

Rārangi Take o te Kōmiti Aro- take Mahere ā-Rohe

District Plan Committee Agenda

Wednesday 9 October 2024, 2 pm

Council Chamber, Albion Street, Hāwera



Ngā Mema o te Komiti / Committee Members



Andy Beccard
Chairperson



Steffy Mackay
Deputy Chairperson



Leanne Horo
Councillor



Aaron Langton
Councillor



Diana Reid
Councillor



Robert Northcott
Deputy Mayor



Tāne Houston
Iwi Representative

Apatono / Delegations

- To consider and make recommendation to the Council on environmental policy matters relating to the Resource Management Act and the District Plan; and
- To hear all plan changes and make recommendations to the Council.

He Karere Haumaruru / Health and Safety Message

In the event of an emergency, please follow the instructions of Council staff.

If there is an earthquake – drop, cover and hold where possible. Please remain where you are until further instruction is given.

He Pānga Whakararu / Conflicts of Interest

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as an elected member and any private or other external interest they might have.

Huinga Tāngata / Attendance Register

	Date	07/06/23	19/02/24
Meeting		O	O
Andy Beccard		√	A
Leanne Horo		√	√
Aarun Langton		√	√
Steffy Mackay		√	√
Robert Northcott		√	√
Diana Reid		X	√
Tāne Houston - Iwi Representative		√	√

Key

- √ Attended
- AO Attended Online
- Was not required to attend
- A Apology
- Y Attended but didn't have to attend
- X Did not attend - no apology given

Types of Meetings

- O Ordinary Council Meeting
- E Extraordinary Council Meeting



Rārangi Agenda

District Plan Committee Wednesday 9 October 2024 at 2 pm

1. **Karakia**
2. **Matakore / Apologies**
3. **Tauākī Whakarika / Declarations of Interest**
4. **Whakatakoto Kaupapa Whānui, Whakaaturanga hoki / Open Forum and Presentations**
5. **Whakaaetia ngā Menīti / Confirmation of Minutes**
 - 5.1 [District Plan Committee held on 19 February 2024](#) Page 9
6. **Pūrongo / Report**
 - 6.1 [Hāwera Structure Plans and Urban Growth \(Plan Change 4\) and Financial Contribution \(Plan Change 5\)](#) Page 16
7. **Karakia**



Karakia

1. Karakia

Ruruku Timata – Opening Prayer

(Kia ururu mai ā-hauora,
ā-haukaha, ā-hau māia)

Ki runga

Ki raro

Ki roto

Ki waho

Rire rire hau

Paimārire

*(Fill me with vitality)
strength and bravery)*

Above

Below

Inwards

Outwards

The winds blow & bind us

Peace be with us.



Matakore Apologies

2. Matakore / Apologies

Leave of Absence: *The Board may grant a member leave of absence following an application from that member. Leave of absences will be held in the Public Excluded section of the meeting.*



Ngā Whakaputanga

Declarations of Interest

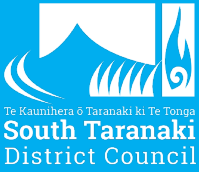
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3. Tauākī Whakarika / Declarations of Interest

Notification from elected members of:

- a) Any interests that may create a conflict with their role as an elected member relating to the items of business for this meeting; and
- b) Any interests in items in which they have a direct or indirect pecuniary interest as provided for in the Local Authorities (Members' Interests) Act 1968.

Declarations of Interest: Notification from elected members of: Any interests that may create a conflict with their role as an elected member relating to the items of business for this meeting; and Any interests in items in which they have a direct or indirect pecuniary interest as provided for in the Local Authorities (Members' Interests) Act 1968



Whakatakoto Kaupapa Whānui, Whakaaturanga hoki Open Forum and Presentations

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4. Whakatakoto Kaupapa Whānui Whakaaturanga hoki / Open Forum and Presentations

The Council has set aside time for members of the public to speak in the public forum at the commencement of each Council, Committee and Community Board meeting (up to 10 minutes per person/organisation) when these meetings are open to the public. Permission of the Mayor or Chairperson is required for any person wishing to speak at the public forum.



Ngā Menīti Poari

Board Minutes

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To	District Plan Committee
Date	9 October 2024
Subject	District Plan Committee – 19 February 2024

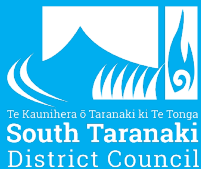
(This report shall not be construed as policy until adopted by full Council)

Whakarāpopoto Kāhui Kahika / Executive Summary

1. The District Plan Committee met on 19 February 2024. The District Plan Committee is being asked to confirm their minutes from District Plan Committee as a true and correct record.
2. There was one recommendation within the minutes for the Committee to consider.
3. The District Plan Committee moved a recommendation 02/24 DP that the Council approves the proposed changes to the papakāinga development provisions in the Operative South Taranaki District Plan in accordance with Schedule 1 of the Resource Management Act 1991. This will initiate a formal consultation process in accordance with Clause 5(1A) of Schedule 1 of the Resource Management Act 1991.
4. The Council adopted recommendations 02/24 DP at an Extraordinary Council meeting on 13 March 2024.

Taunakitanga / Recommendation

THAT the District Plan Committee adopts the minutes from their meeting held on 19 February 2024 as a true and correct record.



Menīti Minutes

5

Kōmiti Arotake Mahere ā-Rohe District Plan Committee Meeting

Held in the Council Chamber, Albion Street, Hāwera on Monday 19 February 2024 at 1.00 pm.

Kanohi Kitea / Present: Councillors Leanne Horo (arrived at 1.39 pm), Steffy Mackay (Chairperson), Aaron Langton, Deputy Mayor Robert Northcott, Diana Reid and Tāne Houston (Iwi Representative).

**Ngā Taenga-Ā-Tinana /
In Attendance:**

Mayor Phil Nixon, Liam Dagg (Group Manager Environmental Services), Sarah Capper-Liddle (Planner), Sara Dymond (Governance and Support Team Leader), Bridie Fleming (Planner), Reg Korau (Iwi Liaison Manager - Acting Planning Team Lead), Dayne le Fleming (University Student - Planning and Development), Caitlin Moseley (Planner), Jess Sorensen (Planning and Development Manager) and Katie Maxwell (Boffa Miskell) *Online*.

Matakore / Apologies: Councillor Andy Beccard and Leanne Horo (for lateness).

RESOLUTION

(Deputy Mayor Northcott/Mr Houston)

01/24 **THAT the apologies from Councillor Andy Beccard and Leanne Horo (for lateness) be received.**

CARRIED

1. Pūrongo / Report

1.1 Plan Change 3 – Papakāinga Development

The report proposed to amend the papakāinga development provisions of the Operative District Plan (DP). There was expected to be implications as a result of changing these provisions, however the changes would better enable papakāinga development and support housing growth for Māori in the South Taranaki District and reflect the aspirations of tāngata whenua on their land.

Mrs Sorensen introduced the issue. The papakāinga plan change originally came from the Environment and Hearings Committee. In 2019 the Committee was part of the decision making process for two dwellings on a small rural property next to Taiporohenui Marae. While this application was presented as papakāinga the DP had to treat it as two dwellings on an undersized rural allotment. As part of that decision making the Committee made a promise to look at whether this was an issue taken up as part of the plan change programme. Since then there had been numerous enquiries from whanau and Hapū members wanting to develop papakāinga on their properties however were faced with conflicting challenges around funding restrictions or resource consent restrictions.

Deputy Mayor Northcott asked if the reason why the banks and financial institutions would not loan on Māori freehold land was because of multiple ownership. Mrs Sorensen confirmed that this was her understanding. In terms of going from free hold into Māori land it was an application process however it had huge implications for development on those sites. Deputy Mayor Northcott asked if the Council could lobby to banks and financial institutions as to why they would not loan on Māori freehold land. If ownership could not be identified there was no guarantee that we had a more permissive way of putting housing on rural land with defined owners. This could lead to speculation.

Mrs Sorensen noted that Te Puni Kōkiri were best to front that issue and were offering whanau and Hapū feasibility grants. The Council had multiple pre application meetings with people in this decision point which contributed to the need to bring this forward in terms of a plan change. As part of the 2019 decision made by the Committee there was also endorsement from Iwi that something needed to be done.

Ms Capper-Liddle noted that this had been worked on for over a year and through a number of Ngā Kaitiaki meetings and through exploring various other District Plans have come up with the following amendments to the Operative District Plan to incorporate the proposed provisions for papakāinga development.

- New and reworded definitions relating to papakāinga development;
- New and reworded objectives and policies within *Section 2.7 Tāngata Whenua*;
- Changes to density (net site area) performance standards in the Residential and Township Zones, and an exemption to the maximum number of dwelling units performance standard introduced in the Township Zone for papakāinga developments.
- Within the Rural, Residential, Township and Commercial Zone chapters:
 - Papakāinga development is a permitted activity on land held under Te Ture Whenua Māori Act 1993 where the relevant performance standards are met.
 - Papakāinga development is a controlled activity on land held under Te Ture Whenua Māori Act 1993 where the relevant performance standards are not met.
 - Papakāinga development on General Title Land is a restricted discretionary activity.

Ms Maxwell explained that following this meeting should there be no major amendments or objections to what was proposed it would be presented to the council on Wednesday 13 March for adoption. If adopted then they would be preparing for public notification which included a communications package. The public notification date was yet to be confirmed however would be likely the end of March. There would be a four week submission period however this could be extended should there be appetite for further opportunity to submit. Following that a summary of submissions would be prepared which would be notified and there was a two week period for further submission. This would see the closer of submissions and then moving preparing for a hearing and section 42a report. Mrs Sorensen added that while they had been through the Ngā Kaitiaki process for the last two years the endorsement with Iwi the Council were yet to go out for consultation with affected landowners.

Deputy Mayor Northcott sought clarification on the changes to the density levels and whether they would be applied in the residential zone. Ms Capper-Liddle advised that the changes to the residential zone was in the performance standards (section 4.2.1) net site area. Dwelling units were generally 400m² within the residential area and 300m² in the

intensification area and papakāinga development was exempt from those. Deputy Mayor Northcott noted that this meant increased density and asked what the reason for this was. Ms Capper-Liddle explained that papakāinga development would be subject to site coverage requirements such as making sure stormwater controllers were appropriate. It was to allow more houses on a site where other standards were met. This was similar to what was being introduced in the township and rural zone to allow them to be denser in that zone. Mrs Sorensen added that the introduction of performance standards was to align with our Parihaka Cultural Area providing consistency across Parihaka and other papakāinga developments.

In response to the query around the four week consultation period and whether this was enough time for Iwi to respond Mr Korau explained that the Council had been working with Iwi through the Ngā Kaitiaki forum and believed that there was sufficient time in the four week timeframe for Iwi and whānau to submit.

Councillor Mackay asked if it was envisaged that the general public would want the same conditions on their land and if so, how would the Council deal with that. Mrs Sorensen commented that the submission process would be a good indicator of whether that was the next issue to be taken forward into the review stage. Mr Dagg commented that in terms of social housing concepts from Kāinga Ora, the pressure was not only from the market but also from the current density of housing. There was a question about whether the intensification zone was set right in terms of its boundaries or if it was a case of removing minimum lot sizes in that area to cater for the various demands we were getting. That would need to be subject to public consultation process. The Papakāinga provisions they were looking at was a response to being more enabling. This created a platform where they could then have a conversation with the community about their expectations in density in general.

In terms of highly productive land in the rural zone Deputy Mayor Northcott noted that essentially this would make it more permissive to build dwellings in the rural zone. He asked how that fit with the government policy. Mrs Sorensen noted that the Environment and Hearings Committee would have a policy setting decision to make. Mr Dagg added that the first few applications would be captured by the NPS HPL provision and would be required to demonstrate the compelling argument of having a strong connection to ancestry land. Mr Korau noted that the Council had our Iwi resource and support for guidance. It was about whakapapa and the relationships and connections to the land.

Deputy Mayor Northcott noted that making it more enabling that the checks and balances with the Iwi and to make sure that the easier path to build houses was not exploited in the future. The wording was in there but not in detail as to how the Council would undertake those checks and balances. Mr Korau commented that as those processes were discussed it was not just about the individuals having that control over the land the ownership was all family members. The Papakāinga development process took around 2.5 years so there were a lot of checks and balances through that process. Deputy Mayor Northcott was supportive of being more enabling.

Councillor Reid asked who could carry out papakāinga development on their land. Mrs Sorensen explained that an application would require evidence of ancestral connection to the land and endorsement from Iwi. She noted that papakāinga was not a new term and not a new defined activity. It was enabling it as a next step further. The Council was used as an example on how papakāinga was done well. The District was not catering for it at this stage.

Mr Dagg commented that everyone had the ability to carry out what papakāinga was trying to achieve. The challenges were that there were objectives and policies about being enabling and encouraging however when a proposal was brought forward then it was faced with a resource consent that brought a high degree of discretion if it went ahead or not. This was trying to eliminate the Council's ability to be obstructive where they did not need to be. He did not believe this presented inequality when taking a broader view everyone still had the ability to ask questions of the authority of court to intensify their land.

Deputy Mayor Northcott supported the proposed changes noting that this had been a long time coming.

Mr Korau commented that Māori had only ever understood the concept of living together, sharing resources and to find different avenues and the Papakāinga aspect would hopefully allow and assist us to do it.

Mr Houston asked what the Council's assessment tools were to measure validity of historical claim. This would tie into that situation which was going to come around non-Māori feeling isolated not having the same opportunities. If we did not have that tool then what body would make it.

Councillor Horo arrived at the meeting at 1.39 am.

Mrs Sorensen noted that in terms of tool the Council's planners would use Landonline NZ to determine the history of the land which would could provide information back to the original settlement deed and survey data, and how the land has been transferred since. Once identified the Council would then be looking to Iwi for endorsement. Part of the Ngā Kaitiaki forum they came to that understanding of how the Council and Iwi would work.

Mr Houston commented that this mass return or desire to return to papakāinga living was in the early stages now. A lot of the answers to our questions would not present themselves until they dove into the activity. He considered it the Committees responsibility to ensure they maintain a positive low until such time as they extracted the data needed. There was little definition at a national level to assist them and Taranaki at the front of the envelop are taking steps to understand papakāinga and how not only it related to the wellbeing of the people but related to resource consent processes. In order to obtain the answers, they needed to engage the activity. His suggestion was to take careful steps and maintain positive momentum until such time as the data was received and robust systems were put in place.

Mr Houston commented that it was believed by Māori that by living together in a communal function it was beneficial to the wellbeing of the individual. Long term the papakāinga model could be used for the wider community. It was a model of a better way of living communally together. He supported helping and assisting iwi to drive towards papakāinga as a style of living available to everyone it would develop further down the track. It was a risk isolating non-Māori communities and this committee needed to be aware of and be sure that they were putting everything into play to avoid that type of separation. In terms of being permissive Mr Korau noted that it was about taking steps now to be proactive for our Iwi to ensure we can have opportunities to build papakāinga in the future. However, as the understanding of papakāinga improve processes and good systems could be put in place to protect that.

Mayor Nixon supported making this more permissive however noted that during the previous plan change the Committee looked at lot sizes and the number of dwellings on a site and wanted to move away from enabling development where there was no infrastructure provided. He hoped that this did not lead to that situation where the expectation was that the Council build infrastructure to these developments. He asked if there were any safeguards around setting an expectation that future council would have to deliver where we have indicated for papakāinga or other intensive residential. Mrs Sorensen commented that papakāinga development as part of the general title would have consent conditions and resource conditions. There could be matters within the resource consent that dictated being self-sufficient like Parihaka. She believed there was enough for us in the consent process to be able to highlight that this was what it would be to eliminate that expectation in the future.

Mr Houston noted that the Committee had highlighted some risks in terms of snowballing, misuse, lack of assessment tools to determine legitimate call for papakāinga. He asked if there was pressure for the inclusion of papakāinga systems in the DP because of the number of applications being received. Mrs Sorensen commented that the enquiries were sitting with Iwi. There had been pressure on the Council to move forward.

Councillor Mackay noted that this was what the Committee asked for as they wanted South Taranaki to be in an enabling position. Mr Dagg commented that there were a lot of people waiting for the system and framework to change then the Council would see the pressure. There was not a lot of trust in the District Plan provision for people to have a go with this.

Councillor Horo attended the National Housing Conference in Hastings along with other Iwi to see what was being done. The reality was about people not being able to get housing. General title was not needed to undertake papakāinga housing. She believed people were holding off because of the compliance and flexibility of the Council.

Concerns were raised around the wording in the proposed changes that the decision makers would rely solely on iwi endorsement where there could be relationship differences between whānau, iwi and Hapū which could affect that. The Committee agreed to replace the word rely with consider to provide options of alternative endorsement if relationships were estranged.

Mr Houston noted that it was one thing to enable progression in the community however he was aware of the importance of papakāinga and the value of the word or ideology and what it meant to Māori. This was a risk to Māori if there were not robust systems in place to ensure this process was protected. He was not against the recommendation and proposed changes however was against not having a long term vision and processes that were included on this papakāinga venture that would keep it safe. Mr Korau noted that robust systems was about honesty, trust and relationships. We did not know the answer at this point however the processes put in place safeguard our people. It about our people moving forward living together as whānau.

RECOMMENDATION

(Deputy Mayor Northcott/Cr Horo)

02/24 DP

THAT the District Plan Committee recommends the Council;

- a) Approves the proposed changes to the papakāinga development provisions in the Operative South Taranaki District Plan in accordance with Schedule 1 of the Resource Management Act 1991 subject to the following change as set out below:

“Note: For resource consent applications under this rule, the Council will seek advice from the relevant iwi authority and will ~~rely on~~ consider this advice.”

For ease of reference those changes are illustrated with a strikethrough (removed) and underline (inserted).

- b) Notes that this will initiate a formal consultation process in accordance with Clause 5(1A) of Schedule 1 of the Resource Management Act 1991.

CARRIED

The meeting concluded at 6.35 pm.

Dated this day of 2023.

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 CHAIRPERSON



Pūrongo Report

6

To	District Plan Committee
From	Kaitātari Whakamahere Rautaki / Strategic Planner, Sophie Canute
Date	9 October 2024
Subject	Hāwera Structure Plans and Urban Growth (Plan Change 4) and Financial Contributions (Plan Change 5)

(This report shall not be construed as policy until adopted by full Council)

Whakarāpopoto Kāhui Kahika / Executive Summary

1. This report seeks the support of the District Plan Committee (the Committee) to recommend to Council that District Plan Change 4 (Hāwera Structure Plans and Urban Growth) and District Plan Change 5 (Financial Contributions) be adopted for public consultation pursuant to Schedule 1 of the Resource Management Act 1991 (RMA).
2. District Plan Change 4 includes the updating of the Hāwera Northern and Hāwera Western Structure Plans in Section 9: Subdivision and Development of the South Taranaki Operative District Plan (ODP). This includes the current zoning of the South Taranaki Business Park, which is no longer considered fit for purpose. District Plan Change 4 proposes new and reworded objectives and policies, along with amendments to the rule framework for development within the structure plan areas and to the structure plan maps. Additionally, a Future Development Area (FDA) has been introduced to limit development in areas where there is currently no supporting infrastructure or existing infrastructure capacity is limited and there are no current plans to upgrade this infrastructure.
3. District Plan Change 5 is required to support District Plan Change 4, to update the financial contribution amounts included in the ODP that relate to the Hāwera Western and Northern Structure Plan areas. In addition to the reviewing and amending the financial contributions for the structure plan areas, through the review of the ODP it has been recognised that there is an opportunity to make the financial contribution section of the ODP more effective. To improve the clarity and certainty of the financial contribution provisions, it is proposed to amend the provisions by including a formula-based approach for activities within the structure plan areas, a pathway for permitted activities, activity exemptions and the reduction of waivers and remission abilities that are identified in Section 20 of the District Plan.

Taunakitanga / Recommendation(s)

THAT the District Plan Committee recommend that Council;

- a) Approves the proposed changes to the urban growth provisions (District Plan Change 4 in [Appendix A](#)) in the Operative South Taranaki District Plan for public notification pursuant to Clause 5 of Schedule 1 of the Resource Management Act 1991.

- b) Approves the proposed changes to the financial contribution provisions (District Plan Change 5 in [Appendix B](#)) in the Operative South Taranaki District Plan for public notification pursuant to Clause 5 of Schedule 1 of the Resource Management Act 1991.
- c) Approves the initiation of the formal consultation procedure which would occur from Monday 18 November 2024 to Monday 27 January 2025, in accordance with Clause 5(1A) of Schedule 1 of the Resource Management Act 1991.
- d) Endorses the content of the Section 32 Evaluation Reports ([Appendices C and D](#)) for the District Plan Changes 4 and 5.

Kupu Whakamārama / Background

4. A district plan is a statutory planning document that each territorial authority is required to create, manage, implement and review under the RMA. The district plan manages subdivision and development across the entire district. The South Taranaki District Council last reviewed the District Plan in 2015, and the full District Plan became Operative in 2021.

Plan Change 4: Urban Growth

5. The key driver for the Urban Growth Plan Change was to rezone the Hāwera Northern Structure Plan area to provide the appropriate zoning for the South Taranaki Business Park and provide a framework for the Business Park in the ODP. This includes amending provisions within the ODP, adding objectives and policies as well as making changes to the structure plan maps and planning maps.
6. The Hāwera Northern Structure Plan covers the main area identified for commercial growth. The Hāwera Western Structure Plan identifies the area Council anticipates residential growth requiring future infrastructure upgrades. The District Plan was notified in 2015. It did not fully anticipate the outcomes of a study undertaken in 2019, which looked at the cost-benefit of industrial parks across the District. The key findings of this report were that land within the Hāwera Northern Structure Plan area was the most appropriate for investment by the private sector and Council.
7. The current structure plan for the northern area of Hāwera did not indicate future infrastructure provision, only zones. The findings of the 2019 industrial land feasibility study have been embraced by the private sector. There is now a clear need to provide an updated structure plan to guide the urban development within Hāwera to ensure residential, commercial and industrial growth occurs in a co-ordinated and sustainable manner.
8. The changes proposed under District Plan Change 4 (Urban Growth) to the ODP are summarised as follows:
 - New and reworded Objectives and Policies within Section 2.14 Integrated Land Use and Infrastructure Planning, Urban Growth and Financial Contributions to better reflect the nature and type of subdivision and development anticipated in the district.
 - Inclusion of a Future Development Overlay to limit development in areas where there is no supporting infrastructure or existing infrastructure capacity is limited.
 - Amendments to the Residential Zone, Commercial Zone and Industrial Zone Chapters to include a new rule framework for development within the structure plan area (Hāwera West and Hāwera North) and Future Development Overlay.

- Amendments to the Subdivision and Development Chapter and the Structure Plan Maps to include a new rule framework for development within the Structure Plan Area and Future Development Overlay.
- Amendments to the planning maps to reflect the zone changes associated with the Structure Plan and the Future Development Area Overlay.
- Rezoning of areas within the boundaries of the structure plan and small areas on the urban fringes of Hāwera.

Plan Change 5: Financial Contributions

9. Under the district plan, councils are able to impose performance standards (or rules) for financial contributions under Sections 77E and 108 of the RMA. The Financial Contributions chapter has not been reviewed since the last full District Plan review which was initiated in 2014. The 2019 study into industrial land, did not anticipate the level of growth within the Hāwera Northern Structure Plan area and the environmental effects relating to infrastructure capacity that this study has created. During the review of the Financial Contributions Section, it was identified that improvements could be made to enhance its effectiveness in recovering development-related costs. A report was written for Council to seek direction on what options should be considered and drafted into the proposed provisions. This report and Council direction was provided at the meeting held on Monday 8 July 2024.
10. The ODP is a permissive district plan, where activities such as residential care facilities, educational facilities, papakāinga development and community activities are permitted activities which means they can occur in the residential zone without resource consent. Depending on the size and scale of these activities, there could be effects generated on the Council's network. Under the ODP provisions there is currently no ability to apply financial contributions to permitted activities.
11. Similarly, in the commercial zone, activities such as commercial activities, healthcare services, visitor accommodation, childcare facilities, and vehicle service stations are permitted activities. Again, these activities could generate effects on the Council's three-waters and roading networks and there is no ability to recover financial contributions to mitigate for these effects.
12. In considering the options for the approach for financial contributions, the Council's preference was using formulas rather than the set cost amounts in the ODP. The formulas are set in the District Plan and provide certainty on how financial contributions are calculated. The formulas are then used to calculate the dollar amount for contributions each year through the Long Term Plan and Annual Plan processes. Council will be able to determine the fair and reasonable costs for residential and non-residential activities and the contribution amounts that will be applied to activities within the structure plan areas (including the Business Park), subdivisions and permitted activities. The dollar amounts for financial contributions for different areas are then included in the Fees and Charges Schedule each year.
13. The following changes are proposed as part of this Plan Change:
 - For structure plan areas, it is proposed that the set financial amount cost amounts are deleted and replaced with a formula-based approach. This formula-based approach applies to roading, water, sewerage disposal, trade waste and stormwater financial contributions.

- A shared cost formula has been added to the proposed provisions for activities where there is public benefit, and a shared cost situation is appropriate.
 - A formula-based approach is proposed for additional dwellings on a site which includes permitted activities.
 - A formula-based approach is proposed for non-residential land use activities with a development cost of \$500,000 or above including activities that are identified as permitted.
 - It is proposed that a formula-based approach is included in the District Plan to enable a cost-sharing option.
 - A minor change is proposed that sewerage services is changed to wastewater services.
 - Activity exemptions have been added to the beginning of Section 16 to provide certainty on what activities are exempt from financial contributions.
 - Section 20 of the District Plan outlines the circumstances where a financial contribution can be remitted or waived.
14. There have been no proposed changes to the definitions, objectives or policies section of the District Plan because those included in the ODP are still relevant to the proposed plan change. However, the Financial Contribution Plan Change should be read in conjunction with the Urban Growth Plan Change as there have been changes to these sections that relate to both Plan Changes.

Public notice

15. In making these changes, local authorities must undertake public notification as per the statutory requirements outlined in Schedule 1 of the RMA.
16. As described below, public notification of the proposed plan changes initiates a statutory consultation and decision-making process comprised of several steps:

Step	Timeframe
<p>Step 1: Public submissions Once the Proposed District Plan Changes are notified, the public may make submissions on the Proposed District Plan under clause 6 of Schedule 1 of the RMA.</p>	<p>Closing date for submissions must be at least 20 working days after public notification.</p>
<p>Step 2: Summary of submissions Following the closing date for submissions, Council must summarise the submissions and the decisions requested by submitters, and then publicly notify the summary.</p>	<p>No statutory timeframe. The amount of time required will vary depending on the quantity and complexity of submissions.</p>
<p>Step 3: Further submissions Some people or groups (including Council) can make further submissions on the Proposed Plan Changes.</p>	<p>No more than 10 working days after public notification of summary of submissions.</p>
<p>Step 4: Hearings by Hearing Panel/Joint Committee Following any pre-hearing dispute resolution that may occur, the Hearing Panel/Committee conducts hearings of submitters who wish to be heard.</p>	<p>No statutory timeframe, except that the panel must give at least 10 working days' notice of the place and time of the hearing.</p>
<p>Step 5: Decisions on submissions The Committee makes decisions on submissions, including amending the Proposed Plan Changes in response to submissions. Council publicly notify the decisions to all submitters.</p>	<p>Decisions on submissions must be publicly notified no more than two years after public notification of the Proposed Plan Changes.</p>
<p>Step 6: Appeals to Environment Court Submitters can appeal decisions to the Environment Court.</p>	<p>30 working days after the decision was made.</p>

<p>Step 7: Proposed District Plan becomes operative Once all appeals have been resolved, then the Proposed District Plan becomes fully operative.</p>	<p>No statutory timeframe.</p>
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17. A key decision for the Committee is the time for submissions under Step 1. The minimum statutory timeframe for submissions is 20 working days, however it can be extended to a greater amount of time, at the Committee’s discretion. It is proposed that the notification of Plan Change 4 and 5 occurs on Monday 18 November 2024, 20 working days would mean notification would close on Monday 16 December 2024. It is recommended that Council consider extending the consultation period so that notification closes on Monday 27 January 2025.

18. It is recommended that the Committee provide a longer submission period for the following reasons:

- Additional time provides the community with the opportunity to better understand the Proposed District Plan Changes and prepare submissions;
- There are new provisions or information in the Proposed District Plan Changes that were not contained in the earlier community consultation;
- That people within the community and local businesses may be on Christmas leave from mid-December to early January, and;
- Extended submission time would have limited impact on the overall timeframe for hearing and making decisions on submissions.

19. The publicity required for proposed plan changes notified under Schedule 1 of the RMA is outlined under clause 5 of that Schedule. Because of the scale and significance of the proposed plan changes, it is proposed to do more publicity than required by legislation. Below is a summary of the proposed publicity to make the public aware of the changes:

- Online via the Council’s website;
- Newspaper advertisement; and
- Direct notification via email and/or post to properties directly affected and to all ratepayers across the District.

Local Government Purpose

20. The purpose of local government is to enable democratic local decision-making and action, by, and on behalf of, communities and to promote the social, economic, environmental, and cultural well-being of communities in the past and for the future.

21. The provision of financial contributions aligns with the economic well-being as it ensures developers are contributing towards the cost of infrastructure. Financial contributions contribute to and promote the social wellbeing of the South Taranaki community by contributing to parks, recreation facilities and walkways. Both plan changes promote environmental well-being as the purpose of the District Plan is to avoid, remedy or mitigate any adverse environmental effects.

Whaiwhakaaro me ngā aromatawai / Considerations and Assessments

22. South Taranaki District Council's general approach to determining the level of "significance" will be to consider:

Criteria	Measure	Assessment
Degree	The number of residents and ratepayers affected and the degree to which they are affected by the decision or proposal.	All ratepayers and residents are affected by changes to the District Plan.
LOS	The achievement of, or ability to achieve, the Council's stated levels of service as set out in the Long Term Plan.	The proposed changes to the District Plan do not affect the Council's ability to achieve their stated levels of service in the LTP. The financial contributions plan change will align with LTP and contribute to the level of service identified.
Decision	Whether this type of decision, proposal or issue has a history of generating wide public interest within South Taranaki.	There is evidence that changes to the District Plan have generated public interest in the past, however there is no evidence that proposed changes have generated wide public interest.
Financial	The impact of the decision or proposal on the Council's overall budget or included in an approved Long Term Plan and its ability to carry out its existing or proposed functions and activities now and in the future.	The proposed District Plan changes and the processes associated with Plan changes have been budgeted for.
Reversible	The degree to which the decision or proposal is reversible.	The provisions included in Appendices 1 and 2 are proposed. There is still the ability to make changes through the Plan Change process if required. The Council can choose to undertake a District Plan change at any time during the life of the Plan once operative.
Environment	The degree of impact the decision will have on the environment.	The proposed District Plan changes will have no impact on the environment. Environmental effects are assessed and addressed when a resource consent application is submitted to Council.

23. In terms of the Council's Significance and Engagement Policy this matter is of medium significance. If the Committee approves the recommendation in this report, this will initiate a consultation process. Residents and ratepayers will have an opportunity to submit on the proposed changes in accordance with the RMA.

24. For the financial contribution amounts, these will be set through the Long Term Plan or Annual Plan processes which are managed under the Local Government Act 2002. Residents and ratepayers may be able to make submissions through the upcoming Annual Plan process which is scheduled to run concurrently with the RMA Plan Change process.

Legislative Considerations

25. The Council has followed the requirements of Schedule 1 of the Resource Management Act in preparing the proposed plan changes and will continue to follow these obligations through to the provisions becoming operative.
26. The Council must meet the following statutory requirements as set out in Clause 5(1A) of Schedule 1 in notifying the proposed changes:

(1A) A territorial authority shall, not earlier than 60 working days before public notification or later than 10 working days after public notification of its plan, either—

(a) send a copy of the public notice, and such further information as the territorial authority thinks fit relating to the proposed plan, to every ratepayer for the area of the territorial authority where that person, in the territorial authority's opinion, is likely to be directly affected by the proposed plan; or

(b) include the public notice, and such further information as the territorial authority thinks fit relating to the proposed plan, in any publication or circular which is issued or sent to all residential properties and Post Office box addresses located in the affected area—

and shall send a copy of the public notice to any other person who, in the territorial authority's opinion, is directly affected by the plan.

Financial/Budget Considerations

27. The proposed District Plan changes and the processes associated with the District Plan changes have been allowed for within existing budgets. Including financial contribution provisions in the District Plan will enhance its effectiveness in recovering development-related costs. If the formula-approach for financial contributions is adopted by the Council the Revenue and Financing Policy that forms part of the Long Term Plan 2024-2034 will need to be amended to reflect these changes.

Environmental Sustainability

28. The purpose of proposed provisions for District Plan Change 4: Urban Growth is to better consolidate growth now and into the future. This includes highlighting areas for recreation and walkways but also better management of Council's resources in the area. The natural landscape and physical features throughout the structure plan areas have been considered throughout the structure planning exercise.
29. The purpose of the proposed provisions for the financial contributions District Plan Change is to compensate for any adverse effects on the Council's network to allow Council to better invest in infrastructure and parks and recreation. Financial contributions will allow Council to invest more money into the infrastructure and avoid, remedy or mitigate any environmental effects that may derive as consequence of the development or subdivision.
30. Both District Plan Changes contribute to the outcomes stated in the Environment and Sustainability Strategy for these goals:

- Goal 1: Sustainable Resource Management; and
- Goal 2: Environmental Protection.

Consistency with Plans/Policies/Community Outcomes

31. This matter contributes to the following community outcomes as detailed below:

- Mana Tangata – *Social well-being*
- Mana Oranga – *Economic well-being*
- Mana Taiao – *Environmental well-being*

Consideration for Iwi/Māori

32. Consultation was undertaken with the Iwi authorities within the South Taranaki District through a Ngā Kaitiaki group that was established to co-design these and other plan changes (eg. Papakāinga Plan Change 3). Ngā Kaitiaki consists of representatives from each Iwi Authority in the District to provide input on the District Plan changes, including the draft provisions and evaluating the benefits, costs, efficiency and effectiveness of the options. Ngā Kaitiaki assisted Council throughout the evaluation process to formulate the proposed provisions to the District Plan.

Affected Parties Consultation

33. Both Plan Changes were prepared in consultation with key stakeholders. The Urban Growth Plan Change engaged with affected landowners through an open evening and allowed Council officers to discuss the proposed changes to the structure plan areas. Both Plan Changes have engaged with Ngā Kaitiaki. If adopted for consultation the whole community will be given the opportunity to make a submission on the proposed changes both through the plan change process governed by the RMA and the Annual Plan process governed by the LGA.

Whakakapia / Conclusion

34. This report seeks approval from the Council to notify the proposed provisions that relate to both Plan Change 4: Urban Growth and Plan Change 5: Financial Contributions. The purpose of the Plan Change 4 is to update the zoning in the Hawera Structure Plan areas and enable District Plan provisions to better manage activities in the South Taranaki Business Park area and in the residential areas. The proposed changes are anticipated to promote the structure plan areas for development to avoid large ad hoc development occurring out of zone, but also manage the effects that could derive from the mixed development types.

35. The purpose of the Plan Change 5 is to support the Urban Growth Plan Change to allow for cost recovery in the South Taranaki Business Park area (Northern Structure Plan) but to also encourage a more efficient and effective financial contribution approach. A more targeted financial contribution approach will help in recovering development-related costs and ensure activities that are generating an effect on the Council's three-waters or roading network is contributing to maintenance, upgrades and continuation of these services.



Sophie Canute
**Kaitātari Whakamahere Rautaki /
Strategic Planner**



Liam Dagg
**Kaiarataki Taiao /
Group Manager Environmental Services**

[Appendix A: Proposed Changes to Provisions to the South Taranaki District Plan \(Plan Change 4: Urban Growth\)](#)

[Appendix B: Proposed Changes to Provisions to the South Taranaki District Plan \(Plan Change 5: Financial Contributions\)](#)

[Appendix C: Section 32 Assessment – Plan Change 4: Urban Growth](#)

[Appendix D: Section 32 Assessment – Plan Change 5: Financial Contributions](#)

Appendix A

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Section 2.14 Integrated Land Use and Infrastructure Planning, Urban Growth and Financial Contributions

Issues

- 2.14.1 Subdivision and development creates the need for the provision of new, extended or upgraded infrastructure, which can be particularly significant when cumulative adverse effects are created over time.
- 2.14.2 The potential exists for the costs of providing new, extended or upgraded infrastructure to be allocated in a manner disproportionate to the benefits received by the existing community and new end users. In addition, the full cost recovery of this infrastructure may act as a disincentive to subdivision and development, or be unduly borne by existing communities.
- 2.14.3 There may be pressure for subdivision and development to occur ahead of the Council's ability to provide infrastructure, which can result in the inefficient and ineffective operation and development of infrastructure.
- 2.14.4 Insufficient supply of land can constrain subdivision and development which could result in development occurring in locations and forms which adversely affect the environment and efficient use and development of infrastructure.

2.14.5 Fragmented and unplanned urban development across the District can lead to poor connectivity, inefficient use of land and reverse sensitivity issues on surrounding land uses.

In the past, development, subdivision and land use change have tended to occur in an ad hoc manner without any real consideration being given to the effective and efficient integration of new developments into existing infrastructure. This issue is especially the case in areas on the periphery of the Hāwera urban area where new development often requires the extension of existing infrastructure. Fragmented development can affect or pre-empt the effective and efficient location and design of infrastructure. Furthermore, the infrastructure is generally provided to meet the immediate needs of the development or subdivision without any meaningful planning for the integration of future development in surrounding areas. Integrated land use and infrastructure planning is vital in ensuring that land uses are connected to an effective and efficient network of infrastructure and the needs of both new development and existing communities are provided for.

In addition, when new activities, subdivision and development connect to existing infrastructure, demand increases, gradually reducing the infrastructures' surplus capacity, until the maximum capacity is reached, at which time upgrades or extension of infrastructure is needed. While this process generally applies in urban areas, particularly for reticulated services, it also occurs in rural areas, such as the demand on roads that may not have the capacity to accommodate increased traffic.

Furthermore, a constraint on subdivision and development occurring is the availability (the lack) of infrastructure, or the ability to provide new infrastructure due to excessive costs. The Council recognises that while subdivision and development in the District has positive effects, it also has the potential to adversely affect the environment (including people and communities) in a number of ways. Some of

these effects cannot be adequately avoided or mitigated on a site by site basis. Rather, they need to be addressed through the provision of new or improved infrastructure on an overall and integrated basis.

The 2009 Urban Growth Strategy for Hāwera and Normanby has provided the overall strategic framework for addressing these issues by identifying the location and extent of new urban areas, as well as the need to ensure new development occurs in a way where it integrates with existing infrastructure. In addition, the subdivision and development process needs to ensure that the effects on infrastructure are addressed through contributions towards the costs of upgrading, connecting and providing new infrastructure.

Planned expansion of urban areas has the potential to alter the character of both the immediate neighbourhood and surrounding areas, as well as affect the overall impression of the district. Identified areas for urban growth include Structure Plans and incorporate a variety of zones within them such as residential, commercial and industrial. Urban growth can have consequential effects on adjoining landowners, including impacts on their outlook and amenity. Urban growth also has an impact on the efficiency of servicing, transport, use of resources and quality of life.

Objectives

2.14.6 To provide for urban growth that adjoins existing urban areas and manage that growth to avoid, remedy or mitigate adverse effects ~~through the design of safe, integrated infrastructure networks and the efficient use and development of land~~ to achieve the following:

- (a) The design of safe and integrated transport and infrastructure networks;
- (b) Identifying adequate land for urban growth that is efficiently used and developed; and
- (c) Well-connected open spaces are available to the wider community.

2.14.7 To ensure that subdivision and development is appropriately serviced by infrastructure to provide for the likely or anticipated use of the land and that the costs of this infrastructure is fairly and equitably funded.

Policies

2.14.8 Identify land suitable for new urban development to ensure that there is sufficient serviceable land available to meet anticipated future urban growth demands.

2.14.9 Apply the appropriate land zoning and overlay to urban growth areas, and where existing infrastructure requires upgrading to provide for new urban development, defer and stage this development until the required upgrading of infrastructure has occurred based on the following:-

<u>Zoning and Overlays</u>	<u>Description</u>	<u>Anticipated Development Timeframe</u>
<u>Residential, Commercial and Industrial Zones</u>	<u>Land that is currently suitable for subdivision and development that can be connected to the existing Council infrastructure network.</u>	<u>Immediate</u>

<u>Structure Plan Area</u>	<u>Land that has been identified as suitable for development in the short to medium term and can be connected to the existing Council infrastructure network or planned infrastructure upgrades and extensions to this network.</u>	<u>Immediate – 15 years</u>
<u>Future Development Area</u>	<u>Land that has been identified as suitable for development in the medium to long-term and requires future upgrades and extensions to existing Council infrastructure prior to development proceeding.</u>	<u>>15 – 30 years</u>
<u>Deferred Residential Zone</u>	<u>Land that has been identified as suitable for development in the long term and also requires future upgrades and extensions to existing Council infrastructure prior to development proceeding.</u>	<u>>30 – 50</u>

2.14.10 Manage subdivision and development in the urban growth areas through the use of Structure Plans where they:

- (a) Ensure development is integrated and coordinated;
- (b) Recognise and respond to the topographical and physical features of the land;
- (c) Meet short and anticipated long term growth demands;
- (d) Connect with existing infrastructure and transportation networks, taking account of the capacity limitations of those networks and any potential requirements for upgrading capacity to meet future demands; and
- (e) Provide certainty on the location, density and pattern of development, including key ~~road~~ road ~~transport~~ linkages (including roading, walking and cycling) and infrastructure to meet future requirements; and-
- (f) Ensure subdivision and development does not compromise long term density and land use patterns, by controlling/restricting the size of allotments, types of land uses and the location of buildings.

2.14.11 Manage subdivision and development in the urban growth areas through the use of Future Development Areas. For any application for subdivision or development in the Future Development Area ensure the following is achieved for the entire area:

- (a) Development is integrated and coordinated;
- (b) Recognise and respond to the topographical and physical features of the land;
- (c) Meet anticipated long term growth demands;
- (d) Development must provide supporting infrastructure for the level of development anticipated by the proposal taking into account the following:
 - (i) Demonstrates connections with existing and future infrastructure and transportation networks;

(ii) The capacity limitations of those networks and any potential requirements for upgrading capacity to meet future demands; and

(iii) The infrastructure for the development must have the capacity to service future development in the entire Future Development Area.

(e) Provide certainty on the location, density and pattern of development, including key transport linkages (including roading, walking and cycling) and infrastructure to meet future requirements.

(f) Ensure subdivision and development does not compromise long term density and land use patterns, by controlling/restricting the size of allotments, types of land uses and the location of buildings.

2.14.12 Avoid the cumulative effects on infrastructure from development and subdivision in the rural environment outside of the identified urban growth areas.

2.14.13 Ensure new activities and development provide adequate infrastructure to meet the needs of future occupants.

2.14.14 Ensure new activities and development adequately compensate for their impact on existing infrastructure (water, wastewater, stormwater, roading, reserves) through a contribution to ensure the level of service meets the needs of future occupants and does not adversely affect the level of service for existing users.

Explanation of Policies

The extent of urban zoning reflects the current size of the settlements in the District. As the rate and nature of development and subdivision in the District is not large, there is capacity within most settlements to meet the demand for new residential, commercial and industrial development. However, for Hāwera and Normanby, where the majority of new residential, commercial and industrial development is anticipated to occur, urban growth areas have been identified to provide for this development.

Development within the identified urban growth areas should occur in a planned and structured manner to ensure efficient and integrated connections with the existing urban areas. This approach requires a Structure Plan to be prepared for each urban growth area setting out the overall framework and pattern of development in the identified growth area. Subdivision and development are then required to be undertaken in accordance with the Structure Plan to ensure efficient use of land and physical resources. Subdivision and development that is inconsistent with the Structure Plan or outside of the identified growth areas should be prevented to avoid the long term future of the growth areas being compromised.

New activities and development, whether or not as a consequence of subdivision, intensify demand on existing public infrastructure, including water, wastewater, stormwater, roads and reserves. Existing infrastructure, particularly the reticulated water and wastewater systems are designed for a maximum (optimal) capacity. As new development connects into the existing infrastructure, the extra demand cumulatively reduces any surplus capacity. Where a system has reached its capacity, or where new infrastructure is required to service the growth areas, it is reasonable for developers to contribute towards the costs of this infrastructure, either directly or indirectly through contributions. This approach means that those benefitting from the development equitably pay the costs of the new infrastructure,

rather than the general community paying. When the developer directly funds new or upgraded infrastructure, it is also reasonable that such costs are taken into account when assessing the overall financial contribution.

In some instances, where significant upgrading or extension of infrastructure is required to facilitate development, development will be deferred (through applying a deferred zoning) to ensure development only occurs when the necessary infrastructure is available.

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Methods of Implementation

The methods of implementation include:

- District Plan Zoning of land residential, commercial and industrial to provide for future land requirements
- In the District Plan, identify future growth areas and use Structure Plans for these growth areas to provide a framework for managing subdivision and development.
- District Plan rules and performance standards requiring new subdivision and development to provide new, upgraded or extended infrastructure.
- Assessment of environmental effects through the resource consent process within the urban growth areas to ensure an integrated and efficient development and use of land and physical resources.
- Compliance with codes of practice and engineering standards.
- Financial contributions to ensure land use activities, development and subdivision meet a reasonable proportion of the costs for the provision of infrastructure.
- Assessment and identification of long-term servicing and funding requirements through Asset Management Plans.

SECTION 4: RESIDENTIAL ZONE RULES

4.1 CATEGORIES OF ACTIVITIES

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4.1.1 PERMITTED ACTIVITIES

The following activities are permitted activities in the Residential Zone, provided activities comply with all relevant Permitted Activity Performance Standards in Section 4.2 and all other Sections of the District Plan:

- (a) Residential activities.
- (b) Residential care facilities.
- (c) Home occupations.
- (d) Marae.
- (e) Papakainga development.
- (f) Community activities.
- (g) Open space.
- (h) Home based childcare service.
- (i) Home based visitor accommodation.
- (j) Holiday homes.
- (k) Recreational vehicles or other easily moveable buildings, such as caravans, motor homes and porta cabins, used for temporary residential housing for up to six (6) months within a calendar year.
- (l) On Section 42 Carlyle SBRN (30 Victoria Street, Pātea) and Lots 11 – 13 DP 3265 (89 Collins Street, Hāwera), Commercial activities and/or offices.
- (m) The construction, alteration of, addition to, removal and demolition buildings and structures for any permitted activity.

4.1.2 CONTROLLED ACTIVITIES

None.

4.1.3 RESTRICTED DISCRETIONARY ACTIVITIES

The following activities are restricted discretionary activities in the Residential Zone, provided activities comply with all relevant Restricted Discretionary Activity Performance Standards in Section 4.3:

- (n) Unless listed elsewhere in the District Plan, any permitted activity listed in Section 4.1.1, which does not comply with one or more of the performance standards in Section 4.2.

Matters to which the Council restricts its discretion:

- (i) Avoiding, remedying or mitigating of actual or potential effects deriving from non-compliance with the particular performance standard(s) that is not met, except where specifically identified in other rules below.
- (o) Dwelling units which do not comply with one or more of the permitted activity performance standards for net site area (Rule 4.2.1.1), bulk and location (Rule 4.2.2), private outdoor living area (Rule 4.2.3) or parking and access requirements (Rule 4.2.9).

Matters to which the Council restricts its discretion:

- (i) Avoiding, remedying or mitigating of actual or potential effects deriving from non-compliance with the particular performance standard(s) that is not met. Matters include:
 - (i) Site Layout.
 - (i) Scale and design of buildings.
 - (ii) Effects on existing residential character and amenity, including privacy, loss of healthy mature trees and shading on neighbouring properties.
 - (iii) Location, function and amenity of on-site open space.
 - (iv) Parking, access, extent of impervious surfaces and landscaping.
- (p) Housing for the Elderly where the net site area per dwelling unit is, at minimum, 280m².

Matters to which Council restricts its discretion:

- (i) Site Layout.
- (ii) Scale and design of buildings.
- (iii) Effects on existing residential character and amenity, including privacy, loss of healthy mature trees and shading on neighbouring properties.
- (iv) Location, function and amenity of on-site open space.
- (v) Parking, access, extent of impervious surfaces and landscaping.
- (v) Effects from the construction and operation of any medical, recreational, communal and staff facilities associated with the development.
- (q) Any childcare facility up to a maximum of 30 children.

Matters to the Council restricts its discretion:

- (i) Effects on residential character and amenity values
- (ii) Location and characteristics of the site.
- (iii) Traffic effects.
- (iv) Parking effects.
- (v) Noise.
- (r) Recreational vehicles or other easily moveable buildings, such as caravans, motor homes and porta cabins, used for residential housing for more than six (6) months within a calendar year.

Matters to which the Council restricts its discretion:

- (vi) Duration of use.
- (vii) Effects on the surrounding residential character and amenity values.

- (viii) Location.
- (ix) Appearance.
- (x) Landscaping.
- (xi) Connection to services.
- (xii) Proximity to public amenities (parks, beaches).

(s) Any activity that is not in accordance with a structure plan area in Section 9 Subdivision and Development – Appendix 1.

Matters to which the Council restricts its discretion:

(i) Scale and design of buildings

(ii) Setbacks from waterways and waterbodies

(iii) Any land use -that undermines the intent of the structure plan as identified in Section 9 Subdivision and Development - Appendix 1.

4.1.4 DISCRETIONARY ACTIVITIES

- (a) Any activity that is not listed as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.
- (b) Any childcare facility which provides for more than 30 children.
- (c) Commercial activities.
- (d) Entertainment activities.
- (e) Retail activities under 100m² in gross floor area.
- (f) Visitor accommodation.
- (g) Camping grounds/motor camps.
- (h) Education facilities.
- (i) Emergency facilities.
- (j) Health care services.
- (k) Private function centres/facilities.

4.1.5 NON-COMPLYING ACTIVITIES

- (a) Any activity which occupies a gross floor area of more than 1,000m².
- (b) Waste disposal facility and water and sewerage treatment plants.
- (c) Retail activities occupying 100m² or more in gross floor area.
- (d) Industrial activities, excluding panel beating and spray painting businesses.

4.1.6 PROHIBITED ACTIVITIES

- (a) Panel beating businesses.
- (b) Spray painting businesses.

NOTE: The above Prohibited Activities are not allowed under any circumstances, and only a Change to the District Plan itself can change this rule.

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4.2 PERFORMANCE STANDARDS - PERMITTED ACTIVITIES

4.2.1 Net Site Area

- (a) Each dwelling unit shall have a minimum net site area of:
 - (i) 400m² outside the intensification area shown on the Planning Maps.
 - (ii) 300m² within the intensification area shown on the Planning Maps.

4.2.2 Bulk and Location

- (a) Yards: Buildings shall be located no closer than:
 - (i) 4.5m to a road boundary outside the intensification area shown on the Planning Maps;
 - (ii) 3m to a road boundary within the intensification area shown on the Planning Maps
 - (iii) 3m to a rail boundary; and
 - (iv) 1.5m to any other site boundary
 - (v) On Section 42 Carlyle SBRN (30 Victoria Street, Pātea) new buildings shall be located no closer than 10 metres to any site boundary.

Except that yards shall not apply to the following:

 - (vi) Eaves (up to 600mm) of any roof, balcony, gutter or downpipe.
 - (vii) Buildings which have a common wall along a boundary.
 - (viii) A 5m long vehicle standing space shall be provided between the road boundary and any structure housing a vehicle, where the vehicle takes direct access to the structure from the road.
 - (ix) No building setback to boundaries with another site shall be applied where buildings on the adjoining site has a common wall along an internal boundary.
- (b) Separation Distance: Where more than one dwelling unit is located on a site:
 - (i) No detached dwelling unit shall be located closer than 3m from any other detached dwelling unit.
 - (ii) No more than two dwelling units shall share a common side wall.
- (c) Building Recession Plane: Buildings and accessory buildings shall not project beyond the building recession plane from points 3m above site boundaries as shown in Residential Zone Appendix 1.

Except that:

- (i) The recession plane shall not apply to road boundaries.
 - (ii) Buildings on adjoining sites have a common wall along an internal boundary, no recession plane shall be applied along that part of the boundary covered by such a wall.
 - (iii) Where a boundary abuts an access lot or right of way, the boundary may be taken from the furthest boundary of the access lot or right of way.
- (d) **Maximum Building Height:** No part of any building or accessory building may extend more than 8m above natural ground level.

Except that:

- (i) All poles, support structures and fixtures associated with outdoor lighting shall not exceed a height of 13.5m.
- (e) **Building Site Coverage:** The proportion of a site, when viewed in plan, which is covered by buildings or parts of buildings or accessory buildings, shall not exceed:
- (i) Outside the intensification area shown on the Planning Maps: 40%.
 - (ii) Within the intensification area shown on the Planning Maps: 50%.
 - (iii) For any Open Space: 5%.

4.2.3 Private Outdoor Living Area

- (f) All dwelling units shall have a private outdoor living area which complies with the Table 1 below:

Table 1: Private Outdoor Living Areas

Type of Dwelling Unit	Intersecting Road Type (distances in metres)		
	Urban		
	Minimum Area	Minimum Dimension	Orientation/Other Matters
Outside Intensification Area Shown on the Planning Maps			
Ground Floor Dwelling Units	20m ²	2.5m diameter circle	Directly access from the main living area and kept free of buildings, access (including driveways and manoeuvring areas), parking spaces and dedicated utility spaces.
Upper Floor Dwelling Units	15m ²	2.5m diameter circle	Directly access from the main living area and kept free of access to other dwelling units and dedicated utility spaces.
Outside Intensification Area Shown on the Planning Maps			
Minor Dwelling Units	10m ²	2.5m diameter circle	East, West or North
All Other Dwelling Units	50m ²	4m diameter circle	East, West or North

4.2.4 Subdivision

- (a) Where more than one dwelling unit (other than a minor dwelling unit) is located on a site, they shall be located so that a subdivision could be undertaken for each dwelling unit that would achieve compliance with the requirements for a Controlled Activity subdivision in Section 9.

4.2.5 Home Occupations

- (a) The total floor area dedicated to home occupations on a site shall not exceed 50m².

4.2.6 Lighting

- (a) The spill of light from any outdoor artificial lighting shall not exceed 10 lux (measured horizontally and vertically) when measured at the boundary of any site zoned Residential in separate ownership.

4.2.7 Outdoor Storage

- (a) All areas used for the storage of goods, materials or waste products shall be maintained in a tidy condition and shall be screened from view from adjoining properties and from roads.

4.2.8 Odour

- (a) No activity shall result in offensive or objectionable odours to the extent that it causes an adverse effect at or beyond the boundary of the site in which the activity is located on.

Note₁: For the purpose of this performance standard, an offensive or objectionable odour is that odour which can be detected and is considered to be offensive or objectionable by at least two independent observers; including at least one Council officer. In determining whether an odour is offensive or objectionable, the "FIDOL factors" shall be considered (the frequency; the intensity; the duration; the offensiveness (or character); and the location of where the odour is measured (i.e. the sensitivity of the receiving environment)).

Note 2: This performance standard shall not apply if the discharge of odour is authorised by a discharge permit granted by the Regional Council.

4.2.9 Access and Rooding

- (a) Where on-site parking or loading spaces are provided, they, along with vehicle access and manoeuvring areas must be in accordance with Section 10: Parking and Transportation.

4.2.10 Hāwera Aerodrome Protection Area

- (a) No building, mast, pole, other structure or tree shall penetrate the flight path protection plane, the transitional side slopes or the horizontal surface as shown on the Planning Maps (Special Map 1) and as defined in Appendices of the District Plan.
- (b) No road or railway shall be building above or within 4.6m vertically of the flight path protection plane, the transitional side slopes or the horizontal surface as shown on the Planning Maps (Special Map 1) and as defined in Appendices of the District Plan.

4.2.11 Structure Plans

- (a) Where any activity is within a structure plan area, all activities shall be in accordance with the requirements as specified on the Structure Plan Map.

Advice Notes

Note: Vegetation to be planted near electricity lines (including the National Grid) should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

Note: The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to the telecommunication and electricity lines (including the National Grid). Compliance with the permitted activity standards of the Plan does not ensure compliance with the NZECP 34:2001.

Where works are proposed near any electrical line, individuals are advised to contact the line operator to discuss the works.

4.3 PERFORMANCE STANDARDS – RESTRICTED DISCRETIONARY ACTIVITIES

4.3.1 Net Site Area

- (a) Outside the intensification area shown on the Planning Maps, each dwelling unit shall have a minimum net site area of 350m².

Notification Statement

Under Section 77D of the RMA, for an activity requiring resource consent under Rule 4.1.3 (b), the application shall not be publicly notified, except where:

- The Council decides special circumstances exist (pursuant to Section 95(A)(4)), or
- The applicant requests public notification (pursuant to Section 95A(2)(b)).

4.3.2 Housing for the Elderly

- (a) Housing for the Elderly provided for in Rule 4.1.3 (p) shall comply with all the relevant permitted activity performance standards in Rule 4.2, except for the following standards:
- (i) Net Site Area standards set out in Rule 4.2.1
 - (ii) Road boundary yard setback in Rule 4.2.2.(a), and
 - (iii) Private Outdoor Living Area standards set out in Rule 4.2.3.
- (b) All buildings shall be setback 3m from the road boundary.
- (c) The maximum occupancy for any associated medical, recreational or other communal facilities shall be 20 persons, excluding staff.

Notification Statement

Under Section 77D of the RMA, for an activity requiring resource consent under Rule 4.1.3(p), the application shall not be publicly notified, except where:

- The Council decides special circumstances exist (pursuant to Section 95(A)(4)), or
- The applicant requests public notification (pursuant to Section 95A(2)(b)).

4.3.3 Childcare Facilities

- (a) Any childcare facility provided for in Rule 4.1.3(q) shall comply with the following performance standards:
- (i) Childcare facilities provided for in Rule 4.1.3(q) shall comply with all the relevant permitted activity performance standards in Rule 4.2.
 - (ii) Demonstrate compliance with all the relevant permitted activity performance standards in other Sections of the District Plan.

Notification Statement

Under Section 77D of the RMA, for an activity requiring resource consent under Rule 4.1.3(q), the application shall not be publicly notified, except where:

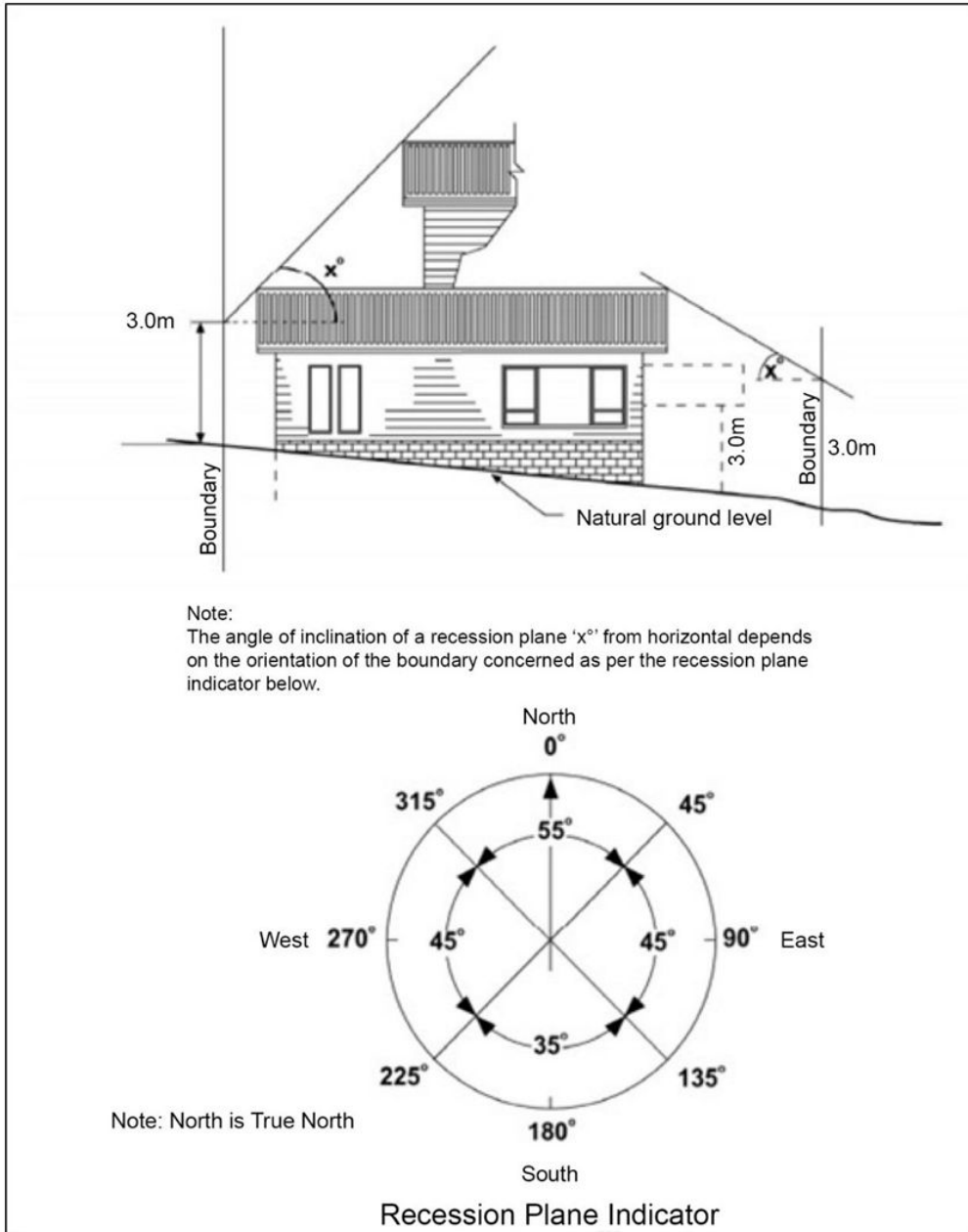
- The Council decides special circumstances exist (pursuant to Section 95(A)(4)), or
- The applicant requests public notification (pursuant to Section 95A(2)(b)).

4.3.4 Structure Plans

- (a) Any activity within the Structure Plan Area shall comply with all the relevant permitted activity performance standards in Rule 4.2, and in addition:
- (i) Buildings shall be located no closer than 10 metres from identified waterbodies; and
 - (ii) Riparian planting is required to be undertaken 10 metres either side of an identified waterbody.

4.4 Residential Zone Appendix 1: Building Recession Plane (Performance Standard 4.2.2)

6



SECTION 6: COMMERCIAL ZONE RULES

6.1 CATEGORIES OF ACTIVITIES

6

6.1.1 PERMITTED ACTIVITIES

The following activities are permitted activities in the Commercial Zone, provided activities comply with all relevant Permitted Activity Performance Standards in Section 6.2 and all other Sections of the District Plan:

- (a) Within areas zoned either Commercial (Hāwera Town Centre) or Commercial (Mixed Use), the following activities:
 - (i) Retail activities
 - (ii) Commercial activities.
 - (iii) Entertainment activities.
 - (iv) Community activities.
 - (v) Healthcare services.
 - (vi) Emergency facilities.
 - (vii) Education facilities.
 - (viii) Offices.
 - (ix) Open space.
 - (x) Car parks.
 - (xi) Public conveniences.
 - (xii) Visitor accommodation.
 - (xiii) Marae.
 - (xiv) Papakainga development.
 - (xv) Residential activities, including residential activities ancillary to the operation of a permitted activity.
- (b) Within areas zoned Commercial (Large Format Trade and Service), the following activities:
 - (i) Trade and Service Activity.
 - (ii) Commercial activities.
 - (iii) Emergency facilities.
 - (iv) Car parks.
 - (v) Commercial garages/vehicle sales yards.
 - (vi) Vehicle service stations.
 - (vii) Vehicle sales yards.
 - (viii) Veterinary services.

- (c) Within areas zoned Commercial (Mixed Use Area), in addition to those activities permitted in Rule 6.1.1(a), the following activities are also permitted:
- (i) Residential care facilities.
 - (ii) Home occupations.
 - (iii) Vehicle service stations.
 - (iv) Commercial garages/vehicle sales yards.
 - (v) Childcare facilities.
 - (vi) Veterinary services.
- (d) Within areas zoned either Commercial (Hāwera Town Centre), Commercial (Large Format Trade and Service) or Commercial (Mixed Use), the construction, alteration of, addition to, removal and demolition of buildings and structures for any permitted activity, except those works covered by Rule 6.1.2(a).

6.1.2 CONTROLLED ACTIVITIES

The following activities are controlled activities in the Commercial Zone:

- (a) The full or partial demolition of buildings on a site, where:
- (i) The site has a Defined Pedestrian Frontage.
 - (ii) The site has frontage to:
 - Victoria Street in Kaponga; or
 - Egmont Street in Pātea; or
 - State Highway 3 (Weraroa Road) in Waverley; or
 - State Highway 45 (South Road) in Manaia.

Matters to which the Council restricts its control:

- (i) Effects on visual amenity values and streetscape character.
- (ii) The future use, maintenance, and development of the site, including the duration in which it may be left vacant.

Notification Statement

- (i) Under Section 77D of the RMA, for an activity requiring resource consent under Rule 6.1.2(a), the application shall not be publicly notified, except where:
 - The Council decides special circumstances exist (pursuant to Section 95(A)(4)), or
 - The applicant requests public notification (pursuant to Section 95A(2)(b)).

6.1.3 RESTRICTED DISCRETIONARY ACTIVITIES

The following activities are restricted discretionary activities in the Commercial Zone:

- (a) Unless listed elsewhere in the District Plan, any permitted activity listed in Section 6.1.1, which does not meet one or more of the Permitted Activity Performance Standards in Section 6.2.

Matters to which the Council restricts its discretion:

- (i) Avoiding, remedying or mitigating of actual or potential effects deriving from non-compliance with the particular performance standard(s) that is not met, except where specifically identified in other rules below.
- (b) Within the Commercial Zone (Mixed Use Area), the following activities:
 - (i) Housing for the Elderly where the net site area per dwelling unit is, at minimum, 280m².
 - (ii) In Hāwera, three or more dwelling units where the net site area per dwelling unit is, at minimum, 300m².

Matters to which the Council restricts its discretion for (i) – (ii) above:

- (iii) Site Layout;
- (iv) Scale and design of buildings.
- (v) Effects on existing character and amenity values, including privacy, loss of healthy mature trees and shading on neighbouring properties.
- (vi) Location, function and amenity of on-site open space.
- (vii) Parking, access, extent of impervious surfaces and landscaping.

In relation to any Housing for the Elderly additional matters of discretion is:

- (viii) Effects from the construction and operation of any medical, recreational, communal and staff facilities associated with the development.

Notification Statement

- (i) Under Section 77D of the RMA, for an activity within the Commercial Zone (Hāwera Town Centre) requiring resource consent under Rule 6.1.3(a) or (b), the application shall not be publicly notified, except where:
 - The Council decides special circumstances exist (pursuant to Section 95(A)(4)), or
 - The applicant requests public notification (pursuant to Section 95A(2)(b)).
- (c) Within the Commercial Zone (Large Format Trade and Service), any building with a total floor area exceeding 1000m².

Matters to which the Council restricts its discretion:

- (i) Scale and design of buildings.
- (ii) Visual effects.
- (iii) Effects on the vibrancy and vitality of the Hāwera Town Centre
- (iv) Safety and efficiency of the road network;
- (v) Parking, access, servicing activities;
- (vi) The use of urban design and landscaping to avoid, remedy or mitigate adverse effects.
- (d) Additions to existing noise sensitive activities within the Outer Control Boundary (OCB) of Hāwera Aerodrome shown on Planning Maps (Special Map 1).

Matters to which the Council restricts its discretion:

- (i) The nature, size and scale of the proposed development.

- (ii) The internal noise environment of the proposed addition.
- (iii) The effects on the safe and efficient functioning and operation of Hāwera Aerodrome.

(e) Any activity that is not in accordance with a Structure Plan Area.

Matters to which the Council restricts its discretion:

- (i) Scale and design of buildings;
- (ii) Setbacks from waterbodies; and
- (iii) Any land use that undermines the intent of the structure plan.

(f) Any activity within the Future Development Area as identified on the Planning Maps.

Matters to which Council restricts its discretion:

- (i) Location, design and size of buildings;
- (i) Effects on commercial character and amenity values; and
- (ii) Provision of infrastructure, including any extension of the existing reticulated network or onsite servicing.

6.1.4 DISCRETIONARY ACTIVITIES

- (a) Industrial activities, except in the Commercial Zone (Hāwera Town Centre) (refer Rule 6.1.5(a)).
- (b) Within the Commercial Zone (Large Format Trade and Service):
 - (i) Residential activities.
 - (ii) Residential care facilities.
 - (iii) Visitor accommodation.
- (c) Any activity that is not listed as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.

Notification Statement

- (i) Under Section 77D of the RMA, for an activity within the Commercial Zone (Hāwera Town Centre) requiring resource consent under Rule 6.1.4(c), the application shall not be publicly notified, except where:
 - The Council decides special circumstances exist (pursuant to Section 95A(4)), or
 - The applicant requests public notification (pursuant to Section 95A(2)(b)).

6.1.5 NON-COMPLYING ACTIVITIES

- (a) Industrial activities in the Commercial Zone (Hāwera Town Centre).
- (b) Stockyards.
- (c) Noise sensitive activities within the Outer Control Boundary (OCB) of Hāwera Aerodrome shown on Planning Maps (Special Map 1).

6.1.6 PROHIBITED ACTIVITIES

None

6.2 PERFORMANCE STANDARDS - PERMITTED ACTIVITIES

6

6.2.1 Bulk and Location

- (a) Yards: All buildings shall be located no closer than:
- (i) 10m to the State Highway 3 road boundary between Hāwera and Normanby.
 - (ii) 3m to the rail boundary.
- (b) Building Recession Plane: Buildings on sites adjacent to the Residential zone shall not project beyond a building recession plane from points 3m above the site boundaries adjacent to the Residential zone, as shown in Section 4: Residential Zone Appendix 1.

Except that:

- (i) The recession plane shall not apply to road boundaries.
 - (ii) Where a boundary abuts an access lot or right of way, the boundary may be taken from the furthest boundary of the access lot or right of way.
- (c) Building Height: No part of any building shall extend more than 10m above natural ground level.

Except that:

- (iii) All poles, support structures and fixtures associated with outdoor lighting shall not exceed a height of 13.5m.
- (iv) On Defined Town Centre Corner Sites identified on the Planning Maps, buildings shall have a minimum height of two storeys or 10m (whichever is the lesser) and not exceed a maximum height of 15m.

6.2.2 Defined Pedestrian Frontage

- (a) On sites with a Defined Pedestrian Frontage identified on the Planning Maps, the following standards apply:
- (i) All buildings shall be built to the front road boundary at the Defined Pedestrian Frontage.
 - (ii) All buildings shall be built along the full width of the front road boundary for the Defined Pedestrian Frontage.
 - (iii) All buildings shall have continuous verandas over the full width (less 300 mm along roads) and length of all footpaths or other accessways for the Defined Pedestrian Frontage.
 - (iv) All buildings shall have display windows along the Defined Pedestrian Frontage of at least 75% of the ground floor facade surface. The minimum window area shall be kept clear and not be boarded up, painted or covered by signage.

- (v) No activities or development shall obstruct the footpath for the Defined Pedestrian Frontage.

6.2.3 Sites Adjoining Residential Zone or Rural Zone

- (a) Where a site adjoins a Residential Zone or Rural Zone, the following standards apply:
 - (i) All buildings shall be located no closer than 5m to the Residential or Rural zone boundary.
 - (ii) Landscaping and planting of at least 2m deep at the Residential or Rural zone boundary/boundaries shall be provided.
 - (iii) All outdoor carparking, storage, servicing and loading areas shall be screened by a close-boarded fence made of solid material with a minimum height of 1.2m and a maximum height of 2m.
 - (iv) The spill of light from any outdoor artificial lighting shall not exceed 10 lux (measured horizontally and vertically) when measured at the boundary of an adjoining Residential zoned site.

6.2.4 Minimum and Maximum Floor Areas

- (a) Within the Commercial Zone (Hāwera Town Centre), no individual activity shall occupy a total floor area of 500m² or more, at ground level.
- (b) Within the Commercial Zone (Large Format Trade and Service), no individual activity shall occupy a total floor area (excluding shared storage space and activities) less than 500m², at ground level.
- (c) Within the Commercial Zone (Large Format Trade and Service), the maximum total floor area of any building shall not exceed 1000m².

Note: For the purpose of this Performance Standard, the total floor area shall be measured from the internal face of exterior walls, or from the centre line of common walls separating two (2) abutting individual activities, and shall exclude shared storage facilities and spaces.

6.2.5 Outdoor storage

- (a) All areas used for the storage of goods, materials or waste products shall be maintained in a tidy condition and shall be fully screened from view from roads and adjacent properties.

6.2.6 Odour

- (a) No activity shall result in offensive or objectionable odours to the extent that it causes an adverse effect at or beyond the boundary of the site in which the activity is located on.

Note 1: For the purpose of this performance standard, an offensive or objectionable odour is that odour which can be detected and is considered to be offensive or objectionable by at least two independent observers; including at least one Council officer. In determining whether an odour is offensive or objectionable, the "FIDOL factors" shall be considered (the frequency; the intensity; the duration; the offensiveness (or character); and the location of where the odour is measured (i.e. the sensitivity of the receiving environment).

Note 2: This performance standard shall not apply if the discharge of odour is authorised by a discharge permit granted by the Regional Council.

6.2.7 Access and Rooding

- (b) Where on-site parking or loading spaces are provided, they, along with vehicle access and manoeuvring areas must be in accordance with Section 10: Parking and Transportation.

Except that activities:

- (i) Adjacent to the Defined Pedestrian Frontage in Hāwera; or
- (ii) Within the Commercial Zone (Mixed Use) areas in Eltham, Normanby, Pātea, Manaia, Ōpunakē, Kaponga and Waverley;

Are exempt from providing vehicle access, manoeuvring areas and loading facilities as set out in Sections 10.2 – 10.6 of the Plan; and

If vehicle access, manoeuvring areas, loading facilities and on-site parking is proposed, it shall be located to the rear of the building.

- (c) Activities within the Commercial Zone (Large Format Trade and Service) shall provide vehicular access by way of local roads as opposed to access from State Highway 3.

6.2.8 Hāwera Aerodrome Protection Area

- (a) No building, mast, pole, other structure or tree shall penetrate the flight path protection plane, the transitional side slopes or the horizontal surface as shown on the Planning Maps (Special Map 1) and as defined in Appendices of the District Plan.
- (b) No road or railway shall be building above or within 4.6m vertically of the flight path protection plane, the transitional side slopes or the horizontal surface as shown on the Planning Maps (Special Map 1) and as defined in Appendices of the District Plan.

6.2.9 Landscaping

- (a) All activities adjacent to the State Highway 3 road boundary between Hāwera and Normanby, shall provide landscaping and planting that can attain a minimum height 1m, of at least 2m width at the boundary abutting the State Highway.

6.2.10 Residential Activities and Visitor Accommodation

- (a) All new dwelling units shall have a private outdoor living area which is at least 50m² in area and capable of containing a circle 4m in diameter, and is oriented to the east, west, or north of the dwelling unit.
- (b) All new minor dwelling units shall have a private outdoor living area which is at least 10m² in area and capable of containing a circle 2.5m in diameter and is oriented to the east, west or north of the dwelling unit.

Except that:

- (i) This requirement does not apply to new dwelling units or minor dwelling units accommodated in buildings listed in Schedule 1A.

- (c) Within the Commercial Zone (Hāwera Town Centre) and the Defined Pedestrian Frontage area in Eltham, no residential activities or visitor accommodation shall occupy the ground floor of buildings.

Except that:

- (i) Residential activities may occur on the ground floor to the rear of the building if the building frontage is occupied by retail or other permitted activity.

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6.2.11 Structure Plans

- (a) Where development is within a Structure Plan Area, all development shall be in accordance with the requirements as specified in the Structure Plan Map.

6.3 PERFORMANCE STANDARDS – RESTRICTED DISCRETIONARY ACTIVITIES

6.3.1 Structure Plans

- (a) Any activity within the Structure Plan Area shall comply with all the relevant permitted activity performance standards in Rule **Error! Reference source not found.**, and in addition:
- (i) Buildings shall be located no closer than 10 metres from identified waterbodies; and
 - (ii) Riparian planting is required to be undertaken 10 metres either side of an identified waterbody.

Advice Notes

Note: Vegetation to be planted near electricity lines (including the National Grid) should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

Note: The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to the telecommunication and electricity lines (including the National Grid). Compliance with the permitted activity standards of the Plan does not ensure compliance with the NZECP 34:2001.

Where works are proposed near any electrical line, individuals are advised to contact the line operator to discuss the works.

