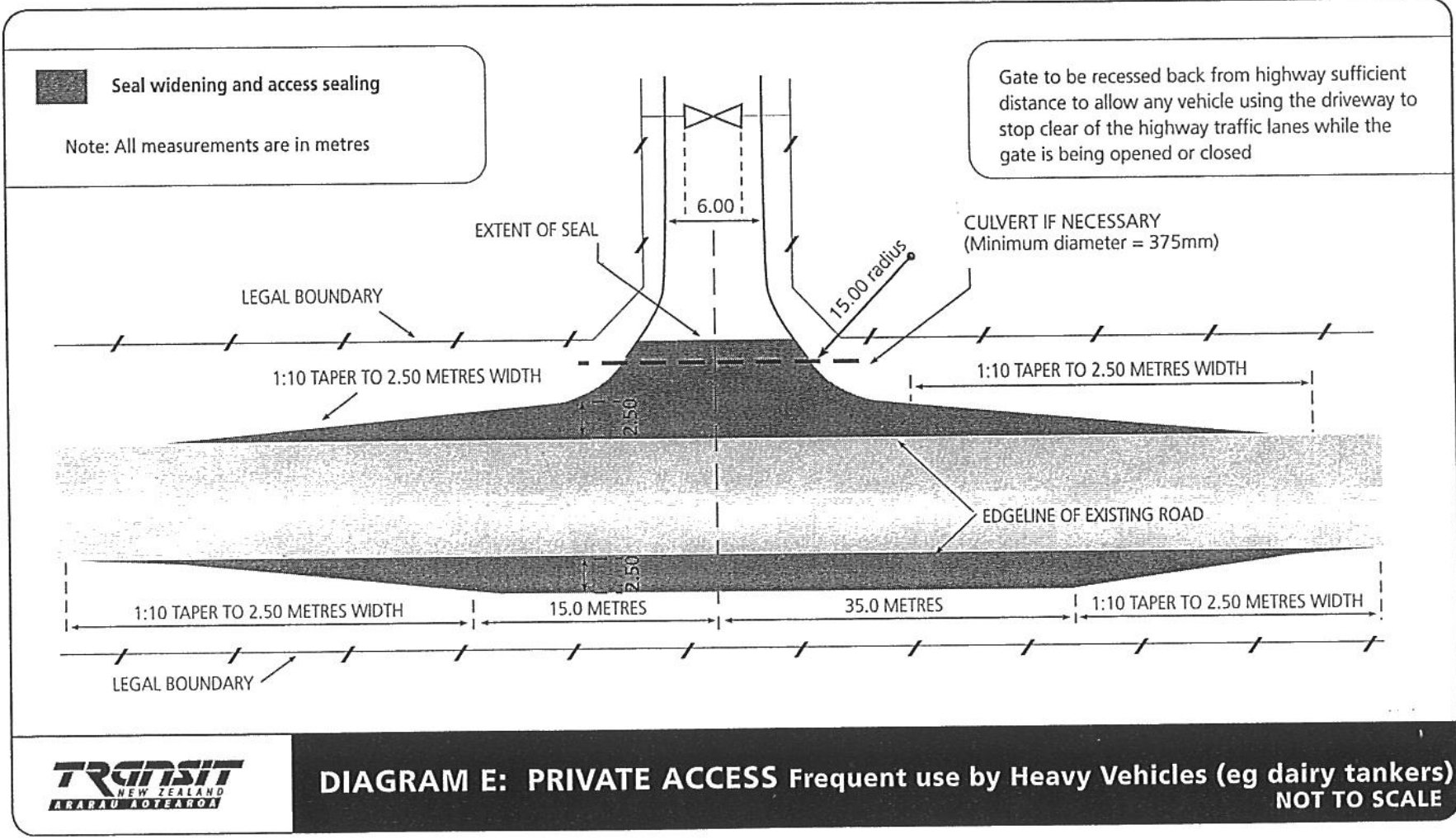
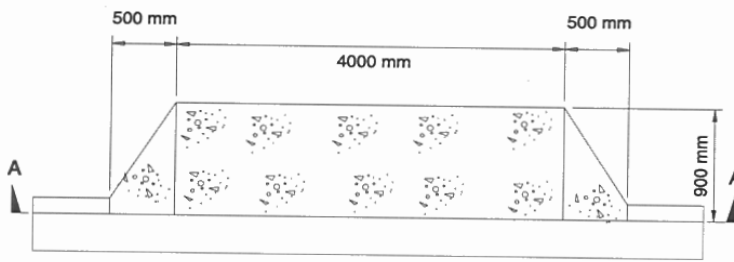


DIAGRAM C: LOW USE ACCESS STANDARD (1-30 ecm/day)