SECTION 7: INDUSTRIAL ZONE RULES

7.6 CATEGORIES OF ACTIVITIES

6

7.6.1 PERMITTED ACTIVITIES

The following activities are permitted activities in the Industrial Zone, provided activities comply with all relevant Permitted Activity Performance Standards in Section 7.7 and all other Sections of the District Plan:

- (a) Industrial activities.
- (b) Residential accommodation ancillary to the operation of any permitted activity.
- (c) Offices ancillary to the operation of any permitted activity.
- (d) Trade and Service Activity.
- (e) Commercial garages/vehicle sales yard.
- (f) Vehicle service stations.
- (g) Open space.
- (h) Emergency facilities.
- (i) Car parks.
- (j) Farming.
- (k) Activities servicing the needs to persons engaged within the Industrial Zone including canteens, cafes, dining rooms, recreational facilities and activities.
- (l) Activities and facilities associated with the bakery and the manufacture of yeast products in Manaia, within the sites shown in the Concept Plan (Industrial Zone Appendix 2).

Note: This activity is not subject to the performance standards in Section 7.7 except those in Section 7.7.8.
- (m) The construction, alteration of, addition to, removal and demolition of buildings and structures for any permitted activity.

7.6.2 CONTROLLED ACTIVITIES

None.

7.6.3 RESTRICTED DISCRETIONARY ACTIVITIES

The following activities are restricted discretionary activities in the Industrial Zone:

- (a) Unless listed elsewhere in the District Plan, any permitted activity listed in Section 7.6.1 which does not meet one or more of the performance standards in Section 7.7.

Matters to which the Council restricts its discretion:

- (i) Avoiding, remedying or mitigating of actual or potential effects deriving from non-compliance with the particular performance standards(s) that is not met.
- (b) Additions to existing noise sensitive activities within the Outer Control Boundary (OCB) of Hāwera Aerodrome shown on Planning Maps (Special Map 1) (Refer to Rule 11.2.8).

Matters to which the Council restricts its discretion:

- (ii) The nature, size and scale of the proposed development.
- (iii) The internal noise environment of the proposed addition.
- (iv) The effects on the safe and efficient functioning and operation of Hāwera Aerodrome

(c) Any activity that is not in accordance with a Structure Plan Area on the Planning Maps.

Matters to which the Council restricts its discretion:

- (i) Scale and design of buildings;
- (ii) Setbacks from waterbodies; and
- (iii) Any land use that undermines the intent of the structure plan.

(d) Any activity within the Future Development Area as identified on the Planning Maps.

Matters to which Council restricts its discretion:

- (i) Location, design and size of buildings;
- (i) Effects on industrial character and amenity values; and
- (ii) Provision of infrastructure, including any extension of the existing reticulated network or onsite servicing.

7.6.4 DISCRETIONARY ACTIVITIES

- (a) Community activities.
- (b) Childcare facilities.
- (c) Education facilities.
- (d) Entertainment activities.
- (e) Healthcare services.
- (f) Residential activities.
- (g) Residential care facilities
- (h) Intensive Farming.
- (i) Retail activities.
- (j) Commercial activities.
- (k) Any activity that is not listed as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.

7.6.5 NON-COMPLYING ACTIVITIES

- (l) Aggregate/soil extraction.
- (m) Noise sensitive activities within the Outer Control Boundary (OCB) of Hāwera Aerodrome shown on Planning Maps (Special Map 1).
- (n) Any discretionary activity listed in Section 7.6.4 which does not meet one or more of the Discretionary Activity Performance Standards in Section [07.8](#).

7.6.6 PROHIBITED ACTIVITIES

None.

7.7 PERFORMANCE STANDARDS - PERMITTED ACTIVITIES

7.7.1 Bulk and Location

- (a) Yards: All buildings shall be located no closer than:
 - (i) 3m from a road boundary, except, no yard setback applies to buildings that comply with the alternative maximum building height of 5, 6.5, 7.5 or 8.5 metres, shown on the maps in Industrial Zone Appendix 3.
 - (ii) 3m from a rail boundary, except that this setback shall not apply to any building associated with the loading and unloading of goods from a railway.
 - (iii) 3m from a Residential, Township, Commercial or Rural Zone boundary.
 - (iv) 60m from the State Highway 3 boundary between the southern end of Wallscourt Place and the deviation of the rail line south of Ohangai Road, shown in Industrial Zone Appendix 1.
- (b) Sunlight Access Recession Plane: Buildings on sites adjacent to the Residential, Commercial or Rural Zones shall not project beyond a building recession plane from points 3m above the site boundaries adjacent to the Residential, Commercial or Rural Zones, as shown in Section 4: Residential Zone Appendix 1.

Except that:

 - (i) The recession plane shall not apply to road boundaries.
 - (ii) Where a boundary abuts an access lot or right of way, the boundary may be taken from the furthest boundary of the access lot or right of way.
- (c) Building Height: No part of any building, including poles, structures and fixtures associated with outdoor lighting, shall extend more than 15m above natural ground level.

Except that:

 - (i) For 29 Collingwood Street, Eltham, (Lot 8 DP 1360), no part of any building, including poles, structures and fixtures associated with outdoor lighting, shall extend more than 8m above natural ground level.

7.7.2 Sites Adjoining Residential Zone, Commercial Zone or Rural Zone

- (a) Where a site adjoins a Residential Zone, Commercial Zone or Rural Zone, the following standards apply:
- (i) Landscaping and planting that can attain a minimum height of 2m, for at least 2m depth shall be provided at the boundary of any property in any other zone, unless screened by a solid fence as per clause (ii) below.
 Except that:
 - a. For 29 Collingwood Street, Eltham, (Lot 8 DP 1360), where the site adjoins the Residential Zone to the north, landscaping and planting along this northern boundary that can attain a minimum height of 6m, for at least 3m depth shall be provided for at the boundary of 33 Collingwood Street.
 - (ii) All outdoor carparking, servicing and loading areas, and storage of goods, materials or waste products shall be screened from ground level view from any property in any other zone by a close-boarded fence made of solid material with a minimum height of 1.2m and a maximum height of 2m.
 - (iii) The spill of light from any outdoor artificial lighting shall not exceed 10 lux (measured horizontally and vertically) when measured at the boundary of an adjoining Residential zoned site or at the notional boundary of an existing dwelling unit located in the Commercial or Rural Zones.

7.7.3 Access and Rooding

- (a) Where on-site parking or loading spaces are provided, they, along with vehicle access and manoeuvring areas must be in accordance with Section 10: Parking and Transportation.
- (b) Activities within the Industrial Zone between Hāwera and Normanby shall provide vehicular access by way of local roads instead of State Highway 3.

7.7.4 Landscaping

- (a) All new buildings or carparking areas that are visible and adjacent to a road boundary shall provide landscaping and planting that can attain a minimum height of 1m, at a minimum width of 2m at the road boundary.

7.7.5 Outdoor Storage

- (a) All areas used for the storage of goods, materials or waste products shall be maintained in a tidy condition and shall be screened from view from roads by landscaping, or solid walls, buildings or fences not less than 1.8m in height.

7.7.6 Odour

- (a) No activity shall result in offensive or objectionable odours to the extent that it causes an adverse effect at or beyond the boundary of the site in which the activity is located on.

Note 1: For the purpose of this performance standard, an offensive or objectionable odour is that odour which can be detected and is considered to be offensive or objectionable by at least two independent observers; including at least one Council officer. In determining whether an odour is

offensive or objectionable, the “FIDOL factors” shall be considered (the frequency; the intensity; the duration; the offensiveness (or character); and the location of where the odour (i.e. the sensitivity of the receiving environment).

Note 2: This performance standard shall not apply if the discharge of odour is authorised by a discharge permit granted by the regional council.

7.7.7 Hāwera Aerodrome Protection Area

- (b) No building, mast, pole, other structure or tree shall penetrate the flight path protection plane, the transitional side slopes or the horizontal surface as shown on the Planning Maps (Special Map 1) and as defined in Appendices of the District Plan.
- (c) No road or railway shall be building above or within 4.6m vertically of the flight path protection plane, the transitional side slopes or the horizontal surface as shown on the Planning Maps (Special Map 1) and as defined in Appendices of the District Plan.

7.7.8 Yarrows (The Bakers) Sites

- (a) All activities, buildings, works and structures shall comply with the requirements shown on the Concept Plan in Industrial Zone Appendix 2.
- (b) All activities shall be in accordance with the permitted activity standards for noise levels in Section 11: Noise.
- (c) All roads, access, parking and loading areas shall be provided in accordance with the standards in Section 10.
- (d) No part of any new building, including poles, structures and fixtures associated with outdoor lighting, shall extend more than 18m above natural ground level.
- (e) At the time of development of the “Future Expansion Area” as shown on the concept plan in in Industrial Zone Appendix 2:
 - (i) Landscaping and planting that can attain a minimum height of 2m, for at least 2m depth shall be provided at the boundary shown as the “Proposed Landscaping Area” on the concept plan.
 - (ii) New buildings shall not project beyond a building recession plane from points 3m above the site boundaries adjacent to the Residential or Commercial Zones, as shown in Section 4: Residential Zone Appendix 1.

Note: The Yarrows (The Bakers) sites are not subject to any other performance standards in Section 7: Industrial Zone. For the avoidance of doubt, the Yarrows (The Bakers) sites are subject to the rules and standards in all other relevant Sections of this Plan.

7.7.9 Structure Plans

- (a) Where development is within a Structure Plan Area, all development shall be in accordance with the requirements as specified in the Structure Plan Map.

Advice Notes

Note: Vegetation to be planted near electricity lines (including the National Grid) should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

Note: The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to the telecommunication and electricity lines (including the National Grid). Compliance with the permitted activity standards of the Plan does not ensure compliance with the NZECP 34:2001.

Where works are proposed near any electrical line, individuals are advised to contact the line operator to discuss the works.

7.8 PERFORMANCE STANDARDS – RESTRICTED DISCRETIONARY ACTIVITIES

7.8.1 Structure Plans

- (a) Any activity within the Structure Plan Area shall comply with all the relevant permitted activity performance standards in Rule 7.2, and in addition:
- (i) Buildings shall be located no closer than 10 metres from identified waterbodies; and
 - (ii) Riparian planting is required to be undertaken 10 metres either side of an identified waterbody.

7.9 PERFORMANCE STANDARDS – DISCRETIONARY ACTIVITIES

7.9.1 Residential Activities

- (a) All new dwelling units shall have a private outdoor living area which is at least 50m² in area and capable of containing a circle 4m in diameter, and is oriented to the east, west, or north of the dwelling unit.
- (b) All new minor dwelling units shall have a private outdoor living area which is at least 10m² in area and capable of containing a circle 2.5m in diameter and is oriented to the east, west or north of the dwelling.

Except that:

- (i) These requirements do not apply to new residential activity accommodated in buildings listed in Schedule 1A.

7.9.2 Noise

- (a) Any habitable room in a new dwelling unit in the Industrial Zone shall be designed, constructed and maintained to meet an internal noise level of:
- (i) 35dB LAeq (1 hour) inside bedrooms with ventilating windows open.
 - (ii) 40dB LAeq (1 hour) inside other habitable rooms with ventilating windows open.

Compliance with this rule shall be achieved by an acoustic design certificate from a suitably qualified acoustic engineer being provided to the Council, prior to the construction of any noise sensitive activity, demonstrating that the above internal sound levels will be achieved. The building will be designed, constructed and maintained in accordance with the design certificate.



Where the noise level specified in this rule cannot be met with ventilating windows open, a ventilation system shall be installed for the habitable room(s).

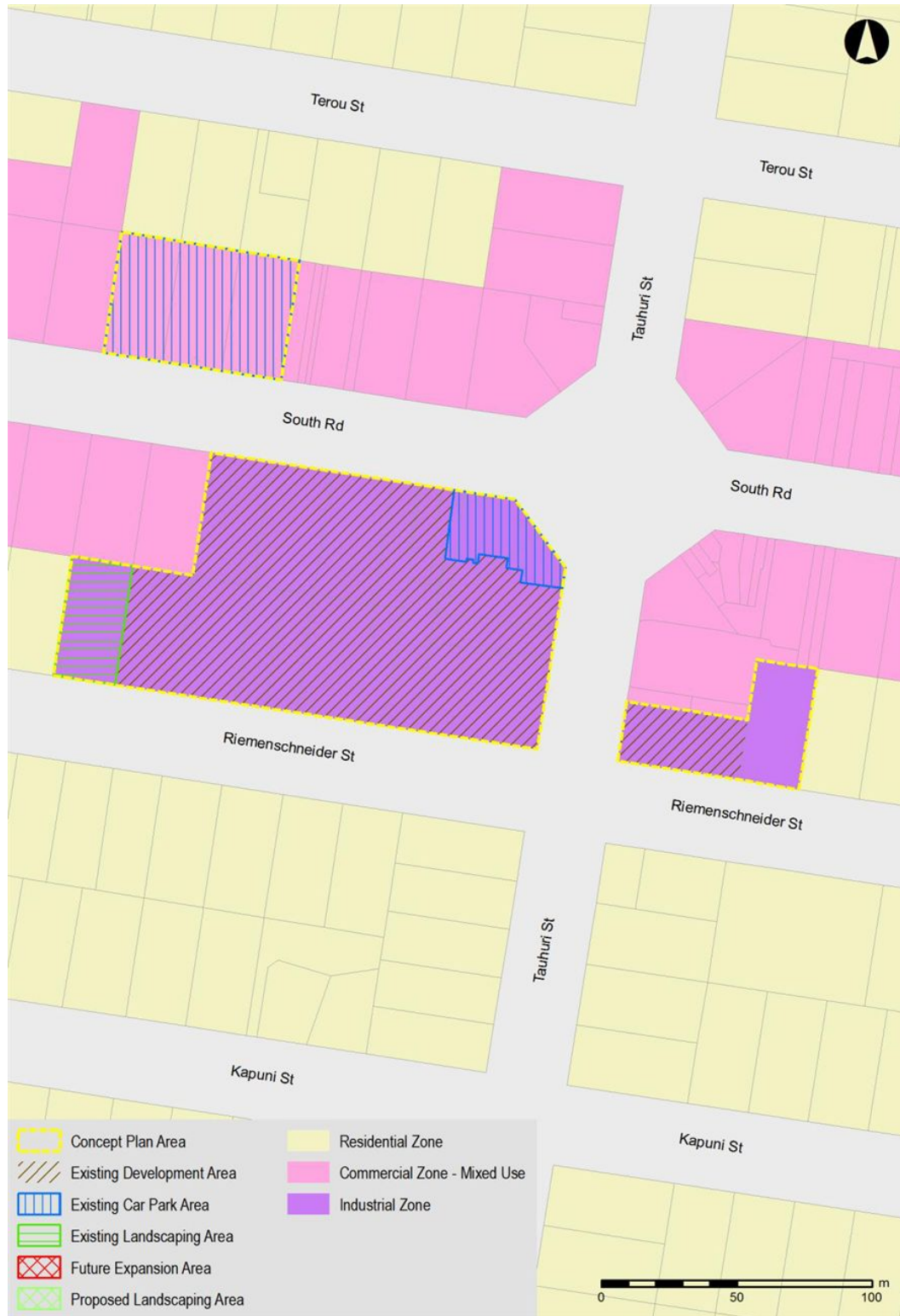
Note: For the purpose of this rule. Ventilation System means a system complying with the Building Code (NZS 4303) for mechanical ventilation (refer Clause G4). This rule will ensure a minimum level of mechanical ventilation with ventilating windows closed.

7-87.9 Industrial Zone Appendix 1: 60 metre building setback from State Highway (Performance Standard 7.7.1.(a)(iv))

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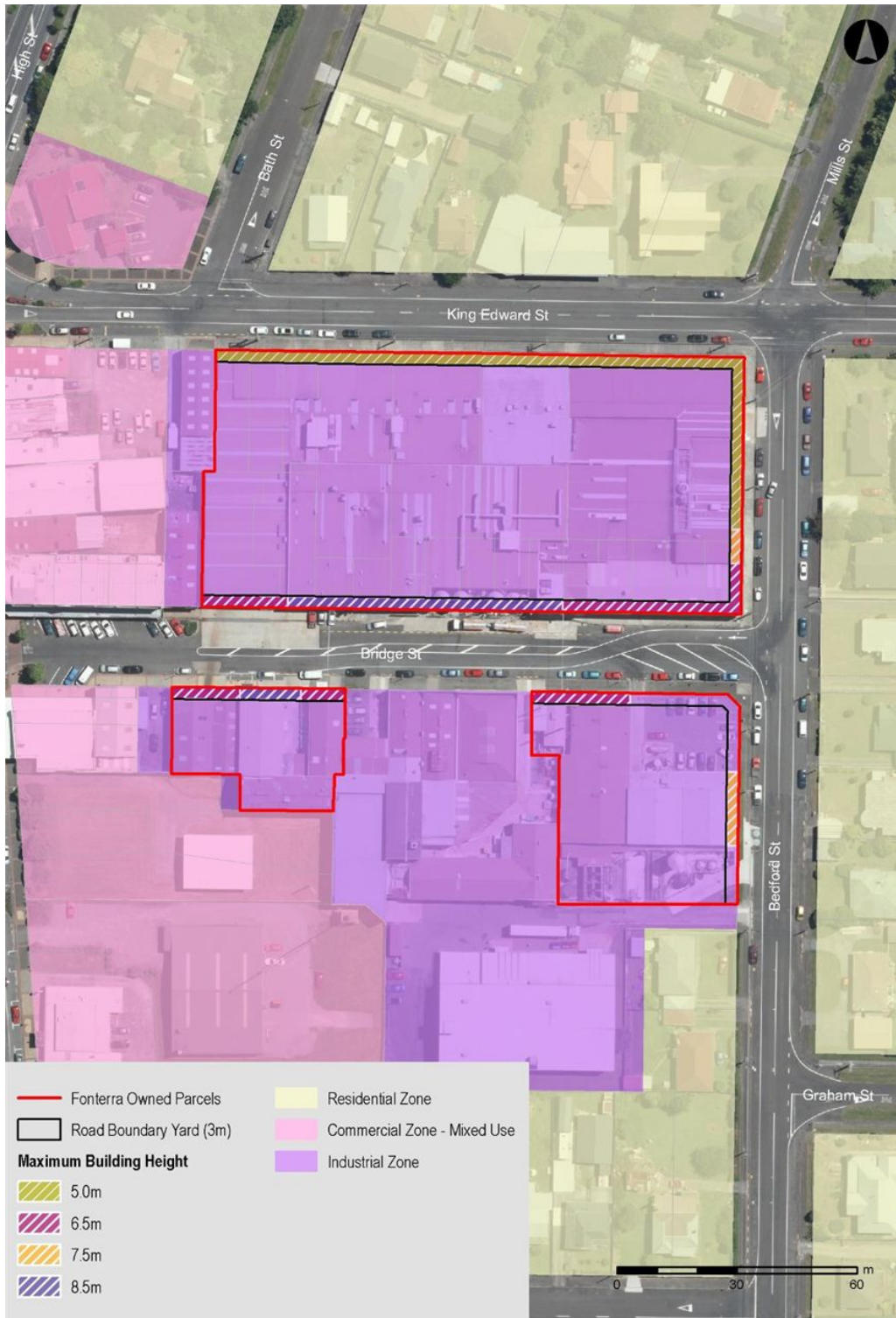


7.5 Industrial Zone Appendix 2: Yarrows (The Bakers) Ltd Concept Plan (Performance Standard 7.7.8)



7-97.10 Industrial Zone Appendix 3: Fonterra, Bridge Street Site, Eltham (Performance Standard 7.2.1 No Front Yard)

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7-107.11 Industrial Zone Appendix 3: Fonterra, Collingwood Street Site, Eltham (Performance Standard 7.2.1 No Front Yard)

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SECTION 9: SUBDIVISION AND DEVELOPMENT RULES

This part of the Plan contains rules and performance standards relating to the subdivision of land and development. This includes the requirements in terms of providing services to subdivisions or developments either as permitted activities or as those activities requiring resource consent.

All subdivision that is proposed will require a resource consent from the Council either as a Controlled Activity, a Limited Discretionary Activity, a Discretionary Activity or a Non-Complying Activity. The set of performance standards relates to every Activity category.

9.1 CATEGORIES OF ACTIVITIES

9.1.1 PERMITTED ACTIVITIES

None.

9.1.2 CONTROLLED ACTIVITIES

The following are Controlled Activities if they comply with the performance standards in Section 9.2:

- (a) Subdivision of land in all Zones.
- Matters to which the Council restricts its control:
- (i) Design, layout, shape and location of lots.
 - (ii) Infrastructure and services, including water supply, wastewater systems, stormwater control and disposal, telecommunications and electricity.
 - (iii) Transport infrastructure and traffic effects, including roads and access, and the capacity of the roading network to cope with additional vehicle movements and road upgrade requirements.
 - (iv) Provision of reserves, esplanade reserves/strips, access strips, including connections to existing and future reserves.
 - (v) Avoidance or mitigation of natural hazards.
 - (vi) Effects on significant sites and features, including natural, cultural, historic heritage and waterbodies.
 - (vii) Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control.
 - (viii) Site contamination remediation measures and works.
 - (ix) The management of potential reverse sensitivity effects, including but not limited to noise, vibration, odour, dust and visual effects.

- (x) Consideration of any reverse sensitivity effects resulting from the location of residential or commercial allotments in the vicinity of petroleum exploration and/or production activities, or large-scale renewable electricity generation activities.
- (xi) Consideration of energy efficiency, such as whether the subdivision road and lot layouts makes efficient use of existing transport links; minimises vehicle trips and reliance of private motor vehicles and whether lot dimensions facilitate the siting and design of dwellings that can maximise use of passive solar energy.
- (xii) Compliance with the Council's Land development and Subdivision Infrastructure requirements.
- (xiii) Those matters described in Section 108 and 220 of the RMA.

Notification Statement

- (i) Under Section 77D of the RMA, for an activity requiring resource consent under Rule 9.1.2(a), the application shall not be publicly notified, except where:
 - The Council decides special circumstances exist (pursuant to [Section 95\(A\)\(4\)](#)), or
 - The applicant requests public notification (pursuant to [Section 95A\(2\)\(b\)](#)).

9.1.3 RESTRICTED DISCRETIONARY ACTIVITIES

The following are Restricted Discretionary Activities if they comply with the performance standards set out or referred to in Section 9.2:

- (a) Subdivision of land within the heritage setting of a heritage building or object, historic site or site of significance to tangata whenua listed in Schedule 1 of this Plan.

Matters to which the Council restricts its discretion:

- (i) The location and design of lots.
- (ii) The effects of the proposed subdivision on the heritage values of the listed building, object or site.
- (iii) The protection and conservation of the heritage item, or surroundings or curtilage associated with the heritage item or historic site.

- (b) Subdivision of land that contains a Significant Natural Area (in whole or part) listed in Schedule 2 of this Plan and not protected by a legal covenant or other legal protection mechanism.

Matters to which the Council restricts its discretion:

- (i) The location and design of lots.
- (ii) The effects of the proposed subdivision on the biodiversity values of the Significant Natural Area.
- (iii) The management and protection of the Significant Natural Area, including the requirement for legal covenant or other legal protection mechanism.

- (c) Subdivision of land containing or adjoining a significant waterbody listed in Schedule 5 of the Plan.

Matters to which the Council restricts its discretion:

- (i) The location and design of lots.
- (ii) The effects of the proposed subdivision on the values of the significant waterbody.
- (iii) The setting aside of esplanade strips or reserves of up to 20 metres in width for the purposes of national/conservation values, natural hazards, recreational/access, heritage/cultural, or water quality values identified in Schedule 5.
- (iv) The management of riparian areas of natural habitat and vegetation.

- (d) Subdivision of land that contains an archaeological site identified on the Planning Maps.

Matters to which the Council restricts its discretion:

- (i) The location and design of lots.
- (ii) The effects of the proposed subdivision on the values of the archaeological site.
- (iii) The management and protection of archaeological sites, including the requirement for legal protection.

- (e) Subdivision of land in the Flood Hazard Area.

Matters to which the Council restricts its discretion:

- (i) The location and design of lots, and their intended use, and the degree to which people or property are put at risk as a result of the subdivision.
- (ii) Avoidance or mitigation measures to address the risks from natural hazards.
- (iii) The effects of any mitigation measures in terms of any increasing the likelihood of erosion, flooding or any other hazard event occurring, or increasing its magnitude on the site and to other properties which may or may not currently be at risk from the effects of the natural hazards.

- (f) Subdivision of land within the National Grid Subdivision Corridor, provided that all allotments shall identify a building platform for the principal building and any dwelling, to be located outside the National Grid Yard.

Matters to which the Council restricts its discretion:

- (i) Impacts on the operation, maintenance, upgrade and development of the National Grid
- (ii) The ability of future development to comply with NZECP 34:2001.
- (iii) Technical advice provided by Transpower
- (iv) The ability of the applicant to provide a complying building platform.
- (v) Location, design and use of the proposed building platform or structure as it relates to the National Grid transmission line.
- (vi) The risk of electrical hazards affecting public or individual safety, and the risk of property damage.
- (vii) The nature and location of any vegetation to be planted in the vicinity of National Grid Lines.

(g) Subdivision of land within the Future Development Area as identified on the Planning Map.

Matters to which Council restricts its discretion:

(i) Location, design and size of lots and intended use.

(ii) Provision of infrastructure, including any extension of the existing reticulated network or onsite servicing.

(iii) Supporting road, walking and cycling linkages and connections.

(iv) Supporting open space networks and connections.

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9.1.4 DISCRETIONARY ACTIVITIES

- (a) Unless listed elsewhere in the District Plan, any activity (including any subdivision of land), which does not meet one or more of the performance standards in Section 9.2.
- (b) Within the Coastal Protection Area, subdivision of land which creates one or more lots that are 4,000m² or greater in area.

9.1.5 NON COMPLYING ACTIVITIES

- (a) Within the Coastal Protection Area, subdivision of land which creates one or more lots less than 4,000m² in area.
- (b) Within an Outstanding Natural Feature/Landscape listed in Schedule 8A (except for Lake Rotokare, Whanganui National Park and Mount Taranaki), or an area of Outstanding Natural Character listed in Schedule 8B, any subdivision of land (excluding boundary adjustments).
- (c) Within the National Grid Subdivision Corridor, any subdivision of land which is not a restricted discretionary activity under Rule 9.1.3(f).

9.1.6 PROHIBITED ACTIVITIES

None.

9.2 PERFORMANCE STANDARDS

All activities shall comply with the following requirements (in addition to the rules and permitted activity performance standards for each Zone).

9.2.1 Lot Design and Parameters

1. Any subdivision shall comply with all of the following standards for the respective Zone:

Zone	Minimum Lot Size	Maximum Number of Additional Lots that can be created	Minimum Balance Lot Size	Minimum Shape Factor	Additional requirements
Rural Zone	4,000m ²	4	20 hectares	N/A	All lots shall demonstrate that development can comply with the permitted activity standards for the Zone.
Residential Zone	400m ²	1 or more	N/A	12m diameter	All lots shall demonstrate that development can comply with the permitted activity standards for the Zone.
Township Zone	4,000m ²	1 or more	N/A	N/A	All lots shall demonstrate that development can comply with the permitted activity standards for the Zone.
Commercial Zone	N/A	1 or more	N/A	N/A	All lots shall demonstrate that development can comply with the permitted activity standards for the Zone.
Industrial Zone	N/A	1 or more	N/A	N/A	All lots shall demonstrate that development can comply with the permitted activity standards for the Zone.

2. The following subdivisions are exempt from complying with the above standards:

- (i) Boundary adjustments where existing sites are already smaller than the minimum lot size, any adjustment shall not decrease the area by more than 10% and shall not cause any non-compliance or increase any existing non-compliance with any other rules.
- (ii) Any lots created exclusively for public works, network utilities, reserves or access.
- (iii) Any lots created solely for the purpose of protecting a Significant Natural Area listed in Schedule 2.
- (iv) Any subdivision of different floors or levels of a building, or different parts of a floor or level of a building.

9.2.2 Utilities and Services

1. Where public water, sewerage and/or drainage services are available within 200m of any boundary of any lot of a proposed subdivision, all lots shall be connected to such available

services at the time of subdivision, unless it can be demonstrated that there is a more sustainable option.

2. Where public water, sewerage and/or drainage services are not available within 200m of a proposed subdivision, all lots shall be self-sufficient in terms of water supply, drainage and effluent disposal. Sufficient regard to suitability in respect of topography, soils, water tables and proximity to water bodies must be demonstrated.
3. In residential, commercial and industrial zones, and in other zones where power lines, gas distribution pipes and communication lines are available within 200m of any boundary of any lot of a proposed subdivision, the services, where installed, shall be provided underground to the subdivided land.
4. At the time of subdivision sufficient land for transformers and associated ancillary services shall be set aside.
5. All necessary easements for the protection of utilities and services to the lot(s) shall be provided by the subdivider, and duly granted and reserved.
6. All development and subdivision design and construction shall comply with the requirements of NZS 4404:2010 Land Development and Subdivision Infrastructure and NPDC & STDC Local Amendments to NZS 4404:2010 Land Development and Subdivision Infrastructure (August 2013).

9.2.3 Roads and Access

1. All lots shall provide vehicle access, in accordance with the Council's vehicle crossing standards, to a formed legal road.
2. All development and subdivision design and construction shall comply with the requirements of NZS 4404:2010 Land Development and Subdivision Infrastructure and NPDC & STDC Local Amendments to NZS 4404:2010 Land Development and Subdivision Infrastructure (August 2013), including any requirements for upgrading and/or forming vehicle crossings, roads and rights-of-way in all zones.

9.2.4 Structure Plans

1. Where any land is within a Structure Plan area in Subdivision and Development Appendix 1, all subdivisions shall be in accordance with the requirements as specified in the Structure Plan.

9.2.5 Financial Contributions

1. All financial contributions shall be in accordance with the requirements in Section 16.

9.2.6 Esplanade Reserves/Strips

1. All lots in all zones shall comply with the requirements for esplanade reserves and esplanade strips:

For subdivision:

2. An esplanade reserve or strip of up to 20m in width shall be required where any allotment of less than 4 hectares in area is created by a subdivision on land abutting the mark of Mean High Water Springs of the sea, or the bank of any river, stream or lake identified in Schedule 5 – Significant Waterbodies.
3. An esplanade reserve or strip of up to 20m in width may be required where any allotment of 4 hectares or more in area is created by a subdivision on land abutting the mark of Mean High Water Springs of the sea, or the bank of any river, stream or lake identified in Schedule 5 – Significant Waterbodies.
4. Where an allotment of less than 4 hectares is to be created adjacent to any water body not listed in Schedule 5 – Significant Waterbodies and the water body is a river over 3m in width or a lake over 8 hectares, the Council may require an esplanade reserve or strip to be created for one or more of the purposes set out in Section 229 of the RMA. Whether a reserve or strip is required and its width will be determined by the Council having considered the matters set out under 5 below.
5. The requirement for either an esplanade reserve or an esplanade strip in standards 2 to 4, or increase or reduction in the width, or a waiver of an esplanade reserve or esplanade strip shall be at the Council's discretion taking the following factors into account:
 - (i) The effects of the increase or reduction in width, size, or non-provision of the reserve or strip on:
 - (ii) The values for which the waterbody was identified as being significant in Schedule 5 – Significant Waterbodies.
 - (iii) The natural functioning of the water body, water quality, ecological attributes, and land and water based habitats.
 - (iv) Maintenance and enhancement of public access and recreational enjoyment of the waterbody.
 - (v) Cultural and spiritual values of tangata whenua.
 - (vi) Natural hazards, including protection of the integrity of the river and flood control works.
 - (vii) Protection of human health and safety.
 - (viii) Protection of historic heritage.
 - (ix) Adjacent land uses including farming activities.
 - (x) The benefits and costs of the provision and maintenance of esplanade reserves and strips (i.e. whether the public benefits gained with respect to the reserve or strip justify the costs of acquiring and maintaining them, while recognising that benefits in terms of improved water quality habitat and access are important and cannot readily be expressed in monetary terms).
 - (xi) The degree to which the purpose of the reserve or strip can be, or is already, achieved by other mechanisms (e.g. covenants, conditions of resource consents, voluntary methods).
6. Notwithstanding the above requirements, in all Zones, an esplanade reserve or strip is not required where a subdivision is:
 - (i) For a minor adjustment to an existing cross-lease or unit title due to the increase in the size of the allotment by alterations to the building outline or the addition of accessory buildings;

- (ii) Boundary Adjustment; or
- (iii) Solely due to land being subdivided for a network utility or reserve purpose.

For a land use consent application:

7. Where a land use consent application relates to a site that adjoins and/or includes part of a water body listed in Schedule 5 – Significant Waterbodies, the Council may impose a condition of consent requiring an esplanade reserve or esplanade strip for one or more of the purposes set out in Section 229 of the RMA. In deciding whether an esplanade reserve or strip is required, the Council will consider the matters listed in Rule 9.2.6.5 above.

Advice Notes:

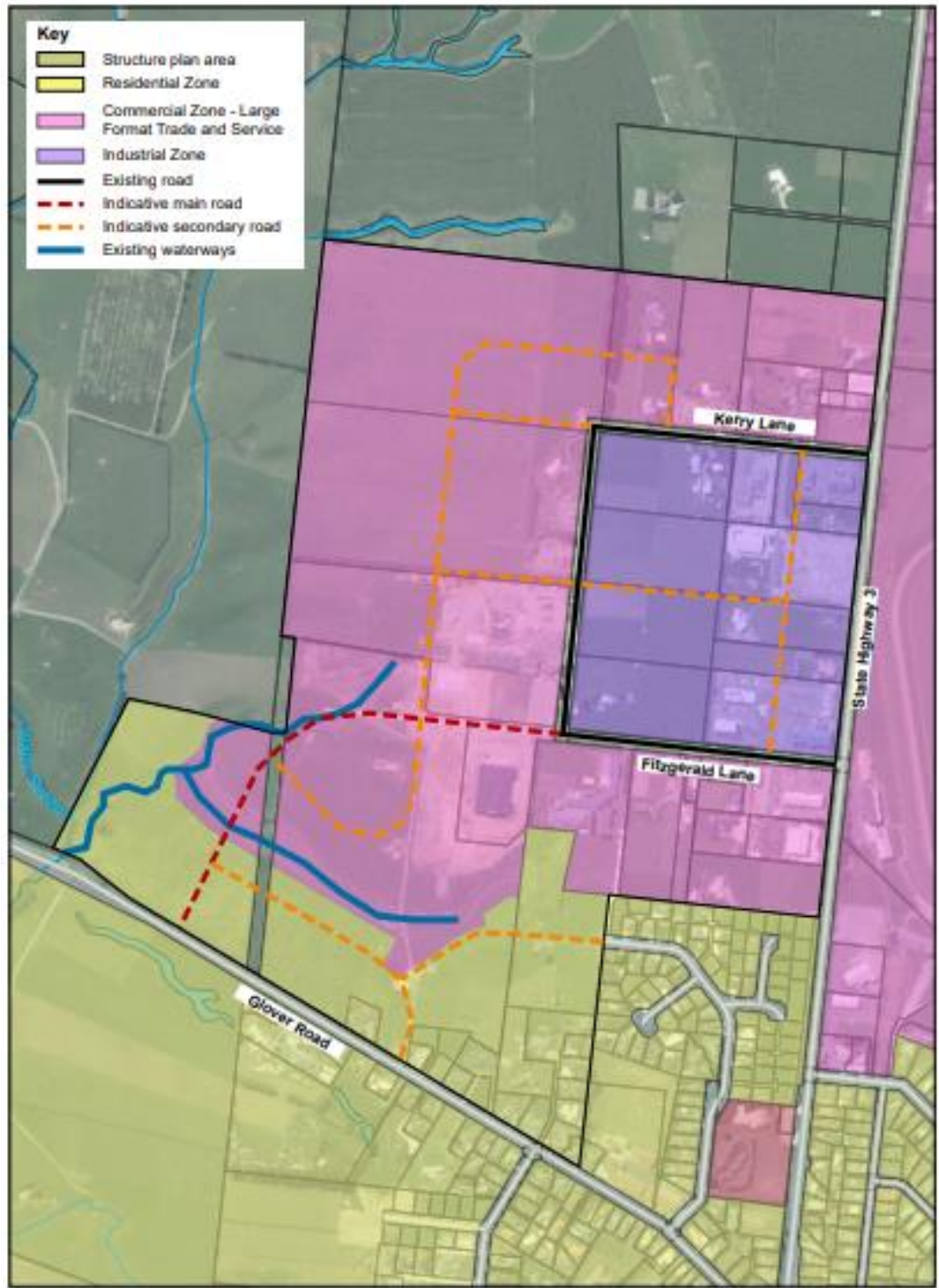
- Subdivision must also comply with all other relevant rules of the Plan. Check:
 - Sections 3-8: Zone Rules
 - Section 10: Parking and Transportation
 - Section 14: Network Utilities
 - Section 15: Heritage
 - Section 16: Financial Contributions
 - Section 17: Natural Environment
- Information Requirements for making an Application for Resource Consent are listed in Section 20.1 of the Plan.
- When granting a resource consent, including subdivision consent, the Council can impose conditions. Unless stated, these conditions will need to be satisfied before Computer Freehold Register (Certificates of Title) can be applied for.
- Subdivision that results in an adverse impact on the design capacity of existing road(s) shall be assessed for road upgrading requirements.
- Where an esplanade strip or reserve is set aside for the purpose of public access along the coast, and this strip or reserve is inaccessible to the public, the Council may negotiate with the landowner for an Access Strip.
- Subdivision that results in additional pressure on reserve land shall include land for reserve area or a financial contribution will be payable in accordance with Section 16 of the District Plan.
- All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and an authority is required from Heritage New Zealand to destroy, damage or modify archaeological sites. Applicants are advised to check with the Heritage New Zealand when preparing subdivision proposals.
- The New Zealand Electrical Code of Practice for Electrical Safe Distances sets mandatory separation distances for activities near high voltage transmission lines. In addition, the Electricity Regulations identify “Growth Limit Zones” in relation to trees growing near transmission lines. Applicants are advised to contact Transpower for further information.
- Where an application proposes access from a State Highway, the applicant should consult with the NZ Transport Agency. Prior to commencing any works on any State Highway, approval must be obtained from the NZ Transport Agency to work on the transport network.
- Subdivision within an identified Structure Plan Area is required to be in accordance with the provisions and requirements outlined in the Structure Plan Map. If development is not in accordance, it is recommended consultation is undertaken with Council prior to lodgment to determine appropriate measures to best align with the Structure Plan Map.



- More detailed and specific investigations, calculations and design will be undertaken during a specific subdivision or land use consent. This may demonstrate that a better outcome can be achieved than what is included in the relevant *structure plan*.
- If subdivision or development is to be undertaken in proximity to a wetland or waterbody (identified or non-identified) additional consultation with Taranaki Regional Council may be required.
- Proposed road names should be applied for as early as possible prior to a Section 224 application otherwise issue of the Section 224 certificate may be delayed.

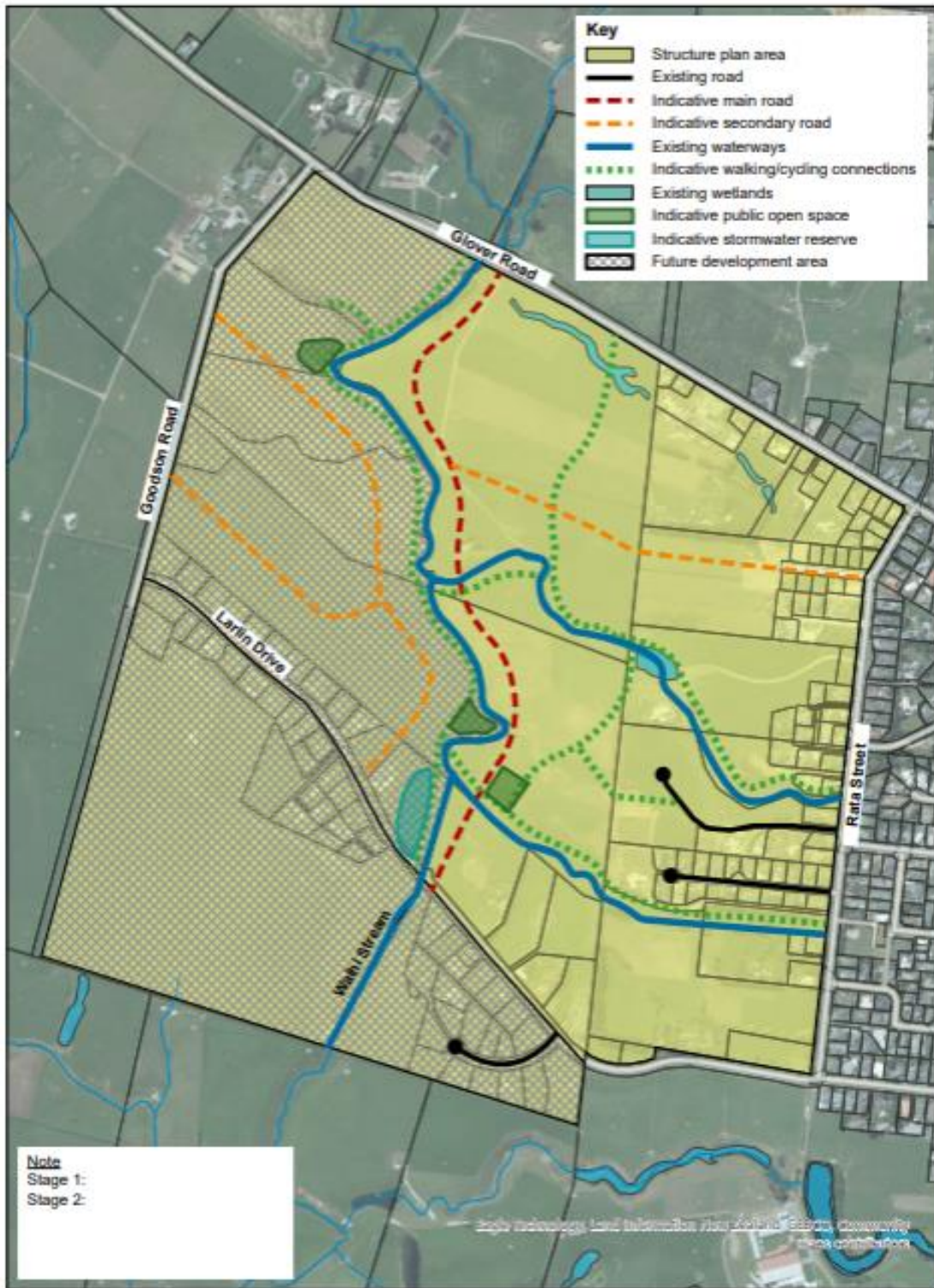
9.3 Subdivision and Development Appendix 1: Structure Plans

Hawera North/Normanby Structure Plan



Hawera North Structure Plan

Hawera West Structure Plan



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Hawera West Structure Plan

Appendix B

SECTION 20: RESOURCE CONSENT INFORMATION REQUIREMENTS AND ASSESSMENT MATTERS

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To enable the Council to process an application for resource consent, an applicant must provide adequate information in accordance with Section 88(3) of the RMA. The information should be appropriate to assess the environmental effects of the proposal in a professional and unbiased manner and if it does not have all the required information, the Council can return the application within 10 working days. Section 92 of the RMA also allows the Council to seek more information about an application. So that it can better understand the nature of the activity in respect of which the application is made, the effect it will have on the environment, or the ways in which any adverse effects may be mitigated. Compliance with the information requirements will speed up the consideration of applications and ensure the appropriate conditions are attached where these are necessary.

Forms and guidelines to assist in preparing an application can be obtained from the Council.

NOTE: This information complements the provisions of Section 88 and Schedule 4 of the Act.

The information requirement set out in this section will normally be required in consideration of a resource consent application.

20.1 LAND USE CONSENTS

An application for resource consent for an activity must include the following:

- (a) The full name and address of each owner or occupier of the site.
- (b) The location of the site, including the street address, rural number, legal description, and the name of the owner of the land (copies of the current certificate of title must be provided).
- (c) A full description of the activity for which the consent is sought:
- (d) Relevant objectives, policies and rules (including plan changes).
- (e) Relevant National Policy Statements, National Environmental Standards, Regional Plans and Iwi Management Plans.
- (f) Intended use of the land/or site.
- (g) A description of any other resource consent that may also be required and whether the applicant has applied for such consents.
- (h) Plans which sufficiently show:
 - (i) A north point and the address of the proposed development.
 - (ii) The location of all site boundaries and all existing and proposed buildings, fences, parking areas, accessways and vegetation on the site.
 - (iii) The location of any adjacent activities, particularly residential dwelling units.

- (iv) The location of nearby community uses, including community buildings, housing, schools, reserves, public transport services, and the public roading network.
- (v) The location of utilities and services on or adjacent to the site, including the supply of water, electricity, gas, communication services, and the disposal of stormwater and of solid and liquid wastes, including hazardous wastes.
- (vi) The location of electricity transmission lines.
- (vii) The location of any designations, heritage items, sites of significance to tangata whenua, statutory acknowledgements areas, or other features of public interest on or in the immediate vicinity of the site.
- (viii) Topography, noting significant landforms and natural features.
- (ix) Watercourses and catchment orientation.
- (i) Other relevant information, including:
 - (i) Details of the appearance of any building(s), elevations and relationship with surrounding area.
 - (ii) Floor plans, including height of floor levels.
 - (iii) Landscape design, site planting and fencing.
 - (iv) Location of vehicle parking, loading circulation and manoeuvring areas and accessways and anticipated transportation movements.
 - (v) Signs.
 - (vi) Hours of operation.
 - (vii) Lighting.
 - (viii) Earthworks, including excavation and fill.
 - (ix) Relocated buildings.
- (j) An assessment of environmental effects should accompany the plans which adequately describes the effects of the proposed activity. Every assessment should include:
 - (i) A written description of the proposal.
 - (ii) An assessment of the actual or potential effect of the activity on the environment.
 - (iii) The estimated timing and duration of the proposed activity.
 - (iv) A description of the measures taken to avoid, remedy or mitigate the actual or potential effects and, where the activity includes risk from the use of hazardous substances, any contingency plans, safety programmes or management plans.
 - (v) A list of those persons potentially affected by the proposal as advised by the Council.
 - (vi) A description of how any effects of the proposed activity will be monitored.
 - (vii) A description of alternative locations that were considered for the proposed activity, and why they were rejected.
 - (viii) A description of the natural environment including (where relevant) plants and wildlife, historic, scenic, archaeological or scientific sites or buildings, local air quality, water quality (both surface and underground), noise, odour, dust, landslip, erosion, flooding and earthquakes. In certain circumstances an archaeological survey may be required.

- (ix) Effects of the proposed activity on the Coastal Protection Area or areas of Outstanding Natural Landscapes/Areas/Character.
 - (x) A description of the social, cultural and spiritual environment of local residents where relevant, especially that of the Maori in respect of Tāngata Whenua values, their traditions and relationship with ancestral lands, including identified sites of significance to Tāngata Whenua.
 - (xi) Comments of the New Zealand Transport Agency where the proposed activity takes access and frontage from a State highway, or where the activity will significantly increase the number of turning vehicles at an intersection with a State highway;
 - (xii) Comments of Transpower New Zealand Limited where the proposed activity is located within the National Grid Corridor. An electrical engineering assessment prepared by a suitably qualified person may be required.
 - (xiii) Comments of any other relevant network utility operator where the proposed activity could adversely affect the safety, efficiency, operation, maintenance or upgrading (including reverse sensitivity effects) of an existing network utility (Note: this includes telecommunications and gas and liquid petroleum pipelines).
 - (xiv) Evidence of consultation with the relevant Tāngata Whenua in respect of activities within or adjacent to any statutory acknowledgement areas attached to this plan.
 - (xv) A list of any rights or permits required for any proposed activity (if any) from the Council and other consent authorities.
- (k) Consultation with affected persons.

Applications should be discussed with neighbours or persons likely to be affected, or other organisations such as Transpower New Zealand, the New Zealand Transport Agency (NZTA), New Zealand Railway Corporation/KiwiRail, Heritage New Zealand, Vector Gas, and all Network Utility Operators or the Department of Conservation. Tangata Whenua may also need to be consulted.

The Council will also expect that, in the preparation of such an assessment of effects where significant impacts are anticipated, such as for a stand-alone industrial development in a rural setting, the applicant will undertake an extensive programme of information gathering and dissemination in the public arena to assure the Council that the views of the local community are understood and that, as far as possible, any concerns raised can be dealt with adequately.

20.2 SUBDIVISION CONSENTS

In addition to the information requirements stated above, subdivision applications must include the following information, as applicable:

- (a) The full name and address of the applicant.
- (b) The location of the site, including the street address, rural number, legal description, and the name of the owner of the land to be subdivided (copies of the current certificate of title must be provided).
- (c) Plans which sufficiently show:
 - (i) A scaled plan of the subdivision proposal showing position of all existing and new lot boundaries including adjoining titles

- (ii) The areas and net lot areas (where relevant) of all new lots created in square metres
 - (iii) The location and areas of reserves to be created, including the location of existing esplanade reserves, esplanade strips and access strips
 - (iv) The location and areas of land to be set aside as road
 - (v) The location of existing and proposed vehicle crossings and easements (including right of ways)
 - (vi) The location of areas of land below mean high water springs (MHWS) of the sea, or any part of the bed of any lake or river to be vested in the Crown
 - (vii) The location of rivers, streams, lakes, significant landscape features, areas of natural vegetation
 - (viii) The location of existing buildings excluding uncovered patios and porches
 - (ix) The location of known heritage and archaeological and waahi tapu sites (Maori and European), heritage areas and objects, and statutory acknowledgement areas.
 - (x) The location and extent of any contaminated land on the site (contaminated land may include areas that have been previously used for the storage or use of hazardous substances)
 - (xi) A north point, preferably orientated up the page but not rotated greater than 90° east or west to make the best use of the page. The scale of the drawing for A4 sheets shall be shown in written form only. For sheets greater than A4, a drawn scale shall also be shown.
 - (xii) Scales of 1:100, 1:120, 1:125, 1:150, 1:200, 1:300, 1:400, 1:500, 1:600, 1:750, 1:800 or multiples or divisions by 10 of these scales.
- (d) Natural hazards: A description of the lots to be created including legal description of the underlying land, description of soil type, slope, areas of flood potential or erosion, adjoining land uses and activities and where these are in close proximity to boundaries (e.g. within 1m); the location of buildings and structures on adjoining properties.
- (e) An assessment of effects appropriate to the subdivision. This should address the effects of the subdivision and any proposed methods to avoid, remedy or mitigate any adverse effects. Where appropriate, include provisions for the amalgamation of land and the setting aside of areas for protection.
- (f) Where access and frontage is proposed to a State Highway or where the activity will significantly increase the number of turning vehicles at an intersection with a state highway, the comments of the New Zealand Transport Agency are required.
- (g) Where access and frontage is proposed to a railway line, the comments of New Zealand Railway Corporation/KiwiRail are required.
- (h) Services: Advice of the availability of services to the lots such as power, telecommunications and gas after consultation with those utility operators. Note: telecommunications network utility operators shall be consulted where a subdivision creates more than 15 lots.
- (i) Iwi Consultation: Evidence of any consultation which has been undertaken by the applicant with iwi or hapu in respect of Tāngata Whenua values, their traditions and relationships with ancestral lands, including identified sites of significance to Tāngata Whenua (including those on the balance lot), and statutory acknowledgment areas.

- (j) Where a proposed subdivision is a Non-Complying Activity (i.e. subdivision in the Coastal Protection Area that results in any lot of less than 2000m² in area), a full Assessment of Environmental Effects is required.
- (k) A professional archaeological assessment/survey, and consultation with Heritage New Zealand – Pouhere Taonga is required when a proposed subdivision affects an archaeological site identified on the Planning Maps.
- (l) Where subdivision is proposed within a National Grid Subdivision Corridor, comments of Transpower New Zealand Limited. Note: an electrical engineering assessment prepared by a suitably qualified person may be required.

20.3 ADMINISTRATION REQUIREMENTS

Set fees must be paid at the time the application is lodged. Refer to the Council's resource consent fees schedule.

If the activity is within an area affected by overlay rules, professional reports from a suitably qualified person may be needed to properly assess the effect of the activity on the overlay's values or issue (e.g. landscape, natural character, archaeology, natural hazards (particularly a flood hazard risk assessment), biodiversity, historic heritage, significant trees).

Professional reports may be required if the activity's effects exceed, or there is uncertainty if they may exceed, Plan standards or thresholds, or if they need assessment as an assessment matter or policy.

20.4 CROSS BOUNDARY MATTERS

From time to time the Council will receive a resource consent application that may require input or feedback from other territorial authorities or the Regional Council. To ensure active discussion on resource management issues and information sharing between authorities is maintained, the Council will liaise with these other authorities as necessary.

Where a resource consent application requires the consent of two or more consent authorities and those authorities have decided to hear the applications, a joint hearing will be held, unless the consent authorities agree that the applications are sufficiently unrelated that a joint hearing is not necessary and the applicant agrees that a joint hearing need not be held. The Council will encourage practices which enable resource consent applications to be considered in a similar manner regardless of the locality.

The Council will liaise with Taranaki Regional Council where:

- The proposed activity involves the discharge of contaminants to air, water or land;
- The proposed activity involves the taking, use and damming or diversion of water;
- The proposed activity involves the reclamation or drainage of the bed of a river or lake;
- The proposed activity involves discharging water to any place other than a public sewerage system or stormwater system or private septic or sewage treatment system;
- The proposed activity involves any construction in, or within 50m of, a water body;

- The proposed activity involves disturbing the coastal environment below Mean High Water Spring (MHWS);
- The proposed activity involves activities on, in, under or over the bed of rivers and lakes;
- The proposed activity involves hazardous materials.

The Council will liaise with adjacent District Councils where:

- The proposed activity is situated on or adjacent to the Hangatahua (Stony) River;
- The proposed activity gains access from either Pakaraka or Rangitatau West Road;
- The proposed activity involves unusual heavy vehicle traffic which is likely to travel outside the district;
- The proposed activity adjacent to a District boundary is of such magnitude in terms of possible effects as to warrant an integrated inter-District approach.

20.5 ASSESSMENT MATTERS

The following assessment matters will be used in assessing resource consent applications.

20.5.1 Bulk and Location

The following assessment matters will be used in assessing land use applications relating to any proposed building or structure which cannot comply with the minimum setback from boundaries and/or maximum height limit for the zone it is located within. Note: network utility buildings and structures are exempt from these assessment matters, and will be assessed against the provisions in Section 14 of this Plan.

- Any effects on adjoining properties in terms of dominance of buildings, loss of access to sunlight, or loss of outlook.
- The degree of effects of increased height or reduced side yards on privacy levels enjoyed by adjoining properties.
- Any effects on the streetscape from increased height or reduced setback from the street such as shading and visual dominance, or loss of views.
- The ability to provide adequate opportunity for garden and tree planting around buildings to mitigate visual bulk and dominance effects.
- The ability to provide for vehicle manoeuvring within the site.
- The extent to which the shape of the site influences the layout and design of the proposed building.
- The extent to which increased height has been offset by reduced building coverage and thereby the site remains dominated by open space and planting.
- The extent to which the proposed building will be compatible with the overall character of the area.

- (i) The ability to provide for a vehicle to park in front of any garage without overhanging the road/footpath.
- (j) For industrial activities, the ability to landscape along the road boundary.
- (k) The extent to which any reduced setback between commercial or retail or community activities and residential activities will result in adverse noise effects and loss of privacy on adjoining residential sites.
- (l) The extent to which any reduced setback between industrial and residential activities is required to develop the site efficiently and any resulting potential adverse effects on adjoining sites.
- (m) The extent to which the use of the proposed building will detract from the pleasantness or amenity of adjoining sites, in terms of matters such as noise, smell, dust, glare or vibration.
- (n) Any adverse effects of the proximity of buildings housing animals in terms of noise, smell, flies or vermin on adjoining sites.

20.5.2 Home Occupations

The following assessment matters will be used in assessing land use applications relating to home occupations in the Rural, Residential, Township and Commercial Zones:

- (a) Any adverse effects of the scale of the activity, in terms of visual dominance by buildings of the outlook from adjoining sites and buildings.
- (b) The degree to which the activity would integrate with the character of the surrounding environment, including its proximity to neighbouring buildings, and whether this is consistent with the surrounding environment.
- (c) Any adverse effects on adjoining sites of the scale of the activity, including reduced privacy or outlook.
- (d) The extent to which the use of the proposed building will detract from the pleasantness or amenity of adjoining sites, in terms of such matters as noise, smell, dust, glare or vibration.
- (e) The need for any increase in size of building, hours of operation, noise and, the potential adverse effects in the surrounding environment, particularly adjoining residential properties.

20.5.3 Private Outdoor Living Area

The following assessment matters will be used in assessing land use applications relating to the minimum private outdoor living area per dwelling unit/s in the Residential, Township, Commercial and Industrial Zones:

- (a) The extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site.
- (b) Any alternative provision on, or in close proximity to the site for outdoor living space to meet the needs of likely future residents of the site.

- (c) The extent to which the reduction in outdoor living space or the lack of its access to sunlight is compensated for by alternative space within buildings with access to ample sunlight and fresh air.
- (d) Whether the residential units are to be used for elderly persons housing and the extent to which a reduced area of outdoor living space will adequately provide for the outdoor living needs of the likely residents of the site including future residents.

20.5.4 Number of Dwelling Units per Net Site Area

The following assessment matters will be used in assessing land use applications relating to the maximum number of dwelling units per site and/or minimum site area in the Residential, Township and Commercial Zones:

- (a) The extent to which the character of the site will retain its openness, permeable surfaces, and garden plantings, rather than buildings.
- (b) The ability to provide sufficient private outdoor living space on the site.
- (c) Whether the proposed dwelling unit would visually dominate the street.
- (d) Any effects on adjoining properties in terms of building dominance, access to sunlight and loss of privacy or outlook.
- (e) Whether the additional dwelling unit/s is suitable for housing for the elderly whilst still providing adequate outdoor living space.
- (f) Appropriateness of the intensity of dwelling units in relation to the surrounding environment.

20.5.5 Marae and Papakainga Development

The following assessment matters will be used in assessing land use applications for new Marae and/or Papakainga development and redevelopment:

- (a) Recognition of the relationship of Tāngata Whenua and their culture and traditions with land, water, sites and areas of cultural and spiritual significance, wāhi tapu and other taonga.
- (b) The potential economic, cultural and social benefits to Tāngata Whenua of the proposal.
- (c) Any potential effects of the proposal on the character and amenity values of the surrounding area.
- (d) Whether connections to available water, sewerage and/or drainage services are required, and the potential need to upgrade roads and access ways.
- (e) Consideration of the historical presence of papakainga housing and associated activities on the site.

20.5.6 Lighting

The following assessment matters will be used in assessing land use applications relating to the maximum light spill for the zone in which the activity is located within:

- (a) The ability/extent to which light spill may disturb sleep of residents on the adjoining site.

- (b) The nature of activities on the adjoining site and whether they are unlikely to be affected by the proposed light spill.
- (c) Effects on the use of private outdoor living areas.

20.5.7 Outdoor Storage

The following assessment matters will be used in assessing land use applications relating to the location or screening of outdoor storage for the zone in which the activity is located within:

- (a) The extent to which outdoor storage will be able to be viewed from adjoining properties, particularly private outdoor living areas and internal living areas.
- (b) The extent to which outdoor storage will be able to be viewed from the road and any effects on amenity values.
- (c) The extent to which the outdoor storage avoids adverse effects on water bodies (sources) where the water is used for potable human drinking water.

20.5.8 Hours of Operation

The following assessment matters will be used in assessing land use applications relating to the hours of operation of the proposed activity:

- (a) Any potential effects on the ability to fully utilise outdoor areas on the adjoining site(s).
- (b) Any potential effects on the ability to undertake activities in buildings on adjoining sites, particularly during the summer months when windows may be open.
- (c) The potential for the character of the area to alter with increased vehicle movements and long hours of operation.
- (d) Adverse effects of early morning and night-time deliveries.
- (e) Whether the increased hours of operation are related to staff activities and whether there are deliveries or visitors to the site after hours.

20.5.9 Parking and Transportation

The following assessment matters will be used in assessing land use applications relating to non-compliance with the parking and transportation rules and standards of the Plan.

Roading, Access and Intersections

- (a) The extent of non-compliance(s) and/or any worsening of existing non-compliances with the requirements and standards in the Plan.
- (b) The extent to which the safety and efficiency of the adjoining road/s would be compromised by intersections being located closer together, or with a lesser unobstructed sight distance or intersection visibility, than is permitted by the Plan.

Vehicle Crossings

- (c) The extent of non-compliance(s) and/or any worsening of existing non-compliances with the requirements and standards in the Plan.

- (d) The extent to which the safety and efficiency of the adjoining road/s would be compromised by vehicle crossings being located closer together, or with a lesser unobstructed sight distance or intersection visibility, than is permitted by the Plan.

Loading, Parking and Manoeuvring Spaces

- (e) The extent of non-compliance(s) and/or any worsening of existing non-compliances with the requirements and standards in the Plan.
- (f) The adequacy of on-site parking needed for the activity(s) and whether it can be demonstrated that less than normal demand is anticipated.
- (g) Whether there is an adequate alternative supply of alternative off-street parking or loading spaces in the immediate vicinity (in general, on-street parking is not considered an acceptable alternative).
- (h) Whether the Council may waiver or reduce the parking requirement in town centres where development or redevelopment of sites involves proposals which will result in the preservation of historic buildings, historic character, or the maintenance or enhancement of amenity.
- (i) The extent to which not providing the required parking or loading space/s on the site will result in:
- (i) An adverse effect on the character and amenity of the surrounding area, particularly neighbouring properties and public areas.
 - (ii) Cumulative effect in conjunction with other activities in the vicinity, especially those not providing the required number of parking or loading spaces.
 - (iii) Adverse effects on the safety of pedestrians and other road transport network users by the need for crossing of roads or set-down on the street resulting from off-site parking provisions.
 - (iv) Adverse effects on the safety and efficiency of the surrounding roading network because of vehicles parking or manoeuvring on the road/s.

Railway Level Crossings

- (j) Whether vehicles can safely and efficiently enter and exit a site without resulting in the queuing of vehicles blocking the railway corridor.
- (k) The extent to which the nature, location, scale, and height of any obstruction will obstruct visibility along the railway and adversely affect road and rail safety, having regard to the geometry and orientation of the intersection and the speed and volume of traffic on the road.

Tree Planting

- (l) The extent to which tree location, species, maximum height and spread of the proposed tree will obstruct visibility from the intersection of approaching traffic, and adversely affect road safety having regard to the geometry and orientation of the intersection and the speed and volume of vehicles on the road.
- (m) The extent to which planting is unnecessary or inappropriate due to the nature and location of the car-park, the nature of any fencing around the car-park, or the nature and amount of planting on adjoining sites in the vicinity.

20.5.10 Significant Hazardous Facilities

The following assessment matters will be used in assessing land use applications relating to significant hazardous facilities, including non-compliance with the significant hazardous facilities standards of the Plan:

- (a) The extent to which the location of the significant hazardous facility:
 - (i) Avoids adverse effects on the environment, human health and amenity values, particularly on sensitive activities.
 - (ii) Avoids the risk posed by the occurrence of natural hazards or that alternatively the potential adverse effects resulting from a natural hazard event have been avoided or mitigated.
 - (iii) Is consistent with the policies supporting the zone in which the activity is to occur.
- (b) The extent to which the design, construction and management of the significant hazardous facility avoids or mitigates adverse effects, including risks, to people, property and the environment, including:
 - (i) Site drainage, spill containment systems, site layout and waste processes.
 - (ii) Minimising any adverse effects associated with the transport of a hazardous substance on road infrastructure or on other land use activities along a transport route.
 - (iii) Minimising the risks to sensitive aquifers or surface water bodies associated with the potential for unintended leaks or spills resulting from the activity.
- (c) Whether the individual and cumulative effects of the significant hazardous facility have been identified, assessed and managed so they do not pose significant residual risks to people, property and the environment.
- (d) The extent to which measures have been proposed to manage the transport of hazardous substances associated with the significant hazardous facility to minimise adverse effects on road infrastructure and potentially affected land use activities along the transport route.
- (e) Whether the risk assessment submitted with the proposal adequately address:
 - (i) An assessment of the sensitivity of the receiving environment to any potential risks
 - (ii) A hazard identification and risk management response
 - (iii) A quantitative risk assessment for all significant hazardous facilities
 - (iv) Whether there is a practicable alternative method of risk management that would present less risk
 - (v) Whether the proposal will avoid or adequately mitigate cumulative adverse effects with respect to other hazardous facilities in the area
 - (vi) Whether adequate setback is proposed to address the potential risks in the following situations:
 - Proximity to sensitive activities, including residential zones activities, educational facilities, and community facilities and recreational areas;
 - Significant areas of indigenous vegetation and habitats of indigenous fauna;
 - Adjacent waterbodies;

- Adjacent Sites of Significance to Tāngata Whenua, or sites of historical or archaeological significance.
- (f) Emergency management planning and response.
- (g) The extent of any consultation with the appropriate iwi having regard to Kaitiakitanga, and taking into account the principles of the Treaty of Waitangi, including:
- (i) Whether the applicant has had regard to the matters raised by the relevant iwi during consultation.
 - (ii) Whether the applicant has addressed any adverse effects raised by the relevant iwi through consultation.
 - (iii) Whether the relevant iwi has had the opportunity to visit the proposed development site prior to lodgement of the resource consent application.

20.5.11 Petroleum Exploration and Production Activities

The following assessment matters will be used in assessing land use applications relating to Petroleum Exploration and Production activities:

- (a) The local, regional and national benefits to be derived from the use and development of energy.
- (b) The landscape and visual effects of the proposal, including:
- (i) The extent to which the proposal will impact on the natural character of the coastal environment, waterbodies and rural environment;
 - (ii) The extent to which the proposal will adversely impact on dwelling units, sensitive activities, key public places including major roads and recreation areas;
 - (iii) The extent to which any aspects of the proposal can be sited or designed to reduce the visibility of any structures, including the potential to locate facilities underground.
- (c) The extent of the ecological effects of the proposal, including:
- (i) The extent to which significant indigenous vegetation and significant habitats of indigenous fauna are affected;
 - (ii) The potential effects on birds or other fauna, either migratory species or resident populations on site;
 - (iii) The sensitivity of the site to disturbance;
 - (iv) The extent of any proposed earthworks and their potential impact on natural landforms;
 - (v) The degree to which stormwater runoff and the effects on local catchments can be managed.
- (d) The effects of the use, storage, transport and disposal of hazardous substances.
- (e) The actual and potential noise effects of the proposal.
- (f) The effect of the location, scale and design of the proposed development, including the number of structures, their height, the visual effect of the development as a whole, staging of the development and temporary effects as a result of construction.

- (g) The extent to which the proposal will affect amenity values of the surrounding environment with particular regard being given to the impact of the proposal on existing residential dwellings, other sensitive activities and recreation areas, including consideration of any potential adverse effects on amenity and recreation values.
- (h) The proximity of the proposal to dwelling units and sensitive activities, and existing and future residential urban growth areas.
- (i) The effects of artificial lighting and flaring, particularly on nearby residential dwellings, sensitive activities and the night sky.
- (j) The effects on archaeological and sites of significance to tangata whenua, heritage and cultural values, including understanding of accidental discovery protocol, and the need for archaeological authorities under the Heritage New Zealand Pouhere Taonga Act.
- (k) The extent of any consultation with the appropriate iwi having regard to Kaitiakitanga, and taking into account the principles of the Treaty of Waitangi, including:
 - (i) Whether the applicant has had regard to the matters raised by the relevant iwi during consultation.
 - (ii) Whether the applicant has addressed any adverse effects raised by the relevant iwi through consultation.
 - (iii) Whether the relevant iwi has had the opportunity to visit the proposed development site prior to lodgement of the resource consent application.
- (l) An assessment of the impact of traffic movements on road pavement life where unusual heavy vehicle movements are generated.
- (m) The extent to which management of traffic movements and their adverse effects will affect residents on the road.
- (n) An assessment of the effects of traffic on the safety and efficiency of the transport network, taking into account consistency with the transport standards.
- (o) The effects of traffic and vehicle movements as a result of the proposal and the extent that traffic or site management plans can be implemented to mitigate effects.
- (p) The extent to which the activity may exacerbate or be adversely affected by natural hazards.
- (q) The extent of any required earthworks, including access tracks, roads and building platforms and the rehabilitation proposed.
- (r) The nature and details of any proposed mitigation, remediation and rehabilitation works.
- (s) Cumulative effects of the proposal, in the context of wider and ongoing energy resource development, and the utility of review conditions to manage these effects.
- (t) Where the adverse effects on the environment are significant due to practical constraints of the activity, the suitability of the site and the extent to which alternative locations or methods have been considered.
- (u) The actual and potential adverse effects on water bodies (sources) where the water is used for potable human drinking water.

20.5.12 Large-Scale Renewable Electricity Generation Activities

The following assessment matters will be used in assessing land use applications relating to Large-Scale Renewable Electricity Generation Activities:

- (a) The local, regional and national benefits to be derived from the use and development of renewable energy resources, including the contributions the proposal will make to:
 - (i) Achieving energy policy objectives and/or renewable electricity generation targets of the New Zealand Government;
 - (ii) Securing electricity supply for current and future generations;
 - (iii) Increasing energy independence for the communities of South Taranaki;
 - (iv) Reducing dependency on imported energy sources; and
 - (v) Reducing greenhouse gases.
- (b) The landscape and visual effects of the proposal, including:
 - (i) The extent to which the proposal will impact on the natural character of the coastal environment, waterbodies and rural environment;
 - (ii) The extent to which the proposal will adversely impact on dwellings, sensitive activities, key public places including major roads and recreation areas;
 - (iii) The extent to which any aspects of the proposal can be sited or designed to reduce the visibility of any structures, including the potential to locate facilities underground.
- (c) The extent of the ecological effects of the proposal, including:
 - (i) The extent to which significant indigenous vegetation and significant habitats of indigenous fauna are affected;
 - (ii) The potential effects on birds or other fauna, either migratory species or resident populations on site;
 - (iii) The sensitivity of the site to disturbance;
 - (iv) The extent of any proposed earthworks and their potential impact on natural landforms;
 - (v) The degree to which stormwater runoff and the effects on local catchments can be managed.
- (d) The actual and potential noise effects of the proposal, and the ability (if relevant) to meet NZS 6808:2010 "Acoustics Wind Farm Noise," and other relevant standards such as NZS 6802: 2008 "Assessment of Environmental Sound."
- (e) The effect of the location, scale and design of the proposed development, including the number of structures, their height, the visual effect of the development as a whole, staging of the development and temporary effects as a result of construction.
- (f) The practical constraints associated with the development, operation, maintenance and upgrading of new and existing renewable electricity generation activities.
- (g) The extent to which the proposal will affect amenity values of the surrounding environment with particular regard being had to the impact of the proposal on existing residential dwellings and other sensitive activities.

- (h) The proximity of the proposal to dwellings and sensitive activities, and existing and future residential urban growth areas.
- (i) The effects on archaeological and sites of significance to tangata whenua, heritage and cultural values, including understanding of accidental discovery protocol, and the need for archaeological authorities under the Heritage New Zealand Pouhere Taonga Act.
- (j) The extent of any consultation with the appropriate iwi having regard to Kaitiakitanga, and taking into account the principles of the Treaty of Waitangi, including:
 - (i) Whether the applicant has had regard to the matters raised by the relevant iwi during consultation.
 - (ii) Whether the applicant has addressed any adverse effects raised by the relevant iwi through consultation.
 - (iii) Whether the relevant iwi has had the opportunity to visit the proposed development site prior to lodgement of the resource consent application.
- (k) The effects of the proposal on traffic safety-
- (l) The assessment of the effects of traffic on the safety and efficiency of the transport network, taking into account consistency with the transport standards.
- (m) The effects of traffic and vehicle movements as a result of the proposal and the extent that traffic or site management plans can be implemented to mitigate effects.
- (n) The extent to which the activity may exacerbate or be adversely affected by natural hazards.
- (o) The extent of any required earthworks, including access tracks, roads and building platforms and the rehabilitation proposed.
- (p) The nature and details of any proposed mitigation and rehabilitation works.
- (q) Cumulative effects of the proposal in the context of wider and ongoing renewable energy development, and the utility of review conditions to manage these effects.
- (r) Where the adverse effects on the environment are significant due to practical constraints of the activity, the suitability of the site and the extent to which alternative locations or methods have been considered.
- (s) Where the adverse effects of renewable energy activities cannot be practically avoided, remedied or mitigated, the relevance and appropriateness of any offset measures and/or environmental compensation that is of benefit to the local environment and affected community.
- (t) Where particular adverse effects of renewable energy are not fully known or are uncertain, the relevance and appropriateness of any adaptive management measures to avoid, remedy or mitigate any such effects.

20.5.13 Wind Farms

In addition to the assessment matters in 20.5.12, the following assessment matters will be used in assessing land use applications for wind farms:

- (a) The provisions for safeguards and contingencies in relation to noise effects, particularly concerning:

- (i) The confirmation of the manufacturer's noise emission levels for the actual turbines to be used at the wind farm when these have been determined;
 - (ii) The early identification and remedy of any special audible characteristics present when the wind turbines commence operation;
 - (iii) Changes to background sound levels that may occur between the time consent is granted and when the wind farm is constructed;
 - (iv) Effective noise monitoring programmes to demonstrate compliance, beyond the commissioning stage;
 - (v) Procedures for addressing turbine malfunctions;
 - (vi) Community liaison and methods of dealing with complaints;
 - (vii) Reporting these matters to the Council.
- (b) The ability to manage and control construction noise using the provisions of NZS 6803:1999 Acoustics – Construction noise.
- (c) The extent of any consultation with the appropriate iwi having regard to Kaitiakitanga, and taking into account the principles of the Treaty of Waitangi, including:
- (i) Whether the applicant has had regard to the matters raised by the relevant iwi during consultation.
 - (ii) Whether the applicant has addressed any adverse effects raised by the relevant iwi through consultation.
 - (iii) Whether the relevant iwi has had the opportunity to visit the proposed development site prior to lodgement of the resource consent application.

20.5.14 Network Utilities

The following assessment matters will be used in assessing land use applications for network utilities:

- (a) The degree, extent and effects of the non-compliance with the requirements and standards in the Plan.
- (b) Risks to public health and safety.
- (c) Visual and amenity effects, including:
 - (i) Landscape and streetscape values.
 - (ii) Adjacent land-use.
 - (iii) The extent to which the proposal will be visible from residences, key public places, public viewing points and the Coastal Protection Area.
 - (iv) Design and external appearance.
 - (v) Size and scale compatibility with other development in the area, including measures to mitigate the bulk and scale of the activity (e.g. through screening, recessive colours and sensitive design).
- (d) Noise, odour, vibration, dust, earthworks and lighting effects.
- (e) Adverse effects on vegetation.

- (f) Traffic and pedestrian safety effects.
- (g) Consideration of alternative locations and options.
- (h) The extent to which the utility provider has investigated the potential to co-site utility facilities with similar structures or buildings, where practicable
- (i) Locational, operational or technical constraints.
- (j) Cumulative effects.
- (k) Reinstatement of the site at completion of construction.
- (l) The duration, timing and frequency of adverse effects.
- (m) The need for the work and impact on the network levels of service if the work is not undertaken.
- (n) The benefits of the work (nationally, regionally and locally).
- (o) Where appropriate, the extent of any consultation with the appropriate iwi having regard to Kaitiakitanga, and taking into account the principles of the Treaty of Waitangi, including:
 - (i) Whether the applicant has had regard to the matters raised by the relevant iwi during consultation.
 - (ii) Whether the applicant has addressed any adverse effects raised by the relevant iwi through consultation.
 - (iii) Whether the relevant iwi has had the opportunity to visit the proposed development site prior to lodgement of the resource consent application.

20.5.15 Activities within the National Grid Yard or National Grid Subdivision Corridor

The following assessment matters will be used in assessing land use and subdivision applications for earthworks and buildings within the National Grid Yard, or subdivision within the National Grid Subdivision Corridor.

Subdivision within the National Grid Subdivision Corridor:

- (a) The effects on the ability of Transpower to operate, maintain, upgrade and develop the National Grid, including access to the line.
- (b) The extent to which the design and construction of the subdivision allows for earthworks, building and structures to comply with NZECP34:2001.
- (c) Technical advice provided by Transpower.
- (d) The ability to provide a complying building platform.
- (e) Location, height, scale, orientation and use of the proposed building platform or structure as it relates to the National Grid.
- (f) The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity (including amenity and nuisance) effects on the National Grid,

including the nature and location of any vegetation to be planted in the vicinity of the National Grid.

Earthworks within 12m of the National Grid Support Structure:

- (g) The effects on the ability of Transpower to operate, maintain, upgrade and develop the National Grid, including access to the line.
- (h) Compliance with NZECP34:2001.
- (i) Technical advice provided by Transpower.
- (j) The risk to the structural integrity of the National Grid.
- (k) The risk of electrical hazards affecting public or individual safety, and the risk of property damage.

Building within 20m of the secured yard of a National Grid Substation:

- (l) The effects on the ability of Transpower to operate, maintain, upgrade and develop the transmission network, including access to the National Grid Infrastructure.
- (m) The extent to which the development would minimise the potential reverse sensitivity (including amenity and nuisance) effects on the National Grid.
- (n) The risk of electrical hazards affecting public or individual safety, and the risk of property damage.

20.5.16 Historic Heritage Buildings and Objects

The following assessment matters will be used in assessing land use applications for identified historic heritage buildings and objects listed in Schedule 1A:

- (a) The impact the proposal has on the integrity/values of the heritage building or object.
- (b) The importance attributed to the heritage item by the wider community and Heritage New Zealand.
- (c) The nature, form and extent of development, alteration or change, and degree to which the proposal is consistent with any relevant conservation plan, recommendation, heritage inventory and/or reason for listing by Heritage New Zealand.
- (d) Conservation of the original building/object fabric, including the placement of limitations or restrictions on replacement materials, fittings and fixtures, architectural design and appearances of alterations and additions.
- (e) Provisions of the International Council on Monuments and Sites (ICOMOS) New Zealand Charter where appropriate.
- (f) For additions or alterations, the degree to which the additions or alterations are the minimum necessary to accommodate the continued use of the heritage place.
- (g) For additions and alterations, the degree to which the additions or alterations are compatible with the heritage fabric of the place yet are sufficiently distinct that they can, on inspection, be read as new work.

- (h) For earthworks or new buildings within the heritage setting, the extent to which the existing topography or vegetation will mitigate effects of the proposal on the setting of the heritage building or object.
- (i) Whether the proposed activity is necessary and the minimum necessary to provide for building safety, the adaptive reuse for the ongoing viability and protection of the heritage building or object.
- (j) The extent of any consultation with the appropriate Iwi having regard to Kaitiakitanga, and taking into account the principles of the Treaty of Waitangi, including:
 - (i) Whether the applicant has had regard to the matters raised by the relevant Iwi during consultation.
 - (ii) Whether the applicant has addressed any adverse effects raised by the relevant Iwi through consultation.
 - (iii) Where appropriate, whether the relevant Iwi has had the opportunity to produce a Cultural Impact Assessment and/or visit the proposed site prior to lodgement of the resource consent application.

20.5.17 Historic Sites and/or Sites of Significance to Tangata Whenua

The following assessment matters will be used in assessing land use applications for identified historic sites or sites of significance to tangata whenua listed in Schedule 1B:

- (a) The impact the proposal has on the integrity/values of the historic site or site of significance to tangata whenua.
- (b) The importance attributed to the item by Heritage New Zealand, tangata whenua and the wider community.
- (c) Whether the applicant has considered alternative development options and provision of protective buffer areas, and whether the proposed activity is designed and located in an area so as to avoid all known historic and archaeological sites.
- (d) Whether the proposed activity avoids affecting a place or area of significance to tangata whenua.
- (e) In relation to an archaeological site, whether the proposed activity or site has been the subject of an archaeological assessment prepared by a professional archaeologist according to Heritage New Zealand guidelines.
- (f) In relation to a historic site that is not an archaeological site, whether the proposed activity has been subject to a heritage or cultural impact assessment.
- (g) The extent to which the proposed activity achieves positive heritage or cultural outcomes by the provision for ongoing physical management including the use of a covenant (e.g. through control of stock, vegetation and soil erosion as guided by expert advice and a conservation plan).
- (h) The extent of any consultation with the appropriate Iwi having regard to Kaitiakitanga, and taking into account the principles of the Treaty of Waitangi, including:
 - (i) Whether the applicant has had regard to the matters raised by the relevant Iwi during consultation.

- (ii) Whether the applicant has addressed any adverse effects raised by the relevant iwi through consultation.
- (iii) Where appropriate, whether the relevant iwi has had the opportunity to produce a Cultural Impact Assessment and/or visit the proposed site prior to lodgement of the resource consent application.

20.5.18 Notable Trees

The following assessment matters will be used in assessing land use applications for identified notable trees listed on Schedule 4 – Notable Trees.

- (a) The impact the proposal has on the integrity/value of the Notable Tree;
- (b) The importance attributed to the notable tree by the wider community.
- (c) The nature, form and extent of development, alteration or change, and degree to which the proposal is consistent with any relevant Tree Management or Protection Plan, arboricultural recommendation, heritage inventory and/or reason for scheduling of the Notable Tree.
- (d) The extent to which the Notable Tree is conserved as much as practicable, in accordance with arboricultural best practice.
- (e) For partial removal, the degree to which the removal is the minimum necessary to accommodate the ongoing viability, wellbeing and protection of the Notable Tree.
- (f) For earthworks, new buildings or structures within the dripline of a Notable Tree, the extent to which the effects on the notable tree, including potential root damage, will be mitigated.

20.5.19 Remission or Waiver of Financial Contributions

The following assessment matters will be used in assessing whether to grant a remission or waiver of any financial contributions as set out in Section 16:

- (a) Whether the proposal will be of local benefit, either to the physical environment or the local and/or wider community; and
- ~~(b) The activity's impacts on the reserve network and the cost to the Council to avoid, remedy or mitigate these impacts.~~
- ~~(c) Measures proposed by the developer to enhance an existing reserve or the open space of the locality.~~
- ~~(d)~~ (b) Other methods proposed by the development to avoid, remedy or mitigate any adverse effects on the reserve or infrastructure network.
- ~~(e) Whether any site of natural, cultural or historic heritage significance can and should be enhanced or protected.~~
- ~~(f) Whether any allotment or any part of the development is proposed to be connected to the public infrastructure and services.~~
- ~~(g) The effect of the proposed subdivision or development on the infrastructure and the cost to the Council to avoid, remedy or mitigate these impacts.~~
- ~~(h)~~ (c) Measures proposed by the developer to upgrade any existing infrastructure.

~~(d)~~ Whether any contribution had been previously made towards the establishment or upgrade of the infrastructure for the same subdivision or development.

20.5.20 Indigenous Biodiversity

The following assessment matters will be used in assessing land use applications for the modification, damage, or destruction of indigenous vegetation:

- (a) Actual or potential impacts on the significance of the affected area and on ecological values (including habitat, vegetation and fauna), and cultural, intrinsic and/or amenity values.
- (b) The sustainability of the habitat or area of vegetation proposed to be modified or damaged or any adjoining habitat or area of vegetation to an area proposed to be affected.
- (c) The representativeness of the affected vegetation or habitat and impact on its inter-relationship or continuity with other habitats or areas of indigenous vegetation.
- (d) Whether the affected area retains the presence of rare or distinctive, or threatened or at risk indigenous flora or fauna species.
- (e) Whether the extent of the proposed indigenous vegetation clearance or modification is necessary for the proposed activity.
- (f) Whether the applicant has considered the use of voluntary covenants and protection mechanisms under other legislation.
- (g) Whether the proposed activity would result in a loss of indigenous biodiversity, and the extent to which the proposal remedies, mitigates the loss and where appropriate, offsets residual significant adverse effects within the same ecological context.
- (h) Whether the applicant has applied any nationally accepted guidance on biodiversity offsetting to achieve 'no net loss' or a net gain of indigenous biodiversity where significant adverse effects cannot be avoided, remedied and mitigated.
- (i) The extent of any consultation with the appropriate iwi having regard to Kaitiakitanga, and taking into account the principles of the Treaty of Waitangi, including:
 - (i) Whether the applicant has had regard to the matters raised by the relevant iwi during consultation.
 - (ii) Whether the applicant has addressed any adverse effects raised by the relevant iwi through consultation.
 - (iii) Whether the relevant iwi has had the opportunity to visit the proposed development site prior to lodgement of the resource consent application.

20.5.21 Coastal Environment

The following assessment matters will be used in assessing land use applications for activities in or affecting the Coastal Protection Area:

- (a) Compatibility with the existing level of modification of the natural character of the coastal environment.

- (b) Whether the scale, location and design of subdivision, use and development in the coastal environment preserves natural character values and sustains open space, public access and amenity values of the coastal environment.
- (c) The degree to which the activity will disrupt biological and physical processes.
- (d) The presence of significant indigenous vegetation or significant habitats of indigenous fauna.
- (e) Whether the proposed activity affects cultural landscapes and/or sites of significance to tangata whenua.
- (f) The extent to which the activity recognises and provides for the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga.
- (g) Provision of public amenity and access to land acquired by the Council for reserve purposes.
- (h) The degree to which indigenous biodiversity offsetting can be used to offset potential or actual unavoidable adverse effects.
- (i) The functional requirements for some activities to be located in the coastal environment, such as network utilities, gas and liquid petroleum pipelines, and community infrastructure (e.g. surf clubs, boat sheds, and services for existing coastal settlements).
- (j) The presence of identified areas of outstanding natural character or outstanding natural landscapes/features.
- (k) Whether the activity maintains or enhances public access and recreational opportunities (e.g. through the provision of esplanade reserves or strips adjacent to the coastal marine area).
- (l) The extent of any consultation with the appropriate iwi having regard to Kaitiakitanga, and taking into account the principles of the Treaty of Waitangi, including:
 - (i) Whether the applicant has had regard to the matters raised by the relevant iwi during consultation.
 - (ii) Whether the applicant has addressed any adverse effects raised by the relevant iwi through consultation.
 - (iii) Whether the relevant iwi has had the opportunity to visit the proposed development site prior to lodgement of the resource consent application.

20.5.22 Outstanding Natural Features and Landscapes

The following assessment matters will be used in assessing land use applications for activities in or affecting Outstanding Natural Features or Landscapes:

- (a) The value, importance or significance of the natural feature or landscape at the local, regional or national level.
- (b) The degree and significance of actual or potential adverse effects (including cumulative effects) on Outstanding Natural Features/Landscapes and the efficacy of measures to avoid, remedy or mitigate such effects.
- (c) The benefits derived from the proposed activity at the local, regional and national level.

- (d) The extent to which the proposed activity recognises and provides for the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga.
- (e) The need for the proposed activity to occur in the particular location.
- (f) The degree of modification of the existing Outstanding Natural Feature/Landscape, its sensitivity or vulnerability to change, or capacity to accommodate change without compromising the values of the feature or landscape.
- (g) The extent of any consultation with the appropriate iwi having regard to Kaitiakitanga, and taking into account the principles of the Treaty of Waitangi, including:
 - (i) Whether the applicant has had regard to the matters raised by the relevant iwi during consultation.
 - (ii) Whether the applicant has addressed any adverse effects raised by the relevant iwi through consultation.
 - (iii) Whether the relevant iwi has had the opportunity to visit the proposed development site prior to lodgement of the resource consent application.

20.5.23 Temporary Military Training Activities

The following assessment matters will be used in assessing land use applications for temporary military training activities:

- (a) The noise impact on noise sensitive activities, stock and wildlife, including the peak sound levels resulting from impulsive noise.
- (b) The provision of a noise management plan that specifically identifies the likely noise impacts for the activity and describes the measures to avoid, remedy or mitigate these.
- (c) The programme for notification and communication with occupiers and owners of affected sites prior to the activities commencing, including updates during the event.
- (d) The method for following up any complaints received during or after the event, including communications with the Council.

20.5.24 Temporary Activities

The following assessment matters will be used in assessing land use applications for temporary activities:

1. Temporary Activities carnivals, bazaars, markets, public meetings and private functions and associated ancillary temporary buildings or other structures including tents:
 - (a) Adverse effects on the amenities of the neighbourhood, which may relate to the nature, duration, hours of operation and frequency of the activity.
 - (b) Adverse effects on adjoining properties from noise, overshadowing, privacy or loss of visual amenity.
 - (c) The impact on the road network and traffic safety in the vicinity of the site.
 - (d) Whether the building can comply with other standards for buildings in the relevant zone.

2. Temporary Filming Activities

- (a) Adverse effects associated with non-compliance with noise, hours of operation, lighting, building location or scale, vegetation clearance or earthworks rules in the zone in which the filming is to take place.
- (b) Adverse effects on sensitive sites and values, including Heritage Site or Site of Significance to Tangata Whenua in Schedule 1B, Significant Natural Areas in Schedule 2, and/or an Area of Outstanding Natural Character/Features and Landscapes in Schedule 8.
- (c) The duration and hours of operation of the temporary filming activity.
- (d) The size and positioning of temporary buildings and structures.
- (e) The provisions of safe and efficient vehicular access and carparking for staff, service delivery and customers or the public.
- (f) Where appropriate, the provision of safe pedestrian entry and exit.
- (g) The provision for waste collection, storage and site clean-up.
- (h) The actual and potential adverse effects on the amenity of the surrounding environment, and any measures to avoid, remedy or mitigate these effects.
- (i) The actual and potential adverse effects on the safety and efficiency of the road network, and any measures to avoid, remedy or mitigate these effects.
- (j) The actual and potential adverse effects on recreation, heritage or cultural values, and any measures to avoid, remedy or mitigate these effects.

20.5.25 Relocated Buildings

The following assessment matters will be used in assessing land use applications for relocated buildings:

- (a) The extent of work to the exterior of the relocated building to bring the building up to a standard similar to surrounding buildings. In addition, where there is historical damage or damage caused by transportation, it is expected that such damage will be repaired. It is not necessary for the building to be renovated to a standard equivalent to a new building.
- (b) Whether the proposed work on the exterior of the building includes some or all of the following.
 - (i) Repair and replacement of broken windows and window frames.
 - (ii) Repair of rotten weatherboards or other damaged wall cladding.
 - (iii) Necessary replacement or repair of roof materials.
 - (iv) Cleaning and/or painting of the exterior e.g. roof, walls, window frames etc.
 - (v) Replacement and painting of baseboards or other foundation cladding.
 - (vi) Installation, repair or replacement of spouting or down pipes.
 - (vii) Replacement of steps, porches and chimneys.
- (c) The ability of any works to the exterior of the relocated building to be completed within a reasonable timeframe. The timeframe shall be dependent upon the scale of works required.

- (d) Whether the site and access to the site will be constructed and reinstated so there are no adverse visual effects of the relocation of the building.
- (e) The environmental benefits of the re-use of buildings.
- (f) Site layout and topography.
- (g) Final design and appearance of the relocated building.
- (h) Whether a performance bond should be required as a guarantee that external reinstatement works are completed.

20.5.26 Signs

The following assessment matters will be used in assessing land use applications for signage:

1. Visual Amenity
 - (a) The extent to which the sign will have any adverse effects on the visual amenities and character of the locality, site or structure to which the sign will be attached.
 - (b) For signs attached to, or located in the same site as, any heritage building listed on Schedule 1A, effects on historic heritage values.
 - (c) The need for any extra signage in addition to the permitted signage for the zone.
 - (d) Any likely cumulative effects of allowing the sign to be erected.
 - (e) The need to impose conditions relating to the location, design and appearance of the sign and the period for which it may be erected, or operated.
2. Traffic and Pedestrian Safety
 - (a) The extent to which the sign may be an obstruction to sight distances, traffic signs or signals, or unnecessarily intrude into a driver's field of vision or cause a distraction that affects safety for road users.
 - (b) The extent to which the sign may physically obstruct vehicles or pedestrians.
 - (c) The potential to affect public safety at railway crossings and along the rail corridor.
 - (d) The potential adverse effects of the proposed sign on drivers' concentration under all possible weather conditions.
 - (e) The potential adverse effect of the sign on drivers who may have medical conditions or impairments which may reduce or affect safety.
 - (f) The extent that any sign resembles a traffic control sign, warning device, or signal, or may make a traffic control sign or signal difficult to discern, with respect to both colour and shape, when considered from all possible driving angles.

This includes signs which:

- (i) Provide a confusing or dominating background, which could reduce the clarity or effectiveness of a traffic sign or signal;
- (ii) Invite drivers to turn, but are sited in such proximity to the vehicle entrance that there is no time to signal, slow down and turn safely;

- (iii) Contain reflectors or flashing lights and therefore have the potential to be confused with traffic control signs or signals at night.
- (g) Proximity to other signs and intersections and potential adverse effects on the safety of road users including pedestrians.
- (h) The effect on driver safety and concentration as a result of reduced lettering sizes or more than the permitted number of words and symbols, or the nature of the text, lettering, and fonts and images that could make interpretation of the sign difficult while driving.

20.5.27 Sensitive Activities on Sites Near Other Activities and Infrastructure

An assessment of the reverse sensitivity effects arising from a sensitive activity being located near an existing other activity or infrastructure shall be made that includes consideration of the following:

- (a) The frequency, character and intensity of the relevant adverse effect
- (b) The degree of effect on the relevant existing activity in its particular environment having regard to such factors as noise and visual amenity; and
- (c) Whether the potential reverse sensitivity effects can be mitigated by way of conditions including but not limited to design, building orientation and insulation, earthworks, planting or moving the proposal (either by increasing the separation from the relevant existing or consenting activity, or by changing the orientation of the relevant existing activity).

20.5.28 Sensitive Activities Near Petroleum Exploration or Petroleum Production Activity

An assessment of the risks to human health and risks of reverse sensitivity where a new sensitive activity is proposed within a Petroleum Activity Risk Contour or the additional setbacks/requirements from a petroleum exploration or petroleum production activity, the following information will be required:

- (a) The nature, magnitude and extent of risks of an emergency event from the petroleum exploration or petroleum production activity, including whether the proposed new sensitive activity is sited outside the area of unacceptable risk (1×10^{-6});
- (b) Consultation with the operator of the existing petroleum exploration or petroleum production activity, and their view on the nature and location of the proposed new sensitive activity in terms of level of risk and potential reverse sensitivity effects.

SECTION 16: FINANCIAL CONTRIBUTION RULES

6

16.1 GENERAL

This section sets out the requirements for financial contributions. These matters include the obligations of subdividers and developers in terms of providing services and paying financial contributions for land use activities, to subdivision or developments. Financial contributions may be required when requiring a land use or subdivision resource consent is required, or at the time of building consent for permitted activities. This section details the purpose, circumstances, and the ~~maximum~~ amount of the contribution.

All activities shall comply with the following requirements (in addition to the rules, performance standards and/or permitted activity conditions in each Zone).

16.2 FINANCIAL CONTRIBUTION EXEMPTIONS

No financial contribution is required for the following:

- a. Additions and alterations to existing dwelling units where this does not create any additional dwelling units;
- b. A dwelling unit replacing one previously on the site;
- c. Where a contribution for the same purpose has already been made at the time of subdivision creating that lot;
- d. Accessory buildings with no water supply or wastewater connections;
- e. Boundary adjustment subdivision;
- f. An additional allotment solely for a network utility where the allotment has no water supply or wastewater or trade waste connection;
- g. An additional allotment containing land set aside for ecological, historic heritage or cultural protection in perpetuity, or;
- h. Where the applicant and Council enter or have entered into a Development Agreement which sets out the agreement on the amount of financial contributions, timing when the financial contributions are payable and any other terms that may be relevant to the development and financial contribution agreement.

16.216.3 RECREATION AND CIVIC DEVELOPMENT CONTRIBUTIONS

16.216.3.1 CONTRIBUTION PURPOSE

To provide for the acquisition and development of reserves and public open space for recreational purposes. These purposes could include, but is not limited to parks, play equipment, afforestation for recreation purposes, reserves, footpaths or walkways and any other purposes of recreation.

16.216.3.2 CONTRIBUTION CIRCUMSTANCES AND AMOUNT

1. ~~Circumstances in which contributions may be imposed as conditions of a resource consent:~~ Financial contributions are required:
 - (a) On any activity that is listed as a permitted activity in any Zone;
 - ~~(a)~~(b) As a condition of a subdivision consent in any Zone;
 - ~~(b)~~(c) As a condition of a land use consent in any Zone.
2. ~~Maximum amounts of contribution required as conditions of resource consents:~~ Amount of contribution:
 - (a) 7.5% of the value of the additional allotments created by a subdivision; and/or
 - (b) The ~~land~~ equivalent of 20m² of land for each additional dwelling unit created by the development; or
 - (c) A combination of both, being no greater than either 9(a) or (b) would allow individually.
3. Form of contribution: ~~Cash-Money~~ or land or a combination of both.
4. Timing that contributions are payable:
 - (a) For land use consents, contributions shall be ~~payable paid~~-as and when required by any condition of that consent.
 - (b) For subdivision consents, contributions shall be made paid-prior to the issuance of the Certificate under Section 224(c) of the Resource Management Act 1991.
 - ~~(b)~~(c) For permitted activities involving construction of a building, contributions shall be payable before the issuance of the Code of Compliance certificate for the Building Consent.

16.316.4 ROADS AND ACCESS CONTRIBUTIONS

16.316.4.1 CONTRIBUTION PURPOSE

To provide for the safe, efficient and convenient movement of motor vehicles, bicycles and pedestrians along roads and to and from every site or building.

16.3-216.4.2 CONTRIBUTIONS CIRCUMSTANCES AND AMOUNT

1. ~~Circumstances in which contributions may be required as conditions of a resource consent:~~
Financial contributions are required:
 - (a) On any activity that is listed as a permitted activity in any Zone.
 - ~~(a)~~(b) As a condition of a subdivision consent in any Zone.
 - ~~(b)~~(c) As a condition of a land use consent in any Zone.

2. ~~Maximum amounts of contribution required as conditions of resource consents:~~ Amounts of contribution:
 - (a) The full actual cost of providing a road to the subdivision or land concerned; and
 - (b) The full actual cost of all necessary roads and access within the subdivision or development ~~for to~~ -each allotment or development; and
 - (c) The full actual cost of crossings between the allotments, sites or buildings in the subdivision or development and the road or access; and
 - (d) The full actual cost of upgrading the roads and access infrastructure to provide for the ~~expanded~~ additional effects of the subdivision and the development of buildings on the roads and access; and
 - (e) A financial contribution shall be paid for additional dwelling units where the development will utilise Council's road and access infrastructure using the formula below:

$$\text{RR} \times \text{AD}$$

Where:

RR = total \$ value (replacement value) of the Council's road and access infrastructure assets divided by the number of rateable units within the district that are charged the Uniform Annual General Charge, as set out in the Long Term Plan and Annual Plan.

AD = additional number of dwelling units proposed.

and
 - (f) A financial contribution shall be paid for all non-residential activities with an estimated development cost of \$500,000 and above where the development will utilise Council's roading infrastructure using the formula below:

$$\text{RR} \times \text{AA}$$

Where:

RR = total \$ value (replacement value) of the Council's road and access infrastructure assets divided by the number of rateable units within the district that are charged the Uniform Annual General Charge, as set out in the Long Term Plan or Annual Plan.

AA = additional gross floor area proposed (m²) ÷ 1,000m².

and

- (g) A financial contribution shall be paid to contribute to the cost of upgrading the roads and access infrastructure to provide for the cumulative effects of subdivision and development in an area calculated using the formula below:

$$RC \times (AD \div (ED + AD))$$

Where:

RC = Estimated costs to upgrade the roads and access infrastructure to service new subdivision or development in an area as set out in the Long Term Plan or Annual Plan.

AD = Additional demand created by the number of new allotments, additional dwelling units or occupancy of non-residential activities proposed.

ED = Existing demand in the area of the subdivision or development.

and

- (h) Within any Structure Plan Area shown in Section 9, a financial contribution shall be paid towards the roads and access infrastructure to service the Structure Plan Area:

- (i) For any subdivision the contribution is calculated using the formula below:

$$RCS \div LA \times LS$$

Where:

RCS = Costs of the road and access infrastructure development for the Structure Plan Area as set out in the Long Term Plan or Annual Plan.

LA = Total land area (m²) for the Structure Plan Area.

LS = Area of land (m²) proposed to be subdivided.

- (ii) For any residential activity the contribution is calculated using the formula below:

$$RCSR \div TD \times AD$$

Where:

RCSR = Costs of the road and access infrastructure development for the Residential Zones within the Structure Plan Area set out in the Long Term Plan or Annual Plan for any residential activity.

TD = Total number of dwelling units that can be accommodated within the Residential Zone of the Structure Plan Area based on the minimum lot size for the area.

AD = Additional number of dwelling units proposed.

(iii) For any (non-residential) land use activity with an estimated development cost of \$500,000 and above, the contribution is calculated using the formula below:

$$\text{RCSC} \div \text{TAC} \times \text{AA}$$

Where:

RCSC = Costs of the road and access infrastructure development for the Commercial and Industrial Zones within the Structure Plan Area as set out in the Long Term Plan or Annual Plan.

TAC = Total land area (m²) within the Commercial and Industrial Zones in the Structure Plan Area.

AA = Additional gross floor area proposed (m²).

The formulas above are calculated annually based on the costs set out in the Long Term Plan or Annual Plan.

Council may apply an adjustment factor to provide a discount to the level of contribution charged. The purpose of the adjustment factor is to enable Council to annually adjust the level of the contribution in response to the level of development activity within the district. The adjustment factor and the contribution amounts are set annually through the Long Term Plan or Annual Plan process and advertised through the Schedule of Fees and Charges.

- ~~(e) Within the Hāwera West Structure Area shown in Section 9: Appendix, an additional contribution of \$5,250 (plus GST) per additional dwelling unit/allotment being the proportional share of additional capacity required to service this area. This additional contribution may be waived or reduced where the developer undertakes the work providing for this additional capacity; or~~
- ~~(f) Within the Hāwera North/Normanby Structure Plan Area shown in Section 9: Appendix, an additional contribution of \$5,250 (plus GST) per additional dwelling unit/allotment in the Residential Zone or an additional contribution of \$30 (plus GST) per m² of land area in the Commercial and Industrial Zones, being the proportional share of additional capacity required to service this area. This additional contribution may be waived or reduced where the developer undertakes the work providing for this additional capacity.~~

3. Form of contribution: ~~Cash_Money~~ payment. ~~This contribution may be waived or reduced where the developer undertakes the work.~~
4. Timing that contributions are ~~payable~~ paid:
 - (a) For land use consents, contributions shall be payable as and when required by any condition of that consent.
 - (b) For subdivision consents, contributions shall be made prior to the issuance of the Certificate under Section 224(c) of the Resource Management Act 1991.
 - ~~(b)(c) For permitted activities involving construction of a building, contributions shall be payable before the issuance of the Code of Compliance certificate for the Building Consent.~~

16.4.16.5 WATER SUPPLY CONTRIBUTIONS

16.4.16.5.1 CONTRIBUTION PURPOSE

To provide a supply of potable water for the estimated domestic and commercial/industrial consumption, and for firefighting.

This section is to be read in conjunction with the requirements of the various water supply schemes.

16.4.216.5.2 CONTRIBUTIONS CIRCUMSTANCES AND AMOUNT

1. ~~Circumstances in which contributions may be imposed as conditions of resource consents:~~
Financial contributions are required:
 - (a) On any activity that is listed as a permitted activity in any Zone where it connects to Councils water supply infrastructure.
 - ~~(a)~~(b) As a condition of a subdivision consent in any Zone where it connects to a Council reticulated water supply infrastructure.
 - ~~(b)~~(c) As a condition of a land use consent in any Zone where it connects to a Council reticulated water supply infrastructure.
2. ~~Maximum amounts of contribution as conditions of resource consents:~~ Amount of contribution:
 - (a) The full actual cost of the water ~~supply infrastructure system~~ to the subdivision or development; and
 - (b) The full actual cost of all necessary water supply ~~infrastructure system reticulation~~ within the subdivision or development ~~for to~~ each allotment, site or building; and
 - (c) The full actual cost of connections between the water supply ~~infrastructure system reticulation~~ in the subdivision or development and the water supply ~~infrastructure system~~; and
 - (d) The full actual cost of upgrading any existing ~~Council~~ water supply ~~infrastructure system~~ to the extent necessary to serve the subdivision or development; and
 - ~~(e)~~ A financial contribution shall be paid per additional dwelling units where the development will utilise Council's water supply infrastructure using the formula below:

$$\text{WR} \times \text{AD}$$

Where:

WR = total \$ value (replacement value) of the Council's water supply infrastructure assets divided by the number of rateable units within the district that are charged the Uniform Annual Rate Charge, as set out in the Long Term Plan or Annual Plan.

AD = additional number of dwelling units proposed.

and

- (f) A financial contribution shall be paid for all non-residential activities with an estimated development cost of \$500,000 and above where the development will utilise Council's water supply infrastructure using the formula below:

WR x AA

Where:

WR = total \$ value (replacement value) of the Council's water supply infrastructure assets divided by the number of rateable units within the district that are charged the Uniform Annual General Charge, as set out in the Long Term Plan or Annual Plan.

AA = additional gross floor area proposed (m²) ÷ 1,000m².

and

- (g) A financial contribution shall be paid to contribute to the cost of upgrading the Council's water supply infrastructure to provide for the cumulative effects of subdivision and development in an area calculated using the formula below:

WC x (AD ÷ (ED + AD))

Where:

WC = Estimated costs to upgrade the Council's water supply infrastructure to service new subdivision and development in an area as set out in the Long Term Plan or Annual Plan.

AD = Additional demand created by the number of new allotments, additional dwelling units or occupancy of non-residential activities proposed.

ED = Existing demand in the area of the subdivision or development.

and

- (h) Within any Structure Plan Area shown in Section 9, a financial contribution shall be paid towards the water supply infrastructure to service the Structure Plan Area:

- (i) For any subdivision, the contribution is calculated using the formula below:

WCS ÷ LA x LS

Where:

WCS = Costs of water supply infrastructure for the Structure Plan Area as set out in the Long Term Plan or Annual Plan.

LA = Total land area (m²) proposed to be subdivided.

LS = Area of land (m²) proposed to be subdivided.

(ii) For any residential activity, the contribution is calculated using the formula below:

$$\text{WCSR} \div \text{TD} \times \text{AD}$$

Where:

WCSR = Costs of the water supply infrastructure for the Residential Zone within the Structure Plan Area set out in the Long Term Plan or Annual Plan for residential activity.

TD = Total number of dwelling units that can be accommodated within the within the Residential Zone within the Structure Plan Area based on the minimum lot size for the area.

AD = Additional number of dwelling units proposed.

(iii) For any (non-residential) land use activity with an estimated development cost of \$500,000 and above contribution is calculated using the formula below:

$$\text{WCSC} \div \text{TAC} \times \text{AA}$$

Where:

WCSC = Costs of the water supply infrastructure for the Commercial and Industrial Zone within the Structure Plan Area as set out in the Long Term Plan or Annual Plan.

TA = Total land area (m²) within the Commercial and Industrial Zones of the Structure Plan Area.

AA = Additional gross floor area proposed (m²).

The formulas above are calculated annually based on the costs set out in the Long Term Plan or Annual Plan.

Council may apply an adjustment factor to provide a discount to the level of contribution charged. The purpose of the adjustment factor is to enable Council to annually adjust the level of the contribution in response to the level of development activity within the district. The adjustment factor and the contribution amounts are set annually through the Long Term Plan or Annual Plan process and advertised through the Schedule of Fees and Charges.

- (e) Within the Hāwera West Structure Area shown in Section 9: Subdivision and Development Appendix 1, an additional contribution of \$750 (plus GST) per additional dwelling unit/allotment being the proportional share of additional capacity required to service this area. This additional contribution may be waived or reduced where the developer undertakes the work providing for this additional capacity; or
- (f) Within the Hāwera North/Normanby Structure Plan Area shown in Section 9: Subdivision and Development Appendix 1, an additional contribution of \$5,250 (plus GST) per

~~additional dwelling unit/allotment in the Residential Zone or an additional contribution of \$12 (plus GST) per m² of land area in the Commercial and Industrial Zones, being the proportional share of additional capacity required to service this area. This additional contribution may be waived or reduced where the developer undertakes the work providing for this additional capacity.~~

3. Form of contribution: ~~Money. Cash payment. This contribution may be waived or reduced where the developer undertakes the work.~~
4. Timing that contributions are payable:
 - (a) For land use consents, contributions shall be payable as and when required by any condition of that consent.
 - ~~(b)~~ For subdivision consents, contributions shall be made prior to the issuance of the Certificate under Section 224(c) of the Resource Management Act 1991.
 - ~~(b)(c)~~ For permitted activities involving construction of a building, contributions shall be payable before the issuance of the Code of Compliance certificate for the Building Consent.

~~16.5~~ **16.6 SANITARY DRAINAGE WASTEWATER AND TRADE WASTE DISPOSAL CONTRIBUTIONS**

~~16.5.1~~ **16.6.1 CONTRIBUTION PURPOSE**

To maintain the health and amenity of inhabitants or occupants and to protect the natural environment from indiscriminate disposal of ~~sanitary wastewater~~ drainage and trade waste.

~~16.5.2~~ **16.6.2 CONTRIBUTIONS CIRCUMSTANCES AND AMOUNT**

1. ~~Circumstances in which contributions may be imposed as conditions of resource consents:~~ Financial contributions are required:
 - ~~(a)~~ On any activity that is listed as a permitted activity in any Zone where it connects to Council wastewater or trade waste disposal infrastructure.
 - ~~(a)(b)~~ As a condition of a subdivision consent in any Zone where it connects to a Council wastewater or sanitary drainage and trade waste disposal infrastructure system.
 - ~~(b)(c)~~ As a condition of a land use consent in any Zone where it connects to a Council sanitary wastewater drainage and/or trade waste disposal system.
2. ~~Maximum amounts of contribution required as conditions of resource consents:~~ Amounts of contribution:
 - (a) The full actual cost of providing a ~~sanitary drainage and wastewater or~~ trade waste disposal ~~infrastructure system~~ for the subdivision, development or building; and
 - (b) The full actual cost of all necessary ~~drainage and wastewater or~~ trade waste ~~disposal infrastructure reticulation~~ within the subdivision or development ~~for to~~ each allotment, site or building; and

- (c) The full actual cost of connections between the ~~reticulation, wastewater or trade waste disposal, in~~ infrastructure in the subdivision or development and the ~~sanitary drainage Council wastewater, and~~ trade waste disposal, infrastructure system; and
- (d) The full actual cost of any upgrading to the ~~Councils wastewater existing sanitary drainage and~~ or trade waste disposal infrastructure systems that is required to provide for the expected effects of the subdivision, development or building on that ~~wastewater sanitary drainage and~~ or trade waste disposal infrastructure system; and
- (e) A financial contribution shall be paid for additional dwelling units where the development will utilise the Council's wastewater infrastructure using the formula below:

WWR x AD

Where:

WWR = total \$ value (replacement value) of the Council's wastewater and trade waste infrastructure assets divided by the number of rateable units within the district that are charged the Uniform Annual General Charge, as set out in the Long Term Plan or Annual Plan.

AD = additional dwelling units proposed.

and

- (f) A financial contribution shall be paid for all non-residential activities with an estimated development cost of \$500,000 and above and where the development will utilise Council's wastewater or trade waste infrastructure, using the formula below:

WWR x AA

Where:

WWR = total \$ value (replacement value) of the Council's wastewater and trade waste infrastructure assets divided by the number of rateable units within the district that are charged the Uniform Annual General Charge, as set out in the Long Term Plan or Annual Plan.

AA = additional gross floor area proposed (m²) ÷ 1,000m².

and

- (g) A shared financial contribution shall be paid to contribute to the cost of upgrading the wastewater for trade waste disposal infrastructure to provide for the cumulative effects of subdivision and development in an area calculated using the formula below:

WWC x (AD ÷ (ED + AD))

Where:

WWC = Estimated costs to upgrade the wastewater or trade waste infrastructure to

service new subdivision and development in the area as set out in the Long Term Plan or Annual Plan.

AD = Additional demand created by the number of allotments, additional dwelling units or occupancy of non-residential activities proposed.

ED = Existing demand in the area of the subdivision or development.

and

(h) Within the Structure Plan Area shown in Section 9, a financial contribution shall be paid towards the wastewater or trade waste infrastructure to service the Structure Plan Area:

(i) For any subdivision, the contribution is calculated using the formula below:

$$\text{WWCS} \div \text{LA} \times \text{LS}$$

Where:

WWCS = Costs of wastewater or trade waste infrastructure within a Structure Plan Area as set out in the Long Term Plan or Annual Plan.

LA = Total land area (m²) for the Structure Plan Area.

LS = Area of land (m²) proposed to be subdivided.

(ii) For any residential activity, the contribution is calculated using the formula below:

$$\text{WWCSR} \div \text{TD} \times \text{AD}$$

Where:

WWCSR = Costs of the wastewater or trade waste infrastructure for the Residential Zone within the Structure Plan Area set out in the Long Term Plan or Annual Plan.

TD = Total number of dwelling units that can be accommodated within the Residential Zone of the Structure Plan Area on the minimum lot size for the area.

AD = Additional dwelling units proposed.

(iii) For any (non-residential) land use activity with an estimated development cost of \$500,000 and above, the contribution is calculated using the formula below:

$$\text{WWCDC} \div \text{TAC} \times \text{AA}$$

Where:

WWCDC = Costs of the wastewater or trade waste infrastructure for the Commercial and Industrial Zones of the Structure Plan Area as set out in the Long Term Plan or Annual Plan.

TAC = Total land area (m²) within the Commercial and Industrial Zones in the

Structure Plan Area.

AA = Additional gross floor area proposed (m²).

The formulas above are calculated annually based on the costs set out in the Long Term Plan or Annual Plan.

Council may apply an adjustment factor to provide a discount to the level of contribution charged. The purpose of the adjustment factor is to enable Council to annually adjust the level of the contribution in response to the level of development activity within the district. The adjustment factor and the contribution amounts are set annually through the Long Term Plan or Annual Plan process and advertised through the Schedule of Fees and Charges.

- ~~(e) Within the Hāwera West Structure Area shown in Section 9: Subdivision and Development Appendix 1, an additional contribution of \$1500 (plus GST) per additional dwelling unit/allotment being the proportional share of additional capacity required to service this area. This additional contribution may be waived or reduced where the developer undertakes the work providing for this additional capacity; or~~
- ~~(f) Within the Hāwera North/Normanby Structure Plan Area shown in Section 9: Subdivision and Development Appendix 1, an additional contribution of \$5250 (plus GST) per additional dwelling unit/allotment in the Residential Zone or an additional contribution of \$10 (plus GST) per m² of land area in the Commercial and Industrial Zones, being the proportional share of additional capacity required to service this area. This additional contribution may be waived or reduced where the developer undertakes the work providing for this additional capacity.~~

3. Form of contribution: ~~Money. Cash payment. This contribution may be waived or reduced where the developer undertakes the work.~~
4. Timing that contributions are payable:
 - (a) For land use consents, contributions shall be ~~paid payable~~ as and when required by any condition of that consent.
 - ~~(b)~~ For subdivision consents, contributions shall be ~~paid made~~ prior to the issuance of the Certificate under Section 224(c) of the Resource Management Act 1991.
 - ~~(b)(c)~~ For permitted activities involving construction of a building, contributions shall be payable before the issuance of the Code of Compliance certificate for the Building Consent.

16.6.16.7 STORMWATER DRAINAGE CONTRIBUTIONS

16.6.116.7.1 CONTRIBUTION PURPOSE

To prevent damage to or loss of property or amenity from the run-off of stormwater.

16.6.216.7.2 CONTRIBUTIONS CIRCUMSTANCES AND AMOUNT

1. ~~Circumstances in which contributions may be imposed as conditions of resource consents:~~
Financial contributions are required:

(a) On any activity that is listed as a permitted activity in any Zone.

~~(a)~~(b) As a condition of a subdivision consent in any Zone.

~~(b)~~(c) As a condition of a land use consent in any Zone.

2. ~~Maximum amounts of contribution as conditions of resource consents: Amounts of contribution:~~

(a) The full actual cost of providing a stormwater drainage ~~infrastructure system~~ for the disposal of stormwater; and

(b) The full actual cost of all necessary stormwater drainage ~~infrastructure reticulation~~ within the subdivision or development, including a stormwater ~~drainage infrastructure Drainage system~~ connection ~~to for~~ each allotment, site or building; and

(c) The full actual cost of connections between the stormwater drainage ~~infrastructure system reticulation~~ in the subdivision or development and ~~the~~ existing stormwater drainage system; and

(d) The full actual cost of upgrading ~~the~~ existing stormwater drainage ~~infrastructure system~~ where additional capacity has been created in anticipation of future subdivision or development.

(e) A financial contribution shall be paid for additional dwelling units where the development will utilise Council's stormwater drainage infrastructure using the formula below:

SWR x AD

Where:

SWR = total \$ value (replacement value) of the Council's stormwater drainage infrastructure assets divided by the number of rateable units within the district that are charged that Uniform Annual General Charge, as set out in the Long Term Plan or Annual Plan.

AD = Additional dwelling units proposed.

and

(f) A financial contribution shall be paid for all non-residential activities with an estimated development cost of \$500,000 and above, where the development will utilise Council's stormwater drainage infrastructure using the formula below:

SWR x AA

Where:

SWR = total \$ value (replacement value) of the Council's stormwater drainage infrastructure assets divided by the number of rateable units within the District that are charged the Uniform Annual General Charge, as set out in the Long Term Plan or Annual Plan.

AA = additional gross floor area proposed (m²) ÷ 1,000m².

- (g) A financial contribution shall be paid to contribute to the cost of upgrading stormwater drainage infrastructure to provide for the cumulative effects of subdivision and development in an area calculated using the formula below:

$$\text{SWC} \times (\text{AD} \div (\text{ED} + \text{AD}))$$

Where:

SWC = Estimated costs to upgrade stormwater drainage infrastructure to service new subdivision and development in the area as set out in the Long Term Plan or Annual Plan.

AD = Additional demand created by the number of new allotments, additional dwelling or occupancy of the non-residential activities below.

ED = Existing demand in the area of the subdivision and development.

and

- (h) -Within any Structure Plan Area shown in Section 9, a financial contribution shall be paid towards the stormwater drainage infrastructure to service the Structure Plan Area:

- (i) For any subdivision, the contribution is calculated using the formula below:

$$\text{SWCS} \div \text{LA} \times \text{LS}$$

Where:

SWCS = Costs of stormwater drainage infrastructure within a Structure Plan Area as set out in the Long Term Plan or Annual Plan.

LA = Total land area (m²) for the Structure Plan Area.

LS = Area of land (m²) proposed to be subdivided.

- (ii) For any residential activity, this contribution is calculated using the formula below:

$$\text{SWCSR} \div \text{TD} \times \text{AD}$$

Where:

SWCSR = Costs of the stormwater drainage infrastructure for the Residential Zone within the Structure Plan Area set out in the Long Term Plan or Annual Plan.

TD = Total number of dwelling units that can be accommodated within the Residential Zone the Structure Plan Area based on the minimum lot size for the area.

AD = Additional number of dwelling units proposed.

(iii) For any (non-residential) land use activity with an estimated development cost of \$500,000 and above this contribution is calculated using the formula below:

SWCSC ÷ TAC x AA

Where:

SWCSC = Costs of the stormwater drainage infrastructure for the Commercial and Industrial Zones within the Structure Plan Area as set out in the Long Term Plan or Annual Plan.

TAC = Total land area (m²) within the Commercial and Industrial Zones of the Structure Plan Area.

AA = Additional gross floor area proposed (m²).

The formulas above are calculated annually based on the costs set out in the Long Term Plan or Annual Plan.

Council may apply an adjustment factor to provide a discount to the level of contribution charged. The purpose of the adjustment factor is to enable Council to annually adjust the level of the contribution in response to the level of development activity within the district. The adjustment factor and the contribution amounts are set annually through the Long Term Plan or Annual Plan process and advertised through the Schedule of Fees and Charges.

3. Form of contribution: Money. Cash payment. This contribution may be waived or reduced where the developer undertakes the work.
4. Timing that contributions are ~~payable~~ paid.
 - ~~(d)~~(i) For land use consents, contributions shall be ~~paid payable~~ as and when required by any condition of that consent.
 - (i) For subdivision consents, contributions shall be ~~made paid~~ prior to the issuance of the Certificate under Section 224(c) of the Resource Management Act 1991.
 - ~~(e)~~(k) For permitted activities involving construction of a building, contributions shall be payable before the issuance of the Code of Compliance certificate for the Building Consent.

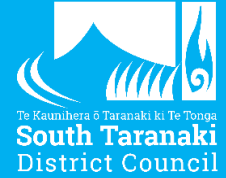
16.7.16.8 HEAVY VEHICLE TRAFFIC CONTRIBUTIONS

16.7.16.8.1 CONTRIBUTION PURPOSE

To ensure that those activities which generate significant heavy vehicle movements or generate unusual heavy vehicle traffic contribute towards the avoidance, remediation or mitigation of adverse effects associated with those movements.

16.7.216.8.2 CONTRIBUTIONS CIRCUMSTANCES AND AMOUNT

1. Circumstances in which a contribution is required as a condition of resource consents:
 - (a) As a condition of a land use consent where the activity will generate unusual heavy vehicle traffic.
 - (b) As a condition of a land use consent where the activity will involve the transportation of hazardous substances and waste materials.
2. Maximum amounts of contribution as conditions of resource consents:
 - (a) The full actual cost of the physical upgrading of the road to a standard required to avoid the effects of unusual heavy vehicle traffic generated by that activity; or
 - (b) The full actual cost of remedying or mitigating against the adverse effects of the transportation of hazardous substances and/or waste materials.
3. Form of contribution: Money. ~~Cash payment. This contribution may be waived or reduced where the development undertakes the work.~~
4. Timing that contributions are ~~payable~~: paid:
 - (a) For land use consents, contributions shall be paid ~~payable~~ as and when required by any condition of that consent.



Section 32 Report

Hāwera Structure Plans and Urban Growth

Proposed South Taranaki District Plan

Plan Change 4

20 September 2024

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Appendix 2: Proposed Structure Plan Maps

Appendix 3: Structure Plan Report – Prepared by Boffa Miskell and South Taranaki District Council

Appendix 4: Proposed Urban Maps

Appendix 5: Nga Kaitiaki Meeting Minutes

Appendix 6: Hāwera Urban Growth Infrastructure Memorandum for South Taranaki District Council – Rev F – Arawai Engineering. 15 July 2024

Appendix 7: Ngāti Ruanui Cultural Impact Assessment – South Taranaki District Council Business Park 'Awera. May 2023

Appendix 8: Hāwera Structure Plan Engagement Feedback

Appendix 9: Ecological Assessment

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1.0 Executive Summary

This section 32 evaluation report is focussed on Urban Growth within the South Taranaki District and relates to Proposed District Plan Change 4 (PC4): Hāwera Structure Plan and Urban Development to the South Taranaki District Plan.

Historically Hāwera has experienced low rates of urban development meaning there has been little need for urban growth management or a strategic approach towards residential, commercial, and industrial development. This has resulted in development progressing in a sporadic manner, resulting in a range of negative effects that are now being realised. There is now a clear need to provide an updated Structure Plan to guide the urban development within Hāwera to ensure residential, commercial and industrial growth occurs in a co-ordinated and sustainable manner.

This Plan Change was prepared following an analysis of the Operative District Plan (ODP) and the district plans of other councils facing similar resource management issues relating to urban development, commissioned technical advice and through consultation with landowners and tangata whenua.

The Plan Change will improve urban growth outcomes by providing a strengthened approach to the identification and provision of adequate land for growth in the right location. This will be supported by a robust policy framework that will ensure comprehensive, high-quality development can occur in these areas.

The proposed provisions are summarised as follows:

- New and reworded Objectives and Policies within Section 2.14 Integrated Land Use and Infrastructure Planning, Urban Growth and Financial Contributions.
- Inclusion of a Future Development Overlay to limit development in areas where there is no supporting infrastructure or existing infrastructure capacity is limited.
- Amendments to the Residential Zone, Commercial Zone and Industrial Zone Chapters to include a new rule framework for development within the Structure Plan Area (Hāwera West and Hāwera North) and Future Development Overlay.
- Amendments to the Subdivision and Development Chapter and the Structure Plan Maps to include a new rule framework for development within the Structure Plan Area and Future Development Overlay.
- Amendments to the Planning Maps to reflect the zone changes associated with the Structure Plan and the Future Development Area Overlay.
- Rezoning of areas within the boundaries of the Structure Plan and small areas on the urban fringes of Hāwera.

An evaluation of the plan change provisions has found that they are the most appropriate way to achieve improved urban growth when compared to the existing provisions and any alternative options available. Overall, the proposed provisions will

address the identified resource management issues manage of future urban development in the district and will enable the Council to better meet its statutory obligations.

2.0 Introduction

Section 32 (s32) of the Resource Management Act 1991 (RMA) requires objectives in plan change proposals to be examined for their appropriateness in achieving the purpose of the RMA, and the policies, rules and methods of those proposals to be examined for their costs, benefits, efficiency, effectiveness and risk in achieving the objectives. The analysis set out in this report fulfils the obligations of the Council under s32 of the RMA.

The current approach to urban development in South Taranaki, is a suite of provisions distributed throughout the ODP and land zoned for residential, commercial and industrial activities. The purpose of PC4 is to amend the current provisions and undertake zone changes to better enable urban development while still appropriately managing adverse effects on the surrounding environment.

The Council established an iwi partnership arrangement referred to as 'Nga Kaitiaki' to provide input into developing the new proposed provisions for PC4. Nga Kaitiaki consists of representatives from each Iwi Authority in the District to provide input on the plan change, including the draft provisions and evaluating the benefits, costs, efficiency and effectiveness of the options.

This S32 report sets out the statutory and policy context for urban growth, the key resource management issues, specific consultation and approach to evaluation on this topic to decide on the proposed provisions. The report also includes a review of the existing plan provisions and an evaluation of alternative methods to achieve the purpose of the RMA in relation to urban growth.

2.1 Purpose and Overview

Historically, Hāwera was experiencing low rates of urban development, resulting in development progressing in a sporadic manner, which has developed a range of negative effects that are now being realised. Hāwera has experienced development and land use activities occurring out of zone which has subsequently altered the character of both the immediate neighbourhood and surrounding areas, having consequential effects on adjoining landowners, including changes to their outlook and amenity. The experienced growth and development, also has impacts on the efficiency of infrastructure servicing, transport and use of resources.

There is now a clear need to provide an updated Structure Plan to guide the urban development within Hāwera to ensure residential, commercial and industrial growth occurs in a co-ordinated and sustainable manner.

South Taranaki District Council (STDC) is proposing to amend the existing Structure Plan provisions and in addition, undertake rezoning of residential, commercial and industrial land to

better reflect the activities that are occurring within an area. The purpose of the update to Structure Plan areas and rezoning is to support the objective of PC4 and facilitate the overall urban growth of Hāwera.

2.1.1 Background

The existing Hāwera North and Hāwera West Structure Plans were introduced through the 2008 District Plan Change (Plan Change 1). They were introduced to support the objectives of the Urban Growth Strategy, including to manage the expansion of urban development by enabling the expansion of existing urban areas in appropriate locations.

Appendix 1 contains the existing Structure Plan Maps within the ODP.

The existing Hāwera North and Hāwera West Structure Plans aimed to create a sustainable avenue for growth within the commercial, industrial, and residential zones. The Hāwera West Structure Plan extended residential zoning along the western fringe of Hāwera, whilst the Hāwera North Structure Plan enabled further industrial, commercial and deferred residential zoning on the northern fringe of Hāwera.

2.1.2 Proposed Hāwera West and Hāwera North Structure Plans

Given the proximity to each other, it is crucial to ensure cohesiveness between the Hāwera North and Hāwera West Structure Plans. The refresh of each structure plan includes altered zoning, updated infrastructure planning and a suite of changes to the relevant District Plan chapters. For PC4, detailed Structure Plan maps have been created for the Hāwera West Structure Plan and for a portion of the Hāwera North Structure Plan.

Appendix 2 contains the proposed Structure Plan Maps to be introduced into the District Plan.

The updated Hāwera North and Hāwera West Structure Plan maps are proposed to spatially indicate the future development pattern of the area in relation to zoning, infrastructure, roading, public access, and protection of sites and areas with significant natural values.

The proposed Structure Plans and associated provisions have been amended and prepared in a manner that is sensitive to and considers landscape values by providing indicative roading that follows natural land contours to avoid unnecessary cut and fill and roading patterns designed to avoid cul-de-sacs and favour connectivity. Further, the Structure Plans have thoroughly considered the location of reserves and open spaces to provide walkways and key linkages throughout the area whilst incorporating and preserving the landscape values of the areas.

Council has not prepared a detailed map for the area east of State Highway 3 within the Hāwera North Structure Plan, given the separation from the rest of the Hāwera North Structure Plan, the lack of development that has occurred within this area and the lack of Council reticulated services available to this area.

Proposed Zoning of the Hāwera North and Hāwera West Structure Plans

The Hāwera North Structure Plan incorporates 20ha of residential zoned land and 315ha of commercial and industrial zoned land that is available for immediate – long term development¹. Additionally, the proposed Hāwera West Structure Plan incorporates 145ha of residential zoned land that is available for immediate – long term development. The proposed zoning includes:

Residential

- Residential zoning located within the boundary of Rata Street, Larlin Drive, Goodson Road and south of Glover Road will remain unchanged.
- Residential zoning is proposed to the north of Glover Road, and this is located within land currently zoned deferred residential.
- Additionally, residential zoning is proposed within a small pocket of adjoining Larlin Drive.

Commercial and Industrial

- Industrial zoning is proposed for the land located immediately west of State Highway 3 and within the bounds of Kerry Lane and Fitzgerald Lane. This industrial land is part of a zone swap that is occurring, between residential and industrial land.
- Commercial zoning is proposed for the land west and southwest of Kerry Lane, Fitzgerald Lane and Little Waihi Road.
- The Commercial (Large Format Trade and Service) Zone, east of Waihi Road and west of the railway line will remain unchanged.
- Industrial zoning extending north of the racecourse to Normanby, east of Waihi Road will remain unchanged.

Description of the Hāwera North and Hāwera West Structure Plan Areas

The Hāwera North and Hāwera West Structure Plan areas are generally undulating, made up of large land holdings, and aren't subject to any known significant natural hazard risk. Each of the structure plans are well connected to the existing roading networks and wraps around the existing urban environment that will enable well-functioning residential, commercial and industrial areas.

Ecological values of each Structure Plan are generally limited to freshwater habitats, as there are no areas of identified indigenous forest or scrub present outside of riparian margins.

There are existing Council reticulated water and wastewater networks within proximity and bordering each of the Structure Plans. Upgrades to these networks will be required to meet the increased demand of development within these areas. In time, and as upgrades occur, it is anticipated that all allotments within the Hāwera North and Hāwera West Structure Plan Area be provided with water and wastewater services.

See Appendix 3: Structure Plan Report for a detailed description analysis of the Hāwera North and Hāwera West Structure Plan Areas.

¹ Immediate and long term development have been defined as per the definitions of the NPS-UD.

2.1.3 Wider Urban Environment – Proposed Rezoning

As part of PC4, it is proposed that other areas will also be rezoned to enable well-functioning urban areas around Hāwera.

As discussed in Section 1.1.2.1, a ‘zone swap’ is proposed, whereby land that is currently zoned industrial within the existing STDC planning maps, located to the south of Turuturu Road and east of the railway, is proposed for residential zoning.

To accommodate the need for the industrial land, a portion of the Hāwera North Structure Plan, located immediately west of State Highway 3 and within the bounds of Kerry Lane and Fitzgerald Lane is proposed to be zoned industrial.

2.1.4 Proposed Future Development Area Overlay

The Future Development Area (FDA) has been developed as part of PC4.

The FDA is a newly introduced overlay proposed to be included on the District Plan Maps, as well as the Structure Plan Maps. The FDA overlay will apply to areas of land that are suitable for development in the medium to long-term, as these areas will require upgrades and extensions to existing Council sewer and water infrastructure prior to development proceeding. However, adjacent reticulation will require future upgrades and extensions to existing Council infrastructure prior to development proceeding.

Appendix 4: Proposed Urban Maps contains the updated District Plan Urban Maps showing the proposed extent of the rezoning.

2.2 Proposed Planning Framework

Amendments to provisions are proposed for the following chapters of the District Plan as part of PC4:

- Section 2: Objectives and Policies
- Section 4: Residential Zone Rules
- Section 6: Commercial Zone Rules
- Section 7: Industrial Zone Rules
- Section 9: Subdivision and Development Rules

Along with the amended District Plan chapters the District Plan maps are proposed to be amended to show proposed rezoning in the Structure Plan Area and other sites identified in Sections 1.1.3 and 1.1.4 of this report, as well as apply the FDA.

3.0 Statutory and Policy Context

3.1 Resource Management Act

As set out in the introduction, an evaluation is required of how the proposal achieves the purpose and principles in Part 2 of the RMA. This requires consideration of sections 5 to 8 of the RMA.

Section 5 sets out the purpose of the RMA which is to promote sustainable management of natural and physical resources.

Section 6 requires all persons exercising functions and powers under the RMA to recognise and provide for specified matters of national importance. The section 6 matters relevant to the urban growth plan change are:

Section	Relevant matter and applicability
Section 6(a)	<p>the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development</p> <p>Areas within PC4 have named waterbodies or unnamed tributaries flowing through or bordering them. Therefore, appropriate measures must be taken to preserve, protect and enhance the natural functioning and ecosystems of these waterbodies.</p>
Section 6(d)	<p>the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers</p> <p>Both the Hāwera North and Hāwera West Structure Plans have been designed with public access to reserves and open green spaces, particularly along waterbodies.</p>
Section 6(e)	<p>the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga</p> <p>The areas subject to PC4 contain waterbodies that are subject to Statutory Acknowledgements, which will be taken into consideration when development occurs. There are no identified archaeological sites within the boundaries of the Structure Plan Area.</p> <p>Ngāti Ruanui have provided a Cultural Impact Assessment that relates to a portion of the Hāwera North Structure Plan – specifically the South Taranaki Business Park, which assesses potential environmental and cultural impacts.</p> <p>Further, through the establishment of Nga Kaitiaki, representatives from each Iwi Authority in the District provided input on the plan change, including the draft provisions and evaluating the benefits, costs, efficiency</p>

Section	Relevant matter and applicability
	and effectiveness of the options. This is discussed in further detail in Section 4.2.3 of this report.
Section 6(f)	<p>the protection of historic heritage from inappropriate subdivision, use, and development</p> <p>There are no known heritage or archaeological objects within areas subject to PC4, however there are some identified archaeological sites within proximity of the Structure Plan areas that have been noted.</p>
Section 6(h)	<p>the management of significant risks from natural hazards</p> <p>Consideration of potential effects that may result from natural hazards has been given to the areas within PC4.</p>

Section 7 requires all persons exercising functions and powers under the RMA, in relation to managing the use, development, and protection of natural and physical resources, to have particular regard to a range of matters. The section 7 matters relevant to this urban growth plan change are:

Section	Relevant matter
Section 7(a)	<p>Kaitiakitanga</p> <p>Kaitiakitanga means guardianship and protection. It is a way of managing the environment, based on the Māori world view. By working with respective iwi and hapu, we can ensure development within the areas of PC4 occurs in a way that will guarantee guardianship and protection over the land and waterbodies situated within these areas.</p>
Section 7(aa)	<p>the ethic of stewardship</p> <p>By identifying key areas suitable for development within Hāwera we are protecting other areas from unsuitable and/or ad-hoc development.</p>
Section 7(b)	<p>the efficient use and development of natural and physical resources</p> <p>The updates to Hāwera North and Hāwera West Structure Plans ensure development occurs in areas where Council anticipates urban growth, ensuring natural and physical resources (including infrastructure) are used and developed in a sustainable manner. Structure plans also seek to achieve efficient land use patterns, urban form and transport networks further supporting the efficient use and development of natural and physical resources.</p>
Section 7(c)	<p>the maintenance and enhancement of amenity values</p> <p>Zoning specific areas for residential and industrial/commercial development ensures that land is able to be used for their anticipated purpose while maintaining amenity values.</p>

Section	Relevant matter
Section 7(d)	<p>intrinsic values of ecosystems</p> <p>The Hāwera North and Hāwera West Structure Plan areas have ecosystems that are specific to the area and waterbodies in which they are located.</p>
Section 7(f)	<p>maintenance and enhancement of the quality of the environment</p> <p>Promoting development within the Structure Plan areas ensures that it occurs in a sustainable manner and helps to reduce the demand and negative effects development has on other areas within the district, such as land that can be used for productive purposes.</p>

Section 8 requires local authorities to take into account the principles of the Treaty of Waitangi. Tangata whenua, through iwi authorities have been consulted as part of the plan change preparation process. This consultation has informed the s32 evaluation, and the obligation to make informed decisions based on that consultation is noted. Council established an iwi partnership arrangement called ‘Nga Kaitiaki’ with members from each iwi group, to develop the new proposed provisions for the plan change. Nga Kaitiaki provided input into development of the plan change provisions and endorsed the final draft provisions.

3.2 National Direction

Under Section 75(3) of the RMA, the District Plan must give effect to National Policy Statements, the New Zealand Coastal Policy Statement and the National Planning Standards. In addition, under Section 74(1)(ea) and (f) of the RMA, the Council must prepare and change its District Plan in accordance with National Policy Statements, the New Zealand Coastal Policy Statement, the National Planning Standards and National Environmental Standards. The following sections outline the parts of National Direction that are relevant to the Urban Growth Plan Change.

3.2.1 National Policy Statements

The National Policy Statements relevant to the Urban Growth Plan Change are:

NPS	Relevant Objectives / Policies
<p>National Policy Statement for Freshwater Management 2020 (NPS-FM)</p>	<p>The National Policy Statement for Freshwater Management 2020 is relevant because developments can occur in proximity to existing waterbodies, some with identified natural hazard values, which could impact freshwater.</p> <p>Provisions will continue to be in place to set development and location controls. This includes setbacks from waterbodies, building coverage to control stormwater runoff effects, and on-site stormwater and</p>

NPS	Relevant Objectives / Policies
	<p>wastewater management will be necessary where reticulated services are unavailable</p> <p>The following clauses are relevant to PC4:</p> <p>Policy 1: <i>Freshwater is managed in a way that gives effect to Te Mana o te Wai.</i></p> <p>Policy 3: <i>Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.</i></p> <p>Policy 5: <i>Freshwater is managed (including through a National Objectives Framework) to ensure that the health and well-being of degraded water bodies and freshwater ecosystems is improved, and the health and well-being of all other water bodies and freshwater ecosystems is maintained and (if communities choose) improved.</i></p> <p>Policy 6: <i>There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.</i></p>
<p>National Policy Statement Urban Development 2020 – update 2022 (NPS-UD)</p>	<p>The National Policy Statement on Urban Development 2020 is relevant as the Hāwera North and Hāwera West Structure Plan are proposed within an urban environment as defined in this policy statement.</p> <p>The following clauses are relevant to PC4 development:</p> <p>Objective 1: <i>New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</i></p> <p>Objective 3: <i>Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:</i></p> <ul style="list-style-type: none"> a) <i>the area is in or near a centre zone or other area with many employment opportunities</i> b) <i>the area is well-serviced by existing or planned public transport</i> c) <i>there is high demand for housing or for business land in the area, relative to other areas within the urban environment.</i> <p>Objective 4: <i>New Zealand’s urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.</i></p>

NPS	Relevant Objectives / Policies
	<p>Objective 6: Local authority decisions on urban development that affect urban environments are:</p> <ul style="list-style-type: none"> a) integrated with infrastructure planning and funding decisions; and b) strategic over the medium term and long term; and c) responsive, particularly in relation to proposals that would supply significant development capacity. <p>Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:</p> <ul style="list-style-type: none"> a) have or enable a variety of homes that: <ul style="list-style-type: none"> i. meet the needs, in terms of type, price, and location, of different households; and 1) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; <p>Policy 2: Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.</p> <p>Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:</p> <ul style="list-style-type: none"> a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes: <ul style="list-style-type: none"> i. may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and ii. are not, of themselves, an adverse effect <p>Policy 8: Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:</p> <ul style="list-style-type: none"> a) unanticipated by RMA planning documents; or

NPS	Relevant Objectives / Policies
	<p><i>b) out-of-sequence with planned land release.</i></p>
<p>National Policy Statement for Highly Productive Land 2022 (NPS-HPL)</p>	<p>The NPS-HPL is relevant as South Taranaki features a high proportion of ‘highly productive land’ (Class I, II and III land).</p> <p>The area within the Hāwera North Structure Plan proposed to be rezoned is already identified for future urban growth and is currently zoned deferred residential, meaning it was signalled for future urban growth, prior to the implementation of the NPS-HPL.</p> <p>Therefore, the area of rezoning within the Hāwera North Structure Plan is exempt from the provisions of the NPS-HPL.</p> <p>The following clauses are relevant to PC4 development:</p> <p>3.4 Mapping highly productive land</p> <p>2) <i>However, despite anything else in this clause, land that, at the commencement date, is identified for future urban development must not be mapped as highly productive land.</i></p>
<p>National Policy Statement for Indigenous Biodiversity (NPS-IB)</p>	<p>The National Policy Statement for Indigenous Biodiversity is relevant as development could occur in proximity to areas of indigenous biodiversity. Existing provisions are in place to prevent clearance, modification, damage and destruction to indigenous vegetation within and outside of identified SNAs should developments create these effects.</p> <p>There are no SNAs located within the Structure Plan area, however it is possible that there may be some indigenous flora and fauna within the boundaries of the Hāwera North and Hāwera West Structure Plan.</p> <p>The following clauses are relevant to PC4 development:</p> <p>3.16 Indigenous biodiversity outside SNAs</p> <p>2) <i>All other adverse effects of any activities that may adversely affect indigenous biodiversity that is outside an SNA (other than indigenous biodiversity on specified Māori land (see clause 3.18)), must be managed to give effect to the objective and policies of this National Policy Statement.</i></p>

3.2.2 National Environmental Standards

The National Environmental Standards relevant to the Urban Growth Plan Change are:

NES	Relevant regulations
National Environmental Standard for Freshwater 2020 (NES-FW)	<p>The regulations contained in the NES-FW have been considered as development with the Hāwera North or Hāwera West Structure Plan Area may be in proximity to a natural inland wetland.</p> <p>Initial investigations have determined that there may be some wetlands present in the Structure Plan Area. Further site-by-site investigation will be required to determine their extent. Developers would be responsible for identifying any natural inland wetlands and for any resource consent required for activities that may be undertaken within proximity of a wetland.</p> <p>These regulations are administered by the Taranaki Regional Council.</p>

3.2.3 National Guidance Documents

The following national guidance documents are relevant to the Urban Growth Plan Change are:

Document	Author/Owner	Summary
New Zealand Urban Design Protocol, 2005	Ministry for the Environment in conjunction with the Urban Design Advisory Group.	Aims to ensure towns and cities are designed to ensure safe, healthy and attractive places for people to live. By altering the urban area of Hāwera, the Urban Design Protocol is relevant to ensure these areas are designed and developed sustainably and enhances business, cultural and social sectors.
National Guidelines for Crime Prevention through Environmental Design, 2005	Ministry of Justice	Outlines how urban planning, design and place management strategies can reduce the likelihood of crime and deliver numerous social and economic benefits in the long-term. The Structure Plans aim to achieve safe spaces for our community.

3.3 Regional Direction

Under Section 75(4)(c) of the RMA the District Plan must give effect to the Regional Policy Statement.

3.3.1 Regional Policy Statement for the Taranaki Region

The table below identifies the relevant provisions and resource management topics for Urban Growth contained in the RPS.

Objective/Policy	Description
WAL OBJECTIVE 2	<i>To protect the natural character of water bodies from inappropriate subdivision, use and development.</i>
WAL POLICY 3	<i>The in-stream values and life supporting capacity of water bodies will be maintained, and the natural character of rivers, streams, and lakes and their margins protected from inappropriate subdivision, use and development</i>
WET OBJECTIVE 1	<i>To protect the natural character of Taranaki's wetlands from inappropriate subdivision, use and development and ensure that any adverse effects of activities on wetlands are avoided, remedied or mitigated.</i>
WET POLICY 1	<i>The protection of wetlands in the Taranaki region from inappropriate subdivision, use and development will be promoted.</i>
WPA OBJECTIVE 1	<i>To maintain and enhance appropriate public access to and along rivers and lakes in the Taranaki region, while avoiding, remedying or mitigating any adverse effects that may arise from that access.</i>
WPA POLICY 1	<i>Encourage, as far as is practicable, the maintenance and enhancement of public access to and along rivers and lakes, except where circumstances make restrictions necessary to:</i> <ol style="list-style-type: none"> <i>a) preserve the natural character of rivers and lakes and their margins;</i> <i>b) protect private property rights and infrastructure;</i> <i>c) safeguard the ecological, intrinsic or recreational attributes of rivers and lakes;</i> <i>d) avoid conflicts between competing uses;</i> <i>e) protect cultural and spiritual values of tangata whenua;</i> <i>f) protect public health and safety;</i> <i>g) protect the integrity of river control works;</i> <i>h) protect historic heritage; and</i> <i>i) provide for other circumstances that are sufficient to justify the restriction, notwithstanding the national importance of maintaining access.</i>
CCH OBJECTIVE 1	<i>To avoid, remedy or mitigate the adverse effects on the Taranaki environment arising from climate change.</i>
CCH POLICY 1	<i>Avoid or mitigate adverse effects on the environment arising from climate change by recognising and providing for:</i> <ol style="list-style-type: none"> <i>a) the development and protection of the built environment and infrastructure in a manner that takes into account the</i>

Objective/Policy	Description
	<i>potential effects of rising sea levels and more variable and extreme weather patterns;</i>
HAZ OBJECTIVE 1	<i>To avoid or mitigate natural hazards within the Taranaki region by minimising the net costs or risks of natural hazards to people, property and the environment of the region. environment of the region.</i>
HAZ POLICY 2	<i>New subdivision, use and development should be so located and designed that the need for hazard protection works is avoided.</i>
HAZ POLICY 3	<i>The role of natural features to avoid or mitigate natural hazards should be recognised and maintained.</i>
SUD OBJECTIVE 1	<i>To promote sustainable urban development in the Taranaki region.</i>
SUD POLICY 1	<i>To promote sustainable development in urban areas by:</i> <ul style="list-style-type: none"> <i>a) encouraging high quality urban design, including the maintenance and enhancement of amenity values;</i> <i>b) promoting choices in housing, work place and recreation opportunities;</i> <i>c) promoting energy efficiency in urban forms, site layout and building design;</i> <i>d) providing for regionally significant infrastructure;</i> <i>e) integrating the maintenance, upgrading or provision of infrastructure with land use;</i> <i>f) integrating transport networks, connections and modes to enable the sustainable and efficient movement of people, goods and services, encouraging travel choice and low-impact forms of travel including opportunities for walking, cycling and public transport;</i> <i>g) promoting the maintenance, enhancement or protection of land, air and water resources within urban areas or affected by urban activities;</i> <i>h) protecting indigenous biodiversity and historic heritage; and</i> <i>i) avoiding or mitigating natural and other hazards.</i>
INF OBJECTIVE 1	<i>To provide for the continued safe and efficient operation of the region's network utilities and other infrastructure of regional significance (including where this is of national importance), while avoiding, remedying or mitigating adverse effects on the remedying or mitigating adverse effects on the environment.</i>
INF POLICY 4	<i>New land use generated by growth and development and the associated local, regional and national infrastructure to service that growth should be integrated and planned alongside one another to avoid either constraints being imposed on necessary growth and development by the lack of supporting infrastructure or to avoid unsustainable demands being placed on infrastructure to meet new growth.</i>

Objective/Policy	Description
Methods	
WAL METH 1	<i>Maintain a regional plan or plans with objectives, policies, rules and other methods of implementation to ensure that any adverse effects of the taking and use of surface water are avoided, remedied, or mitigated as far as practicable, that the instream values and life-supporting capacity of water bodies are maintained, and their natural character protected from inappropriate development, that water levels or flows in rivers and streams or parts of them that have high natural character, ecological and amenity values are maintained and enhanced, and that where these values have been significantly degraded by past use provision be made to enable adverse effects to be avoided, remedied or mitigated as far as practicable.</i>
WAL METH 2	<i>When reviewing the Regional Fresh Water Regional Fresh Water Plan for Taranaki (2001), consider the Plan for Taranaki inclusion of provisions relating to water allocation matters as follows:</i> <ul style="list-style-type: none"> <i>a) setting allocatable volumes and defining full allocation in terms of location, time or flow;</i> <i>b) prioritising between different classes of use;</i> <i>c) expressly specifying or limiting exclusivity;</i> <i>d) limiting the rates and/or volumes of water take to balance the reasonably foreseeable needs of the applicant against reasonably foreseeable future needs and to encourage the most efficient use of the resource;</i> <i>e) relating abstraction volumes and rates more closely to needs and efficient use; and</i> <i>f) providing for flow variability and clear flow sharing rules and have regard to the costs and benefits, practicability and appropriateness of such provisions.</i>
WAL METH 4	<i>Apply regional rules regional rules regional rules that:</i> <ul style="list-style-type: none"> <i>a) allow, regulate or prohibit taking and using surface water; and</i> <i>b) protect the natural character and instream values of the Stony (Hangatahua) River catchment, and parts of the Maketawa Stream catchment and parts of the Manganui River catchment as defined in Policy 6.1.1 of the Regional Fresh Water Plan for Taranaki 2001, as far as possible in their natural state.</i>
WAL METH 7	<i>Promote the protection and planting of riparian margins as a means of mitigating riparian margins the adverse effects of the taking and use of water.</i>
WAL METH 9	<i>Support and encourage research to understand protection of life supporting capacity of Taranaki rivers and lakes.</i>
WAL METH 10	<i>In preparing, implementing and administering district plans and resource consents, assess, as appropriate, the consents effects of land</i>

Objective/Policy	Description
	<i>use and development and subdivision on surface water and provide for any adverse effects to be avoided, remedied or mitigated.</i>
WET METH 1	<i>Maintain a regional plan or plans with objectives, policies, rules and methods of implementation to promote the protection of wetlands from inappropriate subdivision, use and development.</i>
WET METH 2	<i>Apply regional rules regional rules regional rules to regulate, and in some instances prohibit, resource use and development activities that have actual or potential or adverse environmental effects on the natural character of wetlands.</i>
WET METH 9	<i>Include in district plans and on resource consents, provisions or conditions resource consents to protect the natural character of wetlands from inappropriate subdivision, use and development, including on adjoining land that may affect the wetland.</i>
WPA METH 1	<i>Maintain a regional plan or plans with objectives, policies and methods of implementation addressing the maintenance and enhancement of public access to and along rivers and lakes and their margins and where necessary, restrictions on public access to protect private property, public health and safety and other matters identified in Policy 1.</i>
WPA METH 4	<i>Advocate, as appropriate, the establishment of public access to and along rivers and lakes through such means as esplanade reserves, esplanade strips or access strips, and through agreements or covenants with landowners under the New Zealand Walkways Act 1990, the Queen Elizabeth II National Trust Act 1977 and other means.</i>
WPA METH 7	<i>Include in district plans and conditions on resource consents, provisions to maintain resource consents, or enhance public access to and along rivers and lakes.</i>
WPA METH 9	<i>Establish esplanade reserves, esplanade strips or access strips following subdivision.</i>
CCH METH 1	<i>Consider including in regional plans, objectives, policies and rules to avoid or mitigate the adverse effects of climate change.</i>
CCH METH 3	<i>Provide advice and information advice and information advice and information, including guidelines to landowners, resource users and the public:</i> <ol style="list-style-type: none"> <i>a) to generally promote recognition of and provision for climate change issues;</i> <i>b)</i> <i>c) on the siting, design, installation, operation and maintenance of buildings and infrastructure that avoid or mitigate adverse effects arising from climate change.</i>
CCH METH 11	<i>Include in district plans, provisions to manage the effects of climate change, including the appropriate planning of efficiency in urban development, transportation and other matters.</i>

Objective/Policy	Description
HAZ METH 1	<i>Maintain a regional plan or plans with objectives, policies and methods of implementation addressing natural hazards in the coastal marine area, coastal erosion, river bank and river bed erosion and flooding, and soil erosion.</i>
HAZ METH 15	<i>Include provisions in district plans that address natural hazard issues including the control of the use of land to avoid or mitigate natural hazards. Particular methods may include:</i> <ol style="list-style-type: none"> <i>a) special hazard zones and rules;</i> <i>b) identification of natural hazards on maps and registers;</i> <i>c) general building and development controls or criteria;</i> <i>d) subdivision controls; and</i> <i>e) designations or other provision for public works.</i>
HAZ METH 17	<i>Process, administer and monitor resource consents under the Resource Management consents Act in a manner which enables natural hazards to be explicitly addressed, and in particular, consider the need for conditions on resource consents, including among others:</i> <ol style="list-style-type: none"> <i>a) minimum separation distances, minimum floor levels, requirements for relocatable building and other land use restrictions;</i> <i>b) esplanade reserves on subdivision; and</i> <i>c) requirements for the execution of bonds and financial contributions.</i>
HAZ METH 20	<i>Include in building consents under the Building Act 2004, conditions relating to structural requirements for flood, wind, fire, structural requirements earthquake and volcanic hazards.</i>
SUD METH 1	<i>As appropriate, implement those methods as outlined in Parts B and C of this Regional Policy Statement in relation to the Taranaki Regional Council's functions and responsibilities regarding the use and development of natural and physical resources, natural landscapes and heritage values and the built environment.</i>
SUD METH 2	<i>Maintain and implement as appropriate the Regional Land Transport Strategy Taranaki under the Land Transport Management Act 2003 with objectives, policies and methods promoting integrated land use and transport planning,</i>
SUD METH 5	<i>Include in district plans or resource consents, provisions or conditions that consents address sustainable urban development issues including among others:</i> <ol style="list-style-type: none"> <i>a) objectives, policies, methods, rules and performance standards controlling land use, development and subdivision;</i> <i>b) building and development controls or criteria;</i> <i>c) esplanade reserves or strips or access strips; and</i> <i>d) designations or other provision for public works.</i>

Objective/Policy	Description
SUD METH 11	<i>Generally promote good planning, building design and urban design that give effect to the New Zealand Urban Design Protocol (2005) including the strategic integration of local, regional and national infrastructure and land use.</i>
INF METH 6	<i>Take into account current infrastructure corridors in resource management decision corridors making; avoid, remedy or mitigate any incompatible use or activity affecting those corridors and include appropriate protection and recognition of existing infrastructure corridors in district plans and on planning maps</i>
INF METH 8	<i>Give effect to the New Zealand Code of Practice for Electrical Safe Distances (NZECP34:2001) prepared under the (NZECP34:2001) Electricity Act 1992, when establishing rules and considering applications for building structures and other activities near overhead electric lines support structures or conductors.</i>
INF METH 9	<i>Include in district plans, and conditions in resource consents, provisions or conditions resource consents that provide for the establishment and continued operation of regionally significant infrastructure (including where this is of national importance), and the control of adverse effects of subdivision, use and development of land on that infrastructure.</i>
INF METH 10	<i>Include in district plans appropriate provisions (including designations) for network utilities and other infrastructure of regional significance (including where this is of national importance), and the procedures to be followed when proposing to undertake activities in proximity to these network utilities and infrastructure.</i>
INF METH 12	<i>Include in district plans, long-term council community plans and conditions of resource consents, provisions or conditions that require the location, intensity, location, intensity, structure, and staging of new land use structure, and staging of new land use generated by growth and development to support and coordinate with the sustainable provision and funding of local, regional and national roading and other infrastructure. This includes by way of financial contributions and/or development contributions.</i>
INF METH 13	<i>Include in district plans appropriate provisions requiring structure or concept structure or concept plans for large scale urban land use plans changes</i>
INF METH 14	<i>Include in district plans appropriate provisions requiring new land use to demonstrate how it will be serviced by transport and other infrastructure.</i>
INF METH 18	<i>When considering an application for resource consent, notice of requirement or a change or variation to a district or regional plan that is likely to affect a transmission corridor, local authorities shall consult with or notify the operator of the consult with or notify the operator of the National Grid.</i>

Objective/Policy	Description
INF METH 19	<i>Give effect to the New Zealand Code of Practice for Electrical Safe Distances (NZECP34:2001) prepared under the (NZECP34:2001) Electricity Act 1992, when establishing rules and considering applications for building structures and other activities near overhead electric lines support structures or conductors.</i>

3.3.2 Regional Plans

Under Section 75(4)(b) of the RMA a District Plan must not be inconsistent with a regional plan.

Taranaki currently has four operative regional plans as below:

- Regional Fresh Water Plan
- Regional Soil Plan
- Regional Coastal Plan
- Regional Air Quality Plan

The Regional Plan provisions relevant to PC4 are addressed in the table below.

Regional Fresh Water Plan for Taranaki	
Section	Relevant matter(s)
Objective 3.1.3	<i>To protect the natural character of all of Taranaki's rivers, lakes and wetlands from inappropriate use and development and the adverse effects of appropriate use and development.</i>
Objective 3.1.5	<i>To maintain and enhance amenity values and the quality of the environment of Taranaki's rivers, lakes and wetlands and their margins</i>

4.0 South Taranaki Policies, Plans and Strategies

4.1.1 Iwi Management Plans

Under s74(2A) of the RMA, the Council must take into account any relevant planning document that is recognised by an iwi authority and lodged with the Council (Iwi Management Plans).

The following Iwi Management Plans and associated provisions are considered relevant to the plan change.

Iwi Management Plan	Relevant Provisions
<p>Te Runanga o Ngāti Ruanui Trust - <i>Ngāti Ruanui Environmental Management Plan</i></p>	<p>The Iwi Management Plan for Ngāti Ruanui contains some direction for future urban growth. The plan describes the values of iwi relating to sustainable growth and objectives relating to development and the management of natural and physical resources.</p> <p>The following sections were considered relevant to PC 4:</p> <p><u>1.1 The values of Ngāti Ruanui</u></p> <ul style="list-style-type: none"> • <i>Kaitiakitanga – sustainable guardianship over all resources for the use and enjoyment by future generations</i> • <i>Puawaitanga – to safeguard and preserve the environment through sustainable growth</i> <p><u>3.2 Objectives</u></p> <ul style="list-style-type: none"> • <i>That the concept of kaitiakitanga as defined by Ngāti Ruanui is applied to the management of natural and physical resources.</i> • <i>The whenua is protected and enhanced for future generations through long term land-use strategies and land-use zoning and performance standards founded upon an effects based philosophy.</i> • <i>That local authorities develop and maintain mechanisms for sensitivity and adequately addressing the requirements of Ngāti Ruanui in respect of the management of natural and physical resources.</i> <p><u>3.3 Broad Plan Policies</u></p> <ul style="list-style-type: none"> • <i>That the Hāwera Urban Growth Strategy is supported and adequate controls are in place in the South Taranaki District Plan to direct development to newly created zones for residential, commercial and industrial growth.</i> <p><u>4.1.1a Objectives</u></p> <ul style="list-style-type: none"> • <i>That the concept of kaitiakitanga as defined by Ngāti Ruanui is applied to the management of natural and physical resources</i> <p><u>4.1.1b Broad Plan Policies</u></p> <ul style="list-style-type: none"> • <i>That access and availability to clean water to exercise cultural activities such as Rongoa and mahinga kai is recognised and enhanced</i>
<p>Te Korowai o Ngāruahine Trust - <i>Te Uru Taiao o Ngāruahine (Ngāruahine Kaitiaki Plan 2021)</i></p>	<p>The Iwi Management Plan for Ngāruahine does not specifically contain direction for urban growth development, however it does describe the values of iwi and several objectives and policies relate to development on land and potential effects that this development could have on waterbodies.</p> <p>The following sections were considered relevant to PC 4:</p>

Iwi Management Plan	Relevant Provisions
	<p><i>Ngāruahine Taiao Values – General Issues</i></p> <p>3. Residential and commercial development continue to modify our rohe severely affecting the ability of Ngāruahine Uri to exercise kaitiakitanga, particularly where our rights and interests are not adequately recognised or provided for in environmental decision-making processes, Remaining sites of significance may be compromised or destroyed, and each new development places more pressure on our freshwater resources.</p> <p><u>Papatuanuku Issues</u></p> <p>The following land uses have actual and potential impacts of on the cultural and kinship values or interests of Ngāruahine:</p> <ul style="list-style-type: none"> • Industrial activities • Residential development • Waste and Stormwater management • Subdivision, including land amalgamation and boundary adjustments <p><u>Papatuanuku Objectives</u></p> <p>1. Resource consent decisions, plans and management related to land use prioritise:</p> <ul style="list-style-type: none"> a. The enhancement of soil fertility, water quality and native biodiversity c. Recognition of the interconnections between land, air, freshwater and coastal environments <p><u>Wai Maori Objectives</u></p> <p>15. Resource users, central government and local authorities recognise, respect and protect:</p> <ul style="list-style-type: none"> a. the taonga tuku iho status of all freshwater b. groundwater, surface water and coastal waters as interconnected resources c. the right of mana whenua to determine the mauri of their waterwa <p><u>Policy 5.9 – Ngāruahine access to sites of significance including mahinga kai and ceremonial sites shall be secured by:</u></p> <ul style="list-style-type: none"> a. requiring esplanade strips as part of subdivision consent applications c. formal access arrangements with landowners <p><u>Ohangatanga o Ngāruahine</u></p> <p>Policy 7.4 – Economic development which has broad collective benefits for Ngāruahine Uri and can be sustained over generations will be prioritised.</p>

4.1.2 Statutory Acknowledgements

Each iwi in the South Taranaki district (Ngāti Ruanui, Ngaa Rauru, Ngāruahine, and Taranaki Iwi) have settled claims with the Crown for breaches of the Treaty of Waitangi. As part of these deeds of settlement are statutory acknowledgements that acknowledge areas or sites where iwi have significant relationship and connection with. These areas are recognised under the Resource Management Act.

Ngāti Ruanui

A large proportion of the Structure Plan area is located within Ngāti Ruanui's takiwā.

There are no statutory acknowledgments under the Ngāti Ruanui Claims Settlement Act 2003 located within the proposed Hāwera North or Hāwera West Structure Plan area.

Ngāruahine

The area west of the Waihi Stream within the Hāwera West Structure Plan area is located within Ngāruahine's takiwā.

The Waihi Stream and unnamed tributaries are subject to statutory acknowledgement under the Ngāruahine Claims Settlement Act 2016.

4.1.3 Any other relevant local plans or strategies

The following plans or strategies are relevant to the Urban Growth Plan Change:

Plan / Strategy	Organisation	Relevant Provisions
Long Term Plan 2024 – 2034	STDC	<p>The 2024-2034 Long Term Plan is about maintaining momentum, finishing what Council started three years ago, while also doing what's needed to look after the services and assets Council already have.</p> <p>Specific sections relevant to PC4 include:</p> <p><u>Section 1 – Strategic Direction</u></p> <ul style="list-style-type: none"> • <i>Financial Strategy</i> • <i>Infrastructure Strategy</i> <p><u>Section 2 – Our Activities</u></p> <ul style="list-style-type: none"> • <i>Three Waters</i> • <i>Roading and Footpaths</i>
Environment and Sustainability Strategy 2021-2051	STDC	<p>The Environment and Sustainability Strategy has been developed to guide Council on four distinctive matters impacting the district: Sustainable Resource Management, Environmental Protection, Climate Change and Waste Minimisation.</p>

Plan / Strategy	Organisation	Relevant Provisions
		<p>Specific sections relevant to PC4 include:</p> <p><u>Section 2: Our Goals</u></p> <ul style="list-style-type: none"> • <i>Goal 1 – Sustainable Resource Management</i>
<p>Tapuae Roa– Make Way for Taranaki: Taranaki Regional Economic Development Strategy, August 2017 (Tapuae Roa)</p>	<p>Venture Taranaki and local councils</p>	<p>Tapuae Roa is a culmination of work undertaken by the district councils and regional council of Taranaki in partnership with Ngā Iwi o Taranaki. It is designed to feed into the Long-Term Plans of all the councils in the region, and influence public and private sector investment decision-making on future activities.</p> <p>Specifically, the following clauses are relevant to PC4:</p> <ul style="list-style-type: none"> • <i>Major hard infrastructure: infrastructure that provides access – seaport, airport, roads and broadband</i> • <i>People based capability, liveability: providing an adequate amount of Future Urban Zone land for future General Residential and Industrial land to support growth and provide opportunities is critical to urban improvement and the delivery of Tapuae Roa.</i>

4.2 Other legislation or regulations

The following additional legislative and regulatory requirements are also relevant to the Urban Growth Plan Change:

Legislation / Regulation	Relevant Provisions
Local Water Done Well	Local Water Done Well is a new policy/legislation aimed at addressing concerns about New Zealand's water quality and water services' infrastructure investment, while keeping control over water services and assets local.
Heritage NZ Pouhere Taonga Act 2014	<p>The purpose of the HNZPTA is to promote the identification, protection, preservation, and conservation of the historical and cultural heritage of New Zealand.</p> <p>Section 74(2)(b)(iia) of the RMA requires that in undertaking a plan review a territorial authority shall have regard to any relevant entry on the New Zealand Heritage List/Rārangi Kōrero required by the Heritage New Zealand Pouhere Taonga Act.</p>
Building Act 2004	This Act sets out the rules for construction, alteration, demolition and maintenance of new and existing buildings within New Zealand. This ensures that buildings can be used safely and improves controls

Legislation / Regulation	Relevant Provisions
	in building design and construction to provide greater assurance to consumers.
Ngāruahine Claims Settlement Act 2016	<p>This Act records the acknowledgements and apology given by the Crown to Ngāruahin and gives effect to certain provisions of the deed of settlement. The following sections of the Act are relevant:</p> <ul style="list-style-type: none"> • Sections 88-95 under Subpart 5 – Statutory acknowledgements and deeds of recognition • Schedule 4 Statutory acknowledgements and deeds of recognition • Schedules 5-9, which details each statutory acknowledgement area

5.0 Resource Management Issues Analysis

5.1 Background

The ODP manages urban growth through a framework consisting of zoning and provisions for land use and subdivision activities. The current provisions include the existing Hāwera North and Hāwera West Structure Plan maps that indicate limited council reticulated services.

Whilst urban growth is addressed within the ODP, it has become apparent that the urban growth seen on the western and northern fringes of Hāwera requires a more considered and detailed management approach.

The Urban Growth Plan Change was considered necessary based on the following key issues:

- Issue 1: Ensuring adequate land, in the right location for future Urban Growth that prevents the outward expansion of the urban boundaries.
- Issue 2: There are infrastructure constraints which limit the urban development capacity.
- Issue 3: Failure to provide an overarching cohesive plan for development and growth.
- Issue 4: The development of greenfield land needs to occur in a structured way and be integrated with the provision of infrastructure to achieve a well-functioning urban environment.

The purpose of PC4 is to support Hāwera’s urban growth and enable new business ventures to be established in the district. This includes proposing a refresh of the Hāwera West and Hāwera North Structure Plans.

These outcomes will be achieved by updating the framework for developing and servicing the areas identified for urban growth. Updating the structure plan maps and provisions with a more detailed network of indicative roads, pedestrian access and open spaces ensures the most efficient use of land occurs, the wider network of connections (for streets and services) is planned, and the area's amenity is recognised and provided for.

5.2 Evidence base

The Council has reviewed the ODP, identified issues associated with the current zoning, structure plan and associated provisions, commissioned technical advice and assistance from various internal and external experts and utilised this, along with internal workshops and community feedback to assist with setting the plan framework.

This work has been used to inform the identification and assessment of the environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions.

The following sections outline this evidence.

5.2.1 Analysis of Operative District Plan provisions

5.2.1.1 Overview of ODP provisions

Within the ODP, the following Sections and Provisions are relevant to urban growth and PC4.

- Section 2 Objectives and Policies

The residential, commercial and industrial objectives and policies are relevant to PC4 given these zones are within the scope of this plan change and the extent of the Structure Plan area.

- Section 4 Residential Zone Rules

The residential zone is one of the proposed zones within the Hāwera Structure Plan area, therefore structures/buildings and other land use activities must meet the residential zone rules and performance standards of this chapter. Further, land subject to the zone swap proposed as part of PC4 is residential.

- Section 6 Commercial Zone Rules

The commercial zone is one of the proposed zones within the Hāwera Structure Plan area – specifically Commercial (Large Format Trade and Service), therefore structures/buildings and activities must meet these rules and performance standards.

- Section 7 Industrial Zone

The Industrial zone is also one of the proposed zones within the Hāwera Structure Plan area, therefore structures/buildings and activities must meet the rules and performance standards of this chapter. The industrial zone is also part of the zone swap that is proposed as part of PC4.

- Section 9 Subdivision and Development Rules

Currently, Section 9 is the only chapter of the District Plan that refers to the current Hāwera North and Hāwera West Structure Plans. There is an existing performance standard (9.2.4) which identifies that subdivisions shall be designed in accordance with the Structure Plan². This chapter also includes the maps of the Hāwera North and Hāwera West Structure Plans and the zoning composition.

- Section 10 Parking and Transportation Rules

It is expected that subdivisions and development within the areas identified by PC4 will need to meet the performance standards of Section 10.

- Section 16 Financial Contribution Rules

Requirements for financial contributions include the obligations of developers in terms of providing services to subdivision or developments requiring a land use or subdivision resource consent.

- Section 18 District Wide Rules

It is expected that development within the areas of PC4 will need to meet the performance standards of Section 18, with particular regard to relocated buildings, temporary buildings and temporary activities.

- Section 20: Resource Consent Information Requirements and Assessment Matters

This section identifies the information required to include in applications for subdivision and land-use resource consents received by STDC. It is anticipated that development of the Hāwera North and Hāwera West Structure Plan Areas will trigger the requirement for resource consents.

Sections 7.0 and 8.0 of this Report evaluate the effectiveness of the Operative District Plan framework. In summary, the operative framework:

- does not adequately address integrated urban growth within the Hāwera North and Hāwera West Structure Plan Areas;
- provides minimal direction and guidance for resource users, consenting staff processing applications for development and landowners on anticipated development outcomes in the structure plan areas;
- is considered inconsistent with Sections 5, 6 and 7 of the RMA as it does not provide a comprehensive approach to sustainable management of urban growth and management of natural and physical resources in these areas.

² Proposed to be retained as part of PC4

5.2.2 Analysis of other District Plan provisions relevant to this topic

Current practice has been considered in respect of this topic, with a review undertaken of the following District Plans:

- New Plymouth District Council – Proposed District Plan (Appeals Version)
- Stratford District Council – Stratford District Plan
- Whanganui District Council – Whanganui District Plan

Plan	Local Authority	Description of approach
New Plymouth Proposed District Plan (2022)	New Plymouth District Council (NPDC)	<p>NPDC's District Plan has several development areas and Structure Plans for those areas within the district that have been identified as suitable for urban growth purposes.</p> <p>They include provisions for urban growth, reserve areas, transport factors and infrastructure, whilst also considering the activities adjacent to the Structure Plans do not compromise the ability to develop.</p> <p>The Structure Plans also rely on both the underlying zone rules and the development rules specific to each structure plan.</p> <p>The standards for the NPDC Structure Plans include maps with indicative water and wastewater infrastructure, landscaping areas, indicative roads and underlying zoning.</p>
Stratford District Plan	Stratford District Council (SDC)	<p>SDC's District Plan does not include Structure Plans as a tool to manage to manage development. Rather the plan relies on zoning and rules to manage how development occurs within each zone.</p>
Whanganui Operative District Plan 2023	Whanganui District Council	<p>WDC's District Plan has two Structure Plans. Both Structure Plans include residential areas to facilitate residential development by managing the location, form and scale.</p> <p>The standards for the WDC Structure Plans include maps with indicative water and wastewater infrastructure, landscaping areas, indicative roads and underlying zoning. Both Structure Plans also include transport connections, infrastructure, public spaces and nature reserves.</p> <p>The performance standards for the underlying zone also need to be considered for development within a Structure Plan Area.</p>

These plans were selected because:

- Stratford, New Plymouth and Whanganui are adjacent to, or are in the same region as South Taranaki and therefore may have faced and addressed similar concerns;
- They have been subject to plan changes recently; and
- These councils are confronting similar issues relating to this topic.

A summary of the key findings follows:

- Strong and enabling objectives and policies are essential to address urban growth, and to support the purpose of a structure plan, for both infill development and greenfield development.
- Structure Plans are an effective method to manage urban growth within towns and to ensure there is sufficient land available to meet the short, medium and long-term housing demands of a district.
- Structure plans also ensure development occurs in a manner that maximises the efficient and effective use of infrastructure, reticulated services and transport linkages.
- Councils are implementing Structure Plans and areas for urban growth to give effect to the NPS-UD.
- Rules specific to residential, commercial and industrial zones ensure development within a structure plan area is managed in a way that enhances the area.

5.2.3 Advice received from iwi

As outlined earlier, preparation of PC4 included engagement with iwi through the iwi authorities and the formation of a Ngā Kaitiaki group.

S32(4A) of the RMA requires evaluation reports prepared in relation to a proposed plan to include a summary of:

- All advice received from iwi authorities concerning the proposal; and
- The response to that advice, including any proposed provisions intended to give effect to the advice.

Under Clause 4A of Schedule 1 of the RMA local authorities are also required to:

- Provide a copy of any draft policy statement or plan to any iwi authority previously consulted under clause 3 of Schedule 1 prior to notification;
- Allow adequate time and opportunity for those iwi authorities to consider the draft and to supply advice; and
- Have particular regard to any advice received before notifying the plan.

The following table provides a summary of the advice received from Nga Kaitiaki in relation to the proposed provisions of PC4 as later evaluated within this report:

Topic	Advice Received from Iwi	Council Response
General Feedback	Overall, Nga Kaitiaki members provided support for the proposed rezoning within the Structure Plan area and the proposed zone swap, to align with existing land use activities and anticipated growth. There was also support for, the contents of the updated Structure Plan maps and the application of the FDA overlay.	The proposed zoning was confirmed for the Structure Plan Areas, zone swap with Longview, updated provisions to support the implementation of the updated Structure Plan, and a proposed FDA overlay applied to the relevant maps.
Iwi Development Plans	Nga Kaitiaki members made a suggestion that Council may want to consider individual iwi development plans as part of PC4, as other Councils have implemented these plans in their District Plans.	<p>The inclusion of Development plans were investigated for implementation as part of PC4.</p> <p>Nga Kaitiaki members expressed some uncertainty around the implementation/inclusion of these plans whereby would development restrictions for iwi occur in the future.</p> <p>There was a general consensus that they may instead pursue their inclusion through a separate plan change.</p>
Objective and policy wording	Originally, Nga Kaitiaki members requested new wording that was proposed be amended to better reflect the aspirations and intent of Te Mana o te Wai for waterbodies within the plan change areas.	<p>Initially a change was proposed to the wording of the objectives and policies to better reflect the values of Te Mana o te Wai.</p> <p>Following a further review of the entire suite of objectives and policies in the ODP, it was considered that the proposed provisions addressing waterbodies and the importance of freshwater actually duplicated existing objectives and policies contained within Section 2.18 Waterbodies.</p>
Rules - Development setbacks from waterbodies	Nga Kaitiaki members emphasized that it was important development was appropriately distanced away	The proposed required setback distance of development within the Structure Plan areas from

Topic	Advice Received from Iwi	Council Response
	from waterbodies, to avoid any effects on them.	waterbodies increased from 5m to 10m. If this cannot be achieved, the proposed activity status is heightened to Restricted Discretionary for land-use activities, and Discretionary for subdivision.
Rules - Riparian planting along waterbodies	Nga Kaitiaki members requested an increase in the proposed width of riparian planting along waterbodies for privately owned property within the Structure Plan areas, as an additional protection measure for waterbodies.	The proposed width of riparian planting along waterbodies within the Structure Plan areas was increased from 5m to 10m.

A full copy of the advice received is attached as Appendix 5: Nga Kaitiaki Meeting Minutes.

This advice has been given effect to by amendments to rules 4.3.4, 6.3.1 and 7.8.1 to ensure buildings constructed within the Structure Plan areas shall not be located closer than 10m from an identified waterbody and riparian planting of 10m is provided for on private owned property within the Structure Plan areas.

Section 4.2.4.4 below explains the Cultural Impact Assessment (CIA) for PC4 prepared by Ngati Ruanui and Councils response to recommendations of the CIA.

5.2.4 Technical information

Hāwera Urban Growth Infrastructure Memorandum – Prepared by Arawai Engineering

An infrastructure memo has been prepared to understand current infrastructure capacity and to support the development of proposed provisions and maps for PC4 (contained in Appendix 6 to this Report). This memo includes information on:

- Indicative transport connections (vehicle and pedestrian)
- Indicative stormwater infrastructure
- Critical easements for sewer and water reticulation
- Existing waterbodies
- Indicative open space locations
- Current and future infrastructure servicing for each sub ‘area’ within the Structure Plan
- Summary of proposed lot yields and anticipated council infrastructure demands
- Infrastructure challenges
- Infrastructure upgrades recently completed and planned.

The key conclusions of this report underpinning our proposed changes include:

- Infrastructure servicing is currently at capacity across parts of the Structure Plan
- Development is only supported in some parts of the Structure Plan, due to limited infrastructure upgrades planned or capacity constraints
- Development can be supported in some parts of the Structure Plan if developers include infrastructure servicing as part of their proposal
- There are a number of wider infrastructure challenges facing the district.

This report was developed in partnership with the infrastructure team at STDC, to ensure it accurately reflects current information. As a result of the information contained in this memo, additional provisions are proposed limiting development where infrastructure is currently constrained, and no future upgrades are proposed. This includes the application of the FDA, which provides for development only if infrastructure servicing is proposed by the developer.

Ecological Assessment for Hāwera Structure Plan South Taranaki District Council 2023

An ecological assessment report was produced by Mounga Ecology, to ensure ecological information is identified and appropriately considered within PC4.

A number of ecological features were identified within the areas of PC4, therefore it is important these are considered and managed through proposed provisions.

The scope of the assessment includes:

- A summary of current ecological values including vegetation and habitats within the proposed Hāwera North and Hāwera West Structure Plan areas.
- Recommended locations for reserve areas to maintain and enhance ecological features and provide green space.
- Summary of recommendations for the management of reserve areas including general planting schedules, maintenance plans and predator control for habitat zones identified.
- General advice that can be utilised as part of future structure planning work, including recommendations for minimum planting zone around watercourses and provision of wildlife corridors through the township, rural and residential zones.

The full report is contained in Appendix 9: Ecological Assessment.

Cultural Impact Assessment

The Cultural Impact Assessment (CIA) provided by Ngāti Ruanui undertakes an assessment of the resources and values of importance to Ngāti Ruanui, and their consideration within the context of the structure plan areas. The CIA highlights the traditional and contemporary relationships of Ngāti Ruanui with the Hāwera North Structure Plan area. While the assessment primarily focuses on the Hāwera North Structure Plan area, the values considered can be applied to the western area and wider environment.

Ngāti Ruanui customary practices and distinct set of indigenous cultural, physical, spiritual, and metaphysical values and principles are founded on Te Ao Māori and Mātauranga Māori. The Ngāti Ruanui view begins at the creation of the physical and intangible worlds and the powers

acting within them. The links with these intangible dimensions are central to Ngāti Ruanui identity and activity.

A key recommendation from the CIA included partnership and consultation between Ngāti Ruanui, developers and STDC. Further recommendations included protection of the waterbodies within the Structure Plan area, cultural monitoring and established cultural find policy, stormwater management and controls and biodiversity and planting considerations.

Using the CIA, along with the feedback provided from Ngāti Ruanui at Nga Kaitiaki forum, these recommendations have been incorporated into the proposed objectives and policies, along with the proposed provisions specifically relating to the ongoing protection and enhancement of the waterbodies within the Structure Plan Areas. See Appendix 7 for full CIA.

5.2.5 Consultation

The following is a summary of the primary consultation undertaken in respect of this topic:

Who	What	When	Relevant Issues Raised
Landowners and residents within the Structure Plan Area	Feedback on Draft Structure Plan Map and purpose of the refresh	7th September 2023	<ul style="list-style-type: none"> • Connection between indicative roads and established roads • Three waters infrastructure investment • Retaining residential amenity and outlook • Connection between indicative walkways/cycleways and existing footpaths • When is it likely that property owners will need to implement requirements of the Structure Plan

In summary, the key findings arising from the consultation undertaken on PC 4 are:

- Retaining residential amenity and outlook
- Proactively planning for development in a focused manner, and considering linkage to the existing township
- Supporting cycling and pedestrian access across the structure plan area, including alongside the river and separated from roads too.
- Roading and transport connectivity and consideration for proactive upgrades and new connections across the area

- Investment in three waters infrastructure
- Ensuring development does not adversely affect waterbodies and providing mitigative measures to reduce any effects

A summary of specific feedback received in relation to the Urban Growth Plan Change is contained in Appendix 8: Hāwera Structure Plan Engagement Feedback and Appendix 5: Nga Kaitiaki Meeting Minutes.

5.3 Summary of relevant resource management issues

Based on the research, analysis and consultation outlined above the following issues have been identified in relation to PC4:

Issue	Comment
Issue 1: Ensuring adequate land, in the right location for future Urban Growth that prevents the outward expansion of the urban boundaries	It is crucial for the Council to plan ahead by providing zoned, serviced and feasible land for urban growth and development. It is important that this land is appropriately located to reduce urban sprawl and to ensure that the district remains an affordable and desirable place to live, work and play.
Issue 2: Safeguarding land that is identified for Commercial and Industrial Use	It is critical that land identified as preferred for commercial and industrial use, is protected from inappropriate land-use and/or development patterns that will compromise the future development of the area.
Issue 3: Failure to provide an overarching cohesive plan for development and growth	In absence of comprehensive structure plans, ad hoc development and subdivision has occurred leading to disconnected development patterns and degradation for cultural and natural features.
Issue 4: The development of greenfield land needs to occur in a structured way and be integrated with the provision of infrastructure to achieve a well-functioning urban environment.	Ad-hoc development tends to put increased pressure on infrastructure services and can create disconnected neighbourhoods, compromising both residential and commercial amenity values.

6.0 Scale and significance

6.1 Evaluation of scale and significance

Under s32(1)(c) of the RMA, this evaluation report needs to contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

This section assesses the scale and significance of the provisions to determine the level of analysis required.

Factor	Score		
	Low	Medium	High
Degree of change from the ODP		x	
Effects on matters of national importance	x		
Scale of effects - geographically	x		
Scale of effects on people e.g. landowners, neighbourhoods, future generations		x	
Scale of effects on those with specific interests e.g. tangata whenua		x	
Degree of policy risk – does it involve effects that have been considered implicitly or explicitly by higher order documents? Does it involve effects addressed by other standards/commonly accepted best practice?	x		
Likelihood of increased costs or restrictions on individuals, communities or businesses		x	

In summary:

Degree of change from the Operative District Plan

The proposed suite of changes to the existing Hāwera North and Hāwera West Structure Plans, and provisions to support their implementation will result in a relatively different approach from that of the ODP. As such, the degree of change from the Operative District Plan is considered medium.

Effects on matters of national importance

The effects on matters of national importance are considered low as PC4 does not contradict those matters specified in Part 2 of the RMA (Sections 5 – 8). The proposed changes align with Section 5 - the purpose of the Act - to promote sustainable management of natural and physical resources by encouraging a cohesive approach to the urban development of Hāwera.

Scale of effects – geographically

Scale of effects – geographically is considered low as PC4 is restricted to Hāwera and specifically considers development on the western and northern fringes of the town.

Scale of effects on people

The scale of effects on people is considered medium as there are over 100 land parcels that are subject to proposed zone changes, and the application of the FDA overlay which may limit some types of development. In regard to effects on the wider community, PC4 supports business and financial growth for the town, encourages a range of development opportunities and in the longer-term new pedestrian connections and open space areas.

Scale of effects on those with specific interests

Tangata Whenua have an interest in future urban development across the district and the impact it may have on the natural environment, particularly biodiversity, water and land. However, as there are provisions proposed as part of PC4 and within the ODP to limit or otherwise address any effects on the natural environment, the scale of effects on those with specific interests is considered medium.

Degree of policy risk

Urban development is supported through national direction, therefore the degree of policy risk for PC4 is considered low. Of particular note is the National Policy Statement for Urban Development, which requires District Councils to enable increased housing and commercial development opportunities, to support community growth – particularly in urban environments where access to amenities, jobs and services are close by. This will be achieved through PC4.

Likelihood of increased costs or restrictions in individuals, communities or businesses

The likelihood of increased costs or restrictions on individuals and businesses is considered medium due to potential infrastructure upgrades and potential for property owners to obtain a resource consent to develop within either the Hāwera North or Hāwera East Structure Plan. PC4 proposes the application of the FDA overlay, which may mean that for some sites, the upfront infrastructure cost may need to be borne by developers. Further costs associated with the ongoing maintenance such as roading, three water provisions etc.) will be at the cost of Council and recovered through rates.

Overall, it is considered that the scale and significance of the proposal is medium.

6.2 Quantification of Benefits and Costs

Section 32(2)(b) of the RMA requires that, where practicable, the benefits and costs of a proposal are to be quantified.

Specific quantification of all benefits and costs associated with the Urban Growth Plan Change is considered neither practicable nor readily available. In general, a qualitative assessment of costs and benefits associated with PC4 is considered sufficient, and this is provided for in the assessment of policies, rules and other methods contained in section 7.0 of this report.

However, where practicable and considered appropriate to supporting the evaluation, some of the benefits or costs associated with PC4 have been quantified. The identification of costs and benefits has been informed by the body of evidence outlined in section 4.0 of this report.

7.0 Proposed provisions

7.1 Proposed Zoning

PC4 proposes to rezone land with three zones: Residential, Commercial and Industrial. The proposed rezoning will better reflect the existing land uses currently experienced within these areas and allow for connected, well-functioning urban areas that will not compromise the future development of the land.

PC4 incorporates a range of sites proposed to be rezoned, as identified in Section 1.1.2.1 of this report. This proposed zoning includes:

- Proposed rezoning of the Hāwera North Structure Plan from Deferred Residential Zone to Commercial (Large Format Trade and Service) Zone and Residential Zone. Additionally proposed rezoning from Commercial (Large Format Trade and Service) Zone to Industrial Zone. This forms part of the zone 'swap' with Longview.
- Rezoning of Longview as part of the zone swap. Longview is a recently consented subdivision on land which was originally zoned industrial, which is proposed to be zoned residential.
- Proposed zoning of the Hāwera West Structure plan as residential zone.
- Proposed zoning of the Hāwera North Structure Plan, east of State Highway 3 as Commercial (Large Format Trade and Service) and Industrial.

See Appendix 4: Updated Urban Maps for the proposed updated planning maps showing the extent of rezoning.

7.2 Strategic Directions

Objectives 2.14.5 and 2.14.6 under Section 2.14 of the ODP are relevant to this plan change. PC4 proposes the following changes to these objectives:

Proposed Changes to ODP Objectives	
2.14.5 <u>6</u>	<p>To provide for urban growth that adjoins existing urban areas and manage that growth to avoid, remedy or mitigate adverse effects through:</p> <ul style="list-style-type: none"> a. The design of safe, integrated transport and infrastructure networks and the efficient use and development of land; and b. <u>Identifying adequate land for urban growth that is efficiently used and developed; and</u> c. <u>Well-connected open spaces are available to the wider community.</u>
2.14.6 <u>7</u>	<p>To ensure that subdivision and development is appropriately serviced by infrastructure to provide for the likely or anticipated use of the land and that the costs of this infrastructure is fairly and equitably funded.</p>

These objectives are evaluated in Section 7 of this report.

7.3 Overview of proposed provisions (Objectives, Policies and Rules)

The Urban Growth Plan Change includes amendments to the Structure Plan Appendix in Section 9: Subdivision and Development of the ODP. The amendments include provisions to ensure that subdivision, use and development in the area will be undertaken in accordance with the Structure Plan. The proposed provisions would apply in addition to the provisions of the underlying zone rules and those contained in other relevant chapters (identified in Section 3.2.1.1 of this report).

In summary, the proposed provisions include:

Issues and Objectives:

- Adding a new issue in Section 2.14 to recognise that fragmented and unplanned urban development across the district can lead to poor connectivity, inefficient use of land, and reverse sensitivity effects.
- Rewording two existing objectives within Section 2.14 that Address the overarching topic of urban form and development. The objectives aim to ensure Hāwera’s Urban area grows in a cohesive, compact and structured way.

Policies:

Introducing a new policy and rewording a policy within Section 2.14 that:

- Clearly signals that the Hāwera North and Hāwera West Structure Plans are the preferred location for residential, commercial and industrial greenfield development.

- Provide comprehensive, coordinated and efficient development direction by addressing specific matters of urban growth.
- Identifies the purpose of the Future Development Area overlay, categorises the land that has been identified for current and future urban growth and the anticipated uptake of each category of land.
- Encourage activities that are permitted in the underlying zone and that are in accordance with each of the structure plans.

Rule framework for Subdivision:

- Subdivision undertaken within the structure plan areas will need to be in accordance with the concepts of the Structure Plan maps.
- Subdivision within the structure plans will be a Controlled Activity, provided the performance standards of Section 9: Subdivision and Development can be met.
- Subdivision within the Future Development Area will be a Restricted Discretionary Activity, provided the performance standards of Section 9: Subdivision and Development can be met.
- If performance standards are not met, the subdivision activity will be a Discretionary Activity.

Rule Framework for land use activities:

- Buildings and structures constructed within either of the structure plan areas are required to meet the restrictions imposed within the structure plan maps.
- Development is required to meet the permitted activity status of the respective underlying zone and in addition, meet the requirements of the structure plan map.
- If development cannot meet the permitted activity status to construct within the structure plan areas, the activity will be a Restricted Discretionary Activity.
- Any activity within the Future Development Area will be a Restricted Discretionary Activity.

The full suite of proposed provisions are contained within Appendix 10: Proposed District Plan Provisions.

8.0 Evaluation of the proposed objectives

Section 32(1)(a) of the RMA requires an evaluation to examine the extent to which the objectives proposed are the most appropriate way to achieve the purpose of the RMA. The level of detail must correspond to the scale and significance of the environmental, economic, social and cultural effects that are anticipated from the implementation of the proposal.

An examination of the proposed objectives along with reasonable alternatives is included below, with the relative extent of their appropriateness based on an assessment against the following criteria:

1. Relevance (i.e. Is the objective related to addressing resource management issues and will it achieve one or more aspects of the purpose and principles of the RMA?)
2. Usefulness (i.e. Will the objective guide decision-making? Does it meet sound principles for writing objectives (i.e. does it clearly state the anticipated outcome?)
3. Reasonableness (i.e. What is the extent of the regulatory impact imposed on individuals, businesses or the wider community? Is it consistent with identified tangata whenua and community outcomes?)
4. Achievability (i.e. Can the objective be achieved with tools and resources available, or likely to be available, to the Council?)

While not specifically required under s32 of the RMA, in some instances alternative objectives are also considered to ensure that the proposed objective(s) are the most appropriate to achieve the purpose of the RMA.

Proposed Objectives
<p>Objective 1: 2.14.56 To provide for urban growth that adjoins existing urban areas and manage that growth to avoid, remedy or mitigate adverse effects through:</p> <ol style="list-style-type: none"> a. <u>The design of safe, integrated transport and infrastructure networks and the efficient use and development of land; and</u> b. <u>Identifying adequate land for urban growth that is efficiently used and developed; and</u> c. <u>Well-connected open spaces are available to the wider community.</u> <p>Objective 2: 2.14.67 To ensure that subdivision and development is appropriately serviced by infrastructure to provide for the likely or anticipated use of the land and that the costs of this infrastructure is fairly and equitably funded.</p>
Alternatives considered
<p><u>Status quo:</u> The ODP objectives are as follows:</p> <p style="padding-left: 40px;">Objective 2.14.5: To provide for urban growth that adjoins existing urban areas and manage that growth to avoid, remedy or mitigate adverse effects through the design of safe, integrated infrastructure networks and the efficient use and development of land.</p> <p style="padding-left: 40px;">Objective 2.14.6: To ensure that subdivision and development is appropriately serviced by infrastructure to provide for the likely or anticipated use of the land and that the costs of this infrastructure is fairly and equitably funded.</p>
<p><u>Alternative:</u> Alternatively, the provision of Structure Plans could be removed entirely, with urban growth simply being managed as appropriately serviced extensions of existing urban areas.</p>

<p>Alternative objectives to achieve this outcome are as follows:</p> <p>Objective 2.14.5: To provide for urban growth that adjoins existing urban areas.</p> <p>Objective 2.14.6: To ensure that subdivision and development is appropriately serviced.</p>	
<p>Appropriateness to achieve the purpose of the Act</p>	
<p>Appropriateness of Proposed Objectives (relevance, usefulness, reasonableness, achievability)</p>	<p>Relevance:</p> <ul style="list-style-type: none"> Proposed objectives 1 and 2 address issues 2.14.1, 2.14.2, 2.14.3, 2.14.4 of the ODP, and issue 2.14.5 proposed by this plan change. The proposed objectives are consistent with Sections 5, 6, 7 and 8 of the RMA as identified in Section 2.1 of this report. The proposed objectives assist the Council to undertake its functions under section 31 of the RMA to achieve integrated management of natural and physical resources, to ensure there is sufficient housing and business land development capacity, and to control the effects of the use and development of land. The proposed objectives give effect to higher order planning documents, including the NPS-FM, NPS-UD, and the RPS. <p>Usefulness:</p> <ul style="list-style-type: none"> Each proposed objective shapes the provisions that will guide resource consent applications for subdivision and land-use activities within the Hāwera North and Hāwera West Structure Plan areas and the wider Hāwera urban context. The proposed objectives will lead to more efficient use of resources/infrastructure and achievement of long term economic, social and environmental outcomes by aligning growth and infrastructure planning. The proposed objectives will lead to improved amenity values and improvements to the quality of the environment as places are more connected, accessible, compact and better designed. <p>Reasonableness:</p> <ul style="list-style-type: none"> The proposed objectives were prepared in collaboration with key stakeholders who have an interest in the Hāwera North and Hāwera West Structure Plan and urban areas. The proposed objectives seek to improve certainty with respect to urban development outcomes and coordination of urban development with infrastructure provision within the Structure Plan areas and the wider Hāwera urban environment. <p>Achievability:</p>

	<ul style="list-style-type: none"> • The proposed objectives are implementable through its policies, rules and requirements. The provisions will provide more guidance for applicants to assist the development of the Hāwera Structure Plan and urban areas. • The proposed objectives clearly express the outcomes anticipated by the PDP in relation to the Hāwera North and Hāwera West Structure Plans and urban rezoning areas and specifically address the four resource management issues identified in this report (providing adequate land for Urban Growth, safeguarding land for Urban Growth, avoiding ad hoc development and managing greenfield growth).
<p>Appropriateness of Status Quo (relevance, usefulness, reasonableness, achievability)</p>	<p>Relevance:</p> <ul style="list-style-type: none"> • Objective 2.14.5 addresses issue 2.14.4 of the ODP. However, it does not adequately address the newly identified issue (proposed issue 2.14.5) of poor outcomes associated with fragmented and unplanned urban development. • The objective is now considered inconsistent with Sections 5, 6 and 7 of the RMA as it no longer ensuring a comprehensive approach to sustainable management of urban growth and management of natural and physical resources in these areas. <p>Usefulness:</p> <ul style="list-style-type: none"> • These objectives shaped the existing provisions of the ODP, which results in minimal guidance for resource users, consenting staff processing applications, or decision-makers considering consent applications for development within the Hāwera North and Hāwera West Structure Plans. <p>Reasonableness:</p> <ul style="list-style-type: none"> • The objectives allow for development within the Hāwera North and Hāwera West Structure Plans, but there is limited direction and guidance for property owners and developers on anticipated development outcomes. <p>Achievability:</p> <ul style="list-style-type: none"> • This objective is able to be implemented through the ODP’s policies, rules and requirements. However, little direction for how development should occur within the Structure Plan areas is provided. • This can result in complex consents that are often not in accordance with the Hāwera North and Hāwera West Structure Plans.

<p>Appropriateness of Alternative (relevance, usefulness, reasonableness, achievability)</p>	<p>Relevance:</p> <ul style="list-style-type: none"> • The alternative objectives do not adequately several of the issues identified in section 2.14 of the ODP, nor does it adequately address the newly identified issue proposed by this plan change. • The alternative objectives are not consistent with the purpose and principles of the RMA as they do not provide for the sustainable management of natural and physical resources. <p>Usefulness:</p> <ul style="list-style-type: none"> • The alternative objectives provide minimal guidance for resource users, consenting staff processing applications, or decision-makers considering consent applications for greenfield development on the urban fringe of Hāwera. <p>Reasonableness:</p> <ul style="list-style-type: none"> • The alternative objectives provides for greenfield development in a similar manner to the objectives in the ODP. <p>Achievability:</p> <ul style="list-style-type: none"> • The alternative objectives are implementable through District Plan policies, rules and requirements. However, applications for greenfield development could be ad-hoc and disconnected, which can result in the inefficient and ineffective operation and development of infrastructure.
<p>Preferred option and reasons</p>	
<p>The proposed objectives are the most appropriate means of achieving the purpose of the Act as they are a clear statement of intent that defines the expectations for urban growth within the Hāwera North and Hāwera West Structure Plans and the wider Hāwera urban area. They are consistent with Part 2 of the RMA, and give effect to higher order planning direction, including the NPS-FM, NPS-UD, and RPS. The proposed objectives also provide certainty as to the outcomes that are considered to be appropriate under the District Plan provisions.</p> <p>The objectives provide for a comprehensive approach to growth so that more integrated urban development outcomes are achieved. This enables communities to provide for their social, economic and cultural well-being by ensuring urban growth is directed into locations that ensure a compact and cohesive urban form and are coordinated with the planning and delivery of infrastructure. This will ensure the health and safety of the community by having better quality, connected living environments.</p>	

9.0 Evaluation of proposed provisions

Section 32(1)(b) requires an evaluation of whether the proposed provisions are the most appropriate way to achieve the objectives by identifying other reasonably practicable options, assessing the efficiency and effectiveness of the provisions in achieving the objectives, and summarising the reasons for deciding on the provisions.

The assessment must identify and assess the benefits and costs of environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment. The assessment must, if practicable, quantify the benefits and costs and assess the risk of acting or not acting if there is uncertain or insufficient information available about the subject matter.

9.1 Evaluation

For each potential approach an evaluation has been undertaken relating to the costs, benefits and the certainty and sufficiency of information (as informed by sections 4 and 5 of this report) in order to determine the effectiveness and efficiency of the approach, and whether it is the most appropriate way to achieve the relevant objective(s).

9.1.1 Provisions to achieve objectives relating to Urban Growth

Under s32(1)(b)(ii) of the RMA, reasonably practicable options to achieve the objective(s) associated with this proposal need to be identified and examined.

The other options considered reasonably practicable for achieving the objectives of the ODP and Plan Change in relation to Urban Growth are:

- The proposed provisions (Option 1) – this evaluates the proposed provisions that enable urban growth.
- Retaining the status quo (Option 2) – this evaluates the existing ODP provisions relating to Urban Growth.
- A reasonable alternative (Option 3) – the removal of the Structure Plan from the District Plan.

<p>Objectives:</p> <p>2.14.6 To provide for urban growth that adjoins existing urban areas and manage that growth to avoid, remedy or mitigate adverse effects to achieve the following:</p> <ul style="list-style-type: none"> a) The design of safe, integrated transport and infrastructure networks b) Identifying adequate land for urban growth that is efficiently used and developed c) Well-connected open spaces around waterbodies are available to the wider community. <p>2.14.7 To ensure that subdivision and development is appropriately serviced by infrastructure to provide for the likely or anticipated use of the land and that the costs of this infrastructure is fairly and equitably funded.</p>		
Option 1: Proposed approach (recommended)	Costs	Benefits
New policies, rules and requirements in various zones, including provisions for development within the Hāwera North and Hāwera	<p>Environmental</p> <ul style="list-style-type: none"> • Through the development and urbanisation process there is potential for a wide range of direct environmental costs if appropriate measures to avoid, remedy or mitigate 	<p>Environmental</p> <ul style="list-style-type: none"> • The proposed changes to the Hāwera North and Hāwera West Structure Plan areas and associated provisions will have direct environmental benefits, including in relation to

<p>West Structure Plan areas and development within the Future Development Area.</p> <p>Policies:</p> <p>The policies provide a framework that enables subdivision, use and development where it aligns with the intended future growth of the urban area.</p> <p>Policy 2.14.9 establishes the categories of land identified for future urban development through zoning, structure plans and overlays. The policy highlights the expected uptake of development over the short, medium and long term.</p> <p>Policy 2.14.10 and Policy 2.14.11 supports and manages subdivision and development within Structure Plan Areas and the Future Development Area to ensure future development comes forward in an integrated and coordinated manner, whilst controlling the impact</p>	<p>effects are not in place, including in relation to ecology, urban stormwater management, loss of vegetation, landscape and visual effects, and reverse sensitivity, although the provisions enable these effects to be managed through consent processes.</p> <ul style="list-style-type: none"> Impacts on the capacity of the wider infrastructure network, particularly roading and transport, wastewater, water supply, gas and electricity, although the proposed provisions (including the Structure Plans), alongside operative provisions (including financial contributions) enable these impacts to be managed through consent processes. <p>Economic</p> <ul style="list-style-type: none"> Applicants wishing to develop within the Structure Plan Area in proximity to Council reticulation may face additional costs to extend or upgrade these services if capacity is limited or not provided for at the time of developing. <p>Social</p> <ul style="list-style-type: none"> Direct social costs associated with the proposed provisions include potential transportation effects on the wider roading networks, if the transportation network and connections are not appropriately designed and safety effects avoided or mitigated. 	<p>the efficient use of natural and physical resources for urban purposes and the protection of waterbodies and waterways located within this area.</p> <ul style="list-style-type: none"> The proposed changes to the Hāwera North and Hāwera West Structure Plan areas and associated provisions support the development of a well-functioning urban environment that is well connected to the existing urban environment and provides an appropriate level of urban amenity. The proposed changes to then Hāwera North and Hāwera West Structure Plan areas and associated provisions provide for a well-managed rural-urban interface through the management of reverse sensitivity effects. The proposed changes to the Hāwera North and Hāwera West Structure Plan areas and associated provisions provide for the orderly planning and delivery of infrastructure to support new urban development. This will avoid ad hoc infrastructure provision, which can result in adverse environmental outcomes including inefficient use of natural and physical resources. <p>Economic</p> <ul style="list-style-type: none"> The rezoning of deferred residential land for Commercial uses will have economic benefits through efficiency of delivery of supporting
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<p>development could have on infrastructure.</p> <p>Rules:</p> <p>Amendments to the District Plan chapters ensures subdivision and development occurs and is managed in a cohesive approach within the areas identified for future urban growth.</p> <p>The amendments to the relevant ODP chapters also include rezoning specific to areas of the Hāwera North and Hāwera West Structure Plan Areas.</p> <p>Activities in accordance with the requirements of the Hāwera Structure Plan and the underlying zone are considered permitted activities.</p> <p>Activities that are not in accordance with the requirements of the Hāwera North and Hāwera West Structure Plans or are located</p>	<p>However, the PDP includes relevant existing provisions for transportation infrastructure.</p> <ul style="list-style-type: none"> • Indirect social costs may include those associated with the development of an area largely used for rural purposes which will remove the rural character and amenity of the site which may be contrary to the expectations of those residents for the use and development of the land. • Further urban growth will increase demand for social infrastructure such as early childhood education, schools, medical facilities, aged care, law enforcement, and emergency services facilities. The costs of meeting this demand will need to be met by the providers of those services. <p>Cultural</p> <ul style="list-style-type: none"> • There is unlikely to be any significant direct cultural costs associated with the proposed provisions above the status quo. There are no identified sites of significance or archaeological sites within the boundaries of the Hāwera North or Hāwera West Structure Plan areas. 	<p>development infrastructure and other infrastructure and will also offset the loss of development capacity from natural and physical constraints. This will also assist in providing economically sustainable commercial services in this location.</p> <ul style="list-style-type: none"> • Economic benefits will also be realised through the provision of infrastructure be developed in a comprehensive manner in accordance with the Structure Plan. This will avoid ad hoc infrastructure provision, which can result in adverse economic outcomes including inefficient use of natural and physical resources. • Residential and commercial construction associated with the development of the Structure Plan Area has the potential to create jobs in land development and construction and related supply industries, as well as associated professional services including design, engineering, real estate and development finance. <p>Social</p> <ul style="list-style-type: none"> • Direct social benefits will be realised through increased residential, commercial and industrial development capacity within Hāwera. This will enable greater provision of housing and business opportunities.
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<p>within the Future Development Area are Restricted Discretionary activities, for the relevant underlying zone.</p> <p>Subdivision that is not in accordance with the requirements of the Hāwera Structure Plan or Future Development Area is a Discretionary activity.</p>		<ul style="list-style-type: none"> • The Structure Plan developed specifically for the area also includes the identification of social infrastructure that will support the health and wellbeing of people, including public open space and active transport routes, which will also support improved social outcomes and community cohesion. • Indirect social benefits will be realised through the economic benefits noted above, which will also result in job and wealth creation for residents. <p>Cultural</p> <ul style="list-style-type: none"> • There is unlikely to be any direct or indirect cultural benefits associated with the proposed provisions above the status quo.
<p>Effectiveness and efficiency</p>	<p>Effectiveness</p> <p>The proposed provisions are assessed as being more effective than the alternatives considered. They provide for the development of the site within the Northern Growth Area, which is deemed to be suitable for future urbanisation based on significant technical evidence. The provisions link to the Structure Plan developed for the site, and therefore clearly set out the intended form of the future development. The provisions also appropriately discourage inappropriate subdivision, use and development that may comprises the intended future use of the area for urban, primarily residential, development.</p> <p>Efficiency</p> <p>The benefits are assessed as outweighing the costs, and the proposed provisions are assessed as being more efficient than the alternatives considered. The provisions enable the land to be developed for future urban use which will generate significant, enduring benefits. The opportunity cost of not providing for Structure Plan</p>	

	<p>provisions and potentially allowing the sub-optimal development of the resource is high given the relative scarcity of land suitable for future urban use.</p> <p>The proposed approach is effective and efficient as it would allow urban growth within Hāwera to meet the district’s increasing demand for growth. This approach addresses current issues, in particular providing zoned and feasible land available for residential development in the immediate future. Ensuring new greenfield development within the Hāwera North and Hāwera West Structure Plan Areas is managed to ensure a comprehensive planned approach that will avoid ad hoc development and inefficient use of land. This option is considered to be the most efficient and effective approach to achieving the proposed objectives.</p>
<p>Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions</p>	<p>It is considered that there is certain and sufficient information on which to base the proposed policies and methods as each of the Structure Plans have been subject to significant technical assessment that has underpinned the proposed Structure Plan and associated provisions. These technical assessments included recommendations on aspects that needed to be addressed through the Structure Plan, and those which are sufficiently covered by the existing PDP provisions. The Council has also engaged with the community on the proposal, and feedback from the community has informed the development of the provisions.</p> <p>Not acting may mean that the current implementation issues with the Operative Plan approach continue and incrementally result in a loss of amenity values and quality of the environment. Overall, it is considered that there is sufficient information to act, and that risk of not acting is greater than the risk of acting.</p>
<p>Overall evaluation</p>	<p>The provisions are assessed as the most appropriate approach to achieve the sustainable management purpose of the RMA, fulfil the Council’s functions under section 31 of the RMA, give effect to higher order planning direction including the NPS-UD and the RPS, and the objectives of the plan change. The proposed provisions shall:</p> <ul style="list-style-type: none"> • Provide for residential and business land development capacity; • Clearly set out the matters that need to be addressed for urban development to achieve a sustainable and well-functioning urban environment in the future;

	<ul style="list-style-type: none"> • Discourage inappropriate subdivision, use and development that may potentially comprises the intended future use of the Hāwera North and Hāwera West Structure Plan Area; • Mitigate the potential adverse effects on surrounding land uses and values; and • Will result in the realisation of environmental, economic and social benefits. 	
Option 2: Status Quo	Costs	Benefits
<p>Retention of Operative Plan approach including existing Hāwera North and Hāwera West Structure Plans with the existing zoning.</p> <p>Policies:</p> <p>The policies of the ODP generally seek to ensure that subdivision and development within the Structure Plan boundaries are in accordance with the Hāwera North and Hāwera West Structure Plans.</p> <p>Rules:</p> <p>Land use activities that are not in accordance with the Structure Plans are Restricted Discretionary. Subdivision that is not in accordance with the</p>	<p>Environmental</p> <ul style="list-style-type: none"> • There are no direct environmental costs identified for the existing Structure Plan provisions, as they have requirements in place to reduce potential adverse effects arising from development within the Structure Plan area. • There is no evidence that the status quo provisions are failing to sustainably manage environmental resources. <p>Economic</p> <ul style="list-style-type: none"> • There are consenting costs for applicants that undertake subdivision and land-use consents that do not meet the permitted standards. • The operative Structure Plan provisions do not sufficiently facilitate comprehensive urban development of the area. This may result in delays to development and/or reduced investment from property owners in land or building improvements. 	<p>Environmental</p> <ul style="list-style-type: none"> • The environmental benefits of the existing Structure Plan provisions relate to the development controls and restrictions imposed by those provisions. This ensures that limited development is enabled, maintaining the existing environmental qualities seen within the Structure Plan area. <p>Economic</p> <ul style="list-style-type: none"> • The operative Structure Plan provisions provide for economic benefits associated with land development and construction, although these are offset by the uncertainty inherent in the operative provisions. • Plan users and landowners are familiar with current provisions, resulting in reduced costs in understanding and complying with the current Structure Plan provisions. <p>Social</p>

<p>requirements of the Hāwera Structure Plan are Discretionary Activities.</p>	<ul style="list-style-type: none"> Ad hoc development risks increasing present and future infrastructure costs to the Council and community. <p>Social</p> <ul style="list-style-type: none"> The current Structure Plan provisions have resulted in ad-hoc development that does not adequately provide for cohesive neighbourhood or community development. <p>Cultural</p> <ul style="list-style-type: none"> There is unlikely to be any direct or indirect cultural costs associated with the existing Structure Plan provisions. 	<ul style="list-style-type: none"> There is unlikely to be any direct or indirect social benefits associated with the existing Structure Plan provisions. <p>Cultural</p> <ul style="list-style-type: none"> There is unlikely to be any direct or indirect cultural benefits associated with the existing Structure Plan provisions.
<p>Effectiveness and efficiency</p>	<p>Effectiveness</p> <p>The status quo provisions are not the most effective method of meeting the objectives given they provide limited guidance for development within the Hāwera North and Hāwera West Structure Plan areas, which has the potential to restrict future urban development. This will result in sub-optimal economic and social benefits, and likely continue to achieve acceptable environmental and cultural outcomes.</p> <p>Efficiency</p> <p>The status quo provisions are not the most efficient method of achieving the objectives as they do not provide adequate direction for development of the area, which has resulted in ad-hoc development. This can lead to inefficient use of the land within the area and restrict further growth of the area, delaying urban development and resulting in economic and social costs.</p>	
<p>Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions</p>	<p>There is supporting evidence as outlined above to support acting and carrying out the proposed approach (option 1). The risk of maintaining the status quo provisions is that they will not result in the optimal use of the land resource, and the potential economic and social benefits of urban development within the Structure Plan Area will not be realised.</p>	

<p>Overall evaluation</p>	<p>This option is a less appropriate means of achieving the objectives of PC4 since it fails to provide an effective and efficient approach to development within the Structure Plan area. The current provisions provide for development of the area; however, lack of direction has allowed for ad-hoc development in part of the area, which isn't suitable for future urban development. Therefore, the continued reliance on the status quo fails to meet the development needs of future generations or enable the efficient and effective use of land as a physical resource.</p>	
<p>Option 3: Alternative approach to provisions</p>	<p>Costs</p>	<p>Benefits</p>
<p>Removing the Hāwera North and Hāwera West Structure Plans from the District Plan.</p> <p>Policies</p> <p>The policies of the ODP would be amended to ensure that subdivision and development meets the needs of future urban growth.</p> <p>Activities would be required to comply with the underlying zone and associated District Plan chapters.</p> <p>Urban growth areas still identified through Deferred Residential Zoning.</p>	<p>Environmental</p> <ul style="list-style-type: none"> • Potential loss of site-specific areas of ecological, recreational, or amenity values. It is uncertain whether these can be adequately managed through consent processes. • The lack of a Structure Plan may lead to adverse effects through the establishment of activities that are not consistent with the surrounding activities or cause reverse sensitivity effects. <p>Economic</p> <ul style="list-style-type: none"> • Economic costs of the alternative provisions may include an increase in compliance costs as there would likely be less certainty of how to develop the area effectively. • Uncertainty may lead to delayed or deferred decision-making by landowners who would otherwise develop their land. 	<p>Environmental</p> <ul style="list-style-type: none"> • Inappropriate use of land is potentially managed through resource consent processes to ensure environmental effects are avoided, remedied or mitigated. <p>Economic</p> <ul style="list-style-type: none"> • Individual developers may achieve greater yields in the absence of provisions that manage development density, although this is likely to be offset by infrastructure costs. <p>Social</p> <ul style="list-style-type: none"> • There are no direct or indirect social benefits associated with the alternative option above those associated with the preferred provisions. <p>Cultural</p> <ul style="list-style-type: none"> • There are no direct or indirect cultural benefits associated with the alternative option above those associated with the preferred provisions.

	<ul style="list-style-type: none"> • Economic costs may also increase for Council and/or developers to install appropriate infrastructure in the area if it isn't identified for urban growth in the form of a Structure Plan. <p>Social</p> <ul style="list-style-type: none"> • Social costs of the alternative provisions may lead to adverse effects from new activities being undertaken within the area that may give rise to reverse sensitivity effects. • If areas for future development are not provided for, then the housing and business growth of Hāwera may be impeded. • Ad hoc or poorly connected subdivision is likely to lead to fragmented and disconnected communities. <p>Cultural</p> <ul style="list-style-type: none"> • There is unlikely to be any direct or indirect cultural costs associated with the removal of the Structure Plan provisions. 	
<p>Effectiveness and efficiency</p>	<p>Efficiency</p> <p>This option is not considered the most effective method of achieving the objectives of the plan change because it does not provide for planned and coordinated future urban growth. This may lead to inefficient use of valuable natural resources. The absence of a structure plan creates uncertainty for plan users on how development should occur. This in turn has direct environmental and social costs which are not outweighed by the indirect social and economic benefits of the provisions.</p> <p>Effectiveness</p>	

	The absence of a structure plan as a management tool for urban growth areas will not be effective in achieving the objectives nor the purpose of the RMA which may lead to potential greater adverse effects than the existing approach or the proposed approach.
Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions	There is supporting evidence as outlined above to support acting and carrying out the proposed approach (<i>option 1</i>). Acting to remove the structure plan and associated provisions risks ad hoc subdivision and development that is not consistent with good planning practice.
Overall evaluation	Overall, this is not the most appropriate approach to achieving the objectives of the plan change. This approach relies on the existing subdivision requirements and underlying zone requirements. In the absence of a Structure Plan to manage new urban development, this approach fails to recognise the potential for other activities to compromise long-term achievement of a well-functioning urban environment, or provide for the sustainable management of natural and physical resources in relation to future urban development.

10.0 Conclusion

This evaluation has been undertaken in accordance with Section 32 of the Act in order to identify the need, benefits and costs and the appropriateness of the Urban Growth Plan change having regard to its effectiveness and efficiency relative to other means in achieving the purpose of the RMA. The evaluation demonstrates that this proposal is the most appropriate approach as:

- The proposed changes provide for adequate land to meet Hāwera's short-, medium- and long-term growth demands, whilst providing direction for growth across the rest of the district. The changes focus on enabling land for future urban growth which is supported through the objective and policy framework.
- The objectives, policies and rules provide direction and certainty to plan users on the outcomes anticipated for urban growth within the district and growth within the Hāwera North and Hāwera West Structure Plan areas. There is a focus on reinforcing the role, function and character of the structure plan areas to ensure that their integrity is maintained through development and that any activities that have the potential to impact this are appropriately managed.
- Another focus is that development within the FDA overlay is discouraged until the area is rezoned, and development can be supported by Council infrastructure. Incorporating the Future Development Area overlay within the structure plan areas enables Council to manage development and subdivision in sequence with the planning and provision of infrastructure.
- The rule framework provides for the management of activities in accordance with each of the structure plans. Additionally, the rule framework provides for appropriate discretion in relation to activities not anticipated within the either of the structure plan areas. This provides for the management of adverse effects associated with these activities, including reverse sensitivity effects.

Overall, the proposed provisions are evaluated as being the most appropriate means of achieving the sustainable management purpose of the RMA in relation to future urban development in Hāwera out of the range of reasonable alternatives considered.

APPENDICES

Appendix 1: Existing Structure Plan Maps within ODP

Appendix 2: Proposed Structure Plan Maps

Appendix 3: Structure Plan Report – Prepared by Boffa Miskell and South Taranaki District Council

Appendix 4: Proposed Urban Maps

Appendix 5: Nga Kaitiaki Meeting Minutes

Appendix 6: Hāwera Urban Growth Infrastructure Memorandum for South Taranaki District Council – Rev F – Arawai Engineering. 15 July 2024

Appendix 7: Ngāti Ruanui Cultural Impact Assessment – South Taranaki District Council Business Park 'Awera. May 2023

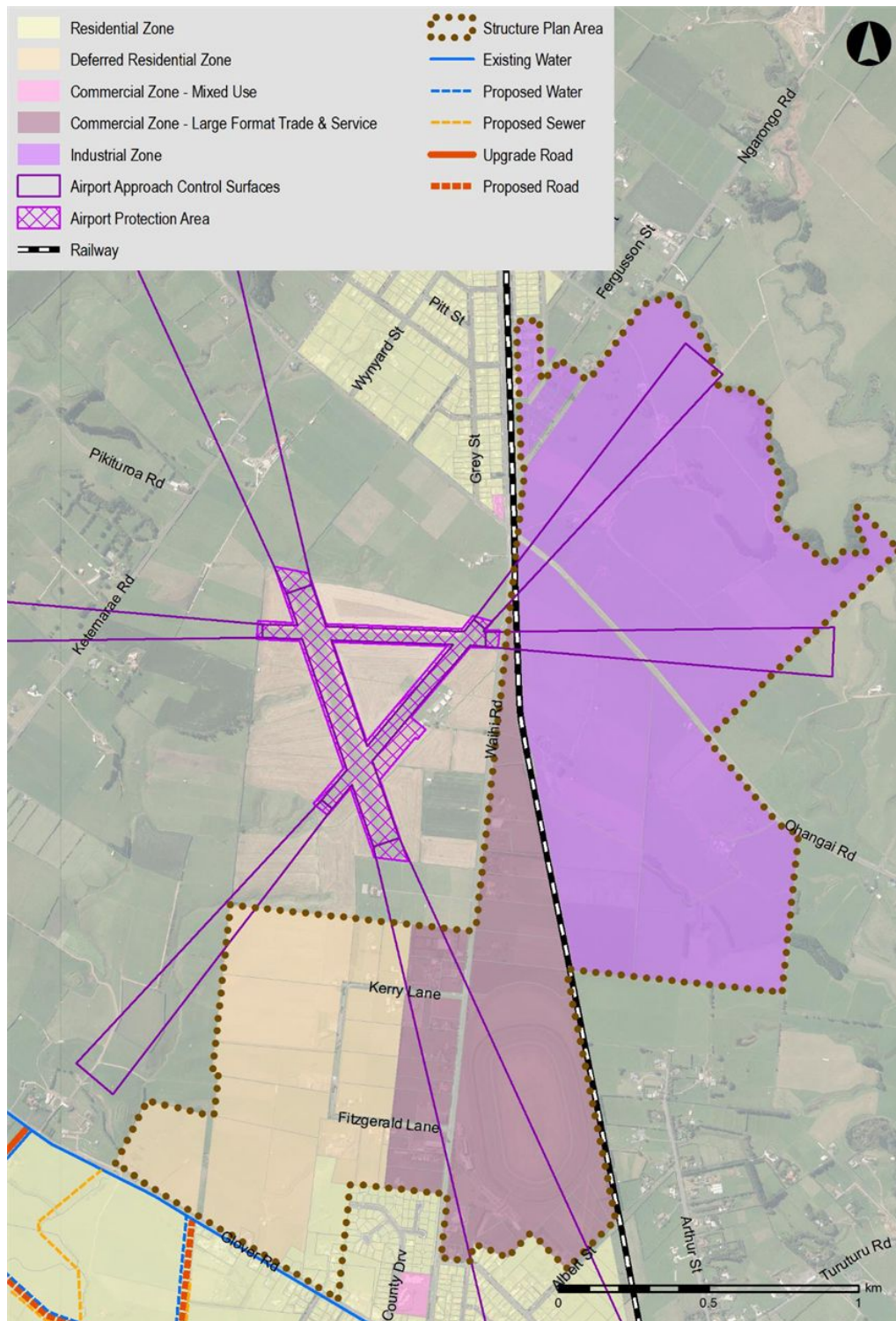
Appendix 8: Hāwera Structure Plan Engagement Feedback

Appendix 9: Ecological Assessment

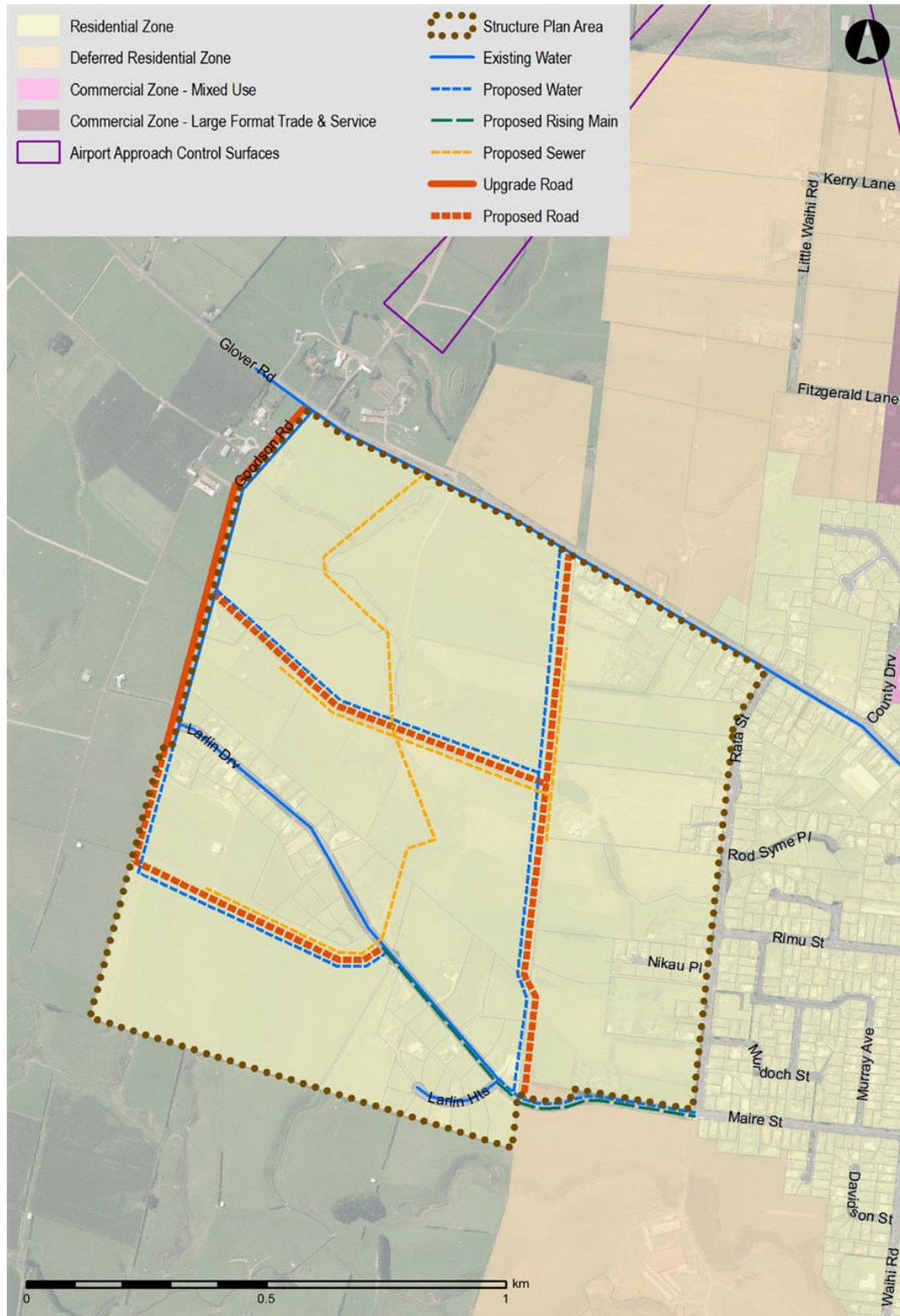
Appendix 10: Proposed District Plan Provisions

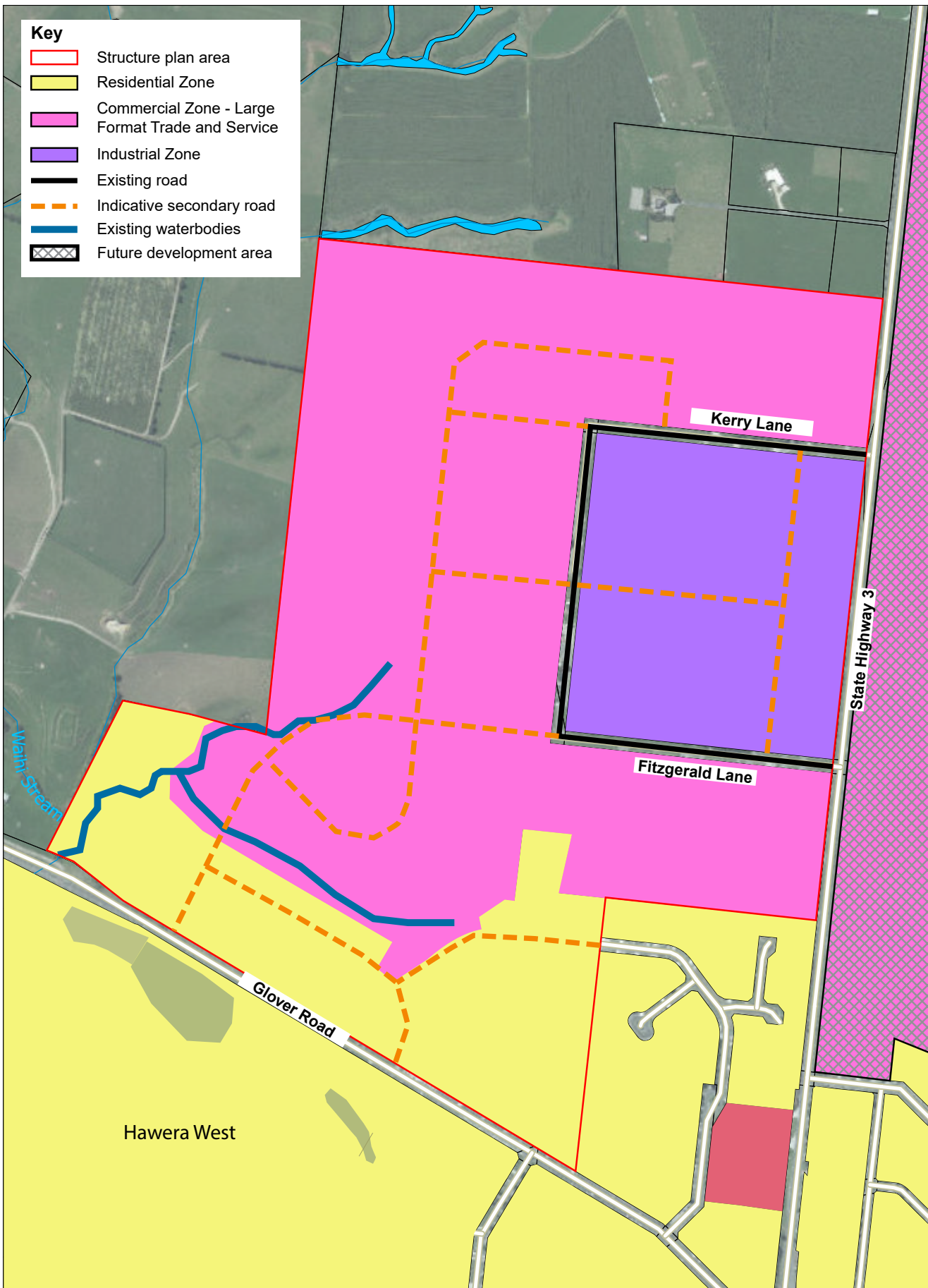
9.3 Subdivision and Development Appendix 1: Structure Plans

Hawera North/Normanby Structure Plan

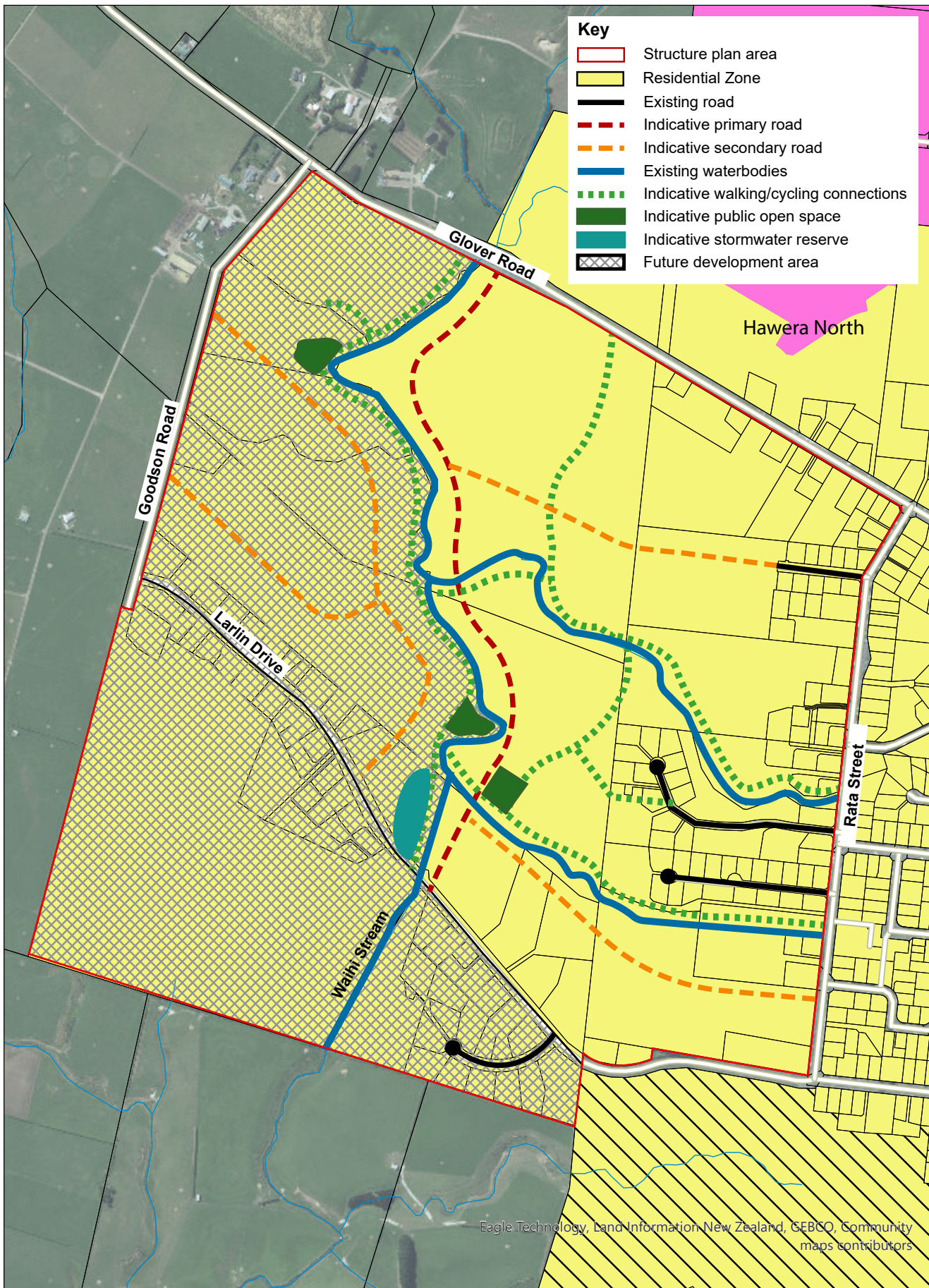


Hawera West Structure Plan

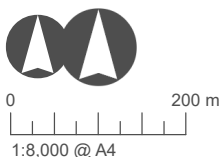




Hawera North Structure Plan



Eagle Technology, Land Information New Zealand, GBCO, Community maps contributors



Hawera West Structure Plan

Hāwera Structure Plans and Urban Development - Plan Change 4

Structure Plan Report
Prepared by Boffa Miskell Ltd

26 May 2024

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The Council established an iwi partnership arrangement referred to as 'Nga Kaitiaki' with members from each iwi group, to provide input into developing the new proposed provisions		Appendices	
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Introduction

The purpose of this report is to support the updates to the Structure Plan area, in particular Hāwera North and West Structure Plans as part of Plan Change 4: Hāwera Structure Plan and Urban Development (PC 4) for South Taranaki District Council (STDC). This report further supplements earlier research and direction for urban growth outlined in the 2008 Urban Growth Strategy for Hāwera and Normanby and the Veros South Taranaki Industrial Park – Initial business case and feasibility.

The updated Hāwera North and West Structure Plans will be given effect to as part of the statutory process of PC 4 to the South Taranaki District Plan. PC 4 is being progressed to enable a zone swap between land in the Business Park Area and Longview Subdivision, apply a Future Development Area Overlay where infrastructure capacity is limited or non-existent, update the existing Structure Plan Maps, amend objectives and policies and include additional rules to support development within these areas. These provisions will become the basis for future planning decisions on development within these areas. In addition, infrastructure planning and expenditure will be incorporated in the respective Asset Management Plans and the Long-Term Plan (LTP), including the calculation of the respective Financial Contributions for specific areas within the Hāwera North and West Structure Plans.

Over the last few decades Hāwera has experienced low rates of urban development meaning there has been little need for urban growth management or a strategic approach towards residential, commercial, and industrial development. This has resulted in development coming forward in a sporadic manner with relatively few constraints, resulting in a range of negative effects that are now being realised. There is now a clear need to update the existing structure plan map to guide the urban development within Hāwera to ensure residential, commercial, and industrial growth progresses in a co-ordinated and sustainable manner.

1.0 Background

In 2008, STDC prepared the Urban Growth Strategy for Hāwera and Normanby as a response to increased development being experienced and an identified need to take a more strategic approach toward managing growth. The strategy involved a review of factors contributing to current urban growth and applied an assessment process to determine the most appropriate areas for future urban development. The assessment included identification of areas of land on the urban periphery that might be suitable for residential, commercial and industrial development.

Following the adoption of the Strategy, a District Plan Change was notified to rezone areas for residential, commercial and industrial purposes. A feature of this Plan Change included introducing the concept of 'deferred zoning' into the District Plan, along with two structure plans – the Hāwera West Structure Plan and the Hāwera North Structure Plan. The basis for these changes was to allow the capital works programme “to keep pace with development without having to place unreasonable cost on the Council and ratepayers now”. This zoning and structure plans were carried over into the Proposed District Plan (now Operative District Plan) in 2014 – 2015 as part of the review of the District Plan.

There has been a substantial amount of urban development across Hāwera since the District Plan review and Proposed District Plan was prepared in 2015. There continues to be an appetite for further development.

Council is proposing an update and refresh of the existing Structure Plan area, including new Hāwera West and Hāwera North Structure Plans. As part of this refresh, the existing structure plan maps will be updated to reflect indicative roading and open space provision, along with stormwater management measures and environmentally sensitive areas. A Future Development Area overlay is also proposed, limiting development in areas where infrastructure capacity is limited or there are no planned infrastructure upgrades. In addition, changes to zoning, infrastructure planning and District Plan provisions are also proposed that relate to the structure plan.

What is a structure plan?

Structure plans set out a spatial framework for the development of Hāwera's urban areas.

The objective of a structure plan is to provide a cohesive framework for development, which requires property owners to consider the wider urban context when developing. This approach ensures the most efficient use of land occurs, the wider network of connections (for streets and services) is planned, reserves and stormwater networks are outlined, and the site's assets (such as overall landscape values) are recognised and provided for, giving a local identity and distinction to each area.

Structure plans seek to enable sustainable, integrated and coordinated expansion of urban areas. Outcomes sought by structure plans include:

- The network of connections for vehicles, cycles and pedestrians, and the links to the wider network are efficiently and safely developed
- Services can be efficiently planned to meet the likely long term needs of industry within the area
- The natural environment and heritage of an area is adequately recognised, protected and enhanced, including through the provision of reserves and open spaces
- The design and form of buildings and associated facilities recognise and respond to their context
- The overall development recognises its landscape context, urban edge and rural neighbours through an appropriate form, location and planting.

The structure plans have also been prepared to allow for a comprehensive and integrated evaluation of the servicing and roading requirements for the urban growth area and thereby to determine an appropriate policy for recovering investment costs in roading and services incurred by the Council.

To implement the Structure Plans, a District Plan change will be undertaken which will include:

- Updated Hāwera North and Hāwera West Structure Plans
- Rezoning of areas within the Structure Plan boundaries
- Application of a new Future Development Area overlay
- Changes to the Residential, Commercial and Industrial Zone rules
- Changes to the Subdivision and Development rules
- Associated changes to the District Plan Policies and Objectives

Why the need for structure plans?

The expansion of urban areas has the potential to alter the character of both the immediate neighbourhood and surrounding areas and affect the overall impression of the district. Growth and development also have an impact on the efficiency of servicing, transport, use of resources and quality of life. A structure plan provides a co-ordinated and strategic approach to developing an area. This means that the community, developers, landowners, STDC and other key stakeholders have a shared input and understanding of how Hāwera will be developed.

A key incentive for developing structure plans has been the need to investigate and plan the servicing and transportation requirements for the urban growth areas to coordinate and establish some parameters for the provision of infrastructure and services, the estimated costs of such facilities and a

process for recovering costs. The planning and evaluation could not occur without an indicative internal roading layout, vehicle and pedestrian connections, acknowledging significant landscape features, requirements for reserves, open space, and amenity outcomes.

Legal Status

Structure plans alone are non-statutory policy documents. Once they are translated into a document with statutory weighting, such as the District Plan, they must legally be considered. Further along within this report, District Plan changes are recommended that will support the Structure Plans achieving statutory weighting. Council also has an obligation under Schedule 10 of the Local Government Act 2002 to identify the impact of growth on future infrastructure and to fund for the provision, maintenance and renewal of assets in an orderly manner. Structure plans are a critical tool which can identify the demand for future services and ensure that necessary infrastructure upgrades are planned and funded through the LTP.

Timeframe

The implementation timeframe for development of the structure plan area is short-long term (5 – 20 years or more), depending on the demand for land enabled through the structure plan locations and the interest of landowners in pursuing this growth. Some parts of the Hāwera North and West Structure Plans are already facing development pressure. Structure plans should also be reviewed over time, in response to the rate of development and any issues which arise during implementation.

Structure Plan Methodology

The preparation of the Structure Plan followed four phases:

- Phase 1: Issues, Opportunities and Constraints – site analysis and understanding policy direction
- Phase 2: Development Options – scoping and evaluating options on how the areas could be developed, revising based on infrastructure requirements as information became available
- Phase 3: updated Draft Structure Plans – preparing a preferred development option and implementation requirements and incorporating into a single document and plan for public consultation
- Phase 4: Final Structure Plan – final updated structure plan incorporating amendments in response to matters raised during public consultation and further changes in Council direction.

Each phase has involved input and consultation with a range of parties, including landowners, businesses, and Council specialists. This input and consultation has informed the Structure Plan to enable it to align with stakeholder expectations.

The format of this document is based on the four phases of preparing the structure plan. The key output of the structure planning process is the map that shows graphically how the key features of the plan for future development are documented, which will inform future decision-making in implementing the Structure Plans. The final section of this document identifies the actions to implement the structure plan.

2.0 Hāwera Structure Plan Area

Site Context

The entire Hāwera Structure Plan aims to create a sustainable avenue for growth within the commercial, industrial, and residential zones, on the western and northern fringes of Hāwera, whilst assisting the coordination of infrastructure investment and upgrades throughout the area. This includes two maps which are appendices within the Subdivision and Development Chapter – the Hāwera North and Hāwera West Structure Plans. The District Plan maps indicate the full extent of the structure plan area.

Site description, zoning and existing land use

The area identified as the Hāwera Structure Plan area spans over 300ha and extends north from Larlin Drive around the western and northern fringes of Hāwera's urban centre to the rail corridor, east of State Highway 3. The existing zoning of areas within the boundaries of the entire Hāwera Structure Plan are:

- Residential
- Deferred Residential
- Commercial (Large Format Trade and Service)
- Industrial

Existing Activities

The predominant land uses across the structure plan areas vary with a mix of the following activities:

- Residential living
- Rural residential living,
- Farmland and grazing blocks
- Industrial and commercial activities.

Adjoining Activities

The structure plan areas have a variety of activities adjoining them, some which are conducive to the growth of these locations.

The area to the east of Rata Street is zoned residential and is distinctly characterised and developed as residential.

Deferred residential zoning adjoins the south-east of the structure plan with the Hāwera A&P Showgrounds occupying this parcel of land.

The rural zone borders the south-west, west and north-west boundaries of the structure plan with dairy farms, grazing blocks and lifestyle allotments within this wider rural area.

Immediately north of the structure plan is the Normanby township, which has two zones applied to specific land parcels, this includes residential and industrial.

The area adjoining the east of the structure plan is also zoned rural and is occupied by grazing blocks and lifestyle sized allotments.

Existing Infrastructure within Structure Plan areas

Most of the Structure Plan area is within proximity of existing Council reticulated water and wastewater networks which can be extended, otherwise on-site treatment and management will be required if it is appropriate. Stormwater infrastructure will be an important consideration at the time of development and will be appropriately designed and implemented as roading and subdivision progresses.

Following more detailed infrastructure investigation, and alignment with long term infrastructure investment plans some areas with the Structure Plan area cannot be supported by Council-led infrastructure upgrades in the short to medium term. These areas will be subject to a 'Future Development Area' overlay, which will require any developments to provide their own supporting infrastructure, without undermining the future ability for the area to develop.

3.0 Planning Principles

The preparation of the Structure Plans was based on the following set of planning principals, which seek to establish a high quality and sustainable approach to residential development. These principles are consistent with the South Taranaki District Council Long Term Plan (LTP) which contains updated growth management principles.

Vibrant Communities

Provide a connected network of open space for recreational use, and ecological corridors (such as waterways), which also give neighbourhoods definition. Provide for the formal and informal recreational needs of residents.

Together Communities

Provide safe and comfortable streets for walkers, cyclists cars and other transport modes. Ensure connectivity through efficient design and layout to assist efficient movement and wayfinding, establish clear street hierarchy and promote viability for public transport in urban development areas.

Prosperous Communities

Plan for appropriate growth on transport routes, avoid areas of development where there are high risks from hazards, and address the influence of main roads/highways on future growth.

Sustainable Communities

Recognise that different environments exist within the landscape framework, and the natural and physical opportunities and constraints that apply to defined areas. Protect outstanding landscapes, natural habitats and areas with significant heritage and cultural values.

4.0 Stakeholder Consultation

Summary of Consultation

Consultation was primarily undertaken with landowners and key stakeholders. Letters were sent out to landowners to inform them of the process and next steps. Limited replies were received, and an in person drop-in meeting was held with interested landowners and residents.

The drop-in session allowed residents within the structure plan area to have their say on whether they supported the refresh, given the future potential impact on their property and the wider environment. Around 50 residents attended the event, many providing useful context and feedback on the proposed refresh. In total 32 feedback submissions were received, covering a range of issues which are covered in the Feedback Summary Report. As a result of the consultation changes were made to indicative features within the map, to reflect landowner aspirations and approved developments.

5.0 Iwi Engagement

The Council established an iwi partnership arrangement referred to as 'Nga Kaitiaki' with members from each iwi group, to provide input into developing the new proposed provisions for the plan change. Nga Kaitiaki provide input on the plan change and endorsed the final draft provisions.

Nga Kaitiaki provided guidance and recommendations relating to the proposed objectives and policies, along with the rule framework that supports the Hāwera North and Hāwera West Structure Plans.

The advice received was acknowledged and responded to through the addition of rules to ensure buildings constructed within the Structure Plan areas shall not be located closer than 10m from an identified waterbody and riparian planting of 10m is provided on private owned property within the Structure Plan areas.

In addition, a Cultural Impact Assessment (CIA) was provided by Ngāti Ruanui. The purpose of the CIA is to provide an assessment of the resources and values of importance to Ngāti Ruanui, and their consideration within the context of the structure plan areas.

6.0 Opportunities and Constraints

There are a range of opportunities, which need to be balanced against constraining factors when refreshing the current structure plan area. For the purpose of this section, the two updated maps being included in the District Plan will be discussed.

Land Characteristics

The topography across the North and West Hāwera Structure Plan areas are generally undulating with variation across the wider site, particularly with terrain falling near and around waterbodies.

6.1.1 Land use and development

The predominate use of the Structure Plan area is rural and rural residential, but over recent times the area has transformed with more urban-based activities in the area west of State Highway 3 and north of Glover Road.

There has been growth of more commercial activities that adds to the several industrial and yard-based businesses which appear to have been located within the area for some time. Amongst the land uses within the Structure Plan area is a school, church, and motel which contribute to the mixed-use nature of the area.

The area south of Glover Road lends itself to more residential development, however this largely lends itself to ribbon development along Rata Street and Larlin Drive, with minimal development throughout the rest of the residentially zoned area.

Some sites still have rural activities, including stock grazing and milking. To the north, the Hāwera North Structure Plan area is currently transitioning from rural land use to a business park area. There is also an area of residential development planned for the southern portion of the area.

6.1.2 Connectivity

Connectivity within urban growth areas is crucial, ensuring that both proposed networks and connections are aligned with existing networks. Well-connected transport networks (including cycling and walking) are important as they determine the ease and efficiency of movement for people around new urban areas and determine how accessible these locations are to key amenities already provided in existing urban settlements.

Connectivity has been a primary consideration throughout the Hāwera North and West Structure Plans, both to reinforce the relationship with existing settlement patterns, and discourage isolated developments which are disconnected from the surrounding urban area. This consideration includes avoiding 'sprawling' development patterns, by ensuring that developments utilise main entry and exit routes and maintaining an awareness that while these areas are located on the periphery of the existing urban environment, in future they are likely to be encompassed by further urban development.

The proposed networks and connections are sensitive to significant landforms and cultural features, natural movement corridors such as streams, providing recreational opportunities, and between communities to support place identity, healthy living, and social cohesion.

Cultural and Historical Heritage Sites and Values

There are no known historical heritage sites within the Hāwera North or Hāwera West structure plan areas. There are also no known or identified archaeological sites within the structure plan areas however there are some identified archaeological sites within proximity of the Structure Plan areas that have been noted.

Additionally, the Cultural Impact Assessment provided by Ngāti Ruanui, highlights the traditional and contemporary relationships of Ngāti Ruanui with the Hawera North Structure Plan area. While the assessment primarily focuses on the Hawera North Structure Plan area, the values considered can be applied to the western area and wider environment.

Recommendations from the CIA included partnership and consultation between Ngāti Ruanui, developers and STDC. Further recommendations included protection of the waterbodies within the Structure Plan area, cultural monitoring and established cultural find policy, stormwater management and controls and biodiversity and planting considerations.

Natural Features

6.1.3 Wetlands

Wetlands are important ecological features, although they do limit the development potential in certain areas. Wetlands also present opportunities for long-term ecological protection and enhancement, and act as a natural stormwater management method. Under the National Policy Statement on Freshwater Management 2020 any further degradation of wetlands and streams must be avoided. This policy direction signals a requirement for proposed development to consider these areas from the initial design stage.

Initial investigations have determined that there may be some wetlands present in the Structure Plan Area. Further site-by-site investigation will be required to determine their extent and ensure development in proximity of wetlands is avoided.

6.1.4 Waterbodies

Waterbodies have the potential to constrain development in the structure plan area, but they also provide opportunities such as:

- Providing greenways that can be used to enhance a streams natural value and doubling as recreational connections, and
- Providing capacity and natural means for stormwater disposal, and assisting the movement of stormwater from development areas

Consideration of lot sizes, setbacks and riparian planting along waterbodies is required to minimise adverse landscape and visual effects, mitigate the effects of localised natural hazards to low-lying areas whilst ensuring ongoing protection of waterbodies is achieved.

6.1.5 Ecology

Ecological values of the Structure Plan area are generally limited to freshwater habitats, as there are no identified areas of indigenous forest or scrub present outside of riparian margins. The Hāwera Structure Plan includes the Waihi Catchment with approximately 1.8km of the Waihi Stream running through the project area, with seven tributaries contributing approximately 3.8 km of additional watercourse to the project area.

Amenity Values

The Hāwera North and West Structure Plans area have amenity values largely based on rural and residential character and landscape features. These areas provide opportunities to promote existing amenity values through the provision of open space, retention of landscape features and ensure well-considered subdivision.

The Hāwera North and West Structure Plans incorporate a number of properties that are currently used for residential and rural purposes, with existing rural activities within the landscape. This may highlight some reverse sensitivity issues as the area transitions land uses to more urban activities, as rural areas often accommodate activities that generate noise, odour, and heavy traffic movements.

Local Transport

All areas are accessible by direct connection with the existing road network within and around Hāwera. However, connections are also sought through land in private ownership within the Structure Plan Area to achieve a good level of connectivity and will be pursued at the time of subdivision.

The structure plan addresses the roading hierarchy as appropriate – some areas more complex than others. The internal road patterns follow a generally accepted hierarchy from larger urban roads down to local roads which are anticipated to accommodate less traffic.

The Commercial and Industrial areas of the Structure Plan adjoin State Highway 3. Initial consultation has been undertaken with Waka Kotahi NZ Transport Agency at this stage, and further work with them will be required as upgraded intersections, speed restrictions and general safety improvements will be needed at subdivision stage to connect development to the roading network.

There is no public transport provision within Hāwera itself or within the wider district. A bus is available to travel between Hāwera and New Plymouth via State Highway 3 at certain intervals. This can be a constraint particularly for providing connectivity within Hāwera and the district. However, State Highway 3 borders the Hāwera Structure Plan which offers opportunity in the future for the introduction of a bus stop for those working or living in the area.

There are pedestrian footpaths along the roading network to the east of the Hāwera West Structure Plan, but none to the west given the rural context. There is a shared walking and cycling path along Glover Road, within the Structure Plan area.

The Hāwera Aerodrome is located to the north of the Structure Plan area. Given the business park is located to the south, and land that was initially planned to be residential is now largely proposed to be rezoned to Commercial (Large Format) and Industrial, the potential for reverse sensitivity effects have been reduced.

Infrastructure and servicing

The Hāwera North and West Structure Plan areas have been selected given they have a good fit with the planned programme of infrastructure and services works and are near existing service connections. Those parts within the Western area that cannot currently support development due to limited infrastructure capacity The structure plan areas also provide further certainty for infrastructure forward planning and budgeting under the LTP.

Where infrastructure capacity issues have been identified, or no infrastructure upgrades are currently proposed, a Future Development Area overlay has been proposed. This overlay aims to restrict development which does not provide its own supporting infrastructure, while ensuring the long-term viability to develop in a connected and coordinated manner remains.

Facilities

The Hāwera Structure Plan has several key public facilities within close proximity, including:

- Turuturu School
- Gull Hāwera
- The Hāwera Showgrounds
- Te Paepae o Aotea
- TSB Hub recreation facility
- King Edward Park
- Hāwera Aquatic Centre

There will be opportunities to provide smaller local facilities as appropriate, although it is anticipated that the existing facilities in Hāwera will be primarily utilised. Further, there will be opportunity for upgrades to existing facilities to cater for growth associated with new development within the Structure Plan Area.

Natural Hazards

There has been no specific work undertaken on natural hazard risks. Some low-lying areas may be subject to localised flooding and ponding during intense and heavy rainfall events due to waterbodies being located within the Structure Plan area.

Detailed site investigation at the time of subdivision design will consider and mitigate these risks these issues as required.

7.0 Structure Plan Area

The Structure Plan area is located to the north and west on the existing urban area of Hāwera, west of State Highway 3. The Structure Plan extends across approximately 300ha of land – this incorporates 136 hectares of Commercial and Industrial zoned land and 164ha of Residential zoned land to enable urban growth of the town, providing significant development capacity.

The Structure Plan is one of the least constrained growth areas, and although infrastructure upgrades would be required, the site is generally undulating, made up of large land holdings, and isn't subject to any known significant natural hazard risk. The Hāwera Structure Plan is also well connected to the existing roading networks and wraps around the existing urban environment that will enable well-functioning residential, commercial and industrial areas.

The zoning of the Structure Plan Area is as follows:

- West of Rata Street to the Waihi Stream and bound by Larlin Drive and Glover Road is zoned residential.
- West of the Waihi Stream to Goodson Road and bound by Larlin Drive and Glover Road is zoned residential with a Future Development Area (FDA) overlay.
- North of Glover Road and north-eastwards to State Highway 3 will be rezoned from deferred residential to residential, commercial and industrial in respective areas.
- East of State Highway 3 to the rail corridor, will retain the Commercial (Large Format Trade and Service) Zoning with an FDA overlay.
- East of the railway will retain the Industrial Zoning with an FDA overlay.

Ecological values of the Structure Plan area are generally limited to freshwater habitats, as there are no areas of identified indigenous forest or scrub present outside of riparian margins. The Structure Plan Area includes the Waihi Catchment with the Waihi Stream and several tributaries running through the project area, in addition to four known freshwater wetland areas within the Structure Plan Area. These features are proposed to be revegetated to increase ecological function, while also providing stormwater services and recreation values in the form of walkways and/or parks. Providing open spaces aims to increase ecological habitat for terrestrial and aquatic species and increase social wellbeing by providing access to greenspace.

Within the Structure Plan Area it is proposed that upgrades to existing water supply and wastewater disposal networks is undertaken to meet the increased demand for capacity on these Council reticulated networks. It is expected that within the Structure Plan Area all allotments will in time and as upgrades occur, be provided with water and wastewater provisions.

The Proposed Structure Plan includes indicative road layouts for each of the zones. These emphasise connectivity with few cul-de-sacs and show how each zone could be developed internally with connections to the existing roading network. It is intended to provide a roading and pedestrian network with a high degree of manoeuvrability and connectivity while maintaining appropriate road operating speeds, secondary overland stormwater flow, and ample road boundary width for parking, services and infrastructure. Providing ease of access for property owners and service vehicles will also be at the fore when assessing and approving future roading designs.

8.0 Implementation

District Plan Changes

To enable effective implementation of the Structure Plans, a range of changes are recommended for the District Plan. The summary of these changes are:

- Update and amend objectives and policies relevant to the Structure Plan in the Operative District Plan
- Include a new Future Development Overlay in the District Plan Maps to limit development in areas where no infrastructure upgrades are planned and existing capacity is limited
- Update the Structure Plan in the Operative District Plan
- Update and amend rules to require implementation of Structure Plans
- Add area specific performance standards for subdivision and land-use activities
- Any other consequential changes as needed.

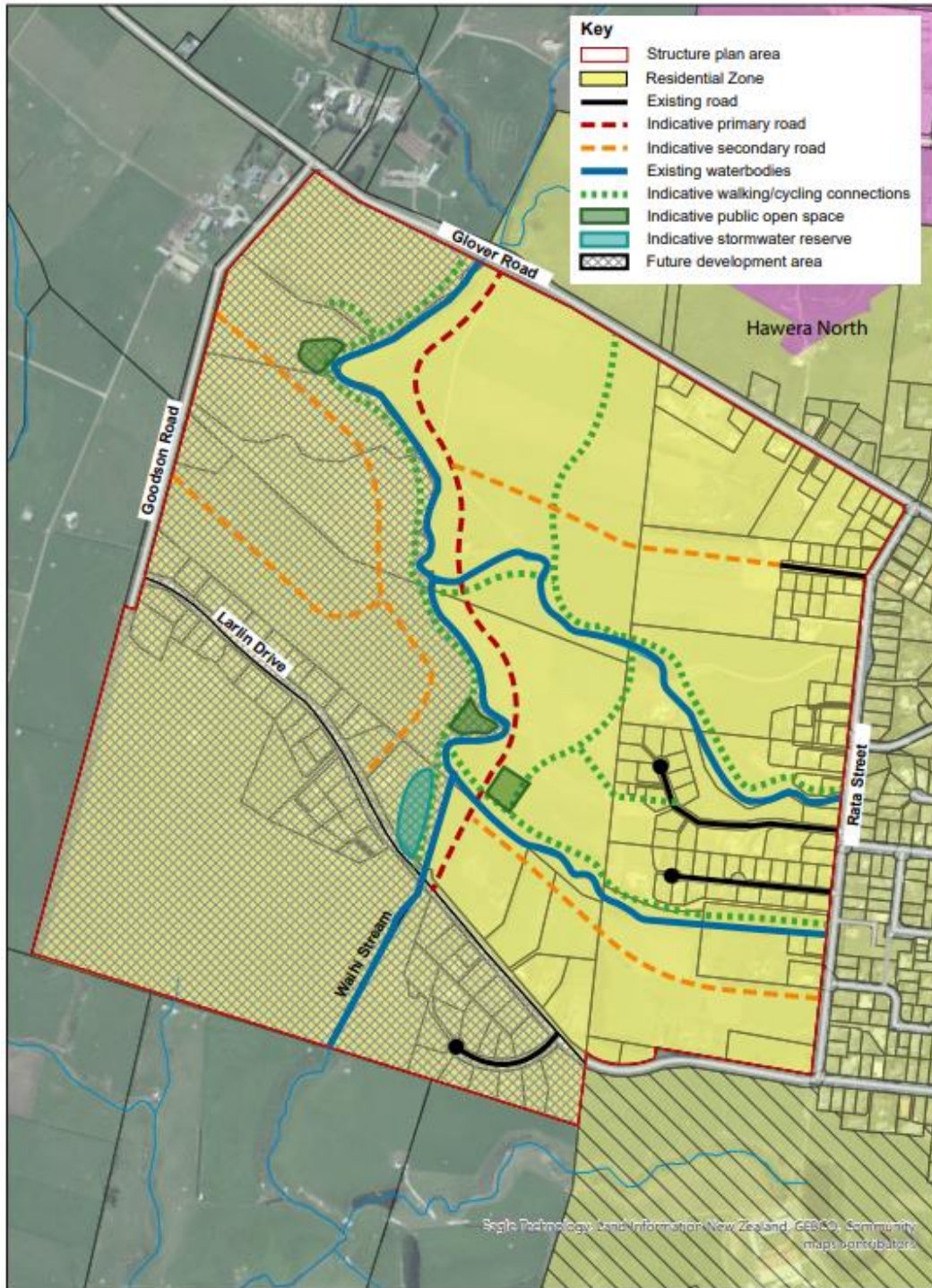
Financial Contributions

Financial contributions are a fair and reasonable mechanism to allocate the growth costs to the section of the community that creates the need for Council to incur that expenditure, i.e., new residential activity. The extent of financial contribution applicable to an individual development is calculated on a fair cost share basis relating to the extent of the development consented in relation to the entire structure plan areas and requirements for infrastructure and servicing, whereby the cost of capital expenditure for shared bulk services, reserve land and community infrastructure is recouped across the entire development area.

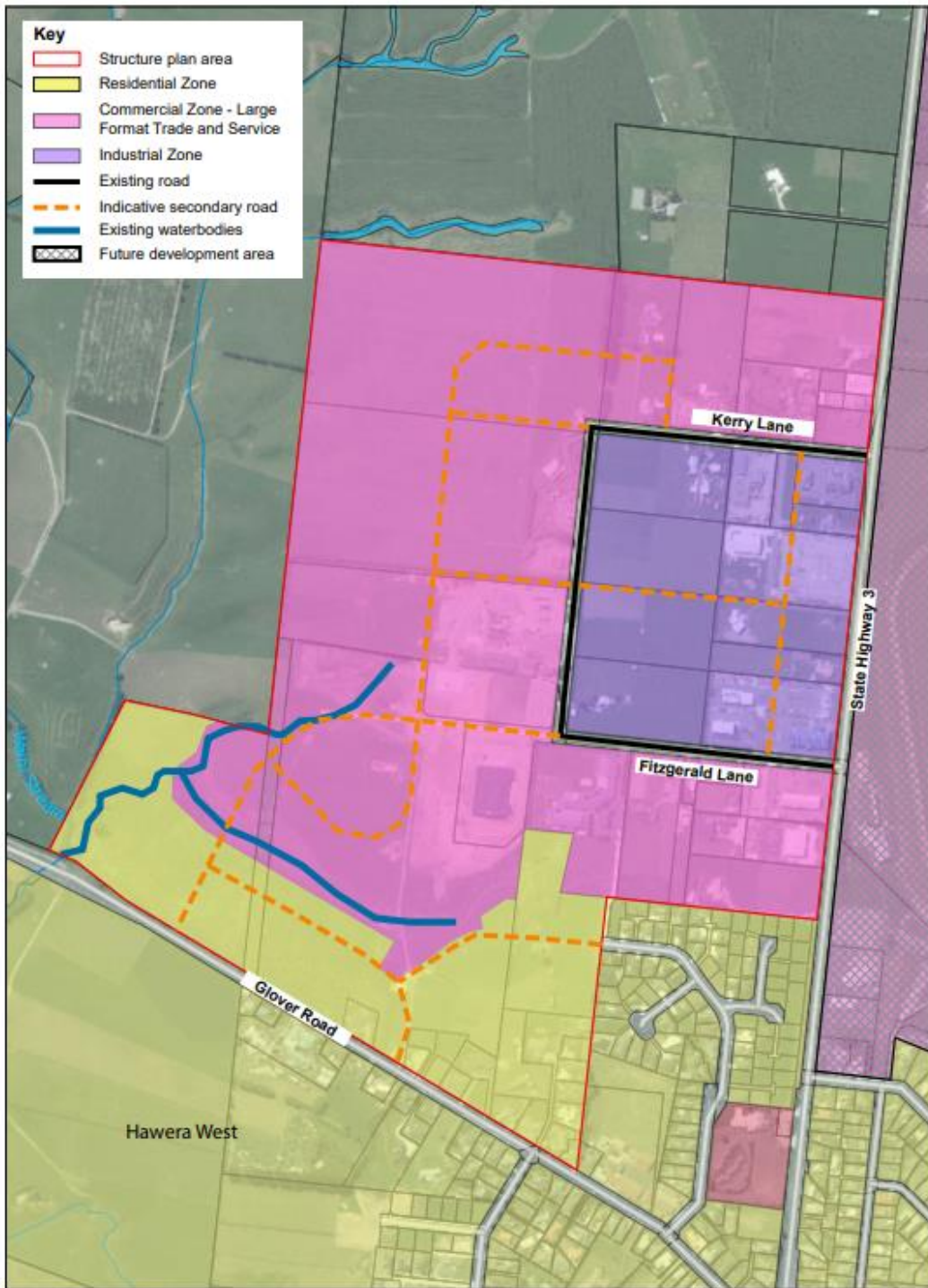
Infrastructure programme

The demand for infrastructure services within the Structure Plan area will depend on the uptake within the area, activities carried out within each area and the intensity of development. Infrastructure programming forms part of the Council's Asset Management Plans and is incorporated into the 2024-2034 Long Term Plan.

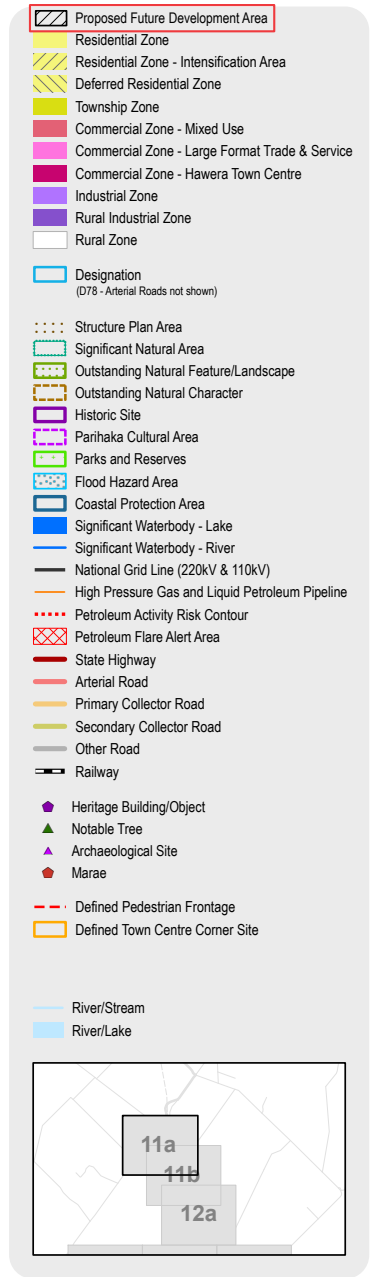
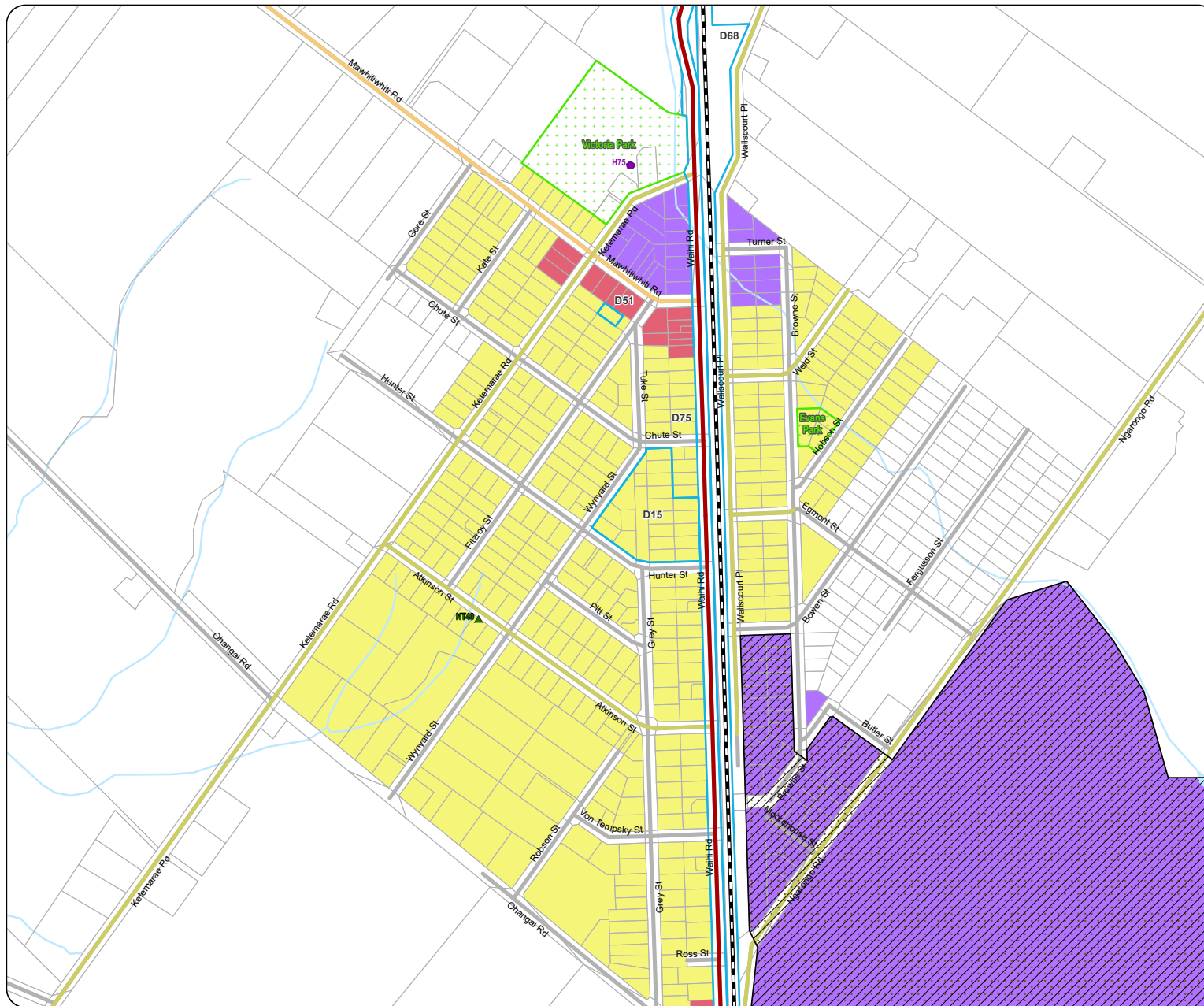
Appendix 1: Structure Plans



Hawera West Structure Plan



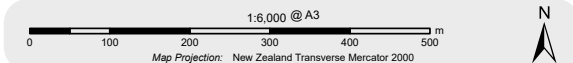
Hawera North Structure Plan



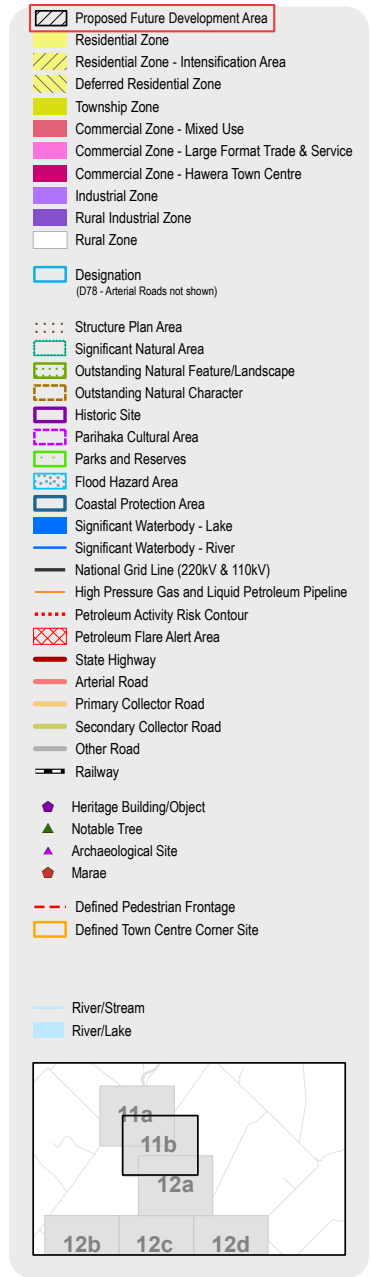
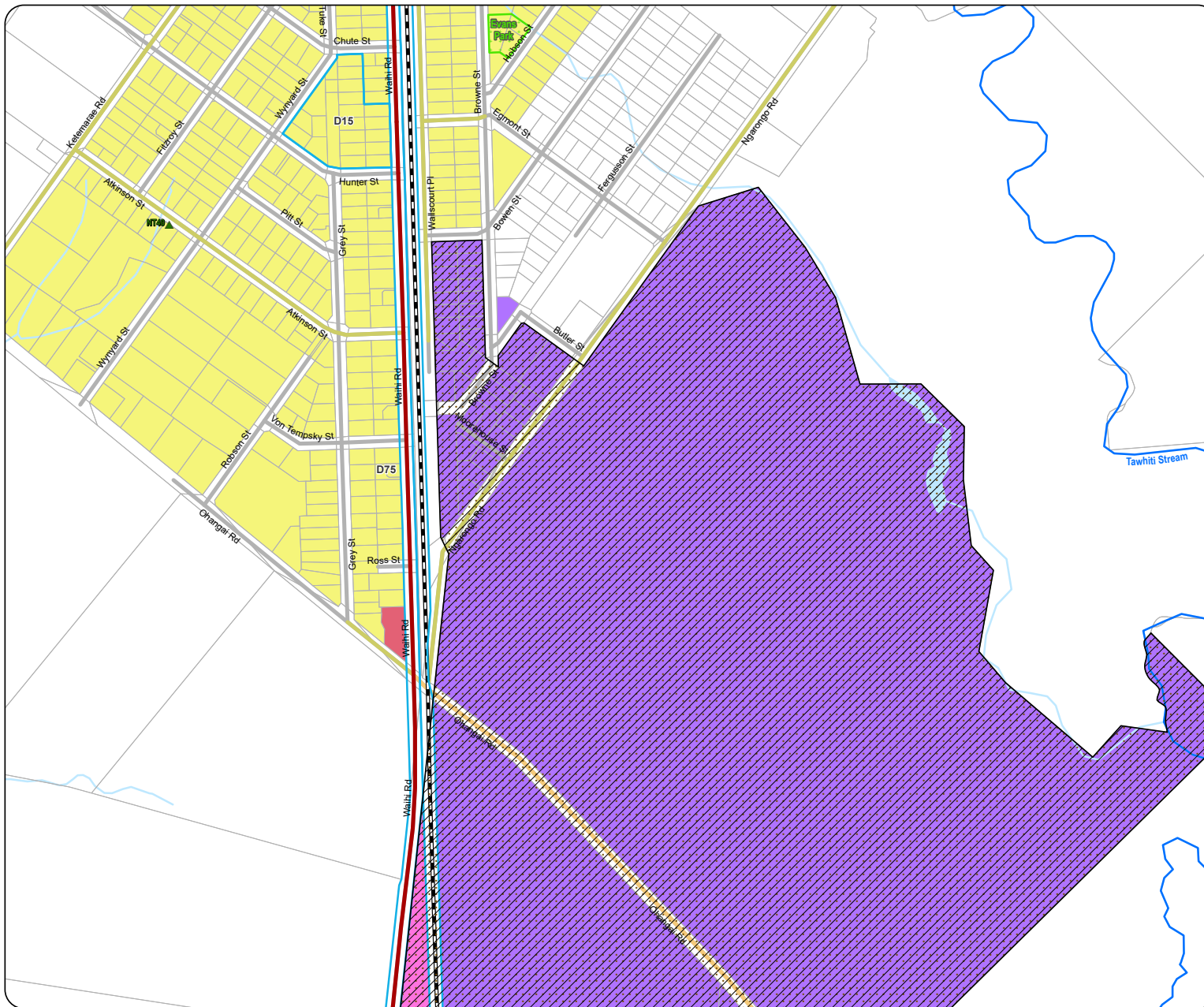
16 October 2023



OPERATIVE DISTRICT PLAN



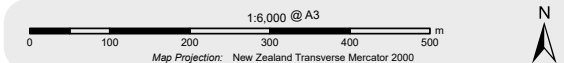
HAWERA
URBAN MAP 11a



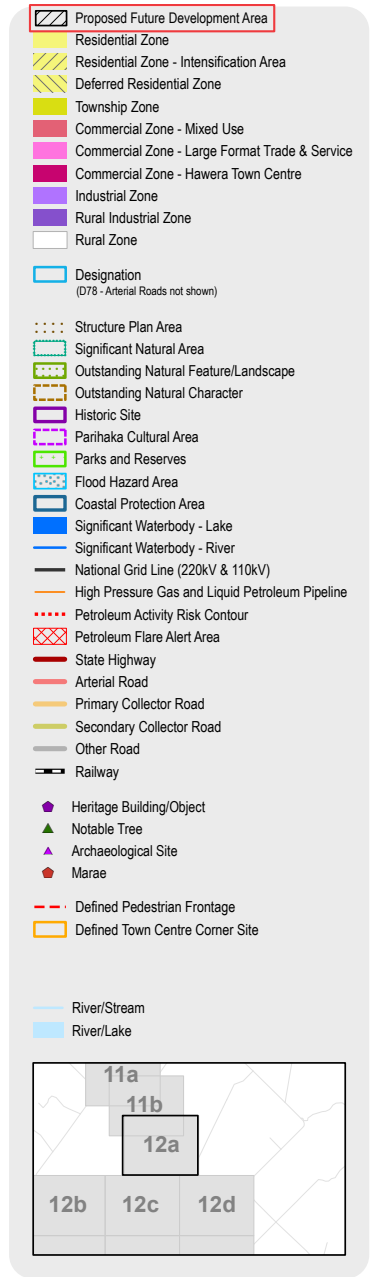
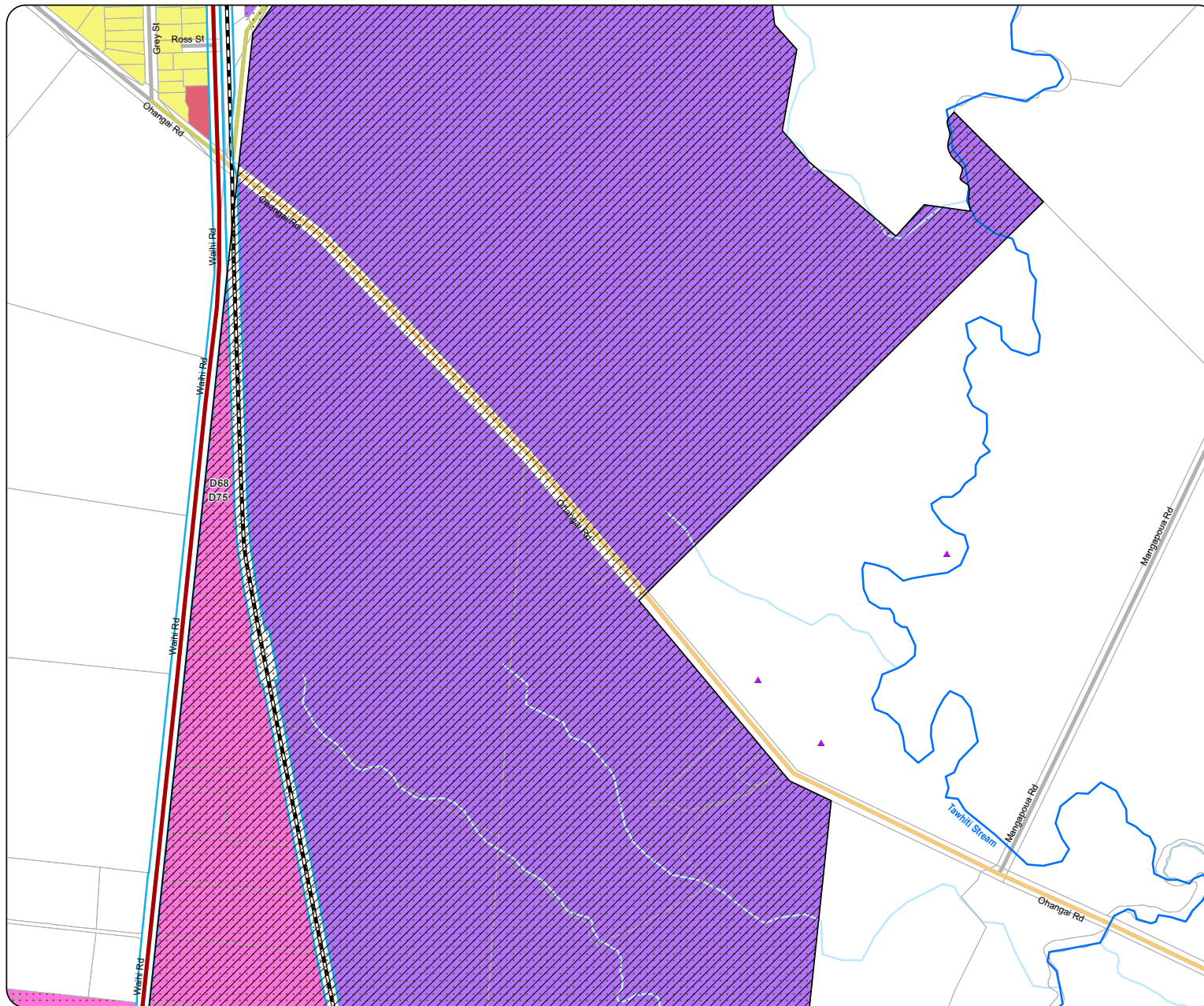
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OPERATIVE DISTRICT PLAN



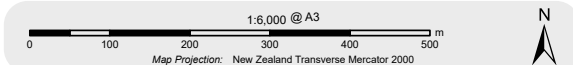
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URBAN MAP 11b



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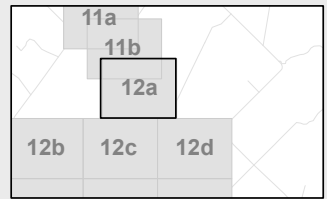


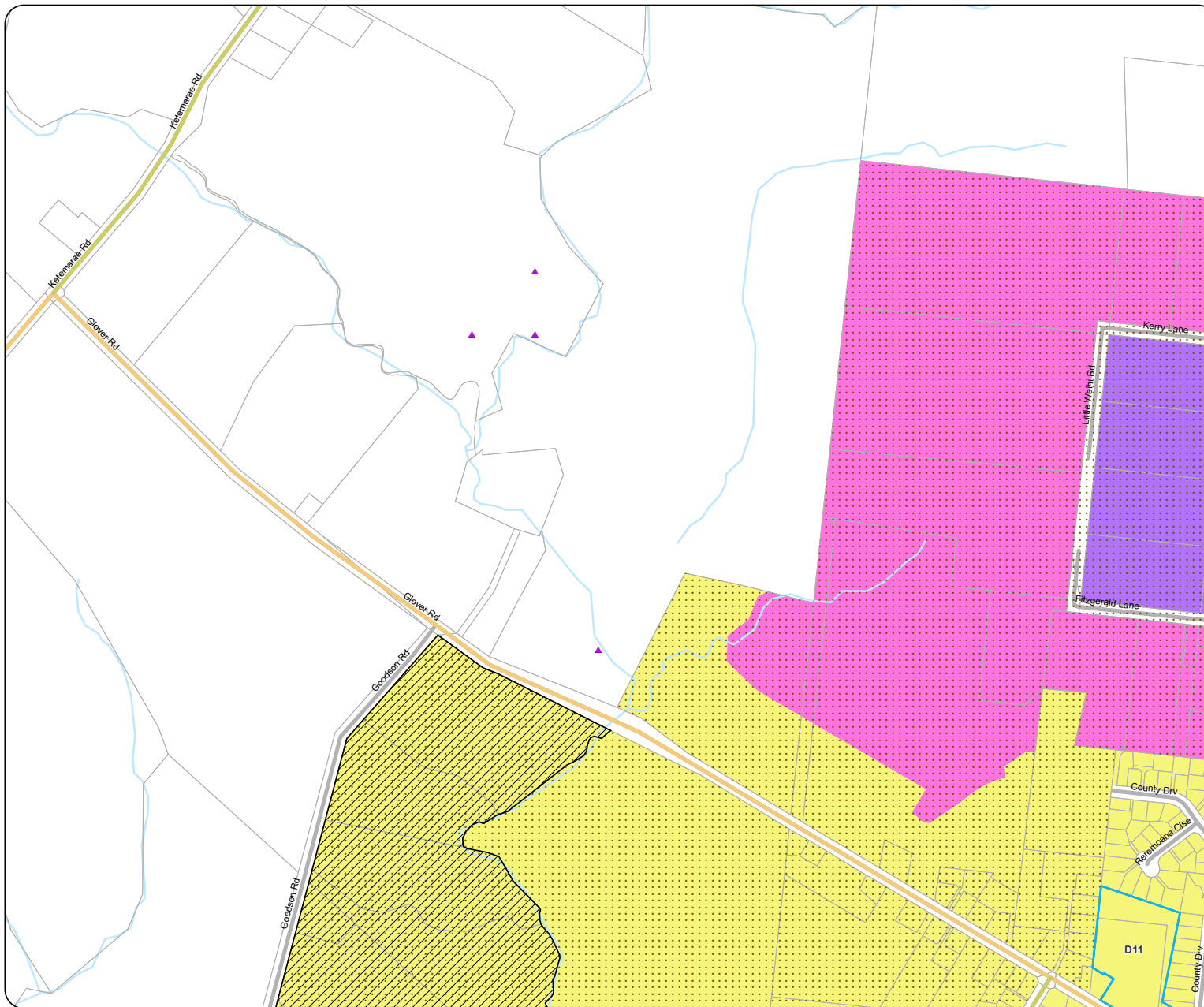
OPERATIVE DISTRICT PLAN



HAWERA

URBAN MAP 12a



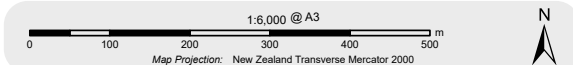


- Proposed Future Development Area
- Residential Zone
- Residential Zone - Intensification Area
- Deferred Residential Zone
- Township Zone
- Commercial Zone - Mixed Use
- Commercial Zone - Large Format Trade & Service
- Commercial Zone - Hawera Town Centre
- Industrial Zone
- Rural Industrial Zone
- Rural Zone
- Designation (D78 - Arterial Roads not shown)
- Structure Plan Area
- Significant Natural Area
- Outstanding Natural Feature/Landscape
- Outstanding Natural Character
- Historic Site
- Parihaka Cultural Area
- Parks and Reserves
- Flood Hazard Area
- Coastal Protection Area
- Significant Waterbody - Lake
- Significant Waterbody - River
- National Grid Line (220kV & 110kV)
- High Pressure Gas and Liquid Petroleum Pipeline
- Petroleum Activity Risk Contour
- Petroleum Flare Alert Area
- State Highway
- Arterial Road
- Primary Collector Road
- Secondary Collector Road
- Other Road
- Railway
- Heritage Building/Object
- Notable Tree
- Archaeological Site
- Marae
- Defined Pedestrian Frontage
- Defined Town Centre Corner Site
- River/Stream
- River/Lake

16 October 2023

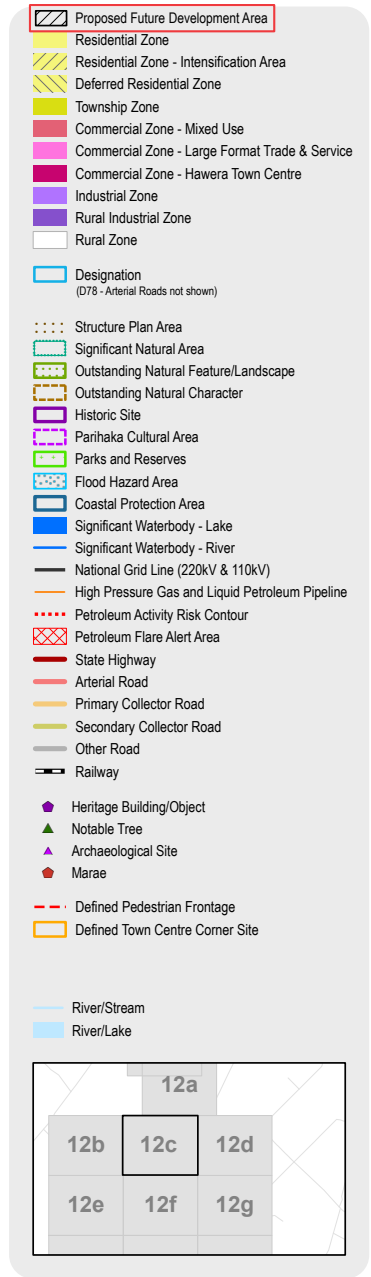
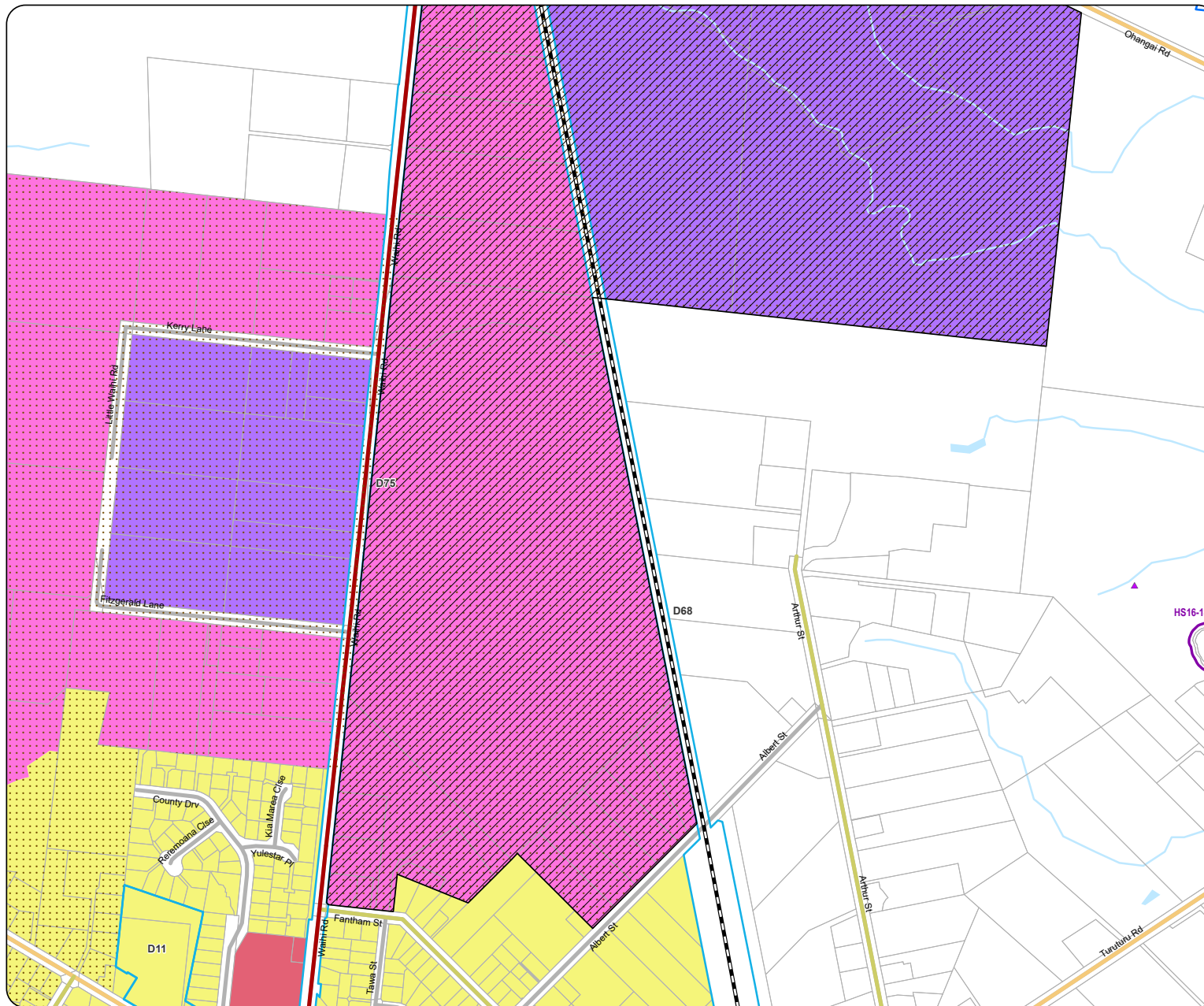


OPERATIVE DISTRICT PLAN



H A W E R A

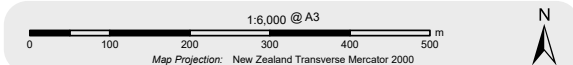
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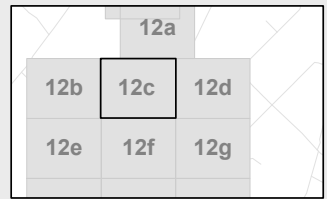


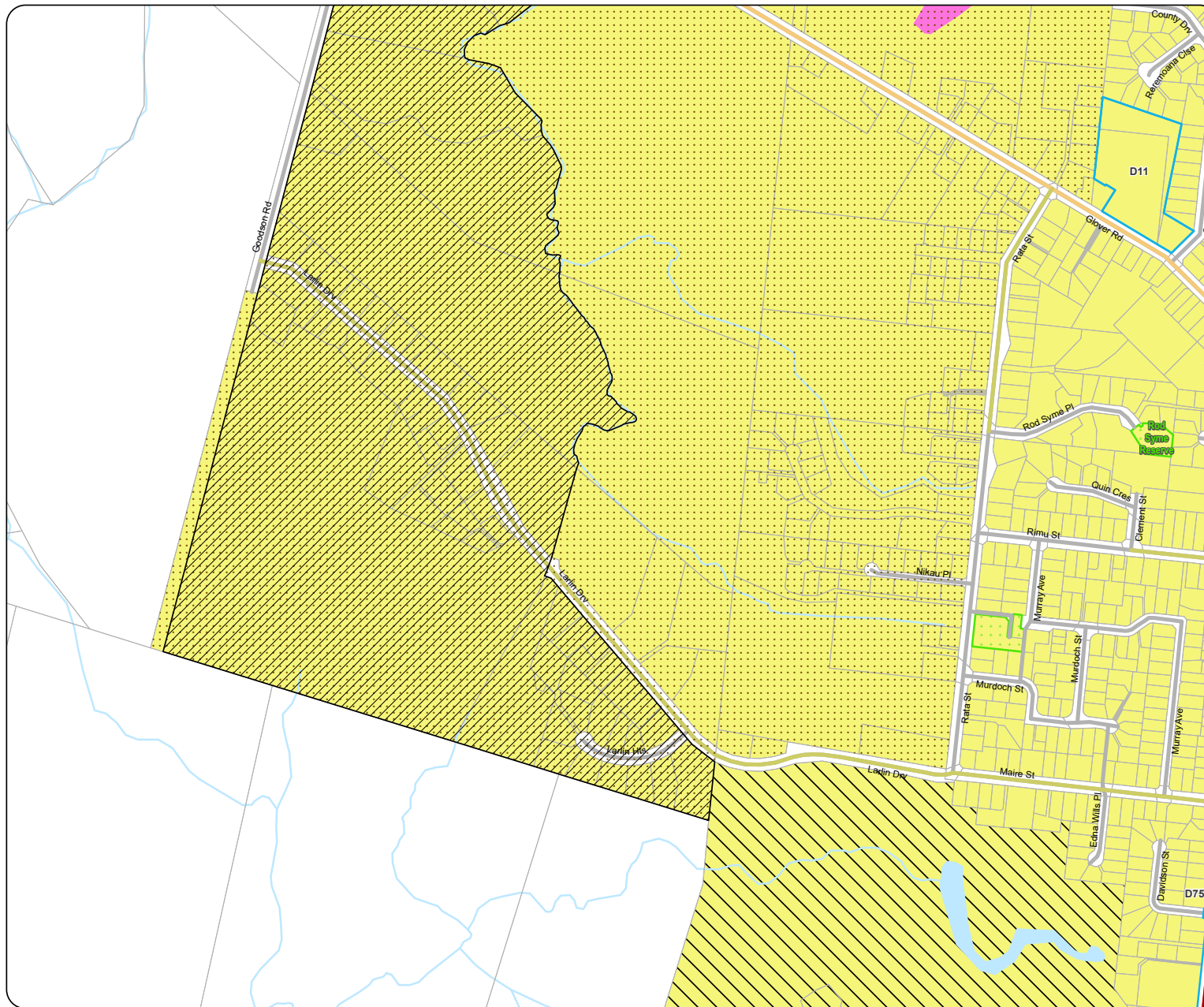
OPERATIVE DISTRICT PLAN



H A W E R A

URBAN MAP 12c





Proposed Future Development Area

- Residential Zone
- Residential Zone - Intensification Area
- Deferred Residential Zone
- Township Zone
- Commercial Zone - Mixed Use
- Commercial Zone - Large Format Trade & Service
- Commercial Zone - Hawera Town Centre
- Industrial Zone
- Rural Industrial Zone
- Rural Zone

Designation
(D78 - Arterial Roads not shown)

- Structure Plan Area
- Significant Natural Area
- Outstanding Natural Feature/Landscape
- Outstanding Natural Character
- Historic Site
- Parihaka Cultural Area
- Parks and Reserves
- Flood Hazard Area
- Coastal Protection Area
- Significant Waterbody - Lake
- Significant Waterbody - River
- National Grid Line (220kV & 110kV)
- High Pressure Gas and Liquid Petroleum Pipeline
- Petroleum Activity Risk Contour
- Petroleum Flare Alert Area
- State Highway
- Arterial Road
- Primary Collector Road
- Secondary Collector Road
- Other Road
- Railway
- Heritage Building/Object
- Notable Tree
- Archaeological Site
- Marae
- Defined Pedestrian Frontage
- Defined Town Centre Corner Site

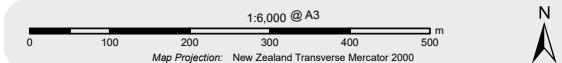
River/Stream
River/Lake

	12b	12c	12d
	12e	12f	12g
	12h	12i	12j

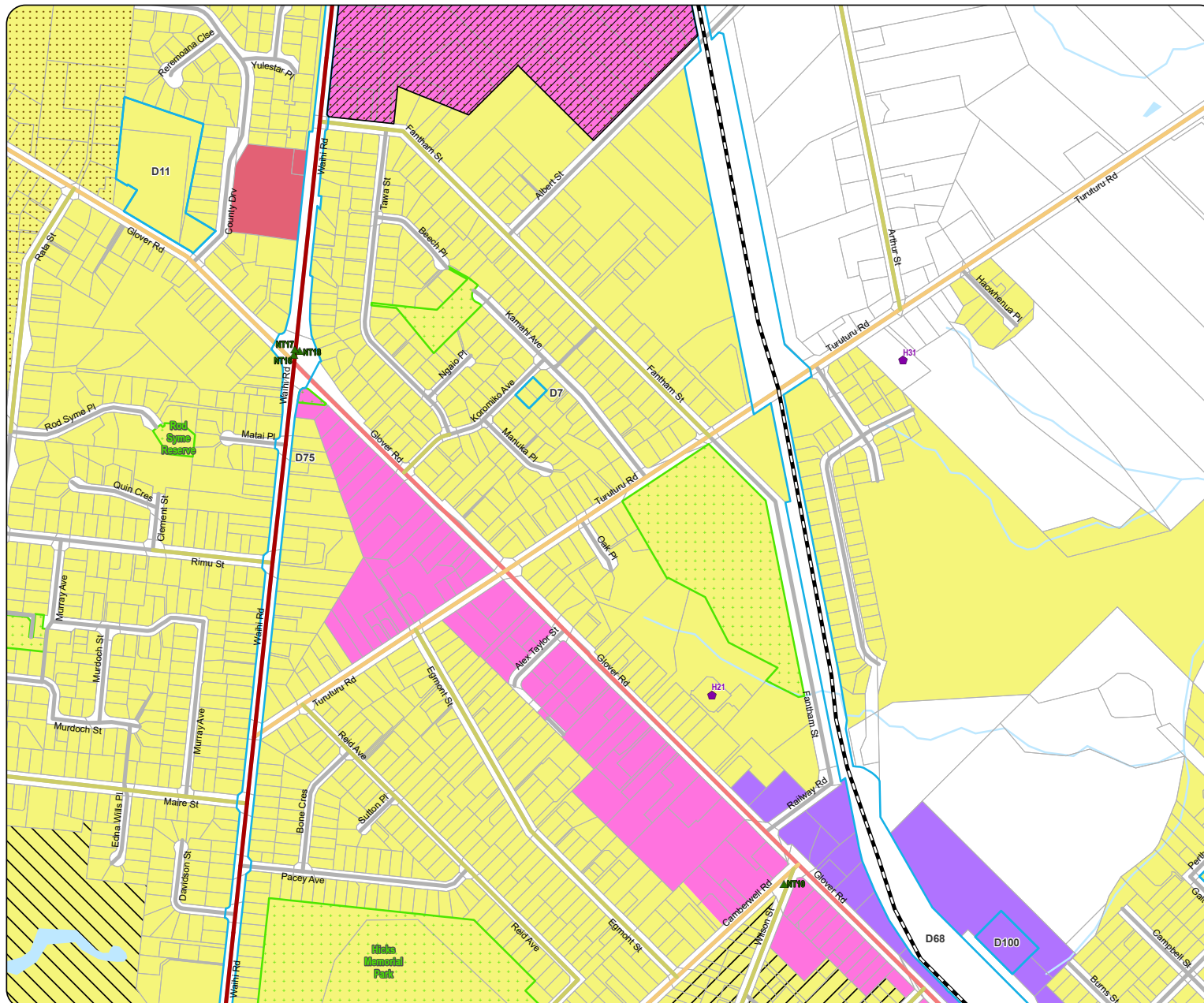
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OPERATIVE DISTRICT PLAN



HAWERA
URBAN MAP 12e



Proposed Future Development Area

- Residential Zone
- Residential Zone - Intensification Area
- Deferred Residential Zone
- Township Zone
- Commercial Zone - Mixed Use
- Commercial Zone - Large Format Trade & Service
- Commercial Zone - Hawera Town Centre
- Industrial Zone
- Rural Industrial Zone
- Rural Zone

Designation
(D78 - Arterial Roads not shown)

- Structure Plan Area
- Significant Natural Area
- Outstanding Natural Feature/Landscape
- Outstanding Natural Character
- Historic Site
- Parihaka Cultural Area
- Parks and Reserves
- Flood Hazard Area
- Coastal Protection Area
- Significant Waterbody - Lake
- Significant Waterbody - River
- National Grid Line (220kV & 110kV)
- High Pressure Gas and Liquid Petroleum Pipeline
- Petroleum Activity Risk Contour
- Petroleum Flare Alert Area
- State Highway
- Arterial Road
- Primary Collector Road
- Secondary Collector Road
- Other Road
- Railway

- Heritage Building/Object
- Notable Tree
- Archaeological Site
- Marae

Defined Pedestrian Frontage

Defined Town Centre Corner Site

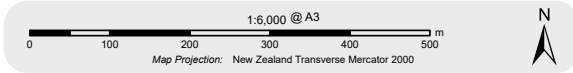
River/Stream
River/Lake

12b	12c	12d
12e	12f	12g
12h	12i	12j

16 October 2023

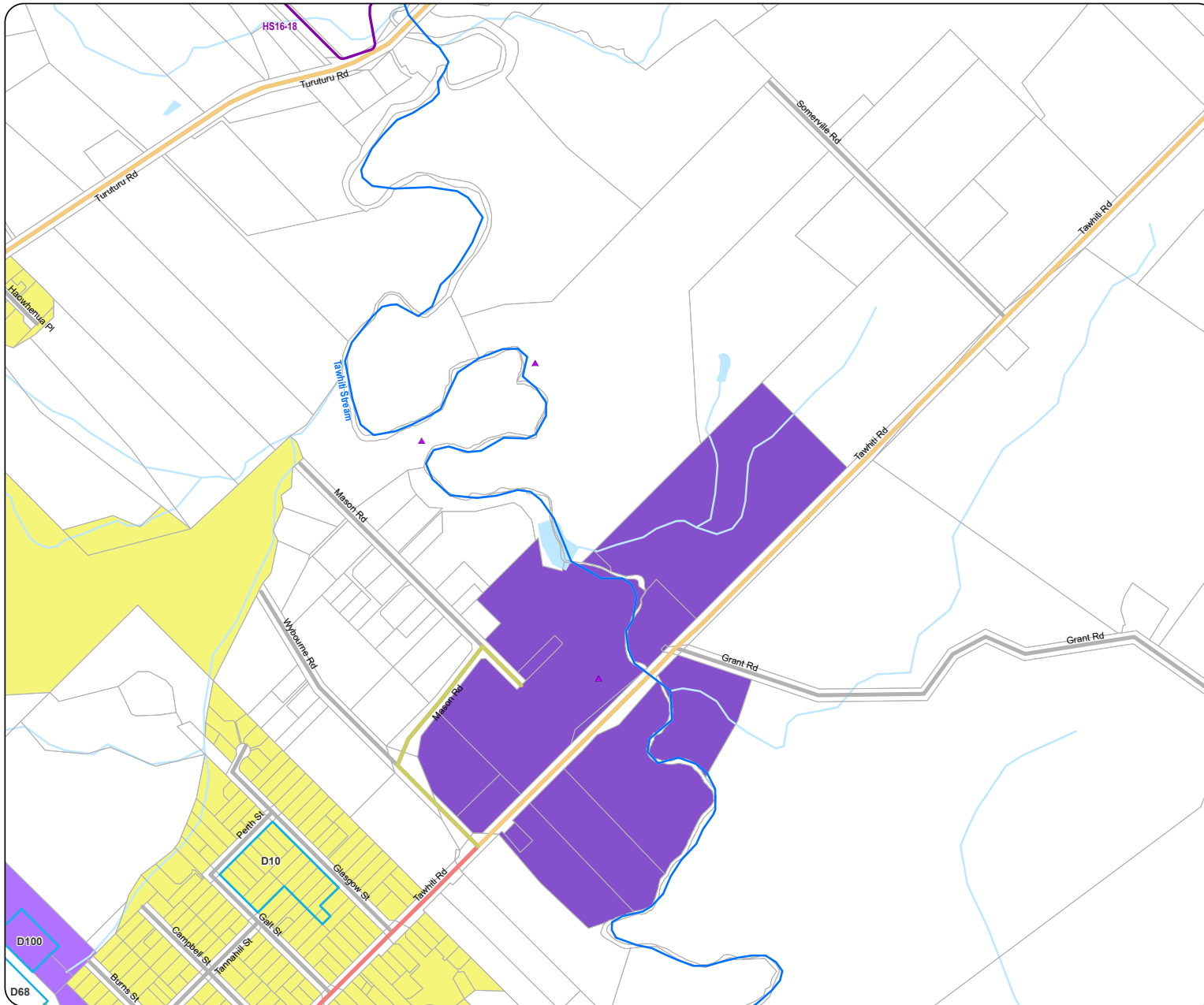


OPERATIVE DISTRICT PLAN



HAWERA

URBAN MAP 12f



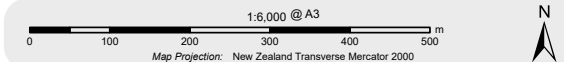
- Proposed Future Development Area
- Residential Zone
- Residential Zone - Intensification Area
- Deferred Residential Zone
- Township Zone
- Commercial Zone - Mixed Use
- Commercial Zone - Large Format Trade & Service
- Commercial Zone - Hawera Town Centre
- Industrial Zone
- Rural Industrial Zone
- Rural Zone
- Designation (D78 - Arterial Roads not shown)
- Structure Plan Area
- Significant Natural Area
- Outstanding Natural Feature/Landscape
- Outstanding Natural Character
- Historic Site
- Parihaka Cultural Area
- Parks and Reserves
- Flood Hazard Area
- Coastal Protection Area
- Significant Waterbody - Lake
- Significant Waterbody - River
- National Grid Line (220kV & 110kV)
- High Pressure Gas and Liquid Petroleum Pipeline
- Petroleum Activity Risk Contour
- Petroleum Flare Alert Area
- State Highway
- Arterial Road
- Primary Collector Road
- Secondary Collector Road
- Other Road
- Railway
- Heritage Building/Object
- Notable Tree
- Archaeological Site
- Marae
- Defined Pedestrian Frontage
- Defined Town Centre Corner Site
- River/Stream
- River/Lake

12c	12d
12f	12g
12i	12j

16 October 2023



OPERATIVE DISTRICT PLAN



HAWERA
URBAN MAP 12g

South Taranaki District Council
DISTRICT PLAN CHANGE NGĀ KAITIAKI GROUP
 Meeting Minutes



Date:	Tuesday 27 September 2022, 10:00am	Venue:	Council Chamber
Present:	<p><u>In person:</u> Te Aroha Hohaia (Facilitator), Jessica Sorensen (STDC Planning & Development Manager), Sophie Canute (STDC Planner), Caitlin Moseley (STDC Planner), Sarah Capper-Liddle (STDC Planner), Graham Young, Reg Korau (STDC Iwi Liaison Advisor), and Jacinta Fitzgerald (minute-taker).</p> <p><u>Via Teams:</u> Hinewai Katene, John Hooker, Mark Wipatene and Katie Maxwell (Boffa Miskell)</p>		
Apologies:	Danny Broughton, Dion Luke, John Niwa and Martin Davis.		

1. Welcome and Introductions

- The group was welcomed and went around the room for introductions. Te Aroha Hohaia was introduced as the new facilitator of the meeting.
- The apologies for Danny Broughton and Dion Luke were noted and the apologies for John Niwa and Martin Davis were received.

2. Terms of Reference Review

- The group discussed their initial reactions to the draft terms of reference, which were circulated prior to the meeting. An overview of the feedback received noted that the iwi felt the draft terms of reference were narrow in scope, limiting and should be better aligned with the Council/Iwi Partnership Strategy that is currently being discussed by Iwi and Council in a separate forum. Ngāti Ruanui rejected the terms of reference draft, in reference to the email sent by Graham Young to Council on 31 August 2022 with suggestions of adjustments to be made.
- STDC acknowledged that the terms of reference was taken from a previous version of the Ngā Kaitiaki group and little emphasis was put on the issues related to this forum and therefore left broad.
- Ngāti Ruanui will provide comments over email for updating the terms of reference.
- It was noted that the terms of reference lists fuel compensation expenses as 77 cents per km, however many organisations have updated this to 83 cents per km.
- A suggestion was made that the STDC team look into the papakāinga housing tool used by Hasting District Council.

DECISION MADE:

- The terms of reference will be re-written broader and simpler, with a focus on how STDC and Iwi work together in alignment with the Council/Iwi Partnership Strategy.

3. Hui Dates and Topics

- The revised meeting dates were circulated prior to the meeting. The purpose of revising the dates was for the meetings to better align with the internal deadlines STDC and Boffa Miskell have set to progress work.
- It was suggested that the scope of topics be widened as they are written based on the current terms of reference.
- Ngāti Ruanui had submitted some ideas on topics in an email sent to Council on 31 August 2022. They are open to discussing these, noting they think the terms of reference do not need to contain the discussion topics, rather should be about the ability to have the discussions and therefore the topics should come as a result of said discussions. All iwi representatives present agreed with the statement.

4. Working Together Moving Forward

- Discussion was had on the possibility of hosting Ngā Kaitiaki Group meetings off site instead of all taking place in the Council Chamber in Hāwera, so to allow for better engagement. Ngāti Ruanui volunteered to host as a venue for the next meeting, otherwise it was agreed the default would be at STDC if no alternative venues were found.
- It was suggested that the next hui would discuss the National Policy Statement (NPS) for Highly Productive Land, papakāinga and rural zoning. Council suspects that Ōpunakē will be impacted by the NPS for Highly Productive Land.
- It was suggested that a representative from the Parihaka Papakāinga Trust (PPT) could be included in the meetings due to Parihaka being included in the policy for special provisions, as well as the possibility to have

the special provisions extended. PPT, Will Edwards (Papakāinga Research Project) and Te Puni Kōkiri (TPK) were all proposed as possible inclusions who may provide insight. In addition to this, it was agreed that existing papakāinga where need to be included in future discussions. The group would like to see a pros and cons list or risk analysis of the changes, the benefits and impacts for the across-the-board changes. This is to be included in the next meeting pre-circulation material.

5. General Business

- A note was made that the Iwi admin teams are to invoice the Council for their time and attention to Jessica.

ACTION LIST:

ACTION	WHO	WHEN
Ngāti Ruanui to provide comment over email to STDC on re-writing the terms of reference and/or provide tracked changes to document.	Ngāti Ruanui (Graham Young)	Next meeting 25/10/2022
STDC/Boffa Miskell to provide a risk analysis, benefits and impacts of the plan change.	STDC/Boffa Miskell	Next meeting 25/10/2022
STDC and Boffa Miskell to review the Hastings District Council papakāinga housing tool.	STDC/Boffa Miskell	Next meeting 25/10/2022

Meeting closed at 11:00am

Next meeting date: Tuesday 25 October 2022, 10:00am

Next meeting location: Venue to be confirmed

South Taranaki District Council
DISTRICT PLAN CHANGE NGĀ KAITIAKI GROUP
 Meeting Minutes



Date:	Tuesday 25 October 2022, 10:00am	Venue:	Council Chamber & MS Teams
Present:	<p><u>In person:</u> Te Aroha Hohaia (Facilitator), Jessica Sorensen (STDC Planning & Development Manager), Sophie Canute (STDC Planner), Caitlin Moseley (STDC Planner), Sarah Capper-Liddle (STDC Planner), Graham Young, Reg Korau (STDC Iwi Liaison Advisor), and Jacinta Fitzgerald (minute-taker).</p> <p><u>Via Teams:</u> Hinewai Katene, John Hooker, Dion Luke, Ferinica Hawe-Foreman and Katie Maxwell (Boffa Miskell).</p>		
Apologies:	Te Aorangi Dillon and Martin Davis.		
	<ul style="list-style-type: none"> • Introductions • Karakia • Confirmation of the agenda and previous minutes – confirmed • Apologies – received 		
1. Terms of Reference			
	<ul style="list-style-type: none"> • The group discussed the Terms of Reference, to which Ngāti Ruanui had been the only one to provide comment on the document so far. Dion noted they agreed with the comments and edit suggestions made by Graham. • Nga Rauru were happy with the flow of things and the number of changes that have been made. Hinewai will speak to Martin Davis to get his comments at a later date. <p>Action: To follow up with Mark at the Parihaka hui this week.</p>		
2. Overview of Papakāinga and Māori Purpose Zone Provisions/Risk Analysis			
	<ul style="list-style-type: none"> • Discussion was had on the two documents circulated detailing the provisions and risk analysis for papakāinga and the Māori Purpose Zone. Ngāti Ruanui and Ngā Ruahine agreed on comment that the provisions were too complex with a paternalistic approach they felt was no longer appropriate, and that they did not like the idea of having a Māori Purpose Zone; but that it would be better having provisions contained within the rural zone as opposed to having multiple zones. Graham noted he felt the current provisions were constricting by forcing development on specific sites instead of applying to land Māori wanted to develop generally. John H agreed with Graham’s comments, noting a development plan is required and would like to see Iwi, Hapū and family/trusts included to enable good quality housing in a planned fashion. • Dion queried whether there is any direction under the regional policy statement around papakāinga and where the numbers came from for 3 additional employees on industrial sites in the provisions. <p>Action: Sarah Capper-Liddle will look into these and feedback to Dion.</p> <ul style="list-style-type: none"> • Dion queried if STDC could look at the combined West Coast plan as they have a Iwi/Hapū management plan that takes precedence over the District Plan. <p>Action: STDC to look into the Combined West Coast plan.</p> <ul style="list-style-type: none"> • It was noted for STDC’s consideration that the rules and performance standards should reflect the environment and realities faced in South Taranaki, not extending for issues that do not current exist in the District such as mass urban development within the rural zone. <p>Summary: The papakāinga provisions are too complex, papakāinga and Māori Purpose Zone should be combined into one concept instead of being separate. Ngāti Ruanui and Ngā Ruahine agreed they did not like the current format of papakāinga development and wish to see more enablement.</p>		
3. HAWERA STRUCTURE PLAN			
	<ul style="list-style-type: none"> • Graham noted Ngāti Ruanui were comfortable with what is in the plan. • Ngā Rauru had nothing to add. • Jessica noted an ecologist has been engaged for this section of work. 		

- Dion queried how the National Policy Statement for Highly Productive Land will impact the residential part of the plan. Katie noted the Hāwera Structure Plan will not be affected by the National Policy Statement due to the subdivision retaining overall productive capacity of the land over the long term.

4. Other business

- Meeting venue will remain at the Council Chamber unless advised otherwise.
- Karakia to close.

ACTION LIST:

ACTION	WHO	WHEN
To follow up Mark's comments on the Terms of Reference at Parihaka hui	Iwi	Next Meeting 15/11/2022
To review the direction from the regional policy statement around papakāinga and where the numbers come from for the additional 3 employees.	Sarah Capper-Liddle	Next Meeting 15/11/2022
To review the combined West Coast plan.	STDC	Next Meeting 15/11/2022
Follow up on Dion's question on the National Policy Statement for Highly Productive Land impacting the papakāinga plan change.	Katie, Sarah	Next Meeting 15/11/2022

Meeting closed at 10:50am

Next meeting date: Tuesday 15 November 2022, 10:00am

Next meeting location: Council Chamber

South Taranaki District Council
DISTRICT PLAN CHANGE NGĀ KAITIAKI GROUP
 Meeting Minutes



Date:	Tuesday 15 November, 10:00am	Venue:	Council Chamber & MS Teams
Present:	<p><u>In person:</u> Jessica Sorensen (STDC Planning & Development Manager), Sophie Canute (STDC Planner), Caitlin Moseley (STDC Planner), Sarah Capper-Liddle (STDC Planner), Graham Young, Reg Korau (STDC Iwi Liaison Advisor), and Jacinta Fitzgerald (Executive Assistant – Environmental Services).</p> <p><u>Via Teams:</u> Maria Hokopaura, Dion Luke, Mark Wipatene, John Hooker, Ngawai Terry and Katie Maxwell.</p>		
Apologies:	Hinewai Katene and Martin Davis.		
	<ul style="list-style-type: none"> • Introductions • Karakia • Confirmation of the agenda and previous minutes – confirmed • Apologies – received 		
1. Matters Arising			
	<ul style="list-style-type: none"> • Terms of reference: The terms of reference will be left on hold and left for a time when the group is in a better position to make confirmation. • Māori Purpose Zone: Based on the feedback received at the previous meeting, it was decided to remove the Māori purpose zone from the provisions. Council has chosen to review this at a later time. • National Policy Statement for Highly Productive Land impacting papakāinga: Development on Māori titled land can go limited discretionary to stop just anyone developing on it. • Follow up on Dion’s additional 3 employees query: Sarah agreed it made no sense to have any provisions on number of staff moving forward. 		
2. Structure Plans Proposed Provisions			
	<ul style="list-style-type: none"> • The group had discussion on the proposed provisions on the structure plans, the key following points were made: <ul style="list-style-type: none"> - The Structure Plans will sit as a new chapter to slot into the District Plan. - The provisions put forward have been made to be broad in terms of structure plans and urban growth. - The provisions contain Hāwera, whereas Ōpunakē will be put on hold until more knowledge can be obtained on the National Policy Statement of High Productive Land, as well the completion of more modelling. The provisions have been left broad enough that they can include Ōpunakē at a later time. - There is not yet a template in mind for the papakāinga development plan. <p>ACTION: Katie to check if Kapiti has anything specific that could be looked at, Dion can also provide something the hapū are working on to help inform.</p> - ACTION: A separate discussion is to be had on whether the Objective and Policy structure is robust enough to be attached throughout the structure plan provisions. Māori development will be put on hold under further review and discussion is complete. - The mention of Te Mana o Te Wai in objective 5 did not make sense with no clear connection in the context of open spaces. <p>ACTION: Sarah to amend the connection.</p> - It was noted the policies are very specific on residential but not commercial and industrial. It was agreed that the Urban Growth components be combined as opposed to separated by zones. <p>ACTION: Caitlin to combine the zones in the policy.</p> - It was noted reference can be made to Te Mana o Te Wai under Ecological Values – Hydrological. 		

- Graham and Maria agreed that 5 metres was too low for a subdivision to be undertaken near a waterbody. It was suggested to change this to 10 metres.
- Work on the natural hazards and freshwater is put on hold until STDC can align with TRC.

3. Papakāinga Development Provisions

- The group discussed the papakāinga development provisions, the key following points were made:
 - There are changed in wording and more performance standards.
 - It was noted that Council would struggle to argue that Māori didn't have ancestral connection to the land.
- Graham Young noted the following changes in the provisions:
 - Queried who Policy 2.7.14 is aimed at – as it seems to encourage Māori to consult with themselves. Suggested to change the wording from 'encourage' to 'require'.
 - 2.7.2 – suggested changing the wording to 'recognising the treaty', not the principle.
 - Objective 2.7.11 – there are issues with the definitions between Tangata Whenua vs Māori owned land.
 - Suggested to change 'regard' to 'take into account' in the 8th bullet point in methods of implementation.
 - To change 'Actively encourage' to 'require applicants'.

ACTION: Graham to do tracked changes in the document.

 - It was noted the terminology needs to be clarified and made to be consistent throughout the document.

ACTION: Maria to provide detail so the barriers her whanau are facing with the development of papakāinga under their general titled land. STDC to test this against the provisions to see what the consenting process would look like.
- John noted the following changes:
 - 2.7.21 – change to 'activities by Iwi, hapū and whanau on key sites'.
 - 3.1.3 – discussion on general title land, would like to debate on this. Maria suggested looking at other mechanisms to provide for endorsing ancestral link. There are questions on legalities of this.

4. Other business

- Next steps for Council: To go to District Plan Committee to get some of the structure plans and papakāinga across the line before going notified next year.

ACTION LIST:

ACTION	WHO	WHEN
Katie to check if Kapiti has anything specific that could be looked at, Dion can also provide something the hapū are working on to help inform.	Katie	Next Meeting 14/12/2022
A separate discussion is to be had on whether the Objective and Policy structure is robust enough to be attached throughout the structure plan provisions. Māori development will be put on hold under further review and discussion is complete.	Jessica	Next Meeting 14/12/2022
Sarah to amend the connection on Te Mana o Te Wai in objective 5 for the Structure Plan.	Sarah	Next Meeting 14/12/2022
Caitlin to combine the zones in the policy.	Caitlin	Next Meeting 14/12/2022
Graham to do tracked changes for his suggested marks in the papakāinga provisions.	Graham	Next Meeting 14/12/2022
Maria to provide details on the barriers her whanau are facing with the development of papakāinga under their general titled land. STDC to test this against the provisions to see what the consenting process would look like.	Maria, STDC	Next Meeting 14/12/2022

Meeting closed at 11:25am

Next meeting date: Wednesday 14 December 2022, 10:00am

Next meeting location: Council Chamber



DISTRICT PLAN CHANGE NGĀ KAITIAKI GROUP Meeting Minutes

Date:	Wednesday 1 November, 1:00pm	Venue:	Council Chamber & MS Teams
Present:	<p><u>In person</u></p> <p>Liam Dagg (STDC GM-Environmental Services), Jessica Sorensen (STDC Planning & Development Manager), Sophie Canute (STDC Planner), Caitlin Moseley (STDC Planner), Sarah Capper-Liddle (STDC Planner), Graham Young (Ngāti Ruanui), Reg Korau (STDC Iwi Liaison Manager), Peter Moeahu (Taranaki iwi), Te Aorangi Dillon (Ngā Ruahine), Taylor _ (Ngā Ruahine) and Jacinta Fitzgerald (Executive Assistant – Environmental & Infrastructure Services).</p> <p><u>Via Teams</u></p> <p>Mark Wipatene (Taranaki iwi), Jaimee Canon (Boffa Miskell).</p>		
Apologies:	Nil.		
	<ul style="list-style-type: none"> • Karakia. • Introductions. • The last Ngā Kaitiaki meeting was held in April. This meeting will be one of the last opportunities to provide updates on the changes and timeframes before the end of the year. • Council is temporarily taking a step back with the structure plans due to the change in Government. 		
1. Matters Arising	<ul style="list-style-type: none"> • Nil. 		
2. Papakāinga Development	<ul style="list-style-type: none"> • A draft of the edited provisions has been provided and are now open for feedback. • The main change from the last meeting was the finalisation of some definitions, objectives and policies and changes to the zoning chapters. • Discussions have been had over time that most of the provisions aren't changing except to enable more papakāinga development on general title land. • The plan is to notify this plan change by the end of November/beginning December 2023. • Peter stated that he generally favoured the provision around papakāinga being built on customary land, however enquired whether they would be permitted to build in the Coastal Reserves. The answer was maybe, depending on where the sections were, otherwise may trigger Resource Consent. Graham noted that it may be impacted by the Reserves Act. Jess suggested getting an example area to run a test on. Peter to supply the information to Sarah. 		

- Te Aorangi commented that she doesn't envision any issues coming to building on Maori land but more issues with general title land. She asked what would be the mechanisms in place to take land from being a farm and turning it into papakāinga? The response was that there would be an assessment mechanism or process put in place. This has been a big point of discussion at previous hui.
- Peter asked whether there is anything in the memo that restricts hapu from doing their own development? The response was no.
- Graham acknowledged that it has been a long time in the making and that it is a complex section. He noted he felt this section was in the best place that they can get it and that Ngāti Ruanui would support what has been drafted. He added that Peter has made a valid point around reserves and that they don't want to see developers disadvantaging Maori by using papakāinga.
- Liam said he felt that STDC could still provide some more certainty of outcome and that the team may have more of a look at it. There may be scope to look at controlled activity standards and noted that the current wording on density provisions will always fail in rural and residential zones. There may be scope to generalise the current settings used in Parihaka. Graham agreed with Liam's points, adding that it'd be good to make it permissive, without prolonging the process.
- Liam noted that reference is not made to general title land in the Papakāinga Development definition. This was intentional as in previous hui it was discussed that the wording was too repetitive. He noted there may be a slight change required and should be an easy fix to include a reference to tie it all in.
- Liam made a final note that they will uncouple the need for having a marae in the papakāinga development definition. Sarah will work on adding a few words that state that both existing marae and greenfield are catered for.
- Mark supported Graham and Peter's comments and said that it would be good to investigate the changes, but happy for the process to be speedy and not to add further delay. He will have Ngawai contact Sarah with comments.
- Jess said that the team will work on getting something out to the group in the next few days to get finalised. The plan change must go through the Environment and Hearings Committee and Council before being notified.

3. Urban Growth

- The Hāwera Structure plan already exists within the District Plan; however it is being refreshed to enable developers and STDC to control how the growth is occurring. There is a demand for change in zoning of the area.
- The document is in its final stages with tracked changes made to the sections of the District Plan that have previously been seen fit to amend. Final feedback is now welcome.
- This plan change will be put on hold while we wait for the new Government to form and make their changes.
- Since the last hui, STDC has held an open evening with the relevant landowners. STDC is still waiting for some final feedback from bigger landowners, but the responses received so far have been helpful.

- Peter noted that he had some things to clarify but that he would think on it.
- No further comments were made on this plan change.

4. Financial Contributions

- The financial contributions part of the plan change was not underway back in April but has since developed.
- This issue has come to light due to the Hāwera Structure Plan.
- The main issue identified with financial contributions is that STDC does not take on the appropriate amount, so the remainder falls on to the Rate payer and Council.
- Graham noted that a lot could happen in this space politically and therefore felt that it needed to be parked until the Government makes its move in possibly rescinding the changes to the RMA.
- Graham stated that he would like to test an expression of rights from mana whenua.

Meeting closed at 1:53pm

Next meeting date: To be confirmed.

Next meeting location: To be confirmed.



DISTRICT PLAN CHANGE NGĀ KAITIAKI GROUP Meeting Minutes

6

Date:	Friday 28 April, 1:00pm	Venue:	Council Chamber & MS Teams
Present:	<p><u>In person</u></p> <p>Liam Dagg (STDC GM-Environmental Services), Jessica Sorensen (STDC Planning & Development Manager), Sophie Canute (STDC Planner), Caitlin Moseley (STDC Planner), Sarah Capper-Liddle (STDC Planner), Graham Young (Ngāti Ruanui), Dion Luke (Ngā Ruahine), Te Uraura Nganeko (Ngā Ruahine), Nicola Coogan (Ngāti Ruanui), Reg Korau (STDC Iwi Liaison Manager), and Jacinta Fitzgerald (Executive Assistant – Environmental & Infrastructure Services).</p> <p><u>Via Teams</u></p> <p>John Hooker (Ngā Ruahine) and Katie Maxwell (Boffa Miskell).</p>		
Apologies:	Nil.		
	<ul style="list-style-type: none"> • Karakia • Introductions 		
1. Matters Arising	<ul style="list-style-type: none"> • Notification date has been pushed back to 1 July 2023. 		
2. Urban Growth	<ul style="list-style-type: none"> • An update was given on Urban Growth. • Graham Young noted he was okay with the Longview rezoning continuing without having it included in the Cultural Impact Assessment (CIA). • The CIA is currently on Graham's desk for review. 		
3. Papakāinga	<ul style="list-style-type: none"> • An update was given on the Papakāinga provisions. • There was some concern around the use of 'integrated development'. To remove the second definition and tighten up the objective, policies and rules. • Long term ownership: Graham expressed concern on how Council would be able to manage whether land remained in Māori ownership long-term. Council noted it could alter the wording to say, 'intended to remain in Māori ownership'. It was suggested it could be demonstrated through a trust or having multiple ownerships listed on the title. • Graham noted he wasn't certain on iwi needing to be involved in the 'approval' process for ancestral connection demonstration as it may be a difficult thing to do regardless of whether it was true or not. The group wasn't sure how well having to ask others for validation of their connection would work if at all without insult. • John Hooker noted he would like 'whanau' included in the 2.7.5 objective in relation to general title land. • Iwi are fairly comfortable with STDC undertaking the assessment on ancestral connection on their behalf. 		
4. Other business	<ul style="list-style-type: none"> • Nil. 		
ACTION LIST:			
	<ul style="list-style-type: none"> • Update the definition of Papakāinga development so it reads like marae etc can be included but don't need form Papakāinga development. • Delete the general title definition. 		

- Amend 2.7.5 and 2.7.18 to include 'whanau'.
- Combine (II) and (III) in the restricted discretionary activity.

Meeting closed at 2:30pm

Next meeting date: To be confirmed.

Next meeting location: To be confirmed.

Nga Kaitiaki hui

Present: Jessica Sorensen, Caitlin Moseley, Olivia Towler, Reg Korau, Sarah Capper-Liddle, Katie Maxwell, Bridie Fleming, John, Sophie Canute, Naomi

Tuesday 25 June | 10:30 am | Council Chamber

6

Meeting Minutes:

- Reg opens the meeting with a Karakia.
- Jess explains the reasoning for the meeting and gives a brief agenda.

Urban Growth:

- Caitlin introduces herself and explains she is updating the urban growth plan. (PowerPoint Presentation on screen)
- Preparing the urban growth plan change for further development to occur. This involves refreshing the current structure plan and zone blocks (residential & Industrial also relating back to South Taranaki Business Park).
- Since the last meeting a few components have been changed.
- Caitlin shows the current structure plans for Hawera and what we are doing now e.g., rezoning the land, updating existing structure plans, include a new 'Future development Area' and include of amend objectives & policies, and rules in a number of District Plan chapters. (underlying zones and subdivisions)
- From the west of Wāihi stream we have included a 'hash layer' which is our future development area (map shown on PowerPoint).
- The Hawera north structure plan – incorporates industrial and commercial zoning. Also includes a little residential zoning on Glover road.
- Jess talks about the financial contributions too. When other developers were in that space we realized we needed more financial contributions. We started off with the compensation with assets and then started to step back from the amount of land that was available and financial contributions is a key link on how we are going to service it and what we are going to service it with. Sophie will be producing this plan change of work.
- Putting up an options paper to the elected members on the 8 July in addition to the long term plan. The status quo in the district plan at the moment but they are not realistic.
- The overlay is driven by the fact we can't service it.

Papakainga Plan Change (3):

- Sarah introduces herself.
- Took PC3 for a public consultation on April 15 and was extended till May 30. Slightly longer than the normal period to make sure everyone could submit in time. We received 8 submissions from a range of organisations and groups. In terms of themes of the submissions Sarah cannot go into detail what each submission provided just yet. There were a range of changes requested and the main picture we are seeing is that submitters were generally supportive of the plan change.
- We are looking to notify those submissions soon. We will be notifying everyone who submitted by email but also else who is also interested will be able to further submit on those.
- Following the further submissions and creating the 32a report we should hopefully have a hearing occur before the end of the year.

General Business:

- Jess introduces Bridie, one of our most recent Planners to join the team at STDC. She will be joining the plan change later on once we have gone through financial contributions.
- Reg closes the meeting with a Karakia


Meeting closed: 10:58 am



Hawera Urban Growth Infrastructure Memorandum

for South Taranaki District Council

Rev F - 15/07/2024

Report Author		
	Michael Matangi	15/07/2024
		Date

1 INTRODUCTION

This memorandum includes updated information to be read in conjunction with the Hawera Urban Growth Infrastructure report, Revision D, dated 02/06/2023, and shall take precedence over the previous report.

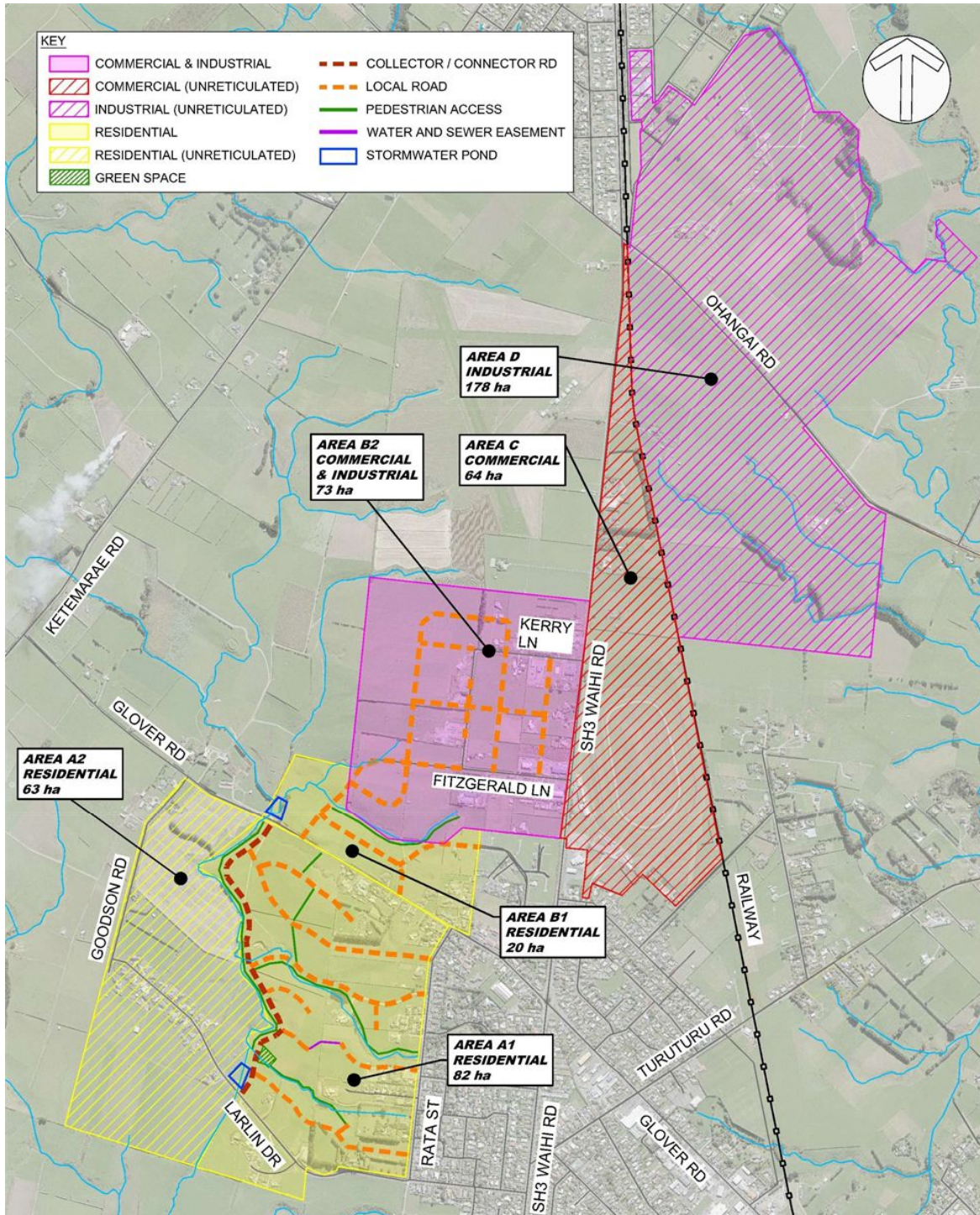


Figure 1.1 Structure Plan

1.1 Structure Plan Areas

Figure 1.1 above illustrates the Structure Plan Areas identified and agreed by the South Taranaki District Council (STDC).

Figure 1.1 above also illustrates:

- Indicative road corridors and links,
- Indicative pedestrian access links,
- Critical easements for sewer and water reticulation,
- Stormwater detention pond locations,
- Existing streams and surface water paths,

Green space locations

1.2 Area A1 and A2

Both Areas A1 and A2 depicted in Figure 1.1 above are currently zoned residential, however these areas will be treated differently by STDC in terms of support for development:

- Area A1 – Development encouraged by STDC
- Area A2 – Development not supported by STDC

1.2.1 Area A1

Area A1 will be supported by STDC in terms of sewer and water infrastructure, however upgrades to existing infrastructure in adjacent or receiving systems has not been budgeted or allowed for.

1.2.2 Area A2

Area A2 will not be supported by STDC in terms of sewer and water infrastructure, however adjacent or receiving reticulation infrastructure should be allowed for, in the case that a developer wants to meet the full cost of constructing infrastructure to support development in this area.

1.3 Area B1 and B2

1.3.1 Area B1

Area B1 depicted in Figure 1.1 above is an area proposed for residential development by the current landowner, and is being supported by STDC for development, with the provision of access to sewer and water infrastructure.

1.3.2 Area B2

Area B2 depicted in Figure 1.1 above is proposed for Commercial development, and is being supported by STDC for development with the provision of access to sewer and water infrastructure, however upgrades to existing infrastructure in adjacent or receiving systems has not been budgeted or allowed for.

1.4 Area C

Area C is land currently zoned for Commercial Development. The area includes land currently used by the Hawera Horse Racing Course, and also land that is currently being farmed.

Although the area is zoned Commercial, it is not currently supported by STDC for sewer and water reticulation.

1.5 Area D

Area D is land currently zoned for Industrial Development. The land is currently being farmed.

Although the area is zoned Industrial, it is not currently supported by STDC for sewer and water reticulation.

1.6 Lot Density and Council Infrastructure

Table 1.1 below is a summary of:

- Area Zone and size (ha)
- Estimated number of lots
- Water Demand Volume and Peak Daily Demands
- Sewer Peak Flows and Daily Volumes

Table 1.1: STDC Estimated lot yield and Council Infrastructure demand

Area	Zone	Size (ha)	Number of effective Lots	Water				Sewer			
				Water Use Category	Council Reticulated?	Daily Water Demand (m3/day)	Peak Daily Water Demand (L/s)	Council Reticulated?	PDWF (L/s)	PWWF (L/s)	WWF (m3/day)
A1	Residential	82	1355	Res	Y	1,138	19.8	Y	25.5	51.0	1,761
A2	Residential	63	1041	Res	N	874	15.2	N	19.6	39.2	1,353
B1	Residential	20	70	Res	Y	59	1.0	Y	1.3	2.6	91
B2	Commercial / Industrial	73	-	-	Y	2,523	43.8	Y	73.0	146.0	5,046

1.7 Infrastructure Challenges

There are a number of significant challenges in terms of providing potable water and reticulated sewer to some existing and proposed development areas. These Challenges include:

- No additional potable water from the Kapuni Stream, and consent limits
- Capacity for treatment, disposal, and attenuation of sewage (including in wet weather)
- Limited existing sewer trunk main capacity

1.7.1 No additional Potable Water and Consent Limits

STDC has lodged a consent renewal with the Taranaki Regional Council (TRC) for the consent to take water from the Kapuni Stream. The consent application does not propose to increase the daily water volume or peak flow rate from the previous consent.

A new consent to increase the water take from the Kapuni Stream from the current consented limit may prove challenging, given the requirements of the National Policy Statement for Freshwater Management and Te Mana o te Wai. TRC has also verbally confirmed that this water source is currently fully allocated and that no additional water takes or increases in existing takes will be considered/accepted/approved.

Additionally challenging to this process is that neither STDC nor TRC have undertaken work to establish minimum stream levels for the Kapuni Stream, which would also be required if an increase to the daily water volume was applied for to the TRC.

The existing water bore at the Kapuni Water Treatment Plant is ineffective, given the challenges and cost with treating the water due to high levels of ammonia, metals and its hydraulic performance. Any additional bores explored to increase water supply are likely to present with similar treatment challenges. The current function of the existing bore is as a minor contingency water source, and cannot be relied upon. Should groundwater be required to be relied upon, then a standby borehole would be required to mitigate the risk of borehole failure, as rectifying borehole problems often takes significant time.

1.7.2 Capacity for Treatment and Attenuation of sewage (including in wet weather)

STDC currently uses an ocean outfall on the southern coast of Hawera, owned by Fonterra to discharge treated effluent from the Hawera Wastewater Treatment Plant. The outfall is currently physically at capacity, and STDC are currently frequently required to reduce the pumping rate of the outfall pumps when Fonterra are discharging at a high rate. Any increase to the discharge from the Hawera wastewater treatment plant would require:

- A change to the agreement that STDC holds with Fonterra,
- An upgrade to the shared (STDC and Fonterra) sewer outfall pipe,
- An upgrade of the outfall pumps (potentially)
- A new discharge resource consent from TRC

The capacity of the existing ponds at the wastewater treatment plant has in recent times been exceeded in times of heavy rainfall, causing the ponds to be overtopped, and resulting in discharge to an adjacent water course, and subsequently into the ocean. If additional development areas or industry are proposed to discharge into the sewer reticulation and wastewater treatment plant, work is required to further reduce inflow and infiltration into the sewer reticulation network, and potentially to increase the pond and treatment capacity.

1.7.3 Limited Existing Sewer Trunk Main Capacity

Key STDC stakeholders have indicated that the western trunk sewer main is currently under capacity, and additional capacity is required. Therefore, if additional development areas are proposed to discharge into the sewer reticulation, a project to upgrade the sewer trunk main should be undertaken as soon as possible.

Work is currently underway by DHI to model and check the capacity of the sewer network for both:

- The existing sewer discharges, and
- Proposed sewer discharges including the proposed development areas.

1.8 Infrastructure Upgrades

Below is a table of recent and potential water and sewer upgrades, to both manage existing infrastructure issues, and also to allow for the proposed structure plan areas to be developed.

Table 2 - Recent and Potential Infrastructure Upgrades

		Recent and Current Upgrades	Future Upgrades	Cost (\$M)	Success Potential	
Water	Supply		Investigate minimum Kapuni Stream level. Submit new Resource consent to take additional water (if possible)	< 1	Low	
			Upgrade Kapuni water treatment plant treatment capacity (if water available)	3 - 4	High	
			Explore additional bore water supply and treatment for Kapuni Water Treatment Plant.	2 -3	Low	
			Add additional filtration and treatment at Kapuni Water Treatment Plant to treat additional water (if water available)	3 - 4	High	
	Reticulation		Recent County Drive DN500 water main to northern Business Park area		1 - 2	High
			New Fantham St DN450 water main currently under construction		1	High
			Recently installed DN355 on Turuturu Rd, from Fantham St to Glover Rd		1	Med
				New 250 dia water main from Glover Rd to Business Park (link Road 1)	1 - 2	High
			Reduce Leakage and Loss	Reduce Leakage and Loss	3 - 4	Med
				Water main renewals	15 - 20	High
				Water Metering	5	High
			Trunk Main upgrades for future Tawhiti Rd wet industry (Kapuni to Tawhiti Rd) if water supply capacity available.	5 - 6	Low	
	Sewer	Treatment		Increase Pond Capacity (if inflow and infiltration unsuccessful)	5	Low
			Inflow and Infiltration modelling	< 1	Med	
			Add tertiary treatment at WWTP	32	High	
			Reduce inflow and infiltration	10	Med	
				Upgrade WWTP outfall pumps, upgrade shared Fonterra / STDC outfall pipe, increase TRC discharge consent, new discharge agreement with Fonterra (if inflow and infiltration unsuccessful)	3 - 4	Med
Reticulation			Business Park Sewer Pump Station, new rising main to Rata St, new gravity main on Rata St		3	High
				Western Trunk Sewer Main Upgrade	10	High
				Larllin Drive / Waihi Stream Sewer Pump Station and Rising Main	2 - 3	High



Ngāti Ruanui Cultural Impact Assessment

**South Taranaki District Council Business Park
'Avera
May 2023**



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1. Introduction

Ko Aotea te waka

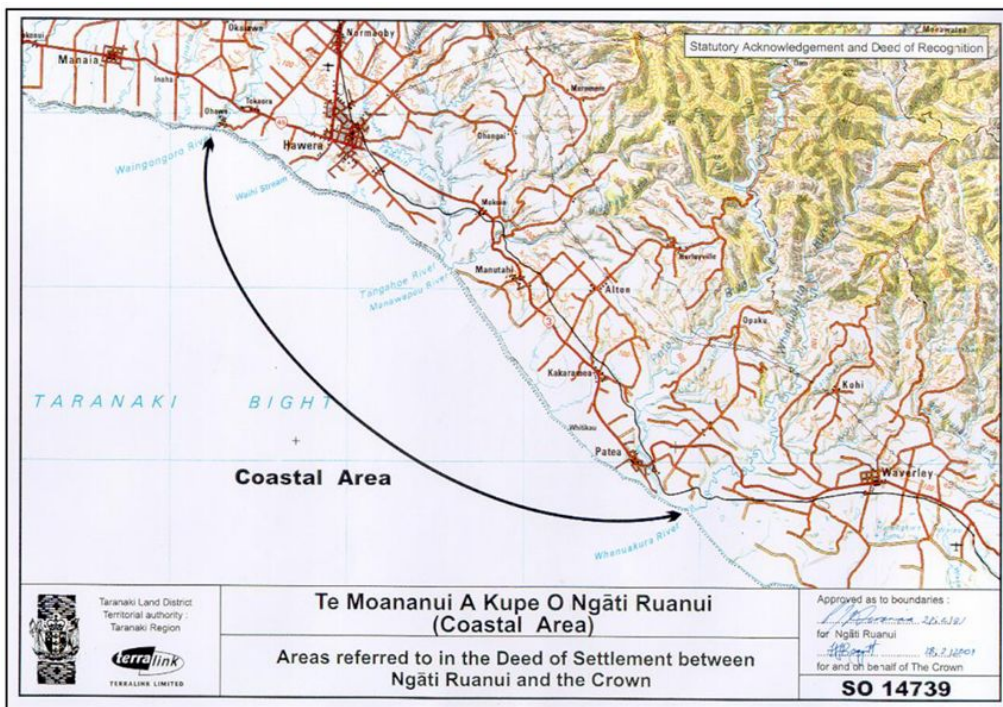
Ko Turi te tangata ki runga

Ko Taranaki te maunga

Ko Patea te awa

Ko Ngāti Ruanui te iwi

The ro'e of Ngāti Ruanui begins at the W'enuakura River, south of the Patea River. From the W'enuakura River, the ro'e reaches inland to W'akaa'urangi and back to the coast to wa'apū o te awa o Waingongoro (mouth of the Waingongoro River). The coastline interests of Ngāti Ruanui extend from the mouth of the W'enuakura River north to the Waingongoro River and beyond to the Tasman Sea (refer maps included below of Statutory Acknowledgement Area Te Moananui A Kupe O Ngāti Ruanui, and the iwi Takutai Moana Claim area of interest).





2. Ngā 'apū o Ngāti Ruanui:

- Araukūku
- Ngāti Kotuku
- Ngāti Ringi
- Ngāti Tupito
- A'ita'i
- Ngā Ariki
- Ngāti Takou
- Rangitaaw'i
- 'aamua
- Ngāti Hawe
- Ngāti Tanewai
- Tuata'i
- 'aapotiki
- Ngāti 'ine
- Ngāti Tupaea
- Tuwhakaae'u

3. Ngā Marae:

- Manuta'i
- W'enuakura
- Wai-o-turi
- Pariroa Pā
- Ngaatiki

- Meremere
- Whakaa’rangi
- Taiporo’enui
- W’arepuni
- Ketemarae
- Ngārongo

4. Ngāti Ruanui History

In the twelfth century, the people of the Aotea Waka arrived in the area of Patea after leaving the Pacific island of Rangiātea. The Arikinui of the waka was Turi who travelled with his wife Rongorongo. The waka originally made landfall at Kāw’ia whereby Turi and his people travelled over land until they came to Patea where they settled on the south bank of the Patea River. Taneroroa, the daughter of Turi married Uenuku-Puanake of the Takatimu waka. The descendants of Ruanui are named after their son, Ruanui. Ruanui was also the name given to an ancestor who resided in Rangiātea. Within a few generations, the descendants of Ruanui formed the main tribe in South Taranaki.

As acknowledged in the [Ngāti Ruanui Claims Settlement Act \(2003\)](#) in the Pre-1860 period (1840s and 1850s) Ngāti Ruanui were prosperous and economically successful. The iwi traded extensively with European settlements and overseas traders. Following the signing of the Treaty of Waitangi, Ngāti Ruanui consistently opposed the sale of Maori land in Taranaki. By the mid-1860s, Ngāti Ruanui and other iwi of Taranaki and elsewhere had entered into a compact to oppose further land sales. By 1860, no Ngāti Ruanui land had been sold to the Crown.

However, the Taranaki wars during the 1860s and the defence of ancestral lands resulted in a huge loss, of both life and property. And after the New Zealand Settlements Act 1863 was enacted to affect the confiscation of lands of Maori whom the Crown assessed to have been engaged in “rebellion” against the authority of the Queen, in 1865, the Governor of New Zealand confiscated much of the land of Ngāti Ruanui. The confiscation proclamation of 2 September 1865 declared all of southern Taranaki an “eligible site”, liable to be used for the purposes of European settlement. During 1865, some 1.2 million acres of Taranaki land was proclaimed ‘confiscated’ under the Act. This included almost all of the coastal lands of Ngāti Ruanui.

5. Cultural Landscape

Customary use of coastal waters and the wider oceans are evident in Ngāti Ruanui traditional songs and stories. For example, near Patea is Parara ki Te Uru, Patea Beach, a well-known site (recorded in the song ‘No Runga’) where ancestors Turi and Rongorongo sustained their ‘āpū by growing gardens

and gathering seafood including pupu in the mudflats. Further up the coast is W'itikau (a fishing village) where Turi and Rongorongo daughter Taneroroa lived sustaining the next generation of the āpū. Manawapou, further along the coast is a significant waa'i tapu where the W'arenuī Manawapou was built to host the meeting of the Rangātira from where the w'akatauaki 'Te Tangata Too Mua, Te W'enua Too Muri' was derived.

Post confiscation, many Ngāti Ruanui āpū were moved beyond the 10-mile confiscation line and were forced to settle inland thereby limiting access to tribal land, coastal areas, coastal resources and the food basket provided by the oceans.

Ko *Aotea* te waka
Ko Turi te tangata ki runga
Ko Taranaki te maunga
Ko Waingongoro te awa
Ko Ngāti Ruanui te iwi.

Aotea is the canoe
Turi is the ancestor
Taranaki is the mountain
Waingongoro is the river
Ngāti Ruanui is the tribe.

Taneroroa, the daughter of Turi married Uenuku-Puanake of the Takatimu waka. The decedents of Ruanui are so named after their son, Ruanui. Ruanui was also the name given to an ancestor who resided in Rangīātea. Within a few generations, the descendants of Ruanui formed the main tribe in South Taranaki. The boundary of Ngāti Ruanui starts from the W'enuakura River in the South and extends to the Waingongoro River in the West.

Over the next few hundred years, Ngāti Ruanui nurtured and cultivated the land and sea to the extent that they started trading their products freely (flax and flour) with Australia in the late 17th and early 18th Centuries.

By 1849, Ngāti Ruanui was significantly involved in two wheat mills in its takiwa. Education was being embraced and a number of Maori run schools were developed. However, Ngāti Ruanui was always weary of selling land to European settlers.

In 1860, the colonial wars of South Taranaki started with the invasion of the Waitara Land blocks by the settler government troops in North Taranaki. In 1863, after a peace agreement had been violated by the settler government troops at Tatairamaka where unarmed women and children of Ngāti Ruanui descent were killed. The second of the Taranaki wars started.

In 1865 and 1866, government troops came to South Taranaki destroying fortifications and villages as they moved south. However, in 1868, the government troops and their supporters suffered a number of defeats at Turuturu Mokai, Te Ngutu-o-te Manu and Moturoa at the hands of the great fighting Rangātira, Titokowaru.

As a result of the defence of their ancestral lands, Ngāti Ruanui paid a huge price, not only in lives lost, but in the huge tracts of land that was confiscated. During 1865, some 1.2 million acres of Taranaki land was proclaimed confiscated under the New Zealand Settlements Act 1863. This included almost all of the lands of Ngāti Ruanui.

Post confiscation, many Ngāti Ruanui āpū were moved beyond the 10-mile confiscation line and were forced to settle inland.

Remnants of the past is evident along the coast. For example, Manawapou, a significant waa'i tapu where the W'arenui Manawapou was built to host the meeting of the RaNgātira from where the w'akataukī 'Te Tangata Too Mua, Te W'enua Too Muri' was derived. W'itikau (a fishing village) where Turi and Rongorongo's daughter, Taneroroa lived, sustaining the next generation of the āpū.

The land has been valued for customary use and historical affiliations of the non-living and the living descendants of Ngāti Ruanui. Furthermore, traditional songs and stories evolve from these associations. A song entitled 'No Runga' was recorded about the Patea beach (Parara ki Te Uru), where ancestors Turi and Rongorongo sustained their hapu by growing fruits and vegetables and gathering seafood.

Ngāti Ruanui (which includes Tanga'e and Pakako'i) resisted the opportunity to sell land at the time of European settlement and, in the 1850s, made a pact with other Taranaki iwi and those elsewhere to oppose further land sales. By 1860 no Ngāti Ruanui land had been sold and Ngāti Ruanui provided active support to Te Atiawa and Nga Rauru resistance to land sales in their respective rohe, particularly the sales of the blocks at Waitara and Waitotara. Resistance to the survey of the Pekapeka block at Waitara was deemed an act of rebellion by the Crown and when the Crown commenced hostilities in the province in 1860, Ngāti Ruanui entered the war on the side of the non-sellers. This phase of war ended in 1861.

Fighting broke out again in 1863 and spread to south Taranaki. Here the Crown troops occupied the land without formal confiscation or purchase. Confiscations were proclaimed later in 1865, including the confiscation of 352,000 acres of Ngāti Ruanui and Nga Ruahine land. This area included most of the land within the Ngāti Ruanui rohe. Land was proclaimed confiscated from those the Crown considered to be "loyal" as well as those viewed as "rebels". War continued, and in a series of scorched earth campaigns involving the destruction of villages and crops the Crown hoped to reduce the fighting

ability of those considered rebels. These campaigns led to much loss of life and property for Ngāti Ruanui.

At the end of the war in 1869, 233 Pakako’i men, women, and children of Ngāti Ruanui surrendered following promises they would not be killed. Ninety-six were tried for treason and 74 sentenced to death. The latter sentences were commuted to three- or seven-years imprisonment in the South Island. Conditions were harsh and 18 of the men died before the release of the prisoners three years later.

The compensation process for confiscated land provided for in confiscation legislation was inadequate and ignored customary forms of land tenure. By 1880 no compensation awards had been implemented. The West Coast Commissions were appointed in the 1880s to remedy this situation and fulfil Crown promises.

Meanwhile the purchase of land continued, both within the confiscation area (where often money was paid but no deed drawn up) and outside the confiscation boundary, without a full investigation of customary title. Very few reserves were promised to land sellers in this period, and none had been created by 1880.

Ngāti Ruanui people were involved in the acts of passive resistance organised by prophets Te W’iti and To’u in response to the confiscations and lack of reserves. The Crown’s invasion of Pari’aka in central Taranaki in 1881 followed, with armed Crown troops numbering more than 1500. More than 1500 men, women and children were expelled from the settlement (including those from Ngāti Ruanui), crops were burned, and homes destroyed.

The West Coast Commissions finalised the return of limited land to iwi in Taranaki in the mid-1880s. The land returned was done so under individual title and placed under the control of the Public Trustee. Much was farmed by settlers under perpetually renewable leases. Additionally, because of the ability of the Public and Maori Trustees to alienate certain types of land, over 60% of the land was sold by 1974. Title amalgamation in 1963 meant owners no longer had specific interests in customary land but in all reserves throughout Taranaki.

The subsequent investigation of the confiscations by the Sim Commission of 1926-27 was limited. The Commission recommended an annuity of 5000 pounds to compensate all of the iwi of Taranaki for the confiscations. A one-off sum of 300 pounds was paid to compensate for the loss of property at Pari’aka. The compensation was enshrined in the Taranaki Maori Claims Settlement Act 1944 which states that Maori had agreed to accept the sums as full settlement for the confiscations and the actions of the Crown at Parihaka. There is no evidence iwi agreed to this and the settlement sums, as with the rents on reserved lands, were not protected from the effects of inflation.

6. Te Rūnanga o Ngāti Ruanui Trust

Te Rūnanga o Ngāti Ruanui Trust is the mandated voice of Ngāti Ruanui and comprised of a representative of the 16 hapu that form Ngāti Ruanui.

In 2003, the Ngāti Ruanui Claims Settlement Act was legislated and is now the empowering legislation of Ngāti Ruanui. In May 2001, the Crown signed a Deed of Settlement with Ngāti Ruanui at the Pariroa Pā recognising and acknowledging the wrong that had been done to them by the settler and succeeding governments to the present day. In 2003, the Ngāti Ruanui Claims Settlement Act was passed. The Ngāti Ruanui Claims Settlement Act 2003 (Treaty claims) is made up of a package that includes; an apology from the Crown, cultural and commercial redress. Our Treaty claims also includes recognition of areas of interest (including taonga species, culturally significant sites, and statutory acknowledged areas), commercial and cultural redress and Deed of covenant. The Ngāti Ruanui Treaty claims commits decision-makers to recognise implications of proposals on our special traditional relationship with taonga species.

7. Ngāti Ruanui Deed of Settlement 2001

In May 2001, the Crown signed a Deed of Settlement (the Deed) with Te Rūnanga o Ngāti Ruanui Trust (Ngāti Ruanui) at the Pariroa Pā recognising and acknowledging the wrong that had been done to them by the settler and succeeding governments to the present day. In 2003, the Ngāti Ruanui Claims Settlement Act was passed and is made up of a package that includes; an apology from the Crown, cultural and commercial redress.

The Deed includes five statutory acknowledgements: the Otoki Gorge Scenic Reserve, the Coastal Marine Area (CMA) adjoining the Ngāti Ruanui areas of interest, the Tanga’oe River, the W’enuakura River, and Patea River.

The Deed is recognised under the Resource Management Act 1991 and the Historic Places Act 1993. They oblige the Crown to consult with Ngāti Ruanui and to have regard to our special associations with areas of interest and significance to our people. They also specify the nature of Ngāti Ruanui input into management of those areas by the Department of Conservation and/or the Commissioner of Crown Lands.

8. Ngāti Ruanui Area of Interest

The Ngāti Ruanui area of interest begin at the W’enuakura River, south of the Patea River. From the W’enuakura River, the rohe reaches inland to W’akaahurangi and back to the coast to wa’apū o te awa o Waingongoro (mouth of the Waingongoro River). The coastline interests of Ngāti Ruanui extends from the mouth of the W’enuakura River north to the Waingongoro River and beyond to the Tasman Sea.

9. Statutory Acknowledged Areas

The Operative South Taranaki District Plan include Ngāti Ruanui statutory acknowledgement areas within the South Taranaki District, and the Te Moananui A Kupe O Ngāti Ruanui (Coastal Area between the Waingongoro River and W'enuakura River); the W'enuakura River; and Patea River.

10. W'enua

The takiwa of Ngāti Ruanui is typified by different land types and environments, from the coastal lowlands to the undulating ring plain, to the steeper hill country inland.

Much of the environment is a consequence of the now dormant volcano, Maunga Taranaki and marine terracing.

The w'enua has been heavily modified since it was first inhabited. The w'enua provided a basis for the on-going survival of many species and provides the food basket that sustains life. Much of the local economy is based on and derived from the w'enua. Before the arrival of Maori to Aotearoa, the Taranaki region was one of the most densely forested areas of New Zealand. It was probably cleared as long ago as 1500 – 1550AD.³

The tupuna of Ngāti Ruanui were skilled in mo'oa nui and paid special attention to te maramataka o Ngāti Ruanui, the lunar calendar of Ngāti Ruanui. For example, there were proper and dedicated nights for planting kumara as a result of these environmental observations.

When pake'a first arrived in South Taranaki, the dense nga'ere came down to a line bordered by Katotauru, A'ipaipa, Maw'itiw'iti, Ketemarae, Keteonetea, W'areroa, Matangarara, Meremere and Manuta'i. The nga'ere was filled with massive Rata and Miro and was dense and abundant with birds. The warm damp climate was conducive to good growing conditions and the undulating plains were covered in fern, flax, and other plants. Such fertile land was soon to be coveted by the early settlers.

The ring plain comprises layers of volcanic soils formed by eruptions and the natural erosion of volcanic materials resulting in highly fertile soils considered to be amongst some of the most productive in the country. Those soils support a pastoral industry that focuses heavily on dairying. The eastern hill country contains steep dissected hills that support sheep/beef and forestry.

11. Te Puna Waiora - Water

Ngāti Ruanui believes the mauri of the land does not come from the people it comes from the essence of Taranaki Maunga, from the sacred water that flows freely from the slopes. Ngāti Ruanui connection with the land and its mauri is part of its identity. Manaakitia mai to mokopuna. Wai tapu has always been used by Ngāti Ruanui to heal, protect and cleanse. Wai tapu is an important component of the spirituality for Ngāti Ruanui.

Tipi nuku, tipi rangi, tipi raro, tipi 'aa'aa

Ka tipi te wai, ka ora te wai, he wai ora.

We need to keep our waters clean because they circle the universe, if the universe is clean the world is. It personifies the representation of the forces of life and death traversing the world of the dead and the world of the living.

Water is a taonga that must be protected for future generations, and this can be done by ensuring that the quality of water is maintained and improved. Ever increasing demands for water abstraction has a potentially detrimental effect on water levels and flow rates. The relationship of Ngāti Ruanui and its culture and traditions with its ancestral waters must be recognised and provided for by consenting authorities. The preservation of the mauri of a watercourse is important to Ngāti Ruanui.

A consistent supply of quality water is crucial for human consumption, industry, and business in the region. Ngāti Ruanui will work with territorial authorities to determine individual plans for the key catchment areas that it has identified and chosen. Water must be seen and managed in an integrated holistic manner and that it is inextricably linked to all other resources within the environment.

As kaitiaki, Ngāti Ruanui wants greater involvement of in the management of the different water forms in their takiwa to make certain that the allocation mechanisms of water is improved and better managed. The traditional environmental knowledge of Ngāti Ruanui in relation to water must be acknowledged and utilised.

There are 35 catchment areas within the takiwa of Ngāti Ruanui (including the boundary awa of the Waingongoro and the W'enuakura) and these are listed in Appendix Five. There are ten named catchments and 25 unnamed catchments. The unnamed catchments are significantly smaller in size than the named catchments. There are five key catchment areas outlined in the plan and are considered in more detail at the conclusion of this section. There are 66 named awa and streams in the takiwa¹.

12. South Taranaki/'Awera Business Park

This Cultural Impact Assessment (CIA) relates to the proposed business park development northwest of 'Awera, extending north from Fitzgerald Lane, west of Wai'i Road (SH3), through to Kerry Lane and

¹ Ngati Ruanui Environmental Plan, 2012

extending west towards the unnamed tributary of the Waihi Stream. The Macholl Investments business park and residential development currently under construction adjoins to the south. New internal formed roading is proposed. The development area is located in the Rural Zone, with the deferred residential/commercial overlay of the South Taranaki District Plan.

See attached map of Business Park Area.

This CIA provides an assessment of potential environmental and cultural impacts in relation to the business park. This CIA complements the CIA developed for Macholl Investments following the same set of values given the close proximity of location.

This CIA aims to provide clear direction on how the development plans may create or address cultural and environmental effects on tangata w'enua as a result of the proposed business park.

13. Purpose of this CIA

This CIA is an assessment of the potential impacts of a given activity on resources and values of importance to Ngāti Ruanui. The CIA documents the Runanga values associated with an area, and provide appropriate measures to avoid, remedy or mitigate any adverse effects on those values.

CIA reports are an effective means of providing cultural and technical input, with respect to the business park development including any resource consent applications under the Resource Management Act which may apply to development and permitted activity under future zonings.

This CIA intends to:

- To describe the traditional and contemporary relationships of Ngāti Ruanui with the site and areas affected by the proposals.
- To identify any historic, cultural, spiritual and significance of the site and areas affected by the proposal.
- To articulate the effects of the proposal on the relationship of iwi and their traditions with their cultural resources.
- To articulate any relevant Kaitiaki responsibilities and how these may be provided for in the proposal.
- To identify any appropriate avoidance, remedial, mitigation or offset mitigation measures that could be implemented by the South Taranaki District Council and landowners current and future that would be acceptable to Ngāti Ruanui.

14. Methodology

The following methods were used to prepare the CIA report:

A literature review including:

- A review of Ngāti Ruanui Treaty settlement documents
- Site inspections involving cultural and āpū representatives

- Ngāti Ruanui Environmental Management Plan and/or other documents that are deemed relevant to this assessment
- Technical reports provided (Archeological and Environmental)
- A review of the development applications and Business Park documentation.
- Discussion with the South Taranaki District Council.

15. 'ui with Ngāti Ruanui

Ngāti Ruanui acknowledges that meetings about the the business park development with the South Taranaki District Council. These meeting have also aligned with the cultural impact work for Mahcoll Investments Ltd. Ngati Runau acknowledges the genuine collaboration between Ngāti Ruanui the South Taranaki District Council and Mahcoll Investments.

Ngāti Runau is also part of the wider Kitiaki Group formed by the South Taranaki District Council which has provided a point of contact and dicussion. Ngāti Runau acknowledges the partnership approach which has been fostered in such meetings.

Ngāti Ruanui continue to provide support and guidance on cultural matters. We expect a long term relationship and partnership will continue throughout the planning, construction and operations phase of the Business Park development.

16. Land

The area and its surrounding environment are predominately rural in nature, with a general flat topography. The area has seen a long transition into commercially based developments especially fronting to Waihi Road (SH3) over the last 20 years. There is an overall mix of residential small holdings, commercial big box development and ongoing rural activity.

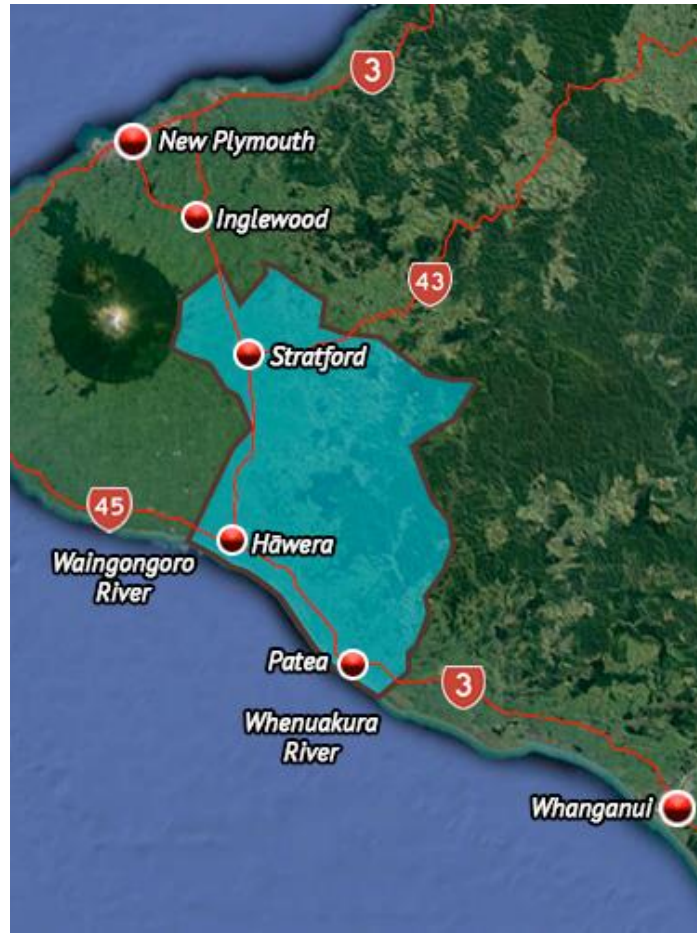
Fitzgerald Lane is identified as an 'other road' in the Operative District Plan, meaning it is considered a local road in the roading hierarchy. Fitzgerald Lane currently ends at the Ag Trans yard and services the residents, school and businesses located on the road.

There is a waterbody within close proximity to the business park the unnamed tributary of the Wai'i Stream.

17. Cultural Landscape

The application area lies within the traditional areas of Ngāti Ruanui.

The takiwa of Ngāti Ruanui is bounded by the W'enuakura River in the South and the Waingongoro River in the North and extends inland to the east to the Matemateonga Ranges and as such includes large areas of the Eastern Taranaki Hill Country.



Source: <https://www.tkm.govt.nz/iwi/Ngāti-ruanui/>

Ngāti Ruanui (including Pakako’i and Tanga’oe) is an iwi of Taranaki. Ngāti Ruanui takes its name from the tupuna Ruanui o Pookiwa and Ruanui o Taaneroroa, the latter being the grandson of Turi Ariki, leader of the Aotea waka. Ngāti Ruanui are located in southern Taranaki.

18. Ngāti Ruanui: Cultural Values

Ngāti Ruanui customary practices and distinct set of indigenous cultural, physical, spiritual, and metaphysical values and principles are founded on Te Ao Māori and Mātauranga Māori. The Ngāti Ruanui view begins at the creation of the physical and intangible worlds and the powers acting within them. The links with these intangible dimensions are central to Ngāti Ruanui identity and activity.

19. Tikanga Maori, Taonga and Mauri

Ngāti Ruanui defines Tikanga Maori as "the culturally correct customary values and practices based on respect and reciprocity." Tikanga Maori, in terms of natural resources, is applied based on the principle of "taonga" which include both tangible and intangible dimensions and Mauri is another taonga.

Mauri is the essential life-force, the power and distinctiveness which enables each thing to exist as itself. Ngāti Ruanui considers that everything in the natural world (people, fish, birds, forests, rivers, water, coast, land, and created things such as a house or w'arenuī has its own mauri and therefore must be protected. Mauri and taonga can be diminished or destroyed when a natural resource is treated badly. For example, when birds are killed due to inappropriate use and development. Ngāti Ruanui believes that people possess mauri-ora, which confers on them a particular responsibility towards the protection and nurturing of mauri and taonga. Mauri-ora is essential for the natural world's survival and wellbeing. The guarantee of protection of taonga or of Rangātiratanga and the mana to protect them in accordance with cultural preferences, respects the cultural integrity of Ngāti Ruanui.

20. Tino Rangatiratanga

“Only Ngāti Ruanui can speak our own truth for our own people.”

Tino Rangatiratanga is self-determination, the right to make your own decisions for your own people. Te tino rangatiratanga o ratou taonga tells of the exclusive control of tribal taonga for the benefit of our descendants including those living and those yet to be born. Rangatiratanga embodies authority, recognition of the spiritual source of taonga, maintenance of resources for succeeding generations and the exercise of authority and access to the resources within our ro'e. In practice, exercising tino rangatiratanga involves protecting their mauri and wairua of the respective domains of the atua (refer to Table 1).

Table 1

Atua	Domain	Resource Interests
Tangaroa	The sea and water	Fisheries including all aquatic lifeforms
Rongomātāne, 'aumietiketike	Kumara Fern roots	Cultivated crops, bush, and undergrowth
Tāne Ma'uta	The forests	Trees and lifeforms within the forest i.e., birds, bats, lizards, etc.
Tāw'irimātea	The elements	Wind, rain, etc
Tūmatauenga	Humankind	Human exploitation

21. Kaitiakitanga/Kaitiaki

The Ngāti Ruanui kaitiaki role includes not only the duty to care for our descendants, the physical, natural, ecological wellbeing of the place or resource, but also to protect and nurture the mauri of taonga. In order to uphold mana, as kaitiaki, Ngāti Ruanui must do all in our power to restore the mauri of the taonga to its original strength. We take our kaitiaki responsibilities very seriously. The

penalties for not doing so can be particularly harsh. Apart from depriving the whanau or hapu of the life sustaining capacities of the land and sea, failure to carry out kaitiakitanga roles involve death or harm will come to members of the whanau or hapu.

In specific terms, each whanau and 16' āpū are kaitiaki for the area over which they hold mana w'enua (ancestral lands and seas). Our responsibilities are based in ancient tribal identity and the ancestral connections within our tribal area. For Ngāti Ruanui, to be a kaitiaki means looking after one's own blood and bones literally.

Kaitiaki responsibilities are also shared by spiritual beings, manifested in the physical world, whether in a particular place (rocks, mountains, rivers, caves, coastal inlets) or in living things (trees, birds, fish, insects, lizards, and people). The original kaitiaki were the atua: the children of Rangī and Papa have responsibilities for the welfare and protection of different sectors of the natural world; Tane is kaitiaki of all plants, insects, and birds, of all tapu things and of all ritual.

22. W'akapapa

Ngāti Ruanui adheres to the principles of w'akapapa (genealogical relationship and interaction) with plants, animals, people, the land, and other aspects of creation. Their lives are interconnected with our w'anau (family) and the environment in which we live in. The significance of w'akapapa is demonstrated in our determination to exercise rangatiratanga and kaitiakitanga. Our relationships with our territorial land (refer to the Ngāti Ruanui area of interest), reverence for our tupuna Turi, our maunga Taranaki and the rivers that flow from our maunga, in this case, the Patea River and the W'enuakura te awa.

The protection of our taonga is for our tamariki and tamariki mokopuna. Intergenerational principles, notions of reciprocity, respect in environmental interactions and maintaining balance between the different entities within ecosystems and cultural systems underpin our responsibilities as resource caretakers. These responsibilities involved not only the utilisation of Mātauranga Māori, but also incorporated a spiritual dimension to care and management.

23. Cultural Practice – Ma'inga Kai

The W'enuakura and Patea River and the sea are a source of ma'inga kai for the 'āpū and descendants of Ngāti Ruanui. The mouth of the Patea River is where our descendants launch their fishing boat. They catch mostly snapper, blue cod, lemonfish, and ka'awai. During white baiting season (between August to November), our people go to the W'enuakura River to catch whitebait.

Other than ma'inga kai practices, the W'enuakura and Pater River and coastal water provides our people opportunities for swimming, kayaking, and rafting (W'enuakura River) and surfing (often at the Patea coastal water). The mouth of the Patea River is a common place to access the breaks. We use

the walkway which leads from the Patea Beach and follows the river up to York Street and finish at the Patea Beach to have kai with our w'anau. The walkway includes stories and memories of our ancestors and local people who used to work in the meat factory and the port.

24. The Cultural Landscape

The Ngāti Ruanui traditional landscape view has significant intangible associations which relate mostly to deeper spiritual connectivity and cannot be measured. The influence of significant landforms, features and entire landscapes on cultural practice cannot be mapped. Ngāti Ruanui places much significance on our association with ancestral landscape, mountain, and river. We give high regard to this connection particularly in a mi'i, w'akatau, or formal cultural welcome. The mi'i w'akatau pieces together our genealogy, where the ancestral maunga Taranaki and te awa, immediately define the location of one's whanau and the connection to the landscape through which our culture evolved. Ngāti Ruanui believes in the linkage of three forms of landscape: historical, heritage and cultural. How geo—cultural boundaries are determined for spiritual connectedness to place. We believe that these forms should have a role in understanding, assessing, and protecting intangible or associative indigenous landscape attributes which gives due respect to our cultural areas of interest.

25. Historical, Heritage and Cultural Linkages

Ngāti Ruanui well-being are influenced by a complex combination of cultural beliefs, values, and uses; a history of alienation from our tribal territory; and a diverse set of cultural practices and interactions with western values. Ngāti Ruanui believes that all parts of the environment are related to one another and exist within a mutually interdependent whole. The holistic concept of the natural and physical system and resources including the intangibles, governs Ngāti Ruanui values. Recognising cultural-heritage landscape framework not only represents historic patterns but can act as a record of kinship linking our culture and ecosystems with our identity and well-being. Ngāti Ruanui place-focused sense of cultural well-being is applied in the cultural analysis of the effects of the proposal which are discussed critically in subsequent sections of the CIA. Ngāti Ruanui believes that it is not only the physical landscape that is being affected, but also the historic heritage, collective meanings, memories, and identities that the landscape holds for our cultural values. The wairuatanga and w'akapapa are going to be impacted upon by having the area superimposed by a landscape of "energy" that pierces Papatuanuku with giant manufactured industrial turbines. It moves substantially away from accepted and appropriate pastoral land use.

26. Values from the Ngāti Ruanui Environmental Plan

The values that are endorsed by the Ngāti Ruanui Environmental Plan are;

- W'akapapa – our identity and where we come from;

- Kaitiakitanga – sustainable guardianship over all resources for the use and enjoyment by future generations;
- Tikanga – the spiritual, mental, physical, and cultural determinants of Ngāti Ruanui;
- Kota'itanga – unity so as to meet the same goal or common purpose;
- Puawaitanga – to safeguard and preserve the environment through sustainable growth;
- Taumatanga – to strive for excellence;
- Manaakitanga – protection and preservation to ensure good health and well-being;
- Rangātiratanga – the right of Ngāti Ruanui uri to assert their self-determination over their turungawaewae; and
- W'akaw'anaungatanga – maintaining and growing relationships with all stakeholders.

The following sections provide context for the perspectives of Ngāti Ruanui in regard to the recommendations from this CIA.

27. Te Puna Waiora

The relationship between Ngāti Ruanui and its traditional lands and waters is paramount and must be preserved. The protection of the creeks, streams, rivers, lakes, wetlands, swamps, springs, and aquifers of the takiwa is essential due to their life supporting properties. There are two primary factors that have a negative environmental impact on freshwater, and they are i). Discharges of pollutants, contaminants, or intrusion and ii). Abstraction and water take.

Discharges have a significant impact on the quality of water contained in the waterways and coastal areas of the takiwa. Discharges can occur in many ways, including:

- storm water from built up areas enter numerous water courses;
- contaminants from roads enter streams and tributaries;
- discharges from point sources;
- leaching from septic tanks can enter water tables; and
- Run-off from rural farm land.
- Accidental spills

To note, Ngāti Ruanui advocate for the following objectives and actions regarding water that are relevant to future Business Park development;

- The use of streamside fencing prevents unintended access to waterways, while streamside (riparian) vegetation protects and enhances water quality by intercepting nutrients and run-off and shading the water and keeping temperatures down;

- Ngāti Ruanui advocates for the development of appropriate sewage treatment systems that will manage all development within the business park areas. Such systems must not increase or cause to occur any contamination to waterways directly or indirectly;
- The ability of Uri to access sites associated with Ma'inga Kai for food gathering must be maintained. The sites need protection to ensure that the food gathered there is safe to eat. The negative impacts on the diversity of Ma'inga Kai species due to habitat loss, insufficient flow and invasive species are apparent. The ability to safely gather kai and the areas to do so are under ever increasing pressure;
- Preservation of the mauri of watercourses;
- Contaminant discharges to water ways are minimised, controlled, and monitored to ensure standards are met;
- Water use supplied through reticulated services and abstraction is sustainably managed;
- Traditional knowledge systems are acknowledged; and
- Reticulated water services to the site must not impact negatively on water sources wherever they may be.

28. Biodiversity

The protection and enhancement of natural habitats is paramount – especially those with indigenous species contained within them. On-going development is placing pressure on natural environments and habitats. Ngāti Ruanui seeks retention of current level of biodiversity as a bare minimum. The iwi expects demonstrated improvement of the current level of biodiversity over time. In particular for this application, this pertains to the tributaries of the Wai'i Stream and its associated ecosystems. The following section provides the framework for the recommendations to this CIA.

29. Methods and Procedures

- Ensure those activities that impact significantly on the w'enua and biodiversity are monitored and assessed and appropriate reports are provided.
- Arrange karakia and blessings when necessary and required.
- Assert the use of rā'ui and reserves to protect ecosystems.
- Ngāti Ruanui will establish a fair and reasonable monitoring process with the South Taranaki District Council.
- Monitoring conditions are to form part of any formal resources management process and partnership agreement on the wider Business Park development.

30. Subdivisions

Over time it is expected that commercial and industrial activity subdivision will occur within the business park area. The intensive nature of subdivision places strain on existing resources and infrastructure and the surrounding environment.

Subdivisions of this nature have already occurred in this locality. In the first instance, specific district Plan policy which supports a carefully planned commercial/residential subdivision approach is considered essential for land-use planning ensuring the values and objectives of this report are adhered to.

New activities often bring with them potential impacts, for example small lot subdivision and the disposal of waste. Ngāti Ruanui notes the intention to re-zone land which must in turn be provided with the correct infrastructure to service such subdivision. Key Considerations in subdivisions and any rezoning which reflects the intended development include:

- Consideration of waa’i tapu;
- Protection of waterways;
- Appropriate wastewater systems;
- Discharge of storm water needs to consider filtering, riparian planting;
- Landscape plans and use of esplanade reserves;
- Cumulative assessment of affects; and
- On-going monitoring to ensure resource consent conditions are met.

31. Waa’i Tapu

Ngāti Ruanui are the kaitiaki of their waa’i tapu. Too many, waa’i tapu are commonly thought of as simply an urupa, but they are much more than that. The term waa’i tapu means a place or area that is sacred, significant, or important. They are often places where significant events have occurred, or people lived long ago.

They are both tangible and intangible and often have spiritual dimensions and values attached to them.

The wider community is often at a loss when uri of Ngāti Ruanui speak of waa’i tapu and where they are, as they are often not clear to the naked eye. By raising awareness and understanding of waa’i tapu, Ngāti Ruanui seeks to provide a greater level of protection to their waa’i tapu than they currently receive.

The protection of Waa’i Tapu is a key priority for Te Runanga o Ngāti Ruanui.

32. Archaeological Implications

The business park is close to an archaeological site, a pre-European era Māori pa, situated near the southwest corner of the area.

No other archaeological sites have been recorded during archival research and archaeological field survey of the project area. However, the potential for archaeological evidence to be encountered during earthworks in the vicinity of the recorded archaeological site has a high probability and it is recommended that all earthworks undertaken are assessed to determine whether a general archaeological authority granted by the HNZPT is required.

It was noted amongst Ngāti Ruanui that archaeological sites are not the only indicators of cultural sites of significance. In korero it was reiterated that as there are existing pa sites, it is well understood by

the iwi that it would have been a much wider area of occupation, of transport and of food gathering. As such it is expected that this entire location will be highly sensitive, and the risk of unearthing cultural and archaeological sites is high.

Over time, bearings and markers change, families move on taking with them the knowledge of their waa'i tapu and those who cared for them means that waahi tapu risk being lost. The disturbance, desecration, and destruction of waa'i tapu has however, in recent times, reduced as awareness of their existence and significance increases in the general public. However, the ability to protect waahi tapu from those who choose not to follow process remains a vexed issue and too often goodwill is relied upon to enable protection and access.

In the event of koiwi tangata (or other artefacts) being discovered, Ngāti Ruanui endorses the use of the New Zealand Historic Places Trust guidelines of the discovery of Koiwi Tangata. Ngāti Ruanui advocates the use of the Accidental Discovery Protocol provided in the table below.

In this regard a cultural monitor is required for all earth movements at the cost of any landowner and the application of the proposed Accidental Discovery Protocol.

33. Accidental Discovery Protocol

In the event of an "accidental discovery" of archaeological material the following steps must be taken:

- the site is safe in terms of health and safety requirements. Work may continue outside of the site area.
- The contractor/works supervisor/owner will notify Ngati Ruanui, the Area Archaeologist of the NZHPT and any required statutory agencies if this has not already occurred.
- The NZHPT will appoint/advise a qualified archaeologist who will confirm the nature of the accidentally discovered material.
- If the material is confirmed as being archaeological, under the terms of the Historic Places Act, the landowner will ensure that an archaeological assessment is carried out by a qualified archaeologist, and if appropriate, an archaeological authority is obtained from the NZHPT before work resumes.
- If burials, human remains/koiwi tangata are uncovered, steps 1 to 3 above must be taken and TRoNRT, the Area Archaeologist of the NZHPT, the New Zealand Police must be contacted immediately. The area must be treated with discretion and respect and the koiwi tangata/human remains dealt with according to law and tikanga.

Works at a site area shall not recommence until an archaeological assessment has been made, all archaeological material has been dealt with appropriately, and statutory requirements met. All parties will work towards work recommencement in the shortest possible timeframe while ensuring that archaeological and cultural requirements are complied with.

34. Future access to the Site and Management

Raising awareness in a manner that is non-threatening (i.e., no dramatic loss in the value of their land) to the landowners where waa'i tapu are situated is an issue to address. As an iwi alienated from its traditional lands, many Ngāti Ruanui waa'i tapu are now on land that is in private ownership. This raises issues relating to access for maintenance and on occasion, to acknowledge the past events relating to the waa'i tapu. The goodwill of the landowners is often the only reason that uri can access waahi tapu. Ngāti Ruanui acknowledge that the land where wa'i tapu is located is often not part of a consent application; it is hoped that if any development would occur on a site an arrangement can be made between the iwi and the landowner as to its management and protection.

It is also noted that in conjunction with the cultural monitoring appropriate karakia will be applied for the earth works.

The key objectives to maintain in this application are;

- To prevent the destruction, damage and/or alteration of waa'i tapu.
- To formalise the protection of waa'i tapu.
- To raise awareness of the significance of waa'i tapu.
- To record the waa'i tapu of Ngāti Ruanui.

35. Recommendations

- i. An enduring partnership agreement with Ngāti Runauī and the South Taranaki District Council is formed to guide all parts of the Business Park.
- ii. That cultural and environmental monitoring conditions are applied to the stormwater attenuation area in partnership with Ngāti Ruanui. Cultural monitoring resourcing should be resourced by the South Taranaki District Council and occur twice annually.
- iii. To address the lack of green space within the business park area, Ngāti Ruanui request to see at least 20% of the space being planted/green.
- iv. In order to give effect to Te Mana o te Wai, Ngāti Ruanui expect the stormwater attenuation areas are restored to a functioning water body and the whole interconnected Wai'i Stream where such flow is directed across the Business Park is protected. This will include renaming the area with the technical support of Ngāti Ruanui and providing the ability for Ngāti Ruanui if they choose, to provide signage of their historical association with the whenua.
- v. That a hydrological mapping report be provided to Ngāti Ruanui to ascertain the source and path of water across the business park area and if obtainable, a map of the path of water prior to developments to provide some clarity to Ngāti Ruanui as to where water will go if there is a discharge issue.
- vi. That the Wai'i Stream tributary is fenced, protected and restored through plantings recognising the close proximity to the business park, western boundary.
- vii. That a cultural find policy be established in areas where there are proposed earthworks and that a Ngāti Ruanui cultural monitor be appointed to oversee all construction where earthworks are proposed due to the historical association with the w'enua and pā sites in the locality and expected thoroughfare of tipuna through that area to access those pā. The whole area is culturally sensitive so this process will support the protection of any tāonga that may be unearthed.
- viii. That landowners will not carry out any heavy engineering works without discussion with Ngāti Runauī and the South Taranaki District Council in accordance with the partnership agreement noted in (i) above.
- ix. That any developed reserve areas are planted in appropriate native species prevalent in the area and maintained to ensure their health.
- x. That the stormwater management system is appropriate for significant rain events and takes into account council reports on climate change so as not to design a system that is too small for the envisaged rain events in the next 10-20 years.

- xi. That the wastewater management system is appropriate for the development and reviewed by Ngāti Ruanui prior to its development and approval.
- xii. That the South Taranaki District Council provide evidence that the stormwater will be filtered before it is discharged out through the stormwaer attenuation system to a standard that is acceptable to compliant Te Mana o te Wai standards. Ngāti Runauī will be opposed if there is no filtering option for the stormwater occurs.
- xiii. That the South Taranaki District Council demonstrates a clear policy and District Plan process when there may be a chemical or pollutant spill by any landowers/tennants in their activities to ensure that any discharges do not lead into waterways.
- xiv. That the South Taranaki District Council consider controls that propose using soil or infill comes from the local area and also that any earth removal also be disposed in the local area to avoid mixing the mauri of the whenua and causing detrimental cultural impacts.
- xv. That if there are any road names to be determined (new and renamed) that Ngāti Ruanui are able to provide those names for the consideration of the applicant and inaccordnace with the South Taranaki District Council Policy.
- xvi. That the Business Park be named by Ngāti Runauī in consultation with the South Taranaki District Council.
- xvii. That a biodiversity audit be taken before any developments to provide baseline data for the cultural and environmental monitoring. Where any tāonga species are identified in this audit, a protection policy guiding their management will be developed in partnership with Ngāti Ruanui.

Hāwera Structure Plans Engagement Feedback

Summary and analysis of feedback received for the Hāwera Structure Plans public engagement evening.

Executive Summary

On the 7th of September 2023, South Taranaki District Council held a drop-in evening to allow the residents of the Hāwera North and Hāwera West Structure Plan areas (and surrounding roads) to have their say on the proposed refresh to the existing Structure Plans, already included in the Operative District Plan.

The proposed refresh includes amending indicative roading and infrastructure networks, adding additional roads, pedestrian and cycle connections and infrastructure to the proposed network, identifying potential open space locations and areas of ecological and environmental significance such as waterways.

The drop-in session allowed residents within the Structure Plan area to have their say on what aspects of the refresh they supported and didn't support, and any suggested amendments based on their local knowledge and property ownership aspirations. This was important given the future potential impact on their property and the surrounding environment.

Around 50 residents attended the event, many providing useful context and feedback on the proposed refresh. In total 32 feedback submissions were received, covering a range of issues further analysed below.

The purpose of this Report is to summarise key themes and Council's response to the matters raised by the residents and community members.

Key themes included support for pedestrian and cycle provisions, roading and transport connectivity, ensuring residential amenity remains and support for proactive planning. A number of residents and community members also commented on issues outside the scope of the structure plan process (such as speed limits).

Statistics

Attendees	40 - 50
Number of responses	32
Number of topics/themes covered	10 +

Key themes

Several themes arose as a result of reviewing the numerous submissions made, which are outlined below. The themes highlighted are those which are considered to be in 'scope', as a number of themes were raised which fell outside of the structure plans remit, such as existing residential areas and their level of service provided by the council.

Pedestrian and cycle access

A number of responses supported cycling and pedestrian access across the structure plan area, including alongside the river and separated from roads too. Some noted concern for the use of private property to provide cycleways, while others indicated that a lot of changes to the existing environment would be required to make the indicative walkways and cycleways work in reality due to topography.

Roading and transport connectivity

Many responses raised concerns around the need for transport considerations, including widening roads, the need for proactive upgrades and new connections across the area, that new road design should be sufficiently wide to be practical, the need for roundabouts to assist traffic flow and revision of the secondary roading network.

Investment in three waters infrastructure

Some responses acknowledged the indicative infrastructure was in potentially inappropriate locations, or locations that concerned them (due to proximity with existing properties). There were other general comments on the details of three waters upgrades required to support development across the area.

Residential amenity

A number of responses supported the indicative open spaces and recreation areas across the structure plan. Others also raised concerns about the loss of the mountain view, and requested low planting to ensure that this remained.

Support for a pro-active and well-planned approach to development

A number of responses supported the Council' approach to proactively planning for development in a focused manner, while others added that it would be nice if the proposed connections linked up with the town, to ensure other residents could benefit from the new infrastructure (such as walking and cycling networks).

Scope of the Hāwera Structure Plan

The scope of the Hāwera North and Hāwera West Structure Plans amendments is limited to the indicative information provided in the existing Structure Plan maps within the South Taranaki District Plan. Due to recent development, this refresh also proposes changes to zoning of the area due to recent development and activities occurring. As part of this refresh, the existing structure plan maps will be updated to reflect indicative roading and open space provision, along with stormwater management measures and environmentally sensitive areas.

Separate from this engagement work, other technical investigations are being progressed in the background to ensure that sufficient infrastructure provision is possible and budgeted for, and the result of this work may result in further alterations to the Structure Plan map (such as indicating areas of infrastructure constraints).

Due to the limited scope of the Structure Plan amendments as the indicative vision for development within the area, physical changes are not proposed to those existing developed areas. Therefore, some feedback and issues that have been raised by residents cannot be considered. However, this feedback shall be raised with the relevant teams within Council.

Summary of feedback

The table below outlines the feedback received in response to the proposed structure plan maps and indicative information contained within them.

Address	Feedback
Nikau Place	<ul style="list-style-type: none"> • In favour of walking/cycling provisions in Structure Plan – look at ‘Blue Zones/Areas’ across the world • Connect walkway/cycleway to central Hāwera • Would like to see planting along cycleway • Like the idea of cycling along river • Issue with Waihi Rd crossing
Larlin Drive	<ul style="list-style-type: none"> • Waiting for water infrastructure on Larlin Drive • Wastewater needed along Larlin Drive • Lack of footpaths and streetlights unsafe • Footpaths and streetlights more necessary than new cycleways/walkways
Fantham Street	<ul style="list-style-type: none"> • Council contribution to roading seems small currently. There is a lot of cost on the developer • Developers seem to then take shortcuts (for example narrower roads and only 1x footpath) • If the Council could be more proactive in building the roads ahead of time and contributing more financially to the developments

Glover Road	<ul style="list-style-type: none"> • Move the 50km/h sign to bottom of Hill on Glover Rd to make road and walkway safer • Dust from Business Park construction is an issue
Anon	<ul style="list-style-type: none"> • Goodson Road needs to be widened • Footpaths needed on Larlin Drive – even just on one side
Larlin Drive	<ul style="list-style-type: none"> • Watermain leak near the boundary of property that causes their property to be swampy • Very concerned about location of stormwater reserve on their property
Kerry Lane	<ul style="list-style-type: none"> • Aerodrome pathways need to be considered • In favour of cycleways in western structure plan • Avoid cycleways on heavy vehicle roads
Glover Road	<ul style="list-style-type: none"> • The 70km/h sign needs to move down to where the stream is located/where the road is residential. With the walkway there, the speed needs to be 50km/h for safety
Fitzgerald Lane	<ul style="list-style-type: none"> • Intersection design from Fitzgerald to State Highway – implications on existing leases • Timetabling of construction for Business Park – quicker discussions need to be had with landowners directly affected
Larlin & County Drives	<ul style="list-style-type: none"> • Lead infrastructure – roading and services needs to be lead by Council • Make sure you have teeth in it to make it happen
Larlin Drive	<ul style="list-style-type: none"> • We would like to see the walkways – western structure plan • We would not like to see any development behind my property. We bought the property because of the rural outlook and to escape the claustrophobic, hustle and bustle of town • If development was going to proceed, we would like the properties to have large setbacks and larger allotments • Preference = no new builds behind us
Larlin Drive	<ul style="list-style-type: none"> • Need for decent footpaths and street lighting for all residential roads • Upgrade for Goodson Road to double lane with footpaths is a major right now • Removal of the dump site along Glover Road. This is a high end housing area and if we want to attract residents it needs to be removed • More playgrounds and fields for residents • All roads must be double lane, no shared driveways or single lane roads • Roundabouts needed along State Highway for turning into Business Park
Larlin Drive	<ul style="list-style-type: none"> • Widen Goodson Road ASAP – dangerous as it is • Upgrade footpaths to concrete on Glover Road – continue it around Goodson Road and Larlin Drive • Install super high-capacity wastewater into centre of the residential area to support all development, rather than each developer putting in small ones on their own subdivision • Buy one of the sections at the end of subdivision at [7C Rata Street] to support a through road there, rather than waiting for a house to be built and seeing it won't work


	<ul style="list-style-type: none"> • Work with the iwi early so there aren't issues for each developer to deal with down the track. Get it approved with guidelines for developers to work within to speed up for future subdivisions • Roundabouts to keep the traffic flowing. Both through residential and on the main turning points State Highway 3 into Business Park • Develop out southwest of Larlin Drive – flat with no swamps so a lot simpler
Larlin Drive	<ul style="list-style-type: none"> • Support the idea of well planned and focussed development in this area • Need to get on with upgrading the wastewater, footpaths, lighting on Larlin Drive to encourage development in this area
Glover Road	<ul style="list-style-type: none"> • We're residential but no streetlighting on 70km stretch • Should be 50km/hr out to Goodson Place, with decent footpath (not tar seal) and street lighting • Live next door to illegal dump which needs to urgently be dealt with • Larlin Drive is a common walking area and needs to be upgraded with footpath, lighting and a lower speed limit for safety. • We have two little boys and having to walk or bike on road is unacceptable in residential area. • All developed sections need to be of decent size. There is a lot of small sections already available but not decent sized ones – i.e. 1500sqm+ • Need access to Fitzgerald Lane from Glover Road – access only off Main Road is dangerous
Glover Road	<ul style="list-style-type: none"> • Illegal rubbish dump at old Dairy Factory needs to be completely cleaned up • 100km/h speed limit on Glover Road needs to be lowered • Larlin Drive needs gutters and footpaths
Glover Road	<ul style="list-style-type: none"> • Need for 70km/h sign to be moved from Rata St and make it 50km/h to location of current 100km/h sign beside rubbish dump on Glover Road • Need lighting further down Glover Road and Larlin Drive • Footpaths on Larlin Drive
Rata Street	<ul style="list-style-type: none"> • I am fully supportive of both Western Area and Northern Areas of Hāwera Structure Plan • What I would like to see is direction lead services put in so that there are fewer pumping stations – say for sewerage • Put a large sewer pumping station and new sewer lines in to take all the western area and get a fee from every section in subdivisions • Land developers could have a \$500/\$1000 fee to help finance services outside to actual subdivision of a landowner • Council needs to make investment in services upgrade or resizing as businesses need to have ready to go to site. If a business is to come to town it wants to go ahead quickly with no mucking around • There is a concern around the most northern indicative road in northern area – sharp corner/turn doesn't seem practical
Rata Street	<ul style="list-style-type: none"> • Speed zones to match residential amenity • Rooding stormwater – water entering driveway off Rata Street – is there plans to introduce new sumps? • Walkway link to Goodson Road needed • Pumpstation on Rata St – is it at capacity?

	<ul style="list-style-type: none"> • Pothole/indent on Rata Street – down from Rod Symes Place • Good feedback for Contact Centre and Servicing
Larlin Heights	<ul style="list-style-type: none"> • Footpath on Larlin Heights not required in my opinion • A footpath is particularly needed on the eastern end of Larlin Drive in the area of the ‘S’ bend. Traffic is particularly fast here, and pedestrians are often not seen as early as if on the straight • Pedestrians are often on the edge of the road, rather than on the grassed edge. • Streetlights not required • Goodson Road needs a rebuild. Too narrow and dangerous for frequent pedestrians • Rata Street – all the short, narrow alleyways/streets off Rata Street are far too narrow to be practical. This type of extremely narrow street plans should be stopped.
Larlin Drive	<ul style="list-style-type: none"> • We oppose the proposal for an indicative secondary road passing through #27 Larlin Drive. A link road from Glover Road to Larlin Drive is a good proposal, in addition to other well located secondary road links in the Structure Plan Western Area. • A building Consent has been issued to construct a new dwelling in the vicinity of the road layout on #27 Larlin Drive. A subdivision plan is being completed for the subdivision of the site into 7 new lots, with a new large family home proposed at the highest point of this site - the site was bought for this very purpose. All lots will have access from the right of way and empty onto Larlin Road via a ROW. • The road alignment needs to be revised to avoid unnecessary large soil cuts, earthworks and rivers. The section of the secondary road passing through No 27 Larlin Drive as indicated will require large cuts and earthworks due to its topography. Please note the road’s proximity to the adjacent waterway. • We see little need for a secondary road in the vicinity of 27 Larlin Drive as indicated. Once the proposed dwelling is built (see #2 above), this road will provide very little connectivity benefit and serve little or no purpose both for the Council and adjoining landowners. • New lots/dwellings can be appropriately developed without the need for the proposed secondary road in te vicinity of 27 Larlin Drive, as these lots can be serviced via ROWs and cul de sacs, to empty onto the nearest roads being Larlin Drive and Rata Street. • In addition to #4 & #5 above, the proposed secondary road that enters onto Rata Street is rather close to Larlin Drive. There is little or no need for a parallel road in this close proximity to the existing Larlin Drive. • In terms of maximizing Council investments and optimizing private property use of their land for a win-win situation, a revision of the entire secondary road network proposed will be useful - less is better. This revision should take into consideration, proximities to natural waterways, topography and current issued building / resource consents. • I am happy to discuss further if required. Also, happy to be heard, should there be a platform for hearing.

	<ul style="list-style-type: none"> • On another note, this is a commendable venture by the Council to proactively manage the developments in the Structure Plan area.
Larlin Heights	<ul style="list-style-type: none"> • Try to retain rural/lifestyle character – too many roads negates character of area. • Cul-de-sac only from Goodson Rd • Remove exit to Larlin Drive as this is between existing houses • Goodson Road – needs to be 2-1 way. Upgrade – busy now without proposed feeder roads and more housing • Larlin Drive – walkway/footpath needed. Used by walkers, bikes, mobility scooters, dog walkers, children and families (not just residents) • Sewerage systems needed rather than septic tanks. Install sewerage reticulation for Larlin Drive and Larlin Heights. • Stormwater system is in an existing residential backyard. Locate elsewhere as development enables a better site • Walkways/cycle – keep open space with low height planting to retain mountain views and safety of users • Subdivision – tree height restriction • Glover Road – extend 50km/hr zone to existing 100km/hr sign – safety of those using walkway • Rata/Maire St – Install give way sign for traffic turning right onto Larlin Drive from Rata Street. It is a busy intersection and is hard to see • Waihi Rd (SH3) – turning lane to Maire St (right) – showground traffic and extra houses. Lobby Waka Kotahi
Larlin Drive	<ul style="list-style-type: none"> • Really like the look of the new structural plan. I like the use of walkways and cycleways; I would like to see these continued on towards town so residents can cycle or walk to town. • I would also like to see the speed limits on all roads lowered to 50km/h.
Rata Street	<ul style="list-style-type: none"> • The STDC have confirmed the proposed "indicative" through road between Nikau Place and the existing waterway on Rata Street identified on the western area map plan is no longer an option on the table. The STDC have confirmed the current subdivision roading concept has been consented as a cul-de-sac and there is no access in this subdivision to go through to the "indicative main road" as shown. We have received direct feedback that this will be amended (email attached). This is a major oversight by the Council and one that was addressed by planners to separate parties attending the drop in evening with differing outcomes. If the Council and affected parties in the neighborhood have given consent to the current subdivision roading plan to prevent this being a through road, then it should never have been put in the current plan and amended prior to the evening. The subdivision underway has been on the council table since March 2021. The previous developer whom we purchased from in 2019 had a similar proposed subdivision and again we were told that we were purchasing into a closed cul-de-sac and not a through road. Purchasers of the current subdivision would also be aware that they are building in a closed cul-de-sac when they signed contracts with the developer.

	<ul style="list-style-type: none"> • The proposed "indicative" walking and cycling connections look good on paper but there will need to be considerable changes made to the existing landscape to make this happen. We own a small sliver on the opposite side of the Rata Street access, and we have a padlock on our gate to prevent anyone dumping rubbish or small children being injured or drowned in this steep embankment. There is a need for riparian planting and the developer of the current subdivision underway has plans for this on the opposite side of the proposed track and once this is completed, we will attend to our small area. Currently the waterway is completely overgrown with weeds and the area surrounding the waterway is owned by different parties. Until everyone is on board to control the growth of the weeds, development of the area for us is a waste of time and money. We are on board with the proposed tracks, but they will have to be undertaken suitably to avoid injury and to look nice, which is in our mind is a huge cost in steps, pathing, retaining, planting and up-keep. Simply just cutting in a dirt track would not suffice in this area. • There is no suggestion in this proposed plan for improvement to the current Larlin Drive area. Currently Larlin Drive has no footpaths or street lighting and is a 70km zoned area. In parts of the Hāwera township new regulations have reduced the speed to 30km and yet through a hugely populated housing area it is 70km. A lot of people walk in this area, and it can be dangerous with the speed at which the vehicles drive with the grass areas often waterlogged. You could count on 1 hand how many vehicles come to a complete stop at the current stop sign on the intersection of Larlin Drive and Rata Street. Again, maybe this is a cost for the developer or residents in this area to undertake pathing and lighting. Other developers are required to provide this in their subdivision costs so unsure why this would not have been undertaken at the time. • If the Council is going to undertake considerable costs for roading, walkways and cycle tracks in the area, maybe this area needs to be addressed first.
Larlin Drive	<ul style="list-style-type: none"> • The farmer on Goodson Rd shouldn't be allowed to cross his cows over Goodson Rd as this leaves cow muck to splash up on your vehicle but the cow muck is actually eating into the tar seal and wrecking it. With the urban development taking place you should come down stricter on cows crossing the roads and wrecking our roads. • The width of Goodson Road needs widening and resealing properly with a good footpath. • Access to the dairy shed should not be via Goodson Road, to allow for the urban development. The cow shed access should come off Glover Road instead. • A large number of people walk/ jog /run around the 5 km block of Rata St, Glover Rd, Goodson Rd, Larlin Drive. So, they need to be protected on Goodson Rd & Larlin Drive and away from vehicle movements. They need to be got off the roadway. I had a very close encounter when driving up Larlin Drive toward Mairie Street at 6.00am in fog. A person was jogging down the fog line and I couldn't see them then they waved their arms around to catch my eye otherwise I would have hit them in the middle of my bonnet. My wife drives a mobility scooter (as

	<p>she has a brain tumour and is not allowed to drive a car) up the edge of Larlin Drive to town and says she has had people shake their fists at her /stop and give her bad words. It is dangerous her driving her scooter along Larlin Drive.</p> <ul style="list-style-type: none"> • A footpath would do wonders for the area and provide safety for all. Presently there is one person especially that goes walking along Goodson Rd between 6.00 – 6.30 am in the dark with no light or fluoro vest on so they are a major hazard. • Larlin Drive needs street lights as well to give more visibility and security. • It needs the storm water piping so this runs away properly and doesn't lay around. It doesn't need to rain much and both my neighbors road frontages are water logged. The street has no stormwater system. • It also needs sewer connected to all houses instead of septic tanks. • The developer did this on the cheap but it needs the rural development tidied to match with the urban developments on Rata Street, etc. • The roadsides don't seem to get mown or sprayed between Mairie Street & Larlin Heights. We have livestock graze the sides of the road there. There is no civic pride from the council and mow / spray the roadsides in that area. There is a local resident who sprays around the roadside marker pegs and drains in that area for better visibility. He does an awesome job but shouldn't need to if council did their job. The roadside edges of Goodson Road should be mown by the council instead of a resident doing it due to having a bit of civic pride. We pay our rates and house values have gone up so we're paying more rates but we don't get the action from council to upgrade this rural development area. • The old derelict factory on Glover Rd looks an eyesore. This devalues the surrounding houses and always has junk around it. Its a disgrace. It is actually a fire hazard. He needs to be made to clean it up properly or moved out into the country away from the urban area.
Larlin Drive	<ul style="list-style-type: none"> • Will there be additional provision for better upkeep of the area? Interested to know how upkeep of the proposed new area is going to be factored in/managed – currently some of the road verges on Larlin drive are not well kept, grass is often left to grow out of control, litter is often left to accumulate in the drains, mowing of the verges is largely carried out by a couple of the local residents. • Also will there be roadside kerbing/pathways installed as part of the plan?

	 <ul style="list-style-type: none"> • Is there also going to be provision for septic waste? Of note, related to areas of ecological importance, the area is also quite a habitat for a variety of birdlife such as Clawed wing plovers, Hawkes, Herrons, Pukekohe, and the odd duck.
Rata Street	<ul style="list-style-type: none"> • While I think it is a great idea to have walkways and cycleways. I totally disagree to taking them through people’s private property, especially in a residential area such as 49 Rata St. • If you were to include a new walkway/cycleway then why not have it next to the new road such as you have done on Ketemarae Road. You can also create your own features along the way instead of taking over other peoples, which no doubt have cost a lot of money to create.
Goodson Road and Glover Road	<ul style="list-style-type: none"> • If we were to divide off 4 sections would that be classified as a subdivision and therefore we would be expected to put the road through? How many is the cut off? • At the walk in there was the suggestion of streetlights, we support this down Larlin drive but not Goodson Road or our end of Goodson Road. • How much land will you be expecting to be donated for the proposed walkway and open space? And would this only be once the land is developed or would you expect that if the neighbouring land was developed?
Glover Road	<ul style="list-style-type: none"> • I don’t have any real concerns about the proposed plans, however I really hope that this doesn’t mean that our rates will increase to the same as what they are in the middle of town. • That would mean our rates double in price and that is highly unfair as we bought this property for one of the reasons that it was classed as rural and lower rates. • I highly doubt that most residents in the same situation would be very happy either. As I’m sure you could understand especially with the cost of living constantly going up. • I would appreciate a reply to this letter regarding the rates.
Larlin Drive	<ul style="list-style-type: none"> • Western Area – as we already have a large number of people walking dogs, mothers with pushchairs, runners, cyclists, walkers who use the Rata, Larlin, Goodson and Glover block for exercise, I would like to see a walking/cycling path down Larlin Drive to connect Rata/Maire St

	<p>intersection and also along Goodson Rd to connect with Glover Rd walkway to make it safer for all users.</p> <ul style="list-style-type: none"> • Our present 70km/h speed limit needs to be lowered. A lot of cars travelling at 100km/h. • Realise we have a very wet area in several places on Larlin Drive so drainage would need to happen for a successful walkway to be installed in the future but needed for children biking or walking to school.
Larlin Heights	<ul style="list-style-type: none"> • In principle the plan is good • The red dotted road connecting Larlin Drive through to Glover Road at midway along Larlin Drive needs to go in now and new home developments off Rata Street to the west must be proper width streets connecting to it - any further ridiculously narrow lanes planned must be stopped. • There could be one extra red dotted 'through' road added instead of too many meandering dotted orange roads, same goes for northern development. • Far too much focus on protecting waterways that is just pandering to the "Maori's and Greeny's" who typically hold up progress. • Industrial area: thought needs to be given to the huge windmill offshore project which will generate industrial growth.
Rata Street	<ul style="list-style-type: none"> • The development plan looks good for the Hāwera expansion, however we also need to liaise with transit New Zealand to keep the roads safe and in particular to lower the speed limit on the associated roads to 50km/h (mainly from Gull to the passing lane along Waihi Road). • Then also to change the speed limit from the Hāwera passing lane to Normanby to 80km/h, they can also take out that passing lane as there is already a new one from Normanby north. • This would then alleviate one lane for off ramp access to the commercial zones, again making the area a lot safer than what it currently is. • This plan will increase vehicle activity and if there is nothing in place prior in regard to speed restrictions the consequences will be deadly. • From Turangi to Taupo most of that roadway is now 80km/h which Transit has put in place and this shows it can be introduced when required. • There have been a number of accidents between Hāwera and Normanby particularly at Fitzgerald Lane intersection and on the passing lanes which most have been fatal. Every week there is a near miss along this stretch of road and if this situation is not addressed then others will judge the oncoming traffic's speed wrong and pay the price with theirs. • I think it is paramount to incorporate this within the overall plan as a minimum requirement.

Conclusion

Following the drop in evening, Council received 32 responses on the proposed Hāwera North and Hāwera West Structure Plan Maps.

There were several key themes raised that supported the Council's approach to proactively planning for development in a focused manner, whilst ensuring connections linked up with the town, to ensure other residents could benefit from the new infrastructure (such as walking and cycling networks).

In response, Council made amendments to the maps that were shown at the drop in evening and made amendments to the proposed provisions to be implemented.

These key changes included:

- Changes made to the maps to identify existing roads and cul-de-sacs located within the Structure Plan Areas.
- Provision of through roads provided for to help avoid future sporadic development.
- Provision for building setbacks from waterbodies to ensure ongoing protection of waterbodies within the Structure Plan Areas.
- Permitted activities within the underlying zone are in accordance with the intent of each of the Structure Plans.
- Confirmation of the zoning configuration of the Hāwera North Structure Plan.

Some responses also requested changes, that were outside the scope of the Plan Change, including footpaths, rates, speed reductions and street lighting. These responses have been acknowledged and passed on to the respective teams responsible for these provisions.

Overall, the feedback and subsequent changes provide for adequate land to meet Hāwera's short-, medium- and long-term growth demands, whilst providing direction for growth across the rest of the district.

**ECOLOGICAL ASSESSMENT FOR
SOUTH TARANAKI DISTRICT COUNCIL
HAWERA URBAN GROWTH REPORT 2023**



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Cover photograph: Wetland area at headwaters of tributary to Waihi Stream within proposed commercial/industrial zone for Hawera Urban Growth Report.



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1 Introduction

1.1 Background and Project description

South Taranaki District Council is in the process of designing an outline for Urban Growth for the Hawera district. As part of the revision, ecological input has been sought to advise best practice recommendations for ecologically significant areas within the proposed boundaries, including watercourses and wetland areas.

A draft engineering design has been prepared by Arawai Engineering Consultants. The roading layout and areas proposed for stormwater processing provide a baseline plan (Figure 1, Appendix 1) for landscape design (prepared by Blue Marble Landscape Architects) and ecological assessments. Suitability of the engineering designs against the ecological features within the project area are described within this report.

1.2 Scope of Ecological Assessment

The project area includes two catchments and many watercourses (Figure 2, Appendix 1): The Waihi Catchment (2,461 hectares) and the Tangahoe Catchment (29,765 hectares).

Approximately 1.8 kilometers of the Waihi Stream runs through the project area, from north to south, with seven tributaries contributing *c.*3.8 km of additional watercourse to the project area. Seventeen potential freshwater wetland areas have been identified, along with four known freshwater wetland areas.

The Tawhiti Stream runs *c.*1.65 km within the project area, from north to south, within the Tangahoe Catchment area. Nine tributaries contribute to an additional 7 km of watercourse within the Tangahoe Catchment of the project area. Twenty-seven potential freshwater wetland areas have been identified, as well as one known freshwater wetland area.

Due to the presence of these ecological features within the project area, any potential and realised impacts must be managed via the management hierarchy will be required (RMA; Simplifying and Streamlining Amendment Act 2009). In addition, it is recognised that, green space provides increased wellbeing of individuals within the community as well as providing services to improve water quality, air quality and mitigate risk of adverse effects from wild weather events including flood risk and high winds. As such, including greenspaces in town and city plans ensures the community and wider environment receives benefits.

To ensure that these ecological aspects are appropriately provided for in the current Urban Growth Report review, Mounga Ecology has been engaged to prepare this Ecological Assessment. The scope of the assessment is to:

- Summarise current ecological values of vegetation and habitats within proposed Urban Growth Report areas.
- Identify applicable statutory regulations relating to development around



ecological features and recommend processes for addressing these in the Urban Growth Report.

- Recommend locations for reserve areas to maintain and enhance ecological features and provide green space.
- Provide management recommendations for reserve areas including general planting schedules, maintenance plans and predator control for habitat zones identified.
- Provide general advice that can be utilised in future urban growth planning efforts including recommendations for minimum planting zone around watercourses and provision of wildlife corridors through the township, rural and residential zones.

2 Ecological context

The project site is located in Hawera which is situated within the Egmont Ecological District (c.270,300 ha). This ecological district includes Mount Taranaki, its ring plain and much of the land within the Taranaki bight (Clarkson et al., 2013). Taranaki Regional Council identifies the potential ecosystem type of the wider area as part of a podocarp forest characterised by tawa (*Beilschmiedia tawa*), kohekohe (*Dysoxylum spectabile*), rewarewa (*Knightia excelsa*) and hīnau (*Elaeocarpus dentatus*). The pre-human lowland forests of the Egmont Eco-region were historically dominated by rimu (*Dacrydium cupressinum*), rātā (*Metrosideros robusta*) and tawa podocarp forest in the well to moderately drained soils, and pukatea (*Laurelia novae-zelandiae*), kahikatea (*Dacrycarpus dacrydioides*), and swamp maire (*Syzygium maire*) forest in the poorly drained areas (Clarkson, 1986) such as wetlands.

The Waihi Stream is the major stream of the Waihi Catchment. It flows along the western side of Hawera township, approximately 5 km from the project site to the coast. The Waihi Stream and its tributaries have cultural, spiritual, traditional and historic association for Ngāti Ruanui iwi.

The Tawhiti Stream is the major stream of the Tangahoe Catchment area. It flows from north to south, along the eastern side of Normanby, a suburb north of Hawera. The Tawhiti Stream and its tributaries have cultural, spiritual, traditional and historic association for Ngāti Ruanui iwi, with pā sites along the riparian margins.

Land use change over time in the Hawera area has resulted in the drainage of wetlands and clearance of forest areas to increase suitability of the land for agriculture. More recently, urban development has occurred around the township and more land is now needed for expansion of the urban area to provide for the growing population. The subject area of the Urban Growth Report is in an Acutely Threatened land environment with less than 10% of the original indigenous vegetation cover now remaining (Cieraad et al., 2015); future development provides an opportunity to partially address this through the designation of areas for ecological restoration.

The current state of the environment is predominantly exotic pasture used for grazing. Shelter belts of exotic vegetation are situated along parcel boundaries and some paddock edges; otherwise the project area is mostly void of indigenous vegetation. The isolated areas of mature and regenerating indigenous forest are situated around the



Te Umu a Tongahake Pā and the Turuturu-mokai Pā, along the Tawhiti Stream.

3 Methodology

A literature review was undertaken to identify relevant ecological information pertaining to the site. A desktop survey was carried out using 1m contours, historical and current aerial imagery and open-source data. During the survey all watercourses were mapped, including streams, tributaries and wetlands. Habitat types based on potential ecosystems were identified, described and mapped. Based on engineering layouts, stormwater processing areas were identified, along with reserves and wildlife corridors. Furthermore, a search of the New Zealand Freshwater Fish Database (NZFFD) was carried out on the catchments within the project areas to determine what freshwater fauna species are known to utilise the habitat in the wider environment.

Appropriate flora species were identified for restoration areas and planting schedules provided for habitat areas. Predator control recommendations based on likely predators present within the project areas are described.

Applicable policies were identified and described and ramifications of these on future works within the project area.

4 Current Ecological Values

The desktop assessment has identified that current ecological values of the area covered in the Urban Growth Report are generally limited to freshwater habitats, as there are no areas of indigenous forest or scrub present outside of riparian margins. The only area of terrestrial ecological significance is the forested area around the Te Umu a Tongahake Pā and the Turuturu-mokai Pā sites along the Tawhiri Stream; however these habitats are associated with the watercourse and are therefore included in freshwater habitat assessments.

The project area spans parts of two catchments: The Waihi Catchment (2,461 hectares) and the Tangahoe Catchment (29,765 hectares). A matrix of wetlands, first, second and third-order streams weave through the gently undulating terrain across areas currently dominated by farmland (Figure 2). Most of the wetlands, streams and stream tributaries within the project area are void of indigenous vegetation, being dominated by exotic grassland for grazing.

4.1 Streams and tributaries

Approximately 1.8 kilometers of the Waihi Stream runs through the project area, from north to south, with seven tributaries contributing *c.*3.8 km of additional watercourse to the project area.

The Tawhiti Stream runs *c.*1.65 km within the project area, from north to south, within the Tangahoe Catchment area. Nine tributaries contribute to an additional 7 km of watercourse within the Tangahoe Catchment of the project area.

Most of the watercourses within the project area have little to no woody riparian vegetation; rather, they are present within agricultural areas with exotic grassland on either side. The few areas that do have woody riparian vegetation appear to be exotic-



dominated and mostly narrow (<5m wide). Vegetated riparian areas within the project area of the Waihi Catchment are less than 9%, while in the Tangahoe catchment vegetated riparian zones are 37% and appear to be a mix of exotic and indigenous vegetation. The higher riparian cover in the Tangahoe catchment is likely due to the significance of the Tawhiti Stream in terms of cultural and ecological considerations as the stream runs along at least two pa sites, and is physically larger than the Waihi Stream in the Waihi Catchment.

4.2 Freshwater wetlands

There are nearly fifty identified freshwater wetlands within the project area, between both catchments, as shown in Figure 2 and summarised below:

- Four known freshwater wetlands are present along Waihi Stream and its tributaries, as identified by Taranaki Regional Council (TRC Rivers and Catchment Map – Local Maps Viewer). Seventeen additional potential freshwater wetland areas in the Waihi Stream catchment have been identified through desktop review.,
- One known freshwater wetland is present along Tawhiti Stream, as identified by Taranaki Regional Council (TRC Rivers and Catchment Map – Local Maps Viewer). Twenty-seven additional potential freshwater wetland areas in the Tangahoe Catchment have been identified through desktop review.

Aside from the five wetlands already identified according to the Taranaki Regional Council wetland database, the remaining 44 potential freshwater wetlands will require assessment by a suitable specialist to determine their presence since ground truthing of the identified areas has not been carried out. Furthermore, additional freshwater wetlands may exist within the project area and not identified in this report which is limited to desktop survey. Future ground truthing of wetland areas should be carried out in line with the New Zealand Wetland Delineation Protocols (Ministry for the Environment, 2020) and assess the presence of “natural inland wetland” as identified in the National Policy Statement for Freshwater Management 2020. Development around any such natural inland wetlands will be subject to provisions under the National Environmental Standards for Freshwater, as further outlined in Section 5.2.

4.2.1.1 Waihi Catchment

The twenty wetlands and potential wetlands (some still subject to review) within the smaller Waihi Catchment area, all situated in farmland and most appear to have been historically modified due to land use change and improvements for grazing. Based on aerial photos, all these wetlands are entirely denuded of significant indigenous wetland vegetation and most are currently grazed as part of the wider farmland environment.

4.2.1.2 Tangahoe Catchment

The larger area of the Tangahoe catchment hosts 32 wetlands, mostly along the lower order tributaries. Most of these wetlands are similar in ecological state and character to those in the Waihi Catchment, being devoid of indigenous wetland vegetation and grazed. However, some restoration planting has been carried out along the higher value reaches, and around the pa sites which have well-established riparian buffers.

4.3 Freshwater fish



A targeted fish survey was beyond the scope of the project. Given the overall degraded quality of the habitat, it is considered unlikely that all of the listed indigenous fish species are present within the project area, though some of them would utilise the higher quality habitat.

A search of the New Zealand Freshwater Fish Database (NIWA 2023) was undertaken on 28 December 2023 (Table 1). No records were found in the Waihi Catchment; however, records in the database indicate that the Tangahoe Catchment support a range of indigenous fish species, one of which is ‘Threatened-Nationally Vulnerable’, and five of which are identified as ‘At Risk-Declining’ according to Dunn *et al.* (2018).

Table 1. Results of aquatic fauna recorded within the Tangahoe Catchment including all streams and tributaries (New Zealand Freshwater Fish Database 2023)

Common name	Latin name	Status & Threat Classification
Brown mudfish	<i>Neochanna apoda</i>	Native; At Risk-Declining
Brown trout	<i>Salmo trutta</i>	Exotic and Naturalised
Kōaro	<i>Galaxias brevipinnis</i>	Native; At Risk-Declining
Kōura	<i>Paranephrops</i> spp.	Native; Not threatened
Longfin eel	<i>Anguilla dieffenbachii</i>	Native; At Risk-Declining
Redfin bully	<i>Gobiomorphus huttoni</i>	Native; At Risk-Declining
Shortfin eel	<i>Anguilla australis</i>	Native; Not threatened
Shortjaw kōkopu	<i>Galaxias postvectis</i>	Native; Threatened-Nationally vulnerable
Torrentfish	<i>Cheimarrichthys fosteri</i>	Native; At Risk-Declining

5 Legislative considerations

5.1 Wildlife Act (1953)

All indigenous wildlife, including lizards, fish, eels and birds, are protected by the Wildlife Act (1953) and their habitats are protected under the Resource Management Act (1991). Freshwater fish are present in surprisingly degraded habitats and precautions to ensure they are not adversely affected are required prior to earthworks taking place within any watercourse.

Any earthworks within any watercourse (wetland, stream or stream tributary) require specialist precautions to ensure no harm comes to any fish utilising habitats. Furthermore, lizards are present in low abundance throughout the landscape and have shown preference for tall, rank grass. Any areas where rank grass has been left standing for extended periods of time, especially along watercourses, should be considered habitat for lizards therefore triggering a consent pathway for Wildlife Authority Act permit to handle or potentially harm indigenous wildlife. A Fauna Management Plan will be required.

5.2 Resource Management Act (1991) and National Environmental Standards for Freshwater Regulations (2020)



Additional regulations on activities that pose risk to the health of freshwater and freshwater ecosystems (*i.e.*, rivers, streams and wetlands) have been introduced via the National Environmental Standards for Freshwater 2020 (NES-FW). The NES-FW standards are designed to protect and prevent ongoing degradation to freshwater systems that has historically occurred through urbanisation and the agricultural sector. Examples of regulations include ensuring connectivity of fish passage, improving winter grazing practices, limiting fertiliser discharge to land, and avoiding/reducing loss and degradation of natural inland wetlands. Activities near freshwater habitats meeting the definition of natural inland wetland may require resource consent under the NES-FW.

Figure 3 (Appendix 1) provides an indication of the maximum areas in which development may require resource consent under the NES-FW, based on a 100 metre buffer around watercourses. Considering the National Policy Statement for Freshwater Management (NPS-FM, 2020) and the NES-FW (2020), a review of all existing water bodies within each project area should be required as part of resource consent applications for any proposed subdivision and/or development. This report is not sufficient for project-specific resource consent activities as it lacks the details required to accurately map the presence of natural inland wetlands and, in turn, ensure no net loss of freshwater habitats.

5.3 Regional Freshwater Plan for Taranaki

The Regional Freshwater Plan for Taranaki, which is currently under review, promotes the sustainable management of the region's freshwater resources by applying rules and conditions to specified activities. As is required, the Regional Freshwater Plan for Taranaki has been amended to comply with the NPS-FM and to include advisory notes for the National Environmental Standards for Freshwater 2020.

5.4 South Taranaki District Plan

According to clause 4 of Section 3.5 (Integrated Management) of the NPS-FM, "Every territorial authority must include objectives, policies, and methods in its district plan to promote positive effects, and avoid, remedy, or mitigate adverse effects (including cumulative effects), of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments." To this effect, the South Taranaki District Plan 2015 includes provisions to meet these objectives, such as recognising the natural environment and integrating enhancement of natural features and topography into design development to minimise environmental impacts.

5.5 Ngāti Ruanui Environmental Management Plan

The Ngāti Ruanui Environmental Plan 2012 contains statements of association and protection of the traditional waters of the district. Te Puna Waiora is the section of the plan that identifies issues and sets objectives, policies and methods for achieving the sustainable and culturally appropriate management of freshwater resources. While this document does not take place of consultation with Ngāti Ruanui, it provides direction to local councils and planners.



Relevant freshwater objectives listed in Section 4.1.1a of the plan include: taking an approach of kaitiakitanga in the management of freshwater; the preservation of the mauri of watercourses; that contaminant discharges are minimised, controlled, and monitored; and that the impacts of intensive farming are better controlled. Priority actions include riparian restoration plantings as per Regional Council guidelines.

6 Opportunities for Incorporation of ecological enhancement into built environment

The engineering design for the area in the Urban Growth Report is well progressed, with plans for the layout of a roading network and stormwater management completed in draft form (Figure 4, Appendix 1). Six stormwater detention ponds are proposed to be incorporated into the project area to ensure public health and safety measures are achieved. Appropriate stormwater processing will result in improved water quality and therefore has significant impacts on the freshwater habitats in the project area. Furthermore, man-made wetlands can achieve not only built environment requirements but also provide a community hub, using the area as a recreation and reserve area with the artificial wetlands providing freshwater habitats for indigenous flora and fauna.

This inter-disciplinary approach is called water sensitive design (WSD), providing opportunities for integration of land use and freshwater management to protect and enhance natural freshwater systems by conscious management of water resources, aiming to mimic natural processes. This approach will contribute to the improvement of ecosystems within the project area and maximise long-term environmental, social, cultural and economic outcomes for the wider communities.

Furthermore, public reserves provide greenspace within built environments that has been shown to improve health and wellbeing of urban open spaces (Regional Public Health 2010). These can be formed around stormwater wetland areas to ensure easy maintenance access and wide riparian buffers further improving ecological services for downstream waterbodies.

6.1 Man-made stormwater wetlands

Ideally WSD is carried out at catchment-wide scale, however due to the limits of the project area, which covers sub-parts of two catchments, this will not be possible. Nonetheless, stormwater management based on natural flow of water within sub-catchments can be achieved. The main purpose of a constructed wetland is to treat stormwater, with habitat creation being an added benefit for biodiversity.

Site selection of stormwater wetlands is important to ensure any adverse impacts on existing ecology is minimised, and relevant regulatory issues are addressed. Biophysical attributes, socio-cultural values and land use typologies must be assessed as part of the site selection process. Each stormwater wetland should be designed by suitably qualified engineers, ecologists and landscape architects working side-by-side to achieve maximum outcomes.

Six locations have been identified for stormwater treatment devices; these are provided in Figure 4. These locations are suitable due to:



- Site selection of stormwater wetlands is important to ecology because they will expand freshwater habitat of the nearby area via vegetative restoration and improved water quality. Freshwater habitats are rare, and need improving and expanding to prevent further permanent loss of species.
- The engineering plans propose locations for stormwater wetlands that are considered appropriate in terms of the best location to detain high water flows in extreme storm events and to process stormwater to improve water quality in downstream freshwater habitats.
- Any refinement of or potential shifts in locations of the wetlands, in addition to detailed design, should be developed by ecologist and landscape architect in conjunction with the engineer.

Further details for planting and restoration within the stormwater wetlands and surrounding reserve areas are provided in Appendix 2.

The main physical components of constructed wetland are provided in Table 2 and Figure 5, below.

Table 2. Main components of a constructed wetland (Farrant, *et al.*, 2019)

Zone	Description
Macrophyte zone (shallow- and deep-water plants)	The emergent macrophyte zone dominates the treatment area providing water quality treatment via emergent aquatic plants which grown in shallow water below the permanent water level (<500mm at PWL)
Forebay	This zone provides coarse sediment removal before runoff enters the main wetland body. The forebay should be sized at 10% the main wetland area.
High flow bypass	This zone activates when the flow rate is beyond the capacity of the inlet structure or the storage capacity of the forebay. The bypass is designed to accommodate peak flow in a 1% AEP event, at a minimum.
Maintenance access	A four-meter wide, dry weather maintenance access track is required to enable access to the forebay by equipment to dig out the sediment. Inlet/outlet structures must also be accessible in all-weather by vehicle so blockages can be easily removed, reducing risk of flooding the in the wider environment.



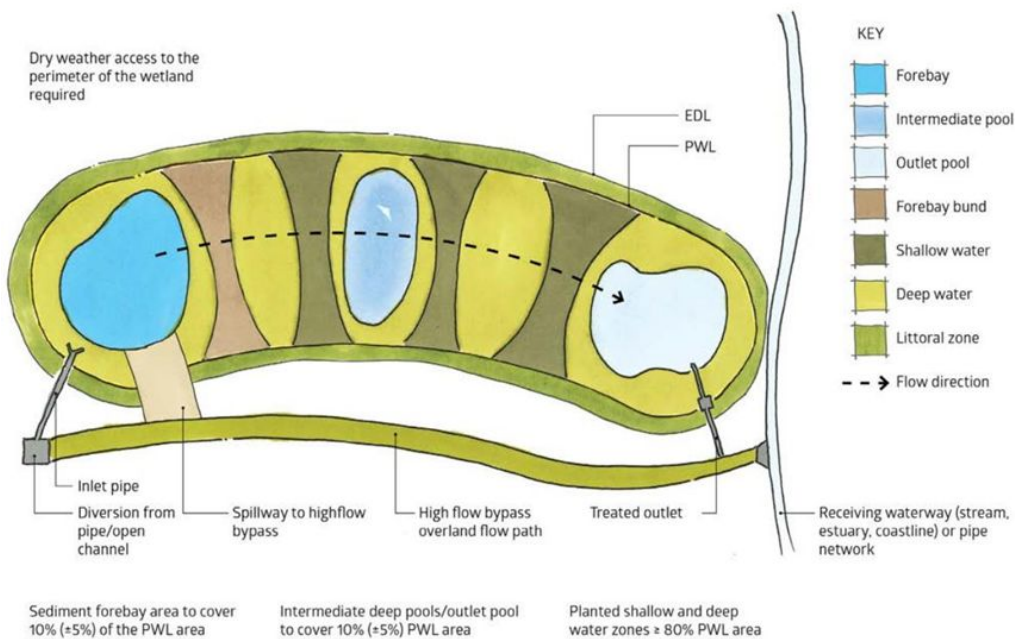


Figure 5. Schematic of main constructed wetland components (reproduced from Farrant, *et al.*, 2019)

6.2 Reserves

Six areas have been identified as potential reserves within the project area (Figure 4). These areas are proposed to be revegetated to increase ecological function, while also providing stormwater services and recreation values in the form of walkways and/or parks. All of the proposed reserves are situated around proposed stormwater treatment locations. These areas:

- Providing large areas to enable stormwater wetland construction and service
- Provide are for stormwater attenuation in high rainfall events beyond planned capacity for city stormwater by using park and walkways area as planned flood zones to reduce risk in surrounding community
- Increasing ecological habitat for terrestrial and aquatic species.
- Increasing ecosystem services to downstream watercourses by reducing risk of erosion and contamination
- Increase social wellbeing by providing access to greenspace

The last of the six proposed reserve areas is along the Tawhiti Stream, in an area already vegetated around culturally significant sites including the Te Umu a Tongahake Pā. This area will benefit mostly from pest plant and pest animal control, along with vegetation restoration in open areas.

7 Addition Ecological Enhancement Opportunities and Recommendations

In addition to incorporation of ecological principles into stormwater wetlands and reserve areas, there are numerous opportunities for ecological enhancement throughout



the project area, starting with high priority habitats including wetlands and freshwater streams and tributaries. Other high priority areas are those already clade in indigenous vegetation and supporting a diversity of flora and fauna, which is limited to the area around the Pā sites along the Tawhiri Stream.

Targeted ecological rehabilitation, including riparian restoration and establishment of stormwater wetlands, will provide important ecological values in regards to threat status and rarity, providing much needed habitat for flora and fauna. Restoring the riparian vegetation is important to slow overland surface runoff and retain sediment and particulates. The overall desired outcome of restoration efforts within the area covered in the Urban Growth Report is to restore all remaining freshwater habitats and enhance existing indigenous vegetation in accordance with the general principles outlined in this report.

Developments proposed within the project area are recommended to undergo specialist assessment where streams, tributaries and potential wetland areas are present. As part of these assessments, a detailed Ecological Management Plan (EMP) should be prepared by a suitably qualified professional to provide cohesive direction for all restoration efforts (see Section 7.4).

7.1 Protection and restoration of existing wetlands

Freshwater habitats are under increasing threat in New Zealand due largely to agricultural impacts (Joy 2014; Joy and Death 2004). In Taranaki, only about 1.5% of wetland habitats remain, with less than 0.2% left outside the National Park (Regional Freshwater Plan for Taranaki, 2001). Small first-order streams and wetlands provide important filtering of contaminants and sediment during rainfall events as well as habitat for fauna and flora. Restoring these aquatic habitats is beneficial to the lower reaches including streams, rivers and eventually the sea, even in areas where the catchment is dominated by pipes.

All existing wetlands should be protected and restored under specialist guidance, along with a minimum of 20m buffer around the wetland perimeter. Suitable species lists for selected habitat types within the project area are provided in Appendix 3. As outlined in Section 4.2, detailed on site assessments of each potential wetland area will be required to determine their status against relevant wetland definitions and delineate natural inland wetland as per the NPS-FW. To ensure all roads and infrastructure can be built where they are proposed, wetland assessments should be carried out in any areas where wetlands may be present before the area covered within the Urban Growth Report is finalised. This will ensure smooth processing during consenting phase.

7.2 Ecosystem services provided by 20m riparian buffer

Restoration of a minimum of 20m, where possible, along both sides of every stream and stream tributary (permanent and intermittent) is recommended to maximise ecosystem services. Ecosystem services include:

- erosion control along watercourses where high flows in non-vegetated areas scour banks and fine sediment deposition downstream of eroded areas.



- filtering of overland flow thus reducing contaminants in waterbodies and increasing habitat instream. This service has compounding effects resulting in higher productivity of stream habitat and therefore food resources for flora and human consumption.
- slowing of overland flow, and instream flow therefore reducing flood risk and increasing attenuation during high rainfall events.
- reducing water temperature, and therefore dissolved oxygen, which increases habitat suitability and provisions for instream fauna
- increase of habitat provisions for indigenous flora and fauna
- carbon and other greenhouse gas sequestering
- increasing amenity and cultural values, spiritually and recreationally.

A 20-metre riparian buffer is proposed to provide nutrient and pesticide filtering, as well as majority of litter, debris and bio-contaminant (*E. coli*, etc.) removal, in addition to providing habitat values for both terrestrial and aquatic wildlife, and in-stream shading. A narrower riparian buffer, not less than 10 meters, will provide similar functions in flat or gently sloping (<20°), while a wider riparian buffer is required to achieve same function in steep sloping land (>45°). Site-specific assessments are recommended at project-design level.

7.3 Existing bush areas as wildlife reserves

A forested area is present along the Tawhiti Stream where the Te Umu a Tongahake Pā is situated. This area is ideal for ecological restoration in the form of pest plant and pest animal control, infill planting, and revegetation of surrounding areas effectively expanding the forested area in a staged manner.

7.4 Future guidance recommendations

This Ecological Assessment is intended to provide a high-level overview of ecological features within the area covered in the Urban Growth Report and ecological considerations and recommendations for future development design. At the time of detailed design and future resource consent applications to develop parts of the area covered in the Urban Growth Report, an Ecological Impact Assessment (EcIA) and Ecological Management Plan should be prepared for each application.

The EcIAs will need to cover detailed field surveys of each project area including fauna surveys (e.g. fish surveys) as required and mapping/classification of stream and wetland areas. These surveys can then be used to quantify ecological values of the project area and assess potential adverse ecological effects when compared to the development design. Ecological constraints assessments prior to detailed design are likely to be useful in directing appropriate development in relation to the NES-FW, most notably in regard to the avoidance of natural inland wetlands. EcIA reports should also identify appropriate actions to address any adverse ecological effects.

The EMP(s) should cover pest plant and pest animal control, planting schedules and directives for each habitat type and recommendations for fauna management. If applicable, e.g., where earthworks are carried out within watercourses, or where rank grass has created ideal habitat for lizards to colonise, separate and detailed Fauna



Management Plan(s) should be prepared and implemented.



Acknowledgements

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APPENDIX 1 – FIGURES 1 – 4



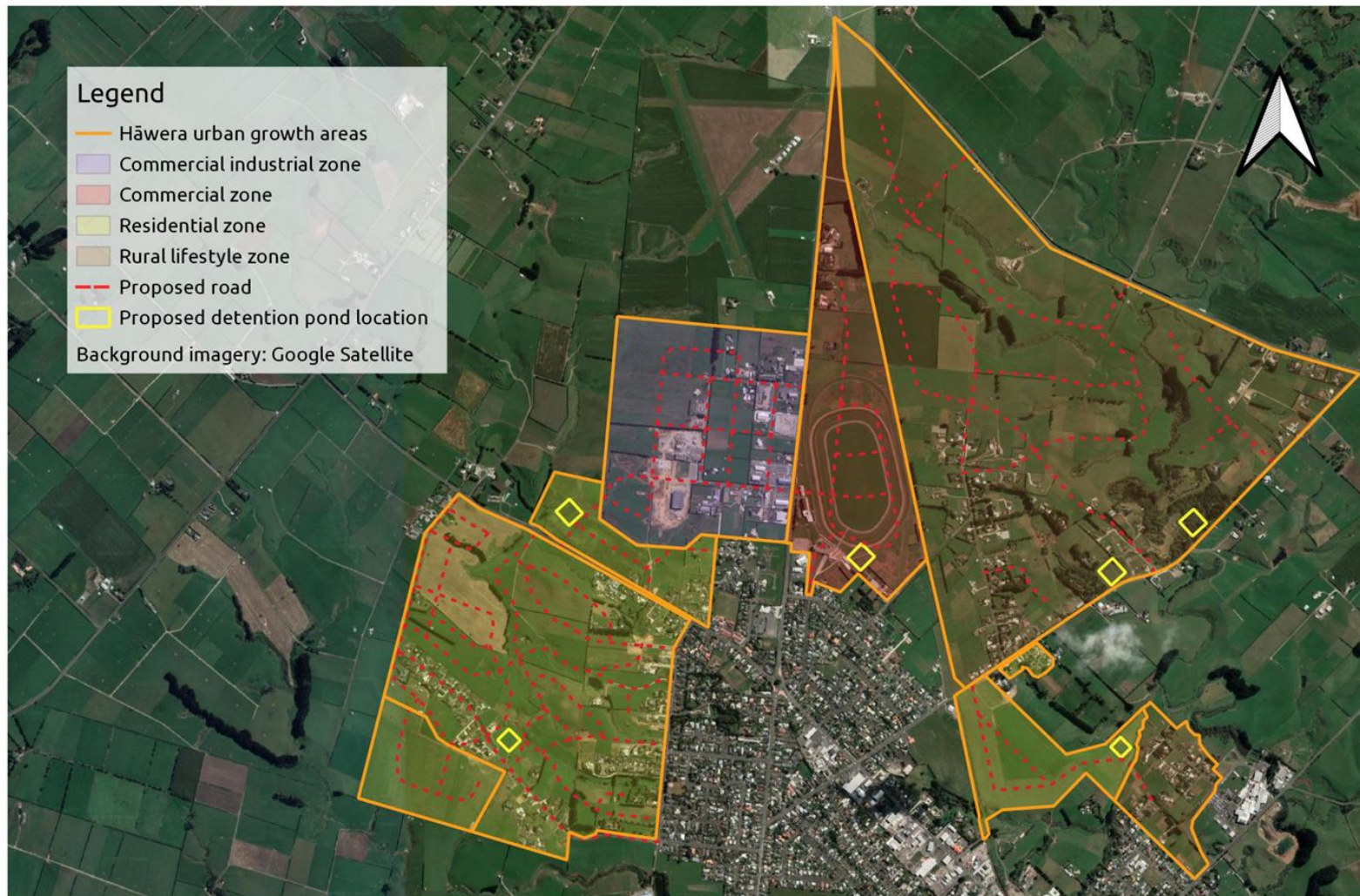
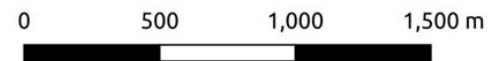


Figure 1. Hāwera urban growth areas with draft engineering road and stormwater detention pond design.



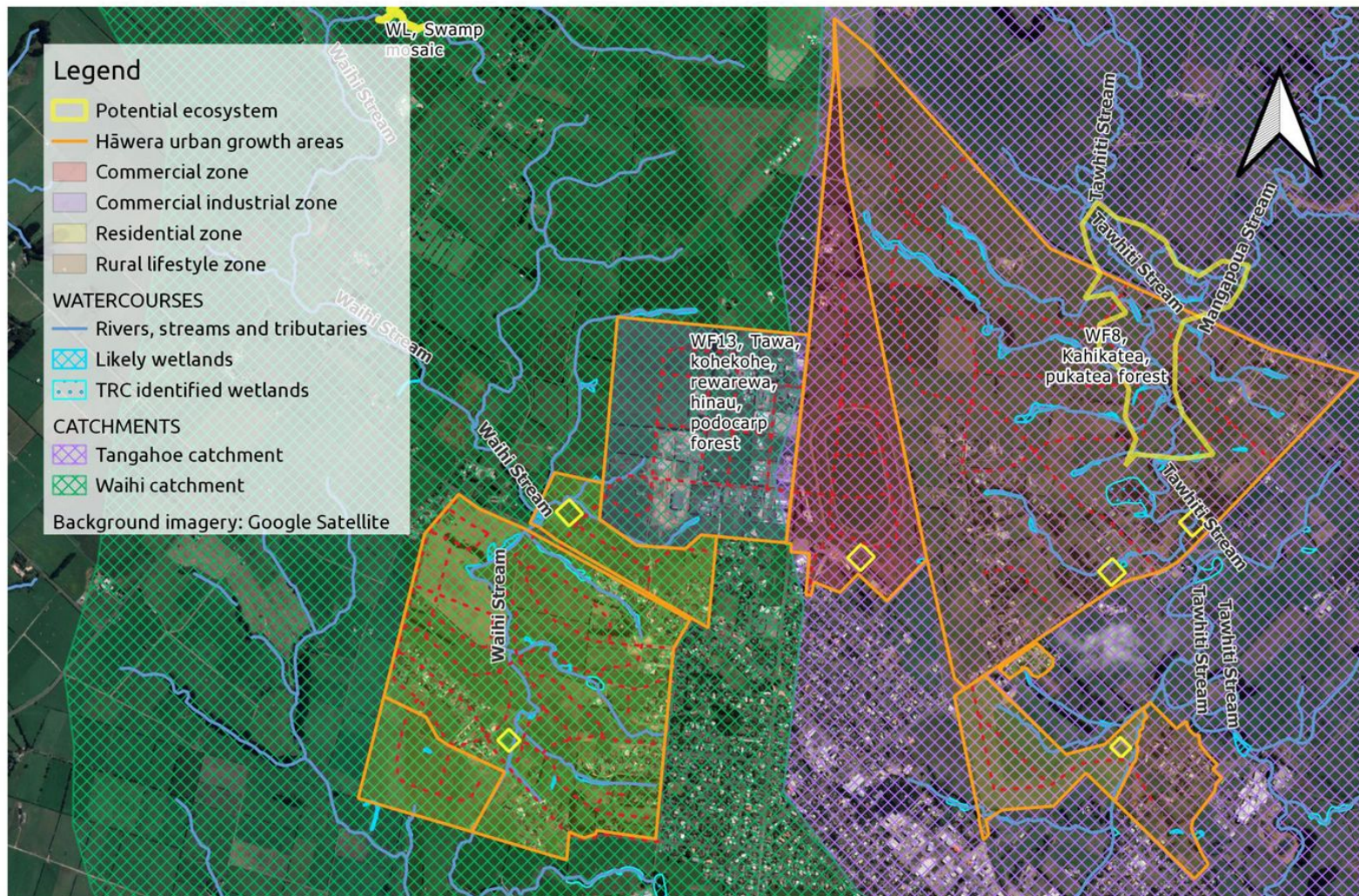
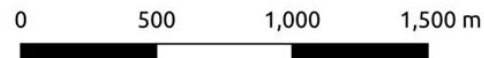


Figure 2. Potential ecosystems, catchments and watercourses (streams, tributaries and wetlands) within the Hāwera urban growth area and zones.



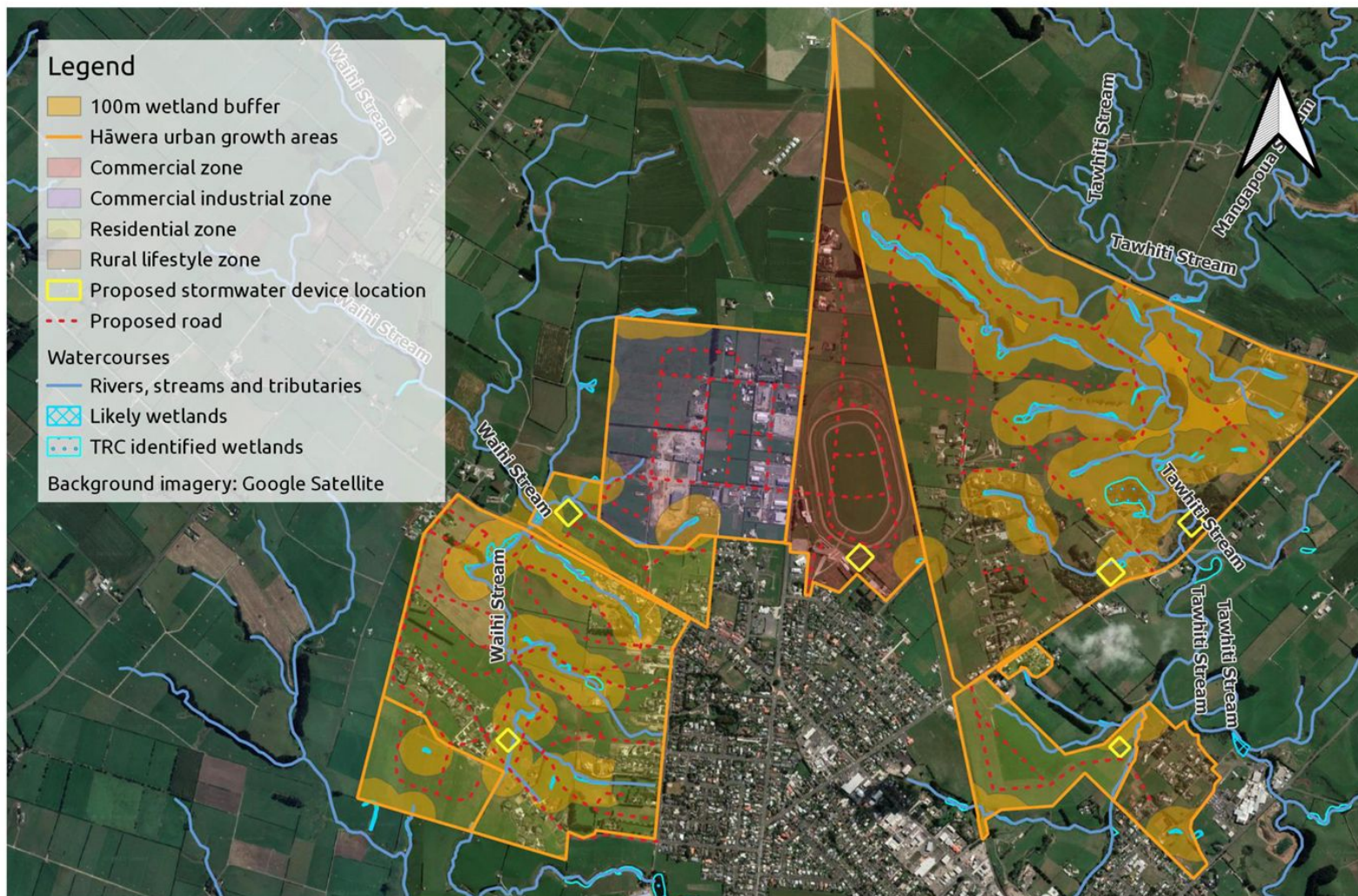
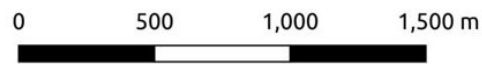


Figure 3. Applicable 100m wetland buffer areas triggering consent requirements under NES-FM within the Hāwera urban growth area and zones.



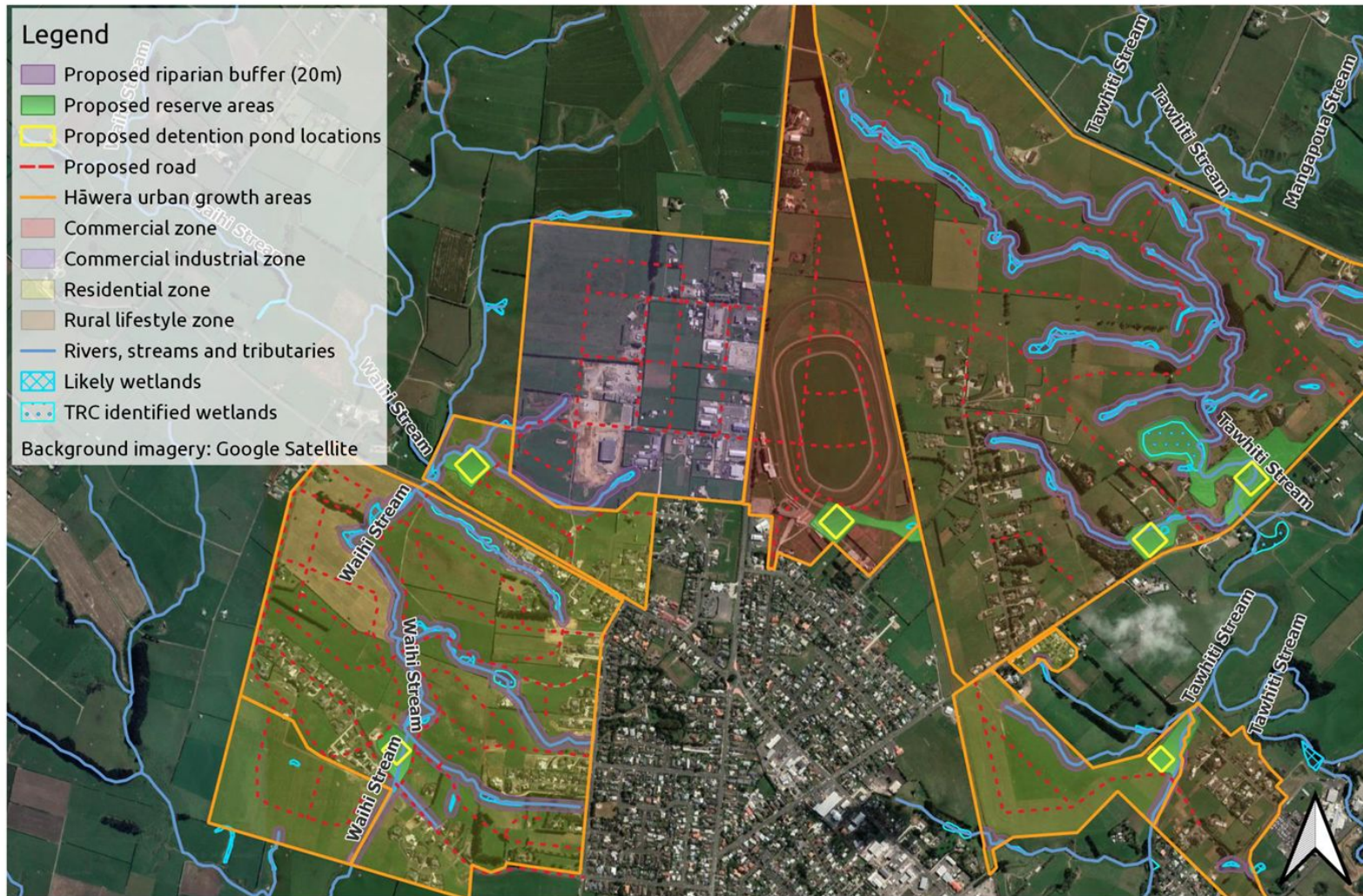


Figure 4. Proposed riparian buffer and reserve areas within the Hāwera urban growth area and zones.



APPENDIX 2 – ECOLOGICAL ZONES OF A CONSTRUCTED WETLAND

The areas between the forebay and the outlet pool contain a range of ecological zones, from deep water and pools, to shallow water and littoral zones. The shape of these wetlands can vary from linear to sinuous or horseshoe shaped to fit into existing landscape.

Plant schedules for the project area have been compiled based on ecological zones and species that would occur naturally on sites with these characteristics (Figure 2). The main potential ecosystem type for the project area is tawa, kohekohe, rewarewa and hīnau podocarp forest, with pukatea and kahikatea forest dominating the low-lying areas and damp seepages. Other factors considered include the selection of species that are likely to have a relatively high growth rate and survival rate, as well as perform filtering functions for the wetland.

Five general restoration planting zones have been identified for the constructed wetland area, and surrounding riparian habitat. Schedules have been prepared for each unit depending on physical characteristics and future habitat types, with the goal to achieve stormwater function, canopy closure or outcompete exotic species in 3-5 years. The units are described below:

The Riparian Zone

The riparian zone is identified as dry margins of streams, stream tributaries and wetlands, or other dryland in reserve areas such as slopes and ridges. Plant schedules for the zone have been compiled based on species that would occur naturally on sites with these characteristics. The long-term goal for restoration planting is to return the overall forest type to tawa, kohekohe, rewarewa and hīnau podocarp forest.

Other factors considered for this schedule include the selection of species that are likely to have a relatively high growth rate and survival rate. The proposed species composition aims to reach canopy closure within 3-5 years to reduce risk of reinvasion of pest plants and need of long-term maintenance.

Plant distribution should favour cluster (or ‘seeding’) planting of indigenous species to kick start the restoration process. This involves planting 5-10 of the same species next to each other to enable small clusters of the same species to dominate microclimates and ensure seed production is viable.

Table 1: Schedule for Riparian Zone

Species	Common Name	Grade	Spacing (m)	% of mix
<i>Brachyglottis repanda</i>	rangiora	0.5L	1.4	10%
<i>Coprosma robusta</i>	karamū	0.5L	1.4	20%
<i>Cordyline australis</i>	tī kōuka	0.5L	1.4	15%



<i>Griselinia littoralis</i>	kāpuka	0.5L	1.4	10%
<i>Hebe stricta</i>	koromiko, hebe	0.5L	1.4	10%
<i>Hoheria populnea</i>	houhere	0.5L	1.4	15%
<i>Hedycarya arboea</i>	pigeonwood	2L	5	10%
<i>Melicytus ramiflorus</i>	māhoe	0.5L	1.4	10%

The Moist Zone

The moist zone includes the immediate stream banks and embankments to permanent water level (PWL), which form the upper edges of natural and constructed wetland areas. The diversity is limited in order to increase bank stability and reduce risk of plant loss due to floods and high water levels.

Table 2: Schedule for Planting Area 2 for Moist Zone (1,315 m²)

Species	Common Name	Grade	Spacing (m)	% of mix
<i>Coprosma tenuicaulis</i> ¹	swamp coprosma ¹	2L	1	15%
<i>Cordyline australis</i>	tī kōuka, cabbage tree	0.5L	1	30%
<i>Phormium tenax</i>	harakeke	0.5L	1	55%

¹Cluster plant in groups of 5-7 along lower extent only (prefers swamps and boggy ground) and only next to cabbage tree (harakeke will shade it out)

The Semi-emergent Zone

The semi-emergent zone is within natural and constructed wetland areas, extending into the PWL of the wetland to include the outer edges where the water level should range from 0 – 0.2 m depth (up to 20 cm deep). Species include *Carex* sedges and grass-leaved rush (*Juncus planifolius*) which are common species for this habitat type. The *Carex* species will form tall tussocks up to 1.5 m tall, while the rush will fill the available space and work toward binding sediment and creating stable habitat for aquatic fauna. All species should be cluster planted in groups of 5-10 individuals to establish seed islands.

This zone will require management for pest plants, if they become established. To reduce risk of adverse impacts of freshwater flora and fauna associated with the use of



agrichemicals, pest plant control should be manual (not herbicide). Maintenance rounds of the wetland should be carried out regularly in the first 3-5 years and on an ongoing annual basis.

Table 3: Schedule for the Semi-emergent Zone

Species	Common Name	Grade	Spacing (m)	% of mix
<i>Carex lessoniana</i>	rautahi	0.5L	0.75	30%
<i>Carex virgata</i>	purei, makura	0.5L	0.75	35%
<i>Juncus planifolius</i>	grass-leaved rush	0.5L	0.75	35%

The Saturated Zone

The saturated zone extends into the PWL of wetlands with water depth ideally ranging from 20 cm to 40 cm deep. The sedges, rushes and reeds will provide dense biomass, improving habitat for indigenous fauna. These species should be cluster planted in groups of 5-10 individuals to create seed islands.

Planting should take place in early spring when high winter floods have passed but water levels still remain high enough for plants to establish (September – October). At the end of the summer, an assessment of survival rates should be carried out to determine how many plants need to be replaced. Infill planting (replacing losses) should be carried out the following planting season to reduce large vegetation gaps. Exotic pest plants are less likely to establish in this zone than in more shallow zones, but maintenance should still be carried out to ensure the plantings are successful.

Table 4: Schedule for the Saturated Zone

Species	Common Name	Grade	Spacing (m)	% of mix
<i>Carex secta</i>	purei, swamp sedge	0.5L	0.75	25%
<i>Cyperus ustulatus</i>	Giant umbrella sedge, toetoe upokotangata	0.5L	0.75	25%
<i>Juncus pallidus</i>	Giant rush, leafless rush	0.5L	0.75	25%



<i>Machaerina juncea</i>	Swamp twig rush	0.5L	0.75	25%
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The Emergent Zone

The deepest zone, the emergent zone, ranges from 0.4 m (40 cm) to 0.6 m (60 cm) depth. Similar to the saturated zone, the rushes and reeds in this zone should establish to create a dense biomass, slowing flow and providing an abundance of habitat.

Planting should be carried out at the same time as the saturated zone – in spring after high winter floods have passed but there is enough water remaining for plants to establish. Cluster planting the shallow (edge) areas as a priority is recommended as seedlings for these species are likely to be short in stature and have higher survivability where they can break the surface to photosynthesise. Infill planting is likely to be required in the second season, but pest plant establishment is unlikely.

These are specialised species that may require ordering ahead through nurseries so they can be grown for this project specifically. As with all other plants for this project, seedlings should be eco-sourced from within the Egmont Ecological District.

Table 5: Schedule for the Emergent Zone

Species	Common Name	Grade	Spacing (m)	% of mix
<i>Machaerina articulata</i>	mokuaototo, jointed twig-rush	0.5L	0.75	30%
<i>Eleocharis sphacelata</i>	kutakuta	0.5L	0.75	25%
<i>Schoenoplectus tabernaemontani</i>	kuawa, bulrush	0.5L	0.75	30%
<i>Typha orientalis</i>	raupo	0.5L	0.75	15%



APPENDIX 3 – PLANTING SCHEDULE FOR POTENTIAL HABITAT TYPES

Recommended restoration planting schedules for likely habitat types*Site preparation*

Ahead of any restoration planting, site preparation is required to ensure any plantings are successful. Special care and attention to the removal and control of any pest plants, along with any others that compete with indigenous species, should be carried out as part of site preparation and maintenance efforts. There should be no pest plants in the restoration area at time of planting.

Habitat type 1: Riparian margins of streams and wetlands

This planting area includes canopy tree species that can reach heights of up to 60 metres. The potential ecosystem type that this planting schedule aims to work towards is WF-13 tawa, kohekohe, rewarewa, hīnau podocarp forest (as defined in TRC potential ecosystem layer within biodiversity map). The planting schedule recommended aims to achieve improved diversity and canopy cover in 3-5 years to out compete pest plants and represents species that are appropriate for the ecological integrity and health of the area. It is recommended that species from Table 1a are used in initial planting, and then species from Table 1b are used for infill planting in subsequent years.