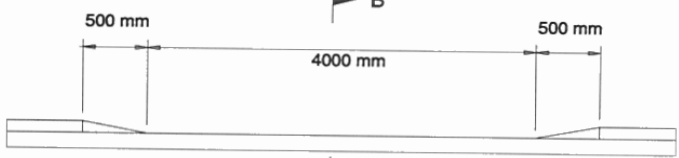
NOT TO SCALE







PLAN OF VEHICLE DISH CROSSING



SECTION A-A

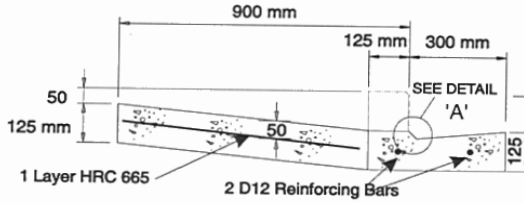
NOTE:

- FOR COMMERCIAL CROSSINGS
- APRON THICKNESS 150mm
- D12 REINFORCING BAR AT 250mm CENTRES BOTH WAYS OR 644 HRC MESH
- REINFORCING 50mm COVER FROM BASE
- MINIMUM CONCRETE COMPRESSIVE STRENGTH TO BE 20MPa AT 25 DAYS

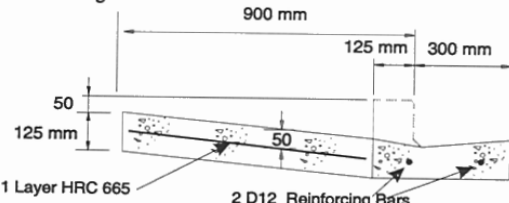
NOTE: NO LIP CROSSING REQUIRED:

- IN CENTRAL BUSINESS DISTRICT. (C.B.D.)
- IN SUBURBAN SHOPPING PRECINCTS OR OTHER HIGH PEDESTRIAN TRAFFIC AREAS
- WHERE CHANNEL GRADIENT IS SUFFICIENT TO PREVENT SILTING OF THE CROSSING INVERT.

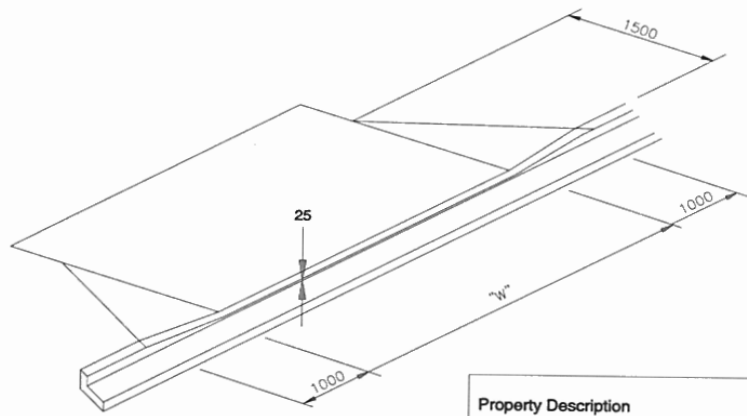
4 m Wide Residential Crossing



SECTION B-B STANDARD CROSSING

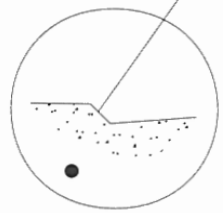


SECTION B-B NO LIP CROSSING



MINIMUM STANDARDS FOR VEHICLE CROSSINGS ONTO URBAN ROADS

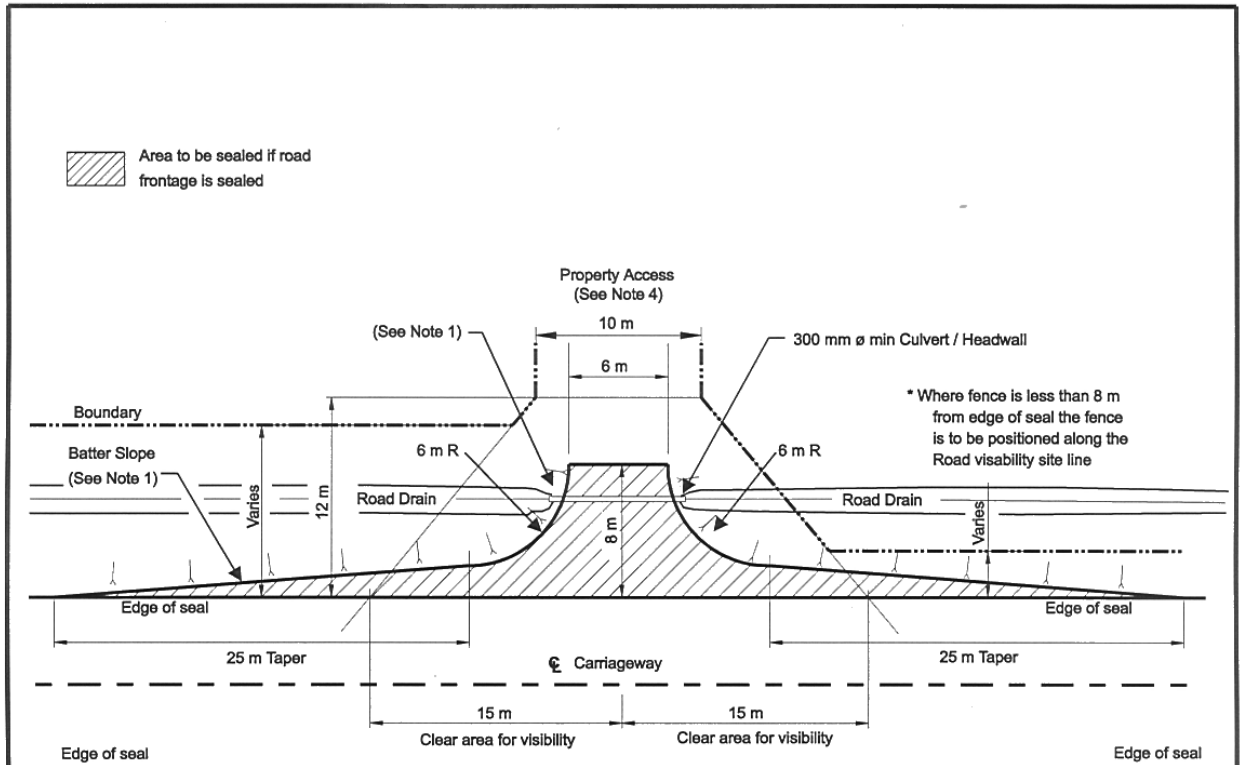
ANGLE OF KERB AT 45° FOR WHEELCHAIR ACCESS