Table 1a: Species Schedule for Habitat Type 1

Species	Common Name	Grade	Spacing (m)	% of mix
<i>Austroderia fulvida</i> ¹	toetoe ¹	0.5L	1.0	5%
<i>Coprosma robusta</i>	karamū ¹	0.5L	1.4	10%
<i>Cordyline australis</i>	tī kōuka ¹	0.5L	1.4	5%
<i>Dacrycarpus dacrydioides</i> ²	kahikatea ²	2L	5	20%
<i>Griselinia littoralis</i>	kāpuka	0.5L	1.4	10%
<i>Hebe stricta</i>	koromiko, hebe	0.5L	1.4	10%
<i>Hoheria populnea</i>	houhere	0.5L	1.4	10%
<i>Knightia excelsa</i>	rewarewa	2L	5	20%
<i>Melicytus ramiflorus</i>	māhoe	0.5L	1.4	10%

¹Plant exposed or dry areas

²Plant damp seepages

Table 1b: Species for Infill Planting Schedule for Habitat Type 1 (year 3-5 post-planting)

Species	Common Name	Grade	Spacing (m)	% of mix
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<i>Beilschmiedia tawa</i> ¹	tawa ¹	2L	5	15%
<i>Dacrycarpus dacrydioides</i> ²	kahikatea ²	2L	5	15%
<i>Dacrydium cupressinum</i> ¹	rimu ¹	2L	5	20%
<i>Didymocheton spectabilis</i> ¹	kohekohe ¹	2L	5	15%
<i>Elaeocarpus dentatus var. dentatus</i> ¹	hīnau ¹	2L	5	15%
<i>Hedycarya arboea</i>	porokaiwhiri, pigeonwood	2L	5	20%

¹Plant under canopy or partial shade

²Plant in protected, damp seepages

Habitat Type 2: Lower stream margins and shallow wetland areas

The potential ecosystem type that this planting schedule aims to work towards is WF-8 Kahikatea, pukatea forest for the wetter areas (as defined in TRC potential ecosystem layer within biodiversity map). Cluster planting of certain species are recommended to mimic their occurrence in nature and to ensure their population survives in clumps that can then reproduce. The planting schedule recommended aims to achieve improved diversity and canopy cover in 3-5 years post-planting to out compete pest plants and represents species that are appropriate for the ecological integrity and health of the area.

Table 2a: Species Schedule for Habitat Type 2

Species	Common Name	Grade	Spacing (m)	% of mix
<i>Astelia grandis</i>	swamp astelia	0.5L	1.4	2%
<i>Carex lessoniana</i> ^{1,3}	rautahi ^{1,3}	0.5L	0.75	2%
<i>Carex secta</i> ^{1,3}	pūrei, makura ^{1,3}	0.5L	0.75	2%
<i>Carex virgata</i> ^{1,3}	pūrei, swamp sedge ^{1,3}	0.5L	0.75	2%
<i>Cyperus ustulatus</i> ^{1,3}	giant umbrella sedge; toetoe upokotangata ^{1,3}	0.5L	0.75	2%
<i>Comprosmia grandifolia</i> ²	kanono ²	0.5L	1.4	10%
<i>Coprosma robusta</i> ²	karamū ²	0.5L	1.4	10%
<i>Dacrycarpus dacrydioides</i> ^{1,3}	kahikatea ^{1,3}	2L	5	30%
<i>Coprosma tenuicaulis</i> ^{1,3}	swamp coprosma, hukihuki ^{1,3}	0.5L	1.4	10%
<i>Cordyline australis</i> ²	tī kōuka ²	0.5L	1.4	15%
<i>Phormium tenax</i> ²	harakeke ²	0.5L	1.4	15%



¹Plant in damp, wet or saturated areas

² Plant in dryer zones

³ Cluster plant

Table 2b: Species for infill Planting Schedule for Habitat Type 2 (year 3-5 post-planting)

Species	Common Name	Grade	Spacing (m)	% of mix
<i>Dacrycarpus dacrydioides</i>	kahikatea	2L	5	25%
<i>Hedycarya arboea</i>	pigeonwood	2L	5	25%
<i>Laurelia novae-zelandiae</i> ¹	pukatea ¹	2L	5	25%
<i>Syzygium maire</i> ²	swamp maire ²	2L	5	25%

¹Plant under canopy or partial shade

²Plant in protected, damp seepages



Section 2.14 Integrated Land Use and Infrastructure Planning, Urban Growth and Financial Contributions

Issues

- 2.14.1 Subdivision and development creates the need for the provision of new, extended or upgraded infrastructure, which can be particularly significant when cumulative adverse effects are created over time.
- 2.14.2 The potential exists for the costs of providing new, extended or upgraded infrastructure to be allocated in a manner disproportionate to the benefits received by the existing community and new end users. In addition, the full cost recovery of this infrastructure may act as a disincentive to subdivision and development, or be unduly borne by existing communities.
- 2.14.3 There may be pressure for subdivision and development to occur ahead of the Council's ability to provide infrastructure, which can result in the inefficient and ineffective operation and development of infrastructure.
- 2.14.4 Insufficient supply of land can constrain subdivision and development which could result in development occurring in locations and forms which adversely affect the environment and efficient use and development of infrastructure.

2.14.5 Fragmented and unplanned urban development across the District can lead to poor connectivity, inefficient use of land and reverse sensitivity issues on surrounding land uses.

In the past, development, subdivision and land use change have tended to occur in an ad hoc manner without any real consideration being given to the effective and efficient integration of new developments into existing infrastructure. This issue is especially the case in areas on the periphery of the Hāwera urban area where new development often requires the extension of existing infrastructure. Fragmented development can affect or pre-empt the effective and efficient location and design of infrastructure. Furthermore, the infrastructure is generally provided to meet the immediate needs of the development or subdivision without any meaningful planning for the integration of future development in surrounding areas. Integrated land use and infrastructure planning is vital in ensuring that land uses are connected to an effective and efficient network of infrastructure and the needs of both new development and existing communities are provided for.

In addition, when new activities, subdivision and development connect to existing infrastructure, demand increases, gradually reducing the infrastructures' surplus capacity, until the maximum capacity is reached, at which time upgrades or extension of infrastructure is needed. While this process generally applies in urban areas, particularly for reticulated services, it also occurs in rural areas, such as the demand on roads that may not have the capacity to accommodate increased traffic.

Furthermore, a constraint on subdivision and development occurring is the availability (the lack) of infrastructure, or the ability to provide new infrastructure due to excessive costs. The Council recognises that while subdivision and development in the District has positive effects, it also has the potential to adversely affect the environment (including people and communities) in a number of ways. Some of

these effects cannot be adequately avoided or mitigated on a site by site basis. Rather, they need to be addressed through the provision of new or improved infrastructure on an overall and integrated basis.

The 2009 Urban Growth Strategy for Hāwera and Normanby has provided the overall strategic framework for addressing these issues by identifying the location and extent of new urban areas, as well as the need to ensure new development occurs in a way where it integrates with existing infrastructure. In addition, the subdivision and development process needs to ensure that the effects on infrastructure are addressed through contributions towards the costs of upgrading, connecting and providing new infrastructure.

Planned expansion of urban areas has the potential to alter the character of both the immediate neighbourhood and surrounding areas, as well as affect the overall impression of the district. Identified areas for urban growth include Structure Plans and incorporate a variety of zones within them such as residential, commercial and industrial. Urban growth can have consequential effects on adjoining landowners, including impacts on their outlook and amenity. Urban growth also has an impact on the efficiency of servicing, transport, use of resources and quality of life.

Objectives

2.14.6 To provide for urban growth that adjoins existing urban areas and manage that growth to avoid, remedy or mitigate adverse effects ~~through the design of safe, integrated infrastructure networks and the efficient use and development of land~~ to achieve the following:

- (a) The design of safe and integrated transport and infrastructure networks;
- (b) Identifying adequate land for urban growth that is efficiently used and developed; and
- (c) Well-connected open spaces are available to the wider community.

2.14.7 To ensure that subdivision and development is appropriately serviced by infrastructure to provide for the likely or anticipated use of the land and that the costs of this infrastructure is fairly and equitably funded.

Policies

2.14.8 Identify land suitable for new urban development to ensure that there is sufficient serviceable land available to meet anticipated future urban growth demands.

2.14.9 Apply the appropriate land zoning and overlay to urban growth areas, and where existing infrastructure requires upgrading to provide for new urban development, defer and stage this development until the required upgrading of infrastructure has occurred based on the following:-

<u>Zoning and Overlays</u>	<u>Description</u>	<u>Anticipated Development Timeframe</u>
<u>Residential, Commercial and Industrial Zones</u>	<u>Land that is currently suitable for subdivision and development that can be connected to the existing Council infrastructure network.</u>	<u>Immediate</u>

<u>Structure Plan Area</u>	<u>Land that has been identified as suitable for development in the short to medium term and can be connected to the existing Council infrastructure network or planned infrastructure upgrades and extensions to this network.</u>	<u>Immediate – 15 years</u>
<u>Future Development Area</u>	<u>Land that has been identified as suitable for development in the medium to long-term and requires future upgrades and extensions to existing Council infrastructure prior to development proceeding.</u>	<u>>15 – 30 years</u>
<u>Deferred Residential Zone</u>	<u>Land that has been identified as suitable for development in the long term and also requires future upgrades and extensions to existing Council infrastructure prior to development proceeding.</u>	<u>>30 – 50</u>

2.14.10 Manage subdivision and development in the urban growth areas through the use of Structure Plans where they:

- (a) Ensure development is integrated and coordinated;
- (b) Recognise and respond to the topographical and physical features of the land;
- (c) Meet short and anticipated long term growth demands;
- (d) Connect with existing infrastructure and transportation networks, taking account of the capacity limitations of those networks and any potential requirements for upgrading capacity to meet future demands; and
- (e) Provide certainty on the location, density and pattern of development, including key ~~road~~ road ~~transport~~ linkages (including roading, walking and cycling) and infrastructure to meet future requirements; and-
- (f) Ensure subdivision and development does not compromise long term density and land use patterns, by controlling/restricting the size of allotments, types of land uses and the location of buildings.

2.14.11 Manage subdivision and development in the urban growth areas through the use of Future Development Areas. For any application for subdivision or development in the Future Development Area ensure the following is achieved for the entire area:

- (a) Development is integrated and coordinated;
- (b) Recognise and respond to the topographical and physical features of the land;
- (c) Meet anticipated long term growth demands;
- (d) Development must provide supporting infrastructure for the level of development anticipated by the proposal taking into account the following:
 - (i) Demonstrates connections with existing and future infrastructure and transportation networks;

(ii) The capacity limitations of those networks and any potential requirements for upgrading capacity to meet future demands; and

(iii) The infrastructure for the development must have the capacity to service future development in the entire Future Development Area.

(e) Provide certainty on the location, density and pattern of development, including key transport linkages (including roading, walking and cycling) and infrastructure to meet future requirements.

(f) Ensure subdivision and development does not compromise long term density and land use patterns, by controlling/restricting the size of allotments, types of land uses and the location of buildings.

2.14.12 Avoid the cumulative effects on infrastructure from development and subdivision in the rural environment outside of the identified urban growth areas.

2.14.13 Ensure new activities and development provide adequate infrastructure to meet the needs of future occupants.

2.14.14 Ensure new activities and development adequately compensate for their impact on existing infrastructure (water, wastewater, stormwater, roading, reserves) through a contribution to ensure the level of service meets the needs of future occupants and does not adversely affect the level of service for existing users.

Explanation of Policies

The extent of urban zoning reflects the current size of the settlements in the District. As the rate and nature of development and subdivision in the District is not large, there is capacity within most settlements to meet the demand for new residential, commercial and industrial development. However, for Hāwera and Normanby, where the majority of new residential, commercial and industrial development is anticipated to occur, urban growth areas have been identified to provide for this development.

Development within the identified urban growth areas should occur in a planned and structured manner to ensure efficient and integrated connections with the existing urban areas. This approach requires a Structure Plan to be prepared for each urban growth area setting out the overall framework and pattern of development in the identified growth area. Subdivision and development are then required to be undertaken in accordance with the Structure Plan to ensure efficient use of land and physical resources. Subdivision and development that is inconsistent with the Structure Plan or outside of the identified growth areas should be prevented to avoid the long term future of the growth areas being compromised.

New activities and development, whether or not as a consequence of subdivision, intensify demand on existing public infrastructure, including water, wastewater, stormwater, roads and reserves. Existing infrastructure, particularly the reticulated water and wastewater systems are designed for a maximum (optimal) capacity. As new development connects into the existing infrastructure, the extra demand cumulatively reduces any surplus capacity. Where a system has reached its capacity, or where new infrastructure is required to service the growth areas, it is reasonable for developers to contribute towards the costs of this infrastructure, either directly or indirectly through contributions. This approach means that those benefitting from the development equitably pay the costs of the new infrastructure,

rather than the general community paying. When the developer directly funds new or upgraded infrastructure, it is also reasonable that such costs are taken into account when assessing the overall financial contribution.

In some instances, where significant upgrading or extension of infrastructure is required to facilitate development, development will be deferred (through applying a deferred zoning) to ensure development only occurs when the necessary infrastructure is available.

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Methods of Implementation

The methods of implementation include:

- District Plan Zoning of land residential, commercial and industrial to provide for future land requirements
- In the District Plan, identify future growth areas and use Structure Plans for these growth areas to provide a framework for managing subdivision and development.
- District Plan rules and performance standards requiring new subdivision and development to provide new, upgraded or extended infrastructure.
- Assessment of environmental effects through the resource consent process within the urban growth areas to ensure an integrated and efficient development and use of land and physical resources.
- Compliance with codes of practice and engineering standards.
- Financial contributions to ensure land use activities, development and subdivision meet a reasonable proportion of the costs for the provision of infrastructure.
- Assessment and identification of long-term servicing and funding requirements through Asset Management Plans.

SECTION 4: RESIDENTIAL ZONE RULES

4.1 CATEGORIES OF ACTIVITIES

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4.1.1 PERMITTED ACTIVITIES

The following activities are permitted activities in the Residential Zone, provided activities comply with all relevant Permitted Activity Performance Standards in Section 4.2 and all other Sections of the District Plan:

- (a) Residential activities.
- (b) Residential care facilities.
- (c) Home occupations.
- (d) Marae.
- (e) Papakainga development.
- (f) Community activities.
- (g) Open space.
- (h) Home based childcare service.
- (i) Home based visitor accommodation.
- (j) Holiday homes.
- (k) Recreational vehicles or other easily moveable buildings, such as caravans, motor homes and porta cabins, used for temporary residential housing for up to six (6) months within a calendar year.
- (l) On Section 42 Carlyle SBRN (30 Victoria Street, Pātea) and Lots 11 – 13 DP 3265 (89 Collins Street, Hāwera), Commercial activities and/or offices.
- (m) The construction, alteration of, addition to, removal and demolition buildings and structures for any permitted activity.

4.1.2 CONTROLLED ACTIVITIES

None.

4.1.3 RESTRICTED DISCRETIONARY ACTIVITIES

The following activities are restricted discretionary activities in the Residential Zone, provided activities comply with all relevant Restricted Discretionary Activity Performance Standards in Section 4.3:

- (n) Unless listed elsewhere in the District Plan, any permitted activity listed in Section 4.1.1, which does not comply with one or more of the performance standards in Section 4.2.

Matters to which the Council restricts its discretion:

- (i) Avoiding, remedying or mitigating of actual or potential effects deriving from non-compliance with the particular performance standard(s) that is not met, except where specifically identified in other rules below.
- (o) Dwelling units which do not comply with one or more of the permitted activity performance standards for net site area (Rule 4.2.1.1), bulk and location (Rule 4.2.2), private outdoor living area (Rule 4.2.3) or parking and access requirements (Rule 4.2.9).

Matters to which the Council restricts its discretion:

- (i) Avoiding, remedying or mitigating of actual or potential effects deriving from non-compliance with the particular performance standard(s) that is not met. Matters include:
 - (i) Site Layout.
 - (i) Scale and design of buildings.
 - (ii) Effects on existing residential character and amenity, including privacy, loss of healthy mature trees and shading on neighbouring properties.
 - (iii) Location, function and amenity of on-site open space.
 - (iv) Parking, access, extent of impervious surfaces and landscaping.
- (p) Housing for the Elderly where the net site area per dwelling unit is, at minimum, 280m².

Matters to which Council restricts its discretion:

- (i) Site Layout.
- (ii) Scale and design of buildings.
- (iii) Effects on existing residential character and amenity, including privacy, loss of healthy mature trees and shading on neighbouring properties.
- (iv) Location, function and amenity of on-site open space.
- (v) Parking, access, extent of impervious surfaces and landscaping.
- (v) Effects from the construction and operation of any medical, recreational, communal and staff facilities associated with the development.
- (q) Any childcare facility up to a maximum of 30 children.

Matters to the Council restricts its discretion:

- (i) Effects on residential character and amenity values
- (ii) Location and characteristics of the site.
- (iii) Traffic effects.
- (iv) Parking effects.
- (v) Noise.
- (r) Recreational vehicles or other easily moveable buildings, such as caravans, motor homes and porta cabins, used for residential housing for more than six (6) months within a calendar year.

Matters to which the Council restricts its discretion:

- (vi) Duration of use.
- (vii) Effects on the surrounding residential character and amenity values.

- (viii) Location.
- (ix) Appearance.
- (x) Landscaping.
- (xi) Connection to services.
- (xii) Proximity to public amenities (parks, beaches).

(s) Any activity that is not in accordance with a structure plan area in Section 9 Subdivision and Development – Appendix 1.

Matters to which the Council restricts its discretion:

(i) Scale and design of buildings

(ii) Setbacks from waterways and waterbodies

(iii) Any land use -that undermines the intent of the structure plan as identified in Section 9 Subdivision and Development - Appendix 1.

4.1.4 DISCRETIONARY ACTIVITIES

- (a) Any activity that is not listed as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.
- (b) Any childcare facility which provides for more than 30 children.
- (c) Commercial activities.
- (d) Entertainment activities.
- (e) Retail activities under 100m² in gross floor area.
- (f) Visitor accommodation.
- (g) Camping grounds/motor camps.
- (h) Education facilities.
- (i) Emergency facilities.
- (j) Health care services.
- (k) Private function centres/facilities.

4.1.5 NON-COMPLYING ACTIVITIES

- (a) Any activity which occupies a gross floor area of more than 1,000m².
- (b) Waste disposal facility and water and sewerage treatment plants.
- (c) Retail activities occupying 100m² or more in gross floor area.
- (d) Industrial activities, excluding panel beating and spray painting businesses.

4.1.6 PROHIBITED ACTIVITIES

- (a) Panel beating businesses.
- (b) Spray painting businesses.

NOTE: The above Prohibited Activities are not allowed under any circumstances, and only a Change to the District Plan itself can change this rule.

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4.2 PERFORMANCE STANDARDS - PERMITTED ACTIVITIES

4.2.1 Net Site Area

- (a) Each dwelling unit shall have a minimum net site area of:
 - (i) 400m² outside the intensification area shown on the Planning Maps.
 - (ii) 300m² within the intensification area shown on the Planning Maps.

4.2.2 Bulk and Location

- (a) Yards: Buildings shall be located no closer than:
 - (i) 4.5m to a road boundary outside the intensification area shown on the Planning Maps;
 - (ii) 3m to a road boundary within the intensification area shown on the Planning Maps
 - (iii) 3m to a rail boundary; and
 - (iv) 1.5m to any other site boundary
 - (v) On Section 42 Carlyle SBRN (30 Victoria Street, Pātea) new buildings shall be located no closer than 10 metres to any site boundary.

Except that yards shall not apply to the following:

 - (vi) Eaves (up to 600mm) of any roof, balcony, gutter or downpipe.
 - (vii) Buildings which have a common wall along a boundary.
 - (viii) A 5m long vehicle standing space shall be provided between the road boundary and any structure housing a vehicle, where the vehicle takes direct access to the structure from the road.
 - (ix) No building setback to boundaries with another site shall be applied where buildings on the adjoining site has a common wall along an internal boundary.
- (b) Separation Distance: Where more than one dwelling unit is located on a site:
 - (i) No detached dwelling unit shall be located closer than 3m from any other detached dwelling unit.
 - (ii) No more than two dwelling units shall share a common side wall.
- (c) Building Recession Plane: Buildings and accessory buildings shall not project beyond the building recession plane from points 3m above site boundaries as shown in Residential Zone Appendix 1.

Except that:

- (i) The recession plane shall not apply to road boundaries.
 - (ii) Buildings on adjoining sites have a common wall along an internal boundary, no recession plane shall be applied along that part of the boundary covered by such a wall.
 - (iii) Where a boundary abuts an access lot or right of way, the boundary may be taken from the furthest boundary of the access lot or right of way.
- (d) **Maximum Building Height:** No part of any building or accessory building may extend more than 8m above natural ground level.

Except that:

- (i) All poles, support structures and fixtures associated with outdoor lighting shall not exceed a height of 13.5m.
- (e) **Building Site Coverage:** The proportion of a site, when viewed in plan, which is covered by buildings or parts of buildings or accessory buildings, shall not exceed:
- (i) Outside the intensification area shown on the Planning Maps: 40%.
 - (ii) Within the intensification area shown on the Planning Maps: 50%.
 - (iii) For any Open Space: 5%.

4.2.3 Private Outdoor Living Area

- (f) All dwelling units shall have a private outdoor living area which complies with the Table 1 below:

Table 1: Private Outdoor Living Areas

Type of Dwelling Unit	Intersecting Road Type (distances in metres)		
	Urban		
	Minimum Area	Minimum Dimension	Orientation/Other Matters
Outside Intensification Area Shown on the Planning Maps			
Ground Floor Dwelling Units	20m ²	2.5m diameter circle	Directly access from the main living area and kept free of buildings, access (including driveways and manoeuvring areas), parking spaces and dedicated utility spaces.
Upper Floor Dwelling Units	15m ²	2.5m diameter circle	Directly access from the main living area and kept free of access to other dwelling units and dedicated utility spaces.
Outside Intensification Area Shown on the Planning Maps			
Minor Dwelling Units	10m ²	2.5m diameter circle	East, West or North
All Other Dwelling Units	50m ²	4m diameter circle	East, West or North

4.2.4 Subdivision

- (a) Where more than one dwelling unit (other than a minor dwelling unit) is located on a site, they shall be located so that a subdivision could be undertaken for each dwelling unit that would achieve compliance with the requirements for a Controlled Activity subdivision in Section 9.

4.2.5 Home Occupations

- (a) The total floor area dedicated to home occupations on a site shall not exceed 50m².

4.2.6 Lighting

- (a) The spill of light from any outdoor artificial lighting shall not exceed 10 lux (measured horizontally and vertically) when measured at the boundary of any site zoned Residential in separate ownership.

4.2.7 Outdoor Storage

- (a) All areas used for the storage of goods, materials or waste products shall be maintained in a tidy condition and shall be screened from view from adjoining properties and from roads.

4.2.8 Odour

- (a) No activity shall result in offensive or objectionable odours to the extent that it causes an adverse effect at or beyond the boundary of the site in which the activity is located on.

Note₁: For the purpose of this performance standard, an offensive or objectionable odour is that odour which can be detected and is considered to be offensive or objectionable by at least two independent observers; including at least one Council officer. In determining whether an odour is offensive or objectionable, the "FIDOL factors" shall be considered (the frequency; the intensity; the duration; the offensiveness (or character); and the location of where the odour is measured (i.e. the sensitivity of the receiving environment)).

Note 2: This performance standard shall not apply if the discharge of odour is authorised by a discharge permit granted by the Regional Council.

4.2.9 Access and Rooding

- (a) Where on-site parking or loading spaces are provided, they, along with vehicle access and manoeuvring areas must be in accordance with Section 10: Parking and Transportation.

4.2.10 Hāwera Aerodrome Protection Area

- (a) No building, mast, pole, other structure or tree shall penetrate the flight path protection plane, the transitional side slopes or the horizontal surface as shown on the Planning Maps (Special Map 1) and as defined in Appendices of the District Plan.
- (b) No road or railway shall be building above or within 4.6m vertically of the flight path protection plane, the transitional side slopes or the horizontal surface as shown on the Planning Maps (Special Map 1) and as defined in Appendices of the District Plan.

4.2.11 Structure Plans

- (a) Where any activity is within a structure plan area, all activities shall be in accordance with the requirements as specified on the Structure Plan Map.

Advice Notes

Note: Vegetation to be planted near electricity lines (including the National Grid) should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

Note: The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to the telecommunication and electricity lines (including the National Grid). Compliance with the permitted activity standards of the Plan does not ensure compliance with the NZECP 34:2001.

Where works are proposed near any electrical line, individuals are advised to contact the line operator to discuss the works.

4.3 PERFORMANCE STANDARDS – RESTRICTED DISCRETIONARY ACTIVITIES

4.3.1 Net Site Area

- (a) Outside the intensification area shown on the Planning Maps, each dwelling unit shall have a minimum net site area of 350m².

Notification Statement

Under Section 77D of the RMA, for an activity requiring resource consent under Rule 4.1.3 (b), the application shall not be publicly notified, except where:

- The Council decides special circumstances exist (pursuant to Section 95(A)(4)), or
- The applicant requests public notification (pursuant to Section 95A(2)(b)).

4.3.2 Housing for the Elderly

- (a) Housing for the Elderly provided for in Rule 4.1.3 (p) shall comply with all the relevant permitted activity performance standards in Rule 4.2, except for the following standards:
- (i) Net Site Area standards set out in Rule 4.2.1
 - (ii) Road boundary yard setback in Rule 4.2.2.(a), and
 - (iii) Private Outdoor Living Area standards set out in Rule 4.2.3.
- (b) All buildings shall be setback 3m from the road boundary.
- (c) The maximum occupancy for any associated medical, recreational or other communal facilities shall be 20 persons, excluding staff.

Notification Statement

Under Section 77D of the RMA, for an activity requiring resource consent under Rule 4.1.3(p), the application shall not be publicly notified, except where:

- The Council decides special circumstances exist (pursuant to Section 95(A)(4)), or
- The applicant requests public notification (pursuant to Section 95A(2)(b)).

4.3.3 Childcare Facilities

(a) Any childcare facility provided for in Rule 4.1.3(q) shall comply with the following performance standards:

- (i) Childcare facilities provided for in Rule 4.1.3(q) shall comply with all the relevant permitted activity performance standards in Rule 4.2.
- (ii) Demonstrate compliance with all the relevant permitted activity performance standards in other Sections of the District Plan.

Notification Statement

Under Section 77D of the RMA, for an activity requiring resource consent under Rule 4.1.3(q), the application shall not be publicly notified, except where:

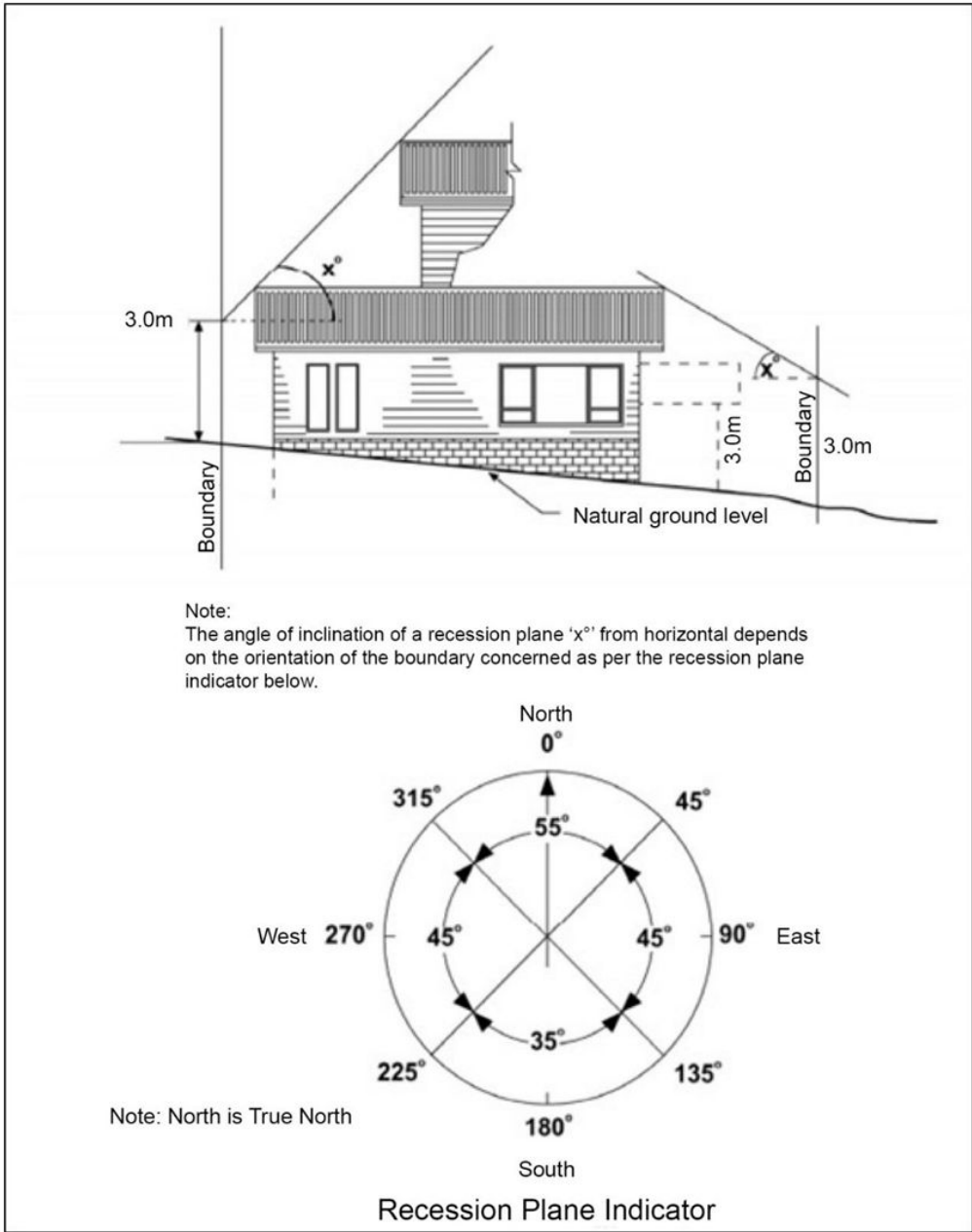
- The Council decides special circumstances exist (pursuant to Section 95(A)(4)), or
- The applicant requests public notification (pursuant to Section 95A(2)(b)).

4.3.4 Structure Plans

(a) Any activity within the Structure Plan Area shall comply with all the relevant permitted activity performance standards in Rule 4.2, and in addition:

- (i) Buildings shall be located no closer than 10 metres from identified waterbodies; and
- (ii) Riparian planting is required to be undertaken 10 metres either side of an identified waterbody.

4.4 Residential Zone Appendix 1: Building Recession Plane (Performance Standard 4.2.2)



SECTION 6: COMMERCIAL ZONE RULES

6.1 CATEGORIES OF ACTIVITIES

6

6.1.1 PERMITTED ACTIVITIES

The following activities are permitted activities in the Commercial Zone, provided activities comply with all relevant Permitted Activity Performance Standards in Section 6.2 and all other Sections of the District Plan:

- (a) Within areas zoned either Commercial (Hāwera Town Centre) or Commercial (Mixed Use), the following activities:
 - (i) Retail activities
 - (ii) Commercial activities.
 - (iii) Entertainment activities.
 - (iv) Community activities.
 - (v) Healthcare services.
 - (vi) Emergency facilities.
 - (vii) Education facilities.
 - (viii) Offices.
 - (ix) Open space.
 - (x) Car parks.
 - (xi) Public conveniences.
 - (xii) Visitor accommodation.
 - (xiii) Marae.
 - (xiv) Papakainga development.
 - (xv) Residential activities, including residential activities ancillary to the operation of a permitted activity.
- (b) Within areas zoned Commercial (Large Format Trade and Service), the following activities:
 - (i) Trade and Service Activity.
 - (ii) Commercial activities.
 - (iii) Emergency facilities.
 - (iv) Car parks.
 - (v) Commercial garages/vehicle sales yards.
 - (vi) Vehicle service stations.
 - (vii) Vehicle sales yards.
 - (viii) Veterinary services.

- (c) Within areas zoned Commercial (Mixed Use Area), in addition to those activities permitted in Rule 6.1.1(a), the following activities are also permitted:
- (i) Residential care facilities.
 - (ii) Home occupations.
 - (iii) Vehicle service stations.
 - (iv) Commercial garages/vehicle sales yards.
 - (v) Childcare facilities.
 - (vi) Veterinary services.
- (d) Within areas zoned either Commercial (Hāwera Town Centre), Commercial (Large Format Trade and Service) or Commercial (Mixed Use), the construction, alteration of, addition to, removal and demolition of buildings and structures for any permitted activity, except those works covered by Rule 6.1.2(a).

6.1.2 CONTROLLED ACTIVITIES

The following activities are controlled activities in the Commercial Zone:

- (a) The full or partial demolition of buildings on a site, where:
- (i) The site has a Defined Pedestrian Frontage.
 - (ii) The site has frontage to:
 - Victoria Street in Kaponga; or
 - Egmont Street in Pātea; or
 - State Highway 3 (Weraroa Road) in Waverley; or
 - State Highway 45 (South Road) in Manaia.

Matters to which the Council restricts its control:

- (i) Effects on visual amenity values and streetscape character.
- (ii) The future use, maintenance, and development of the site, including the duration in which it may be left vacant.

Notification Statement

- (i) Under Section 77D of the RMA, for an activity requiring resource consent under Rule 6.1.2(a), the application shall not be publicly notified, except where:
 - The Council decides special circumstances exist (pursuant to Section 95(A)(4)), or
 - The applicant requests public notification (pursuant to Section 95A(2)(b)).

6.1.3 RESTRICTED DISCRETIONARY ACTIVITIES

The following activities are restricted discretionary activities in the Commercial Zone:

- (a) Unless listed elsewhere in the District Plan, any permitted activity listed in Section 6.1.1, which does not meet one or more of the Permitted Activity Performance Standards in Section 6.2.

Matters to which the Council restricts its discretion:

- (i) Avoiding, remedying or mitigating of actual or potential effects deriving from non-compliance with the particular performance standard(s) that is not met, except where specifically identified in other rules below.
- (b) Within the Commercial Zone (Mixed Use Area), the following activities:
- (i) Housing for the Elderly where the net site area per dwelling unit is, at minimum, 280m².
 - (ii) In Hāwera, three or more dwelling units where the net site area per dwelling unit is, at minimum, 300m².

Matters to which the Council restricts its discretion for (i) – (ii) above:

- (iii) Site Layout;
- (iv) Scale and design of buildings.
- (v) Effects on existing character and amenity values, including privacy, loss of healthy mature trees and shading on neighbouring properties.
- (vi) Location, function and amenity of on-site open space.
- (vii) Parking, access, extent of impervious surfaces and landscaping.

In relation to any Housing for the Elderly additional matters of discretion is:

- (viii) Effects from the construction and operation of any medical, recreational, communal and staff facilities associated with the development.

Notification Statement

- (i) Under Section 77D of the RMA, for an activity within the Commercial Zone (Hāwera Town Centre) requiring resource consent under Rule 6.1.3(a) or (b), the application shall not be publicly notified, except where:
 - The Council decides special circumstances exist (pursuant to Section 95(A)(4)), or
 - The applicant requests public notification (pursuant to Section 95A(2)(b)).
- (c) Within the Commercial Zone (Large Format Trade and Service), any building with a total floor area exceeding 1000m².

Matters to which the Council restricts its discretion:

- (i) Scale and design of buildings.
 - (ii) Visual effects.
 - (iii) Effects on the vibrancy and vitality of the Hāwera Town Centre
 - (iv) Safety and efficiency of the road network;
 - (v) Parking, access, servicing activities;
 - (vi) The use of urban design and landscaping to avoid, remedy or mitigate adverse effects.
- (d) Additions to existing noise sensitive activities within the Outer Control Boundary (OCB) of Hāwera Aerodrome shown on Planning Maps (Special Map 1).

Matters to which the Council restricts its discretion:

- (i) The nature, size and scale of the proposed development.

- (ii) The internal noise environment of the proposed addition.
- (iii) The effects on the safe and efficient functioning and operation of Hāwera Aerodrome.

(e) Any activity that is not in accordance with a Structure Plan Area.

Matters to which the Council restricts its discretion:

- (i) Scale and design of buildings;
- (ii) Setbacks from waterbodies; and
- (iii) Any land use that undermines the intent of the structure plan.

(f) Any activity within the Future Development Area as identified on the Planning Maps.

Matters to which Council restricts its discretion:

- (i) Location, design and size of buildings;
- (i) Effects on commercial character and amenity values; and
- (ii) Provision of infrastructure, including any extension of the existing reticulated network or onsite servicing.

6.1.4 DISCRETIONARY ACTIVITIES

- (a) Industrial activities, except in the Commercial Zone (Hāwera Town Centre) (refer Rule 6.1.5(a)).
- (b) Within the Commercial Zone (Large Format Trade and Service):
 - (i) Residential activities.
 - (ii) Residential care facilities.
 - (iii) Visitor accommodation.
- (c) Any activity that is not listed as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.

Notification Statement

- (i) Under Section 77D of the RMA, for an activity within the Commercial Zone (Hāwera Town Centre) requiring resource consent under Rule 6.1.4(c), the application shall not be publicly notified, except where:
 - The Council decides special circumstances exist (pursuant to Section 95(A)(4)), or
 - The applicant requests public notification (pursuant to Section 95A(2)(b)).

6.1.5 NON-COMPLYING ACTIVITIES

- (a) Industrial activities in the Commercial Zone (Hāwera Town Centre).
- (b) Stockyards.
- (c) Noise sensitive activities within the Outer Control Boundary (OCB) of Hāwera Aerodrome shown on Planning Maps (Special Map 1).

6.1.6 PROHIBITED ACTIVITIES

None

6.2 PERFORMANCE STANDARDS - PERMITTED ACTIVITIES

6

6.2.1 Bulk and Location

- (a) Yards: All buildings shall be located no closer than:
- (i) 10m to the State Highway 3 road boundary between Hāwera and Normanby.
 - (ii) 3m to the rail boundary.
- (b) Building Recession Plane: Buildings on sites adjacent to the Residential zone shall not project beyond a building recession plane from points 3m above the site boundaries adjacent to the Residential zone, as shown in Section 4: Residential Zone Appendix 1.

Except that:

- (i) The recession plane shall not apply to road boundaries.
 - (ii) Where a boundary abuts an access lot or right of way, the boundary may be taken from the furthest boundary of the access lot or right of way.
- (c) Building Height: No part of any building shall extend more than 10m above natural ground level.

Except that:

- (iii) All poles, support structures and fixtures associated with outdoor lighting shall not exceed a height of 13.5m.
- (iv) On Defined Town Centre Corner Sites identified on the Planning Maps, buildings shall have a minimum height of two storeys or 10m (whichever is the lesser) and not exceed a maximum height of 15m.

6.2.2 Defined Pedestrian Frontage

- (a) On sites with a Defined Pedestrian Frontage identified on the Planning Maps, the following standards apply:
- (i) All buildings shall be built to the front road boundary at the Defined Pedestrian Frontage.
 - (ii) All buildings shall be built along the full width of the front road boundary for the Defined Pedestrian Frontage.
 - (iii) All buildings shall have continuous verandas over the full width (less 300 mm along roads) and length of all footpaths or other accessways for the Defined Pedestrian Frontage.
 - (iv) All buildings shall have display windows along the Defined Pedestrian Frontage of at least 75% of the ground floor facade surface. The minimum window area shall be kept clear and not be boarded up, painted or covered by signage.

- (v) No activities or development shall obstruct the footpath for the Defined Pedestrian Frontage.

6.2.3 Sites Adjoining Residential Zone or Rural Zone

- (a) Where a site adjoins a Residential Zone or Rural Zone, the following standards apply:
 - (i) All buildings shall be located no closer than 5m to the Residential or Rural zone boundary.
 - (ii) Landscaping and planting of at least 2m deep at the Residential or Rural zone boundary/boundaries shall be provided.
 - (iii) All outdoor carparking, storage, servicing and loading areas shall be screened by a close-boarded fence made of solid material with a minimum height of 1.2m and a maximum height of 2m.
 - (iv) The spill of light from any outdoor artificial lighting shall not exceed 10 lux (measured horizontally and vertically) when measured at the boundary of an adjoining Residential zoned site.

6.2.4 Minimum and Maximum Floor Areas

- (a) Within the Commercial Zone (Hāwera Town Centre), no individual activity shall occupy a total floor area of 500m² or more, at ground level.
- (b) Within the Commercial Zone (Large Format Trade and Service), no individual activity shall occupy a total floor area (excluding shared storage space and activities) less than 500m², at ground level.
- (c) Within the Commercial Zone (Large Format Trade and Service), the maximum total floor area of any building shall not exceed 1000m².

Note: For the purpose of this Performance Standard, the total floor area shall be measured from the internal face of exterior walls, or from the centre line of common walls separating two (2) abutting individual activities, and shall exclude shared storage facilities and spaces.

6.2.5 Outdoor storage

- (a) All areas used for the storage of goods, materials or waste products shall be maintained in a tidy condition and shall be fully screened from view from roads and adjacent properties.

6.2.6 Odour

- (a) No activity shall result in offensive or objectionable odours to the extent that it causes an adverse effect at or beyond the boundary of the site in which the activity is located on.

Note 1: For the purpose of this performance standard, an offensive or objectionable odour is that odour which can be detected and is considered to be offensive or objectionable by at least two independent observers; including at least one Council officer. In determining whether an odour is offensive or objectionable, the "FIDOL factors" shall be considered (the frequency; the intensity; the duration; the offensiveness (or character); and the location of where the odour is measured (i.e. the sensitivity of the receiving environment).

Note 2: This performance standard shall not apply if the discharge of odour is authorised by a discharge permit granted by the Regional Council.

6.2.7 Access and Rooding

- (b) Where on-site parking or loading spaces are provided, they, along with vehicle access and manoeuvring areas must be in accordance with Section 10: Parking and Transportation.

Except that activities:

- (i) Adjacent to the Defined Pedestrian Frontage in Hāwera; or
- (ii) Within the Commercial Zone (Mixed Use) areas in Eltham, Normanby, Pātea, Manaia, Ōpunakē, Kaponga and Waverley;

Are exempt from providing vehicle access, manoeuvring areas and loading facilities as set out in Sections 10.2 – 10.6 of the Plan; and

If vehicle access, manoeuvring areas, loading facilities and on-site parking is proposed, it shall be located to the rear of the building.

- (c) Activities within the Commercial Zone (Large Format Trade and Service) shall provide vehicular access by way of local roads as opposed to access from State Highway 3.

6.2.8 Hāwera Aerodrome Protection Area

- (a) No building, mast, pole, other structure or tree shall penetrate the flight path protection plane, the transitional side slopes or the horizontal surface as shown on the Planning Maps (Special Map 1) and as defined in Appendices of the District Plan.
- (b) No road or railway shall be building above or within 4.6m vertically of the flight path protection plane, the transitional side slopes or the horizontal surface as shown on the Planning Maps (Special Map 1) and as defined in Appendices of the District Plan.

6.2.9 Landscaping

- (a) All activities adjacent to the State Highway 3 road boundary between Hāwera and Normanby, shall provide landscaping and planting that can attain a minimum height 1m, of at least 2m width at the boundary abutting the State Highway.

6.2.10 Residential Activities and Visitor Accommodation

- (a) All new dwelling units shall have a private outdoor living area which is at least 50m² in area and capable of containing a circle 4m in diameter, and is oriented to the east, west, or north of the dwelling unit.
- (b) All new minor dwelling units shall have a private outdoor living area which is at least 10m² in area and capable of containing a circle 2.5m in diameter and is oriented to the east, west or north of the dwelling unit.

Except that:

- (i) This requirement does not apply to new dwelling units or minor dwelling units accommodated in buildings listed in Schedule 1A.

- (c) Within the Commercial Zone (Hāwera Town Centre) and the Defined Pedestrian Frontage area in Eltham, no residential activities or visitor accommodation shall occupy the ground floor of buildings.

Except that:

- (i) Residential activities may occur on the ground floor to the rear of the building if the building frontage is occupied by retail or other permitted activity.

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6.2.11 Structure Plans

- (a) Where development is within a Structure Plan Area, all development shall be in accordance with the requirements as specified in the Structure Plan Map.

6.3 PERFORMANCE STANDARDS – RESTRICTED DISCRETIONARY ACTIVITIES

6.3.1 Structure Plans

- (a) Any activity within the Structure Plan Area shall comply with all the relevant permitted activity performance standards in Rule **Error! Reference source not found.**, and in addition:
- (i) Buildings shall be located no closer than 10 metres from identified waterbodies; and
 - (ii) Riparian planting is required to be undertaken 10 metres either side of an identified waterbody.

Advice Notes

Note: Vegetation to be planted near electricity lines (including the National Grid) should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

Note: The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to the telecommunication and electricity lines (including the National Grid). Compliance with the permitted activity standards of the Plan does not ensure compliance with the NZECP 34:2001.

Where works are proposed near any electrical line, individuals are advised to contact the line operator to discuss the works.

SECTION 7: INDUSTRIAL ZONE RULES

7.6 CATEGORIES OF ACTIVITIES

6

7.6.1 PERMITTED ACTIVITIES

The following activities are permitted activities in the Industrial Zone, provided activities comply with all relevant Permitted Activity Performance Standards in Section 7.7 and all other Sections of the District Plan:

- (a) Industrial activities.
- (b) Residential accommodation ancillary to the operation of any permitted activity.
- (c) Offices ancillary to the operation of any permitted activity.
- (d) Trade and Service Activity.
- (e) Commercial garages/vehicle sales yard.
- (f) Vehicle service stations.
- (g) Open space.
- (h) Emergency facilities.
- (i) Car parks.
- (j) Farming.
- (k) Activities servicing the needs to persons engaged within the Industrial Zone including canteens, cafes, dining rooms, recreational facilities and activities.
- (l) Activities and facilities associated with the bakery and the manufacture of yeast products in Manaia, within the sites shown in the Concept Plan (Industrial Zone Appendix 2).

Note: This activity is not subject to the performance standards in Section 7.7 except those in Section 7.7.8.
- (m) The construction, alteration of, addition to, removal and demolition of buildings and structures for any permitted activity.

7.6.2 CONTROLLED ACTIVITIES

None.

7.6.3 RESTRICTED DISCRETIONARY ACTIVITIES

The following activities are restricted discretionary activities in the Industrial Zone:

- (a) Unless listed elsewhere in the District Plan, any permitted activity listed in Section 7.6.1 which does not meet one or more of the performance standards in Section 7.7.

Matters to which the Council restricts its discretion:

- (i) Avoiding, remedying or mitigating of actual or potential effects deriving from non-compliance with the particular performance standards(s) that is not met.
- (b) Additions to existing noise sensitive activities within the Outer Control Boundary (OCB) of Hāwera Aerodrome shown on Planning Maps (Special Map 1) (Refer to Rule 11.2.8).

Matters to which the Council restricts its discretion:

- (ii) The nature, size and scale of the proposed development.
- (iii) The internal noise environment of the proposed addition.
- (iv) The effects on the safe and efficient functioning and operation of Hāwera Aerodrome

(c) Any activity that is not in accordance with a Structure Plan Area on the Planning Maps.

Matters to which the Council restricts its discretion:

- (i) Scale and design of buildings;
- (ii) Setbacks from waterbodies; and
- (iii) Any land use that undermines the intent of the structure plan.

(d) Any activity within the Future Development Area as identified on the Planning Maps.

Matters to which Council restricts its discretion:

- (i) Location, design and size of buildings;
- (i) Effects on industrial character and amenity values; and
- (ii) Provision of infrastructure, including any extension of the existing reticulated network or onsite servicing.

7.6.4 DISCRETIONARY ACTIVITIES

- (a) Community activities.
- (b) Childcare facilities.
- (c) Education facilities.
- (d) Entertainment activities.
- (e) Healthcare services.
- (f) Residential activities.
- (g) Residential care facilities
- (h) Intensive Farming.
- (i) Retail activities.
- (j) Commercial activities.
- (k) Any activity that is not listed as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.

7.6.5 NON-COMPLYING ACTIVITIES

- (l) Aggregate/soil extraction.
- (m) Noise sensitive activities within the Outer Control Boundary (OCB) of Hāwera Aerodrome shown on Planning Maps (Special Map 1).
- (n) Any discretionary activity listed in Section 7.6.4 which does not meet one or more of the Discretionary Activity Performance Standards in Section 07.8.

7.6.6 PROHIBITED ACTIVITIES

None.

7.7 PERFORMANCE STANDARDS - PERMITTED ACTIVITIES

7.7.1 Bulk and Location

- (a) Yards: All buildings shall be located no closer than:
 - (i) 3m from a road boundary, except, no yard setback applies to buildings that comply with the alternative maximum building height of 5, 6.5, 7.5 or 8.5 metres, shown on the maps in Industrial Zone Appendix 3.
 - (ii) 3m from a rail boundary, except that this setback shall not apply to any building associated with the loading and unloading of goods from a railway.
 - (iii) 3m from a Residential, Township, Commercial or Rural Zone boundary.
 - (iv) 60m from the State Highway 3 boundary between the southern end of Wallscourt Place and the deviation of the rail line south of Ohangai Road, shown in Industrial Zone Appendix 1.
- (b) Sunlight Access Recession Plane: Buildings on sites adjacent to the Residential, Commercial or Rural Zones shall not project beyond a building recession plane from points 3m above the site boundaries adjacent to the Residential, Commercial or Rural Zones, as shown in Section 4: Residential Zone Appendix 1.

Except that:

 - (i) The recession plane shall not apply to road boundaries.
 - (ii) Where a boundary abuts an access lot or right of way, the boundary may be taken from the furthest boundary of the access lot or right of way.
- (c) Building Height: No part of any building, including poles, structures and fixtures associated with outdoor lighting, shall extend more than 15m above natural ground level.

Except that:

 - (i) For 29 Collingwood Street, Eltham, (Lot 8 DP 1360), no part of any building, including poles, structures and fixtures associated with outdoor lighting, shall extend more than 8m above natural ground level.

7.7.2 Sites Adjoining Residential Zone, Commercial Zone or Rural Zone

- (a) Where a site adjoins a Residential Zone, Commercial Zone or Rural Zone, the following standards apply:
- (i) Landscaping and planting that can attain a minimum height of 2m, for at least 2m depth shall be provided at the boundary of any property in any other zone, unless screened by a solid fence as per clause (ii) below.
 Except that:
 - a. For 29 Collingwood Street, Eltham, (Lot 8 DP 1360), where the site adjoins the Residential Zone to the north, landscaping and planting along this northern boundary that can attain a minimum height of 6m, for at least 3m depth shall be provided for at the boundary of 33 Collingwood Street.
 - (ii) All outdoor carparking, servicing and loading areas, and storage of goods, materials or waste products shall be screened from ground level view from any property in any other zone by a close-boarded fence made of solid material with a minimum height of 1.2m and a maximum height of 2m.
 - (iii) The spill of light from any outdoor artificial lighting shall not exceed 10 lux (measured horizontally and vertically) when measured at the boundary of an adjoining Residential zoned site or at the notional boundary of an existing dwelling unit located in the Commercial or Rural Zones.

7.7.3 Access and Rooding

- (a) Where on-site parking or loading spaces are provided, they, along with vehicle access and manoeuvring areas must be in accordance with Section 10: Parking and Transportation.
- (b) Activities within the Industrial Zone between Hāwera and Normanby shall provide vehicular access by way of local roads instead of State Highway 3.

7.7.4 Landscaping

- (a) All new buildings or carparking areas that are visible and adjacent to a road boundary shall provide landscaping and planting that can attain a minimum height of 1m, at a minimum width of 2m at the road boundary.

7.7.5 Outdoor Storage

- (a) All areas used for the storage of goods, materials or waste products shall be maintained in a tidy condition and shall be screened from view from roads by landscaping, or solid walls, buildings or fences not less than 1.8m in height.

7.7.6 Odour

- (a) No activity shall result in offensive or objectionable odours to the extent that it causes an adverse effect at or beyond the boundary of the site in which the activity is located on.

Note 1: For the purpose of this performance standard, an offensive or objectionable odour is that odour which can be detected and is considered to be offensive or objectionable by at least two independent observers; including at least one Council officer. In determining whether an odour is

offensive or objectionable, the “FIDOL factors” shall be considered (the frequency; the intensity; the duration; the offensiveness (or character); and the location of where the odour (i.e. the sensitivity of the receiving environment).

Note 2: This performance standard shall not apply if the discharge of odour is authorised by a discharge permit granted by the regional council.

7.7.7 Hāwera Aerodrome Protection Area

- (b) No building, mast, pole, other structure or tree shall penetrate the flight path protection plane, the transitional side slopes or the horizontal surface as shown on the Planning Maps (Special Map 1) and as defined in Appendices of the District Plan.
- (c) No road or railway shall be building above or within 4.6m vertically of the flight path protection plane, the transitional side slopes or the horizontal surface as shown on the Planning Maps (Special Map 1) and as defined in Appendices of the District Plan.

7.7.8 Yarrows (The Bakers) Sites

- (a) All activities, buildings, works and structures shall comply with the requirements shown on the Concept Plan in Industrial Zone Appendix 2.
- (b) All activities shall be in accordance with the permitted activity standards for noise levels in Section 11: Noise.
- (c) All roads, access, parking and loading areas shall be provided in accordance with the standards in Section 10.
- (d) No part of any new building, including poles, structures and fixtures associated with outdoor lighting, shall extend more than 18m above natural ground level.
- (e) At the time of development of the “Future Expansion Area” as shown on the concept plan in in Industrial Zone Appendix 2:
 - (i) Landscaping and planting that can attain a minimum height of 2m, for at least 2m depth shall be provided at the boundary shown as the “Proposed Landscaping Area” on the concept plan.
 - (ii) New buildings shall not project beyond a building recession plane from points 3m above the site boundaries adjacent to the Residential or Commercial Zones, as shown in Section 4: Residential Zone Appendix 1.

Note: The Yarrows (The Bakers) sites are not subject to any other performance standards in Section 7: Industrial Zone. For the avoidance of doubt, the Yarrows (The Bakers) sites are subject to the rules and standards in all other relevant Sections of this Plan.

7.7.9 Structure Plans

- (a) Where development is within a Structure Plan Area, all development shall be in accordance with the requirements as specified in the Structure Plan Map.

Advice Notes

Note: Vegetation to be planted near electricity lines (including the National Grid) should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

Note: The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to the telecommunication and electricity lines (including the National Grid). Compliance with the permitted activity standards of the Plan does not ensure compliance with the NZECP 34:2001.

Where works are proposed near any electrical line, individuals are advised to contact the line operator to discuss the works.

7.8 PERFORMANCE STANDARDS – RESTRICTED DISCRETIONARY ACTIVITIES

7.8.1 Structure Plans

- (a) Any activity within the Structure Plan Area shall comply with all the relevant permitted activity performance standards in Rule 7.2, and in addition:
- (i) Buildings shall be located no closer than 10 metres from identified waterbodies; and
 - (ii) Riparian planting is required to be undertaken 10 metres either side of an identified waterbody.

7.9 PERFORMANCE STANDARDS – DISCRETIONARY ACTIVITIES

7.9.1 Residential Activities

- (a) All new dwelling units shall have a private outdoor living area which is at least 50m² in area and capable of containing a circle 4m in diameter, and is oriented to the east, west, or north of the dwelling unit.
- (b) All new minor dwelling units shall have a private outdoor living area which is at least 10m² in area and capable of containing a circle 2.5m in diameter and is oriented to the east, west or north of the dwelling.

Except that:

- (i) These requirements do not apply to new residential activity accommodated in buildings listed in Schedule 1A.

7.9.2 Noise

- (a) Any habitable room in a new dwelling unit in the Industrial Zone shall be designed, constructed and maintained to meet an internal noise level of:
- (i) 35dB LAeq (1 hour) inside bedrooms with ventilating windows open.
 - (ii) 40dB LAeq (1 hour) inside other habitable rooms with ventilating windows open.

Compliance with this rule shall be achieved by an acoustic design certificate from a suitably qualified acoustic engineer being provided to the Council, prior to the construction of any noise sensitive activity, demonstrating that the above internal sound levels will be achieved. The building will be designed, constructed and maintained in accordance with the design certificate.



Where the noise level specified in this rule cannot be met with ventilating windows open, a ventilation system shall be installed for the habitable room(s).

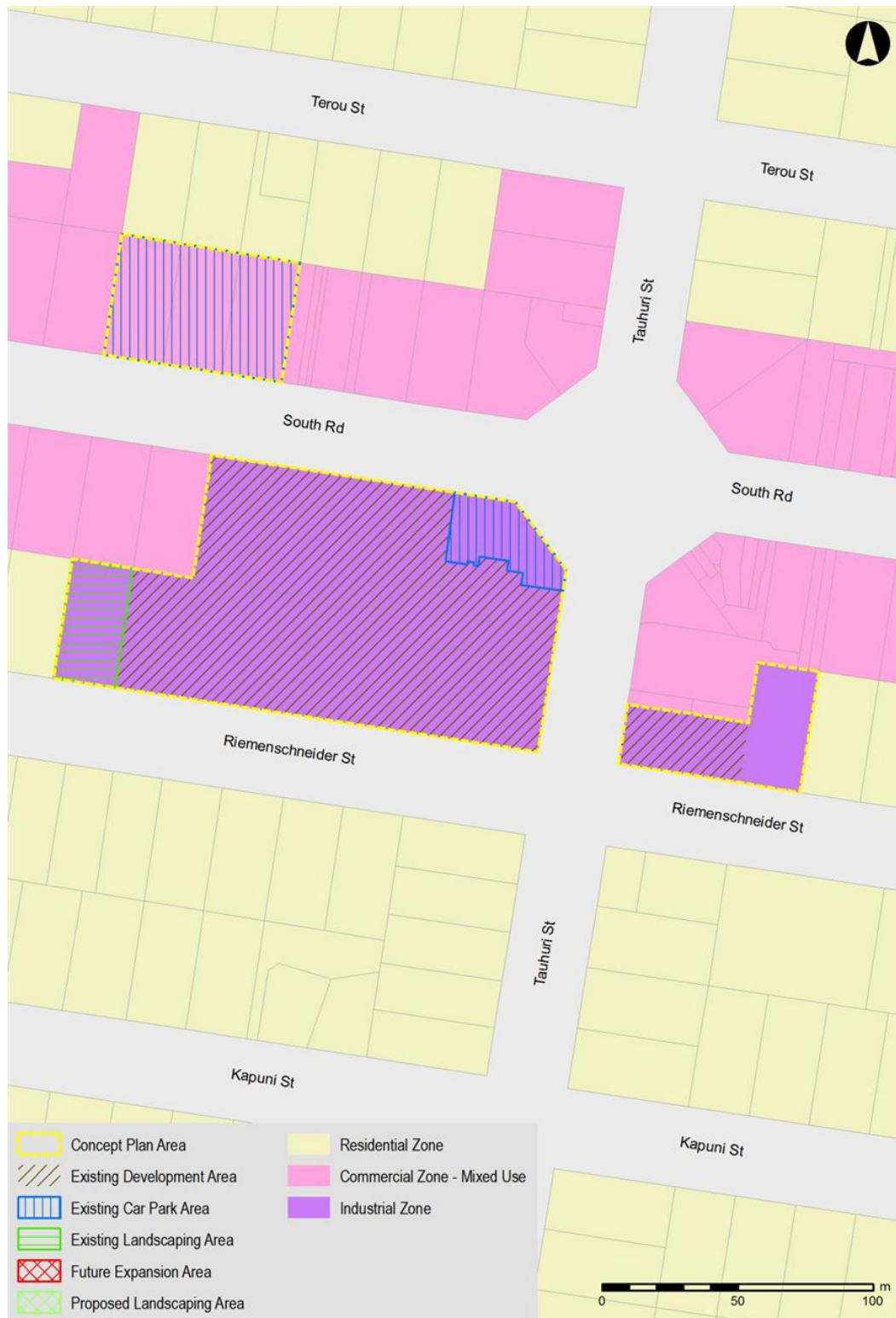
Note: For the purpose of this rule. Ventilation System means a system complying with the Building Code (NZS 4303) for mechanical ventilation (refer Clause G4). This rule will ensure a minimum level of mechanical ventilation with ventilating windows closed.

7-87.9 Industrial Zone Appendix 1: 60 metre building setback from State Highway (Performance Standard 7.7.1.(a)(iv))

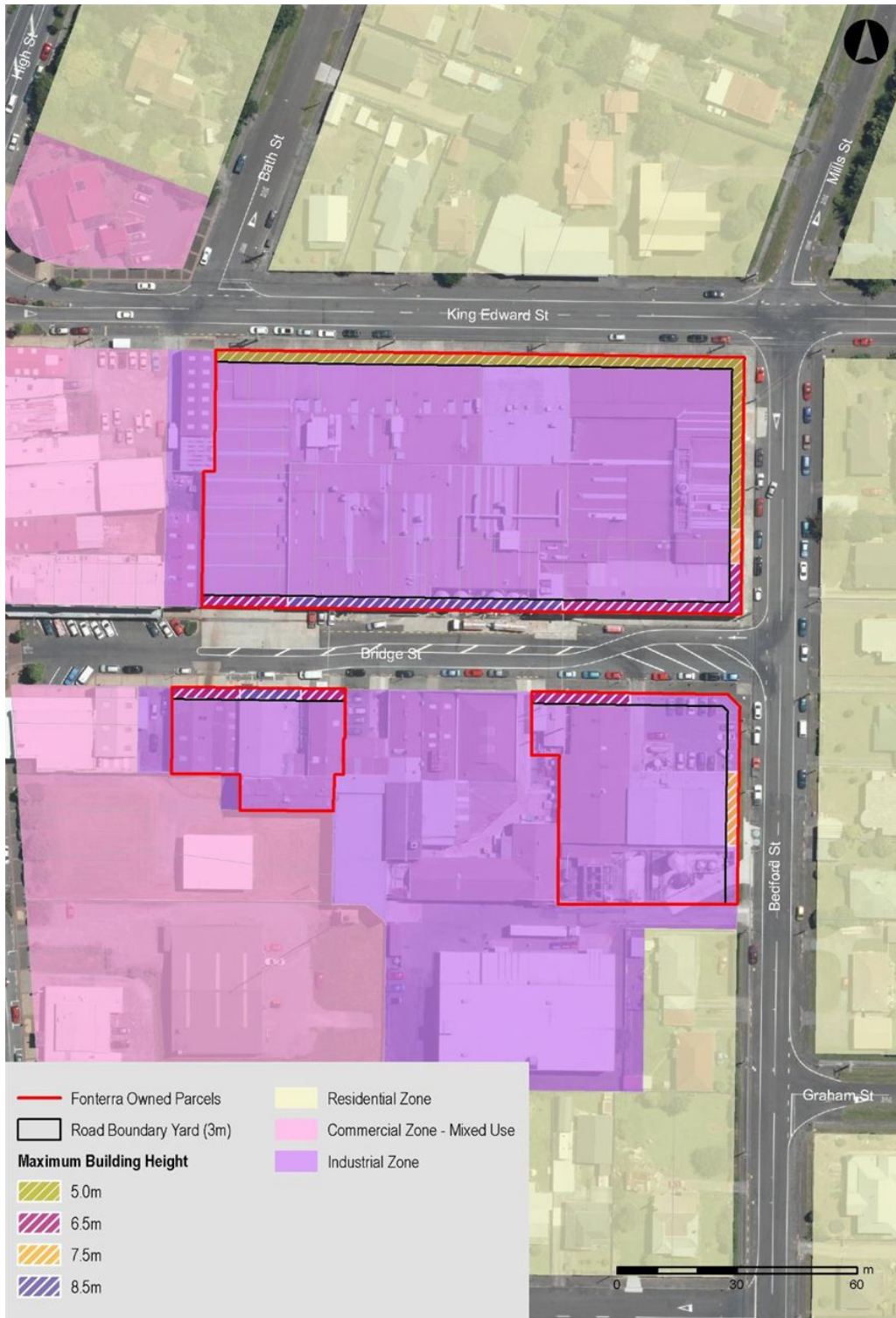
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7.5 Industrial Zone Appendix 2: Yarrows (The Bakers) Ltd Concept Plan (Performance Standard 7.7.8)



7-97.10 Industrial Zone Appendix 3: Fonterra, Bridge Street Site, Eltham (Performance Standard 7.2.1 No Front Yard)



7-107.11 Industrial Zone Appendix 3: Fonterra, Collingwood Street Site, Eltham (Performance Standard 7.2.1 No Front Yard)



SECTION 9: SUBDIVISION AND DEVELOPMENT RULES

This part of the Plan contains rules and performance standards relating to the subdivision of land and development. This includes the requirements in terms of providing services to subdivisions or developments either as permitted activities or as those activities requiring resource consent.

All subdivision that is proposed will require a resource consent from the Council either as a Controlled Activity, a Limited Discretionary Activity, a Discretionary Activity or a Non-Complying Activity. The set of performance standards relates to every Activity category.

9.1 CATEGORIES OF ACTIVITIES

9.1.1 PERMITTED ACTIVITIES

None.

9.1.2 CONTROLLED ACTIVITIES

The following are Controlled Activities if they comply with the performance standards in Section 9.2:

- (a) Subdivision of land in all Zones.
- Matters to which the Council restricts its control:
- (i) Design, layout, shape and location of lots.
 - (ii) Infrastructure and services, including water supply, wastewater systems, stormwater control and disposal, telecommunications and electricity.
 - (iii) Transport infrastructure and traffic effects, including roads and access, and the capacity of the roading network to cope with additional vehicle movements and road upgrade requirements.
 - (iv) Provision of reserves, esplanade reserves/strips, access strips, including connections to existing and future reserves.
 - (v) Avoidance or mitigation of natural hazards.
 - (vi) Effects on significant sites and features, including natural, cultural, historic heritage and waterbodies.
 - (vii) Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control.
 - (viii) Site contamination remediation measures and works.
 - (ix) The management of potential reverse sensitivity effects, including but not limited to noise, vibration, odour, dust and visual effects.

- (x) Consideration of any reverse sensitivity effects resulting from the location of residential or commercial allotments in the vicinity of petroleum exploration and/or production activities, or large-scale renewable electricity generation activities.
- (xi) Consideration of energy efficiency, such as whether the subdivision road and lot layouts makes efficient use of existing transport links; minimises vehicle trips and reliance of private motor vehicles and whether lot dimensions facilitate the siting and design of dwellings that can maximise use of passive solar energy.
- (xii) Compliance with the Council's Land development and Subdivision Infrastructure requirements.
- (xiii) Those matters described in Section 108 and 220 of the RMA.

Notification Statement

- (i) Under Section 77D of the RMA, for an activity requiring resource consent under Rule 9.1.2(a), the application shall not be publicly notified, except where:
 - The Council decides special circumstances exist (pursuant to [Section 95\(A\)\(4\)](#)), or
 - The applicant requests public notification (pursuant to [Section 95A\(2\)\(b\)](#)).

9.1.3 RESTRICTED DISCRETIONARY ACTIVITIES

The following are Restricted Discretionary Activities if they comply with the performance standards set out or referred to in Section 9.2:

- (a) Subdivision of land within the heritage setting of a heritage building or object, historic site or site of significance to tangata whenua listed in Schedule 1 of this Plan.

Matters to which the Council restricts its discretion:

- (i) The location and design of lots.
- (ii) The effects of the proposed subdivision on the heritage values of the listed building, object or site.
- (iii) The protection and conservation of the heritage item, or surroundings or curtilage associated with the heritage item or historic site.

- (b) Subdivision of land that contains a Significant Natural Area (in whole or part) listed in Schedule 2 of this Plan and not protected by a legal covenant or other legal protection mechanism.

Matters to which the Council restricts its discretion:

- (i) The location and design of lots.
- (ii) The effects of the proposed subdivision on the biodiversity values of the Significant Natural Area.
- (iii) The management and protection of the Significant Natural Area, including the requirement for legal covenant or other legal protection mechanism.

- (c) Subdivision of land containing or adjoining a significant waterbody listed in Schedule 5 of the Plan.

Matters to which the Council restricts its discretion:

- (i) The location and design of lots.
- (ii) The effects of the proposed subdivision on the values of the significant waterbody.
- (iii) The setting aside of esplanade strips or reserves of up to 20 metres in width for the purposes of national/conservation values, natural hazards, recreational/access, heritage/cultural, or water quality values identified in Schedule 5.
- (iv) The management of riparian areas of natural habitat and vegetation.

- (d) Subdivision of land that contains an archaeological site identified on the Planning Maps.

Matters to which the Council restricts its discretion:

- (i) The location and design of lots.
- (ii) The effects of the proposed subdivision on the values of the archaeological site.
- (iii) The management and protection of archaeological sites, including the requirement for legal protection.

- (e) Subdivision of land in the Flood Hazard Area.

Matters to which the Council restricts its discretion:

- (i) The location and design of lots, and their intended use, and the degree to which people or property are put at risk as a result of the subdivision.
- (ii) Avoidance or mitigation measures to address the risks from natural hazards.
- (iii) The effects of any mitigation measures in terms of any increasing the likelihood of erosion, flooding or any other hazard event occurring, or increasing its magnitude on the site and to other properties which may or may not currently be at risk from the effects of the natural hazards.

- (f) Subdivision of land within the National Grid Subdivision Corridor, provided that all allotments shall identify a building platform for the principal building and any dwelling, to be located outside the National Grid Yard.

Matters to which the Council restricts its discretion:

- (i) Impacts on the operation, maintenance, upgrade and development of the National Grid
- (ii) The ability of future development to comply with NZECP 34:2001.
- (iii) Technical advice provided by Transpower
- (iv) The ability of the applicant to provide a complying building platform.
- (v) Location, design and use of the proposed building platform or structure as it relates to the National Grid transmission line.
- (vi) The risk of electrical hazards affecting public or individual safety, and the risk of property damage.
- (vii) The nature and location of any vegetation to be planted in the vicinity of National Grid Lines.

(g) Subdivision of land within the Future Development Area as identified on the Planning Map.

Matters to which Council restricts its discretion:

(i) Location, design and size of lots and intended use.

(ii) Provision of infrastructure, including any extension of the existing reticulated network or onsite servicing.

(iii) Supporting road, walking and cycling linkages and connections.

(iv) Supporting open space networks and connections.

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9.1.4 DISCRETIONARY ACTIVITIES

- (a) Unless listed elsewhere in the District Plan, any activity (including any subdivision of land), which does not meet one or more of the performance standards in Section 9.2.
- (b) Within the Coastal Protection Area, subdivision of land which creates one or more lots that are 4,000m² or greater in area.

9.1.5 NON COMPLYING ACTIVITIES

- (a) Within the Coastal Protection Area, subdivision of land which creates one or more lots less than 4,000m² in area.
- (b) Within an Outstanding Natural Feature/Landscape listed in Schedule 8A (except for Lake Rotokare, Whanganui National Park and Mount Taranaki), or an area of Outstanding Natural Character listed in Schedule 8B, any subdivision of land (excluding boundary adjustments).
- (c) Within the National Grid Subdivision Corridor, any subdivision of land which is not a restricted discretionary activity under Rule 9.1.3(f).

9.1.6 PROHIBITED ACTIVITIES

None.

9.2 PERFORMANCE STANDARDS

All activities shall comply with the following requirements (in addition to the rules and permitted activity performance standards for each Zone).

9.2.1 Lot Design and Parameters

1. Any subdivision shall comply with all of the following standards for the respective Zone:

Zone	Minimum Lot Size	Maximum Number of Additional Lots that can be created	Minimum Balance Lot Size	Minimum Shape Factor	Additional requirements
Rural Zone	4,000m ²	4	20 hectares	N/A	All lots shall demonstrate that development can comply with the permitted activity standards for the Zone.
Residential Zone	400m ²	1 or more	N/A	12m diameter	All lots shall demonstrate that development can comply with the permitted activity standards for the Zone.
Township Zone	4,000m ²	1 or more	N/A	N/A	All lots shall demonstrate that development can comply with the permitted activity standards for the Zone.
Commercial Zone	N/A	1 or more	N/A	N/A	All lots shall demonstrate that development can comply with the permitted activity standards for the Zone.
Industrial Zone	N/A	1 or more	N/A	N/A	All lots shall demonstrate that development can comply with the permitted activity standards for the Zone.

2. The following subdivisions are exempt from complying with the above standards:

- (i) Boundary adjustments where existing sites are already smaller than the minimum lot size, any adjustment shall not decrease the area by more than 10% and shall not cause any non-compliance or increase any existing non-compliance with any other rules.
- (ii) Any lots created exclusively for public works, network utilities, reserves or access.
- (iii) Any lots created solely for the purpose of protecting a Significant Natural Area listed in Schedule 2.
- (iv) Any subdivision of different floors or levels of a building, or different parts of a floor or level of a building.

9.2.2 Utilities and Services

1. Where public water, sewerage and/or drainage services are available within 200m of any boundary of any lot of a proposed subdivision, all lots shall be connected to such available

services at the time of subdivision, unless it can be demonstrated that there is a more sustainable option.

2. Where public water, sewerage and/or drainage services are not available within 200m of a proposed subdivision, all lots shall be self-sufficient in terms of water supply, drainage and effluent disposal. Sufficient regard to suitability in respect of topography, soils, water tables and proximity to water bodies must be demonstrated.
3. In residential, commercial and industrial zones, and in other zones where power lines, gas distribution pipes and communication lines are available within 200m of any boundary of any lot of a proposed subdivision, the services, where installed, shall be provided underground to the subdivided land.
4. At the time of subdivision sufficient land for transformers and associated ancillary services shall be set aside.
5. All necessary easements for the protection of utilities and services to the lot(s) shall be provided by the subdivider, and duly granted and reserved.
6. All development and subdivision design and construction shall comply with the requirements of NZS 4404:2010 Land Development and Subdivision Infrastructure and NPDC & STDC Local Amendments to NZS 4404:2010 Land Development and Subdivision Infrastructure (August 2013).

9.2.3 Roads and Access

1. All lots shall provide vehicle access, in accordance with the Council's vehicle crossing standards, to a formed legal road.
2. All development and subdivision design and construction shall comply with the requirements of NZS 4404:2010 Land Development and Subdivision Infrastructure and NPDC & STDC Local Amendments to NZS 4404:2010 Land Development and Subdivision Infrastructure (August 2013), including any requirements for upgrading and/or forming vehicle crossings, roads and rights-of-way in all zones.

9.2.4 Structure Plans

1. Where any land is within a Structure Plan area in Subdivision and Development Appendix 1, all subdivisions shall be in accordance with the requirements as specified in the Structure Plan.

9.2.5 Financial Contributions

1. All financial contributions shall be in accordance with the requirements in Section 16.

9.2.6 Esplanade Reserves/Strips

1. All lots in all zones shall comply with the requirements for esplanade reserves and esplanade strips:

For subdivision:

2. An esplanade reserve or strip of up to 20m in width shall be required where any allotment of less than 4 hectares in area is created by a subdivision on land abutting the mark of Mean High Water Springs of the sea, or the bank of any river, stream or lake identified in Schedule 5 – Significant Waterbodies.
3. An esplanade reserve or strip of up to 20m in width may be required where any allotment of 4 hectares or more in area is created by a subdivision on land abutting the mark of Mean High Water Springs of the sea, or the bank of any river, stream or lake identified in Schedule 5 – Significant Waterbodies.
4. Where an allotment of less than 4 hectares is to be created adjacent to any water body not listed in Schedule 5 – Significant Waterbodies and the water body is a river over 3m in width or a lake over 8 hectares, the Council may require an esplanade reserve or strip to be created for one or more of the purposes set out in Section 229 of the RMA. Whether a reserve or strip is required and its width will be determined by the Council having considered the matters set out under 5 below.
5. The requirement for either an esplanade reserve or an esplanade strip in standards 2 to 4, or increase or reduction in the width, or a waiver of an esplanade reserve or esplanade strip shall be at the Council's discretion taking the following factors into account:
 - (i) The effects of the increase or reduction in width, size, or non-provision of the reserve or strip on:
 - (ii) The values for which the waterbody was identified as being significant in Schedule 5 – Significant Waterbodies.
 - (iii) The natural functioning of the water body, water quality, ecological attributes, and land and water based habitats.
 - (iv) Maintenance and enhancement of public access and recreational enjoyment of the waterbody.
 - (v) Cultural and spiritual values of tangata whenua.
 - (vi) Natural hazards, including protection of the integrity of the river and flood control works.
 - (vii) Protection of human health and safety.
 - (viii) Protection of historic heritage.
 - (ix) Adjacent land uses including farming activities.
 - (x) The benefits and costs of the provision and maintenance of esplanade reserves and strips (i.e. whether the public benefits gained with respect to the reserve or strip justify the costs of acquiring and maintaining them, while recognising that benefits in terms of improved water quality habitat and access are important and cannot readily be expressed in monetary terms).
 - (xi) The degree to which the purpose of the reserve or strip can be, or is already, achieved by other mechanisms (e.g. covenants, conditions of resource consents, voluntary methods).
6. Notwithstanding the above requirements, in all Zones, an esplanade reserve or strip is not required where a subdivision is:
 - (i) For