DETAIL 'A'

Property Description	Width "W"	Concrete Depth "D"	HRC Reinforcing Mesh
Residential	1-3 Dwellings	3 m	1 Layer 665
	4-6 Dwellings	4 m	
	7+ Dwellings	6 m	
Light Commercial (not requiring specific design)	4 m	150 mm	1 Layer 665
Industrial (not requiring specific design)	6 m	150 mm	

NOT TO SCALE



NOTES:

- 1.) Batter slopes are not to be any steeper than 1.5H : 1.0V
- 2.) The Basecourse metal formation is to extend at least 100 mm further than the final seal area
- 3.) If the road boundary fence is less than 8 m from the edge of seal, the fence is to be repositioned outside the area required for road user visibility, and the gate shall be positioned a minimum of 8 m from the edge of the road seal
- 4.) The Gate shall be situated no less than 12 m from the road seal edge
- 5.) If the rural road is unsealed, the detail above will still apply except that sealing of the accessway is optional

NOT TO SCALE



WAIROA DISTRICT COUNCIL

MINIMUM VEHICLE CROSSING FOR MULTIPLE RURAL RESIDENTIAL PROPERTIES ,FARMING & FORESTRY ACTIVITIES

APPENDIX II

Roading Hierarchy

APPENDIX III

Threshold Hazard Factors

Examples of the facilities covered by the three Threshold Hazard Factors are given in the following table:

Low Threshold Hazard Factor	Medium Threshold Hazard Factor	High Threshold Hazard Factor
<p>Domestic quantities and uses of hazardous substances, garden pesticides and herbicides and other substances.</p> <p>Retail outlets selling domestic scale quantities of hazardous substances including supermarkets, hardware stores, pharmacies, garden centres.</p> <p>Educational facilities using small-scale quantities of hazardous substances school laboratories.</p> <p>Chemicals for the operation of private swimming pools.</p> <p>Farm and forest scale use of agricultural chemicals and fertilisers used in primary production activities.</p>	<p>Commercial scale spray-painting operations.</p> <p>Dry Cleaners</p> <p>Engineering Workshops.</p> <p>Motor vehicle repair workshops and garages.</p> <p>The storage and retail sale of agricultural chemicals and fuels direct to primary production users (including stock and station agents premises).</p> <p>Service stations and the retail sale of LPG.</p> <p>Bulk Storage of fertiliser in the Industrial Zone.</p>	<p>Galvanising plants.</p> <p>Electroplating and metal treatment activities.</p> <p>Chemical warehouses (including bulk storage areas for agrochemicals, and fertilisers (outside of the Industrial Zone).</p> <p>Explosive magazines.</p> <p>Chemical manufacturing processes (including industries manufacturing, storing or processing agrochemicals, fertilisers or paints).</p> <p>Tanneries.</p> <p>Timber treatment plants.</p> <p>Freezing works and rendering plants.</p> <p>Wastewater treatment plants.</p> <p>Milk treatment plants.</p> <p>Fumigation processes or activities.</p> <p>Drum re-conditioners.</p> <p>Asphalt/bitumen manufacture or storage.</p> <p>Bulk fuel or bulk LPG. Storage.</p> <p>Metal smelting and refining (including battery refining and recycling).</p> <p>Fibreglass manufacture.</p> <p>Polymer foam manufacture.</p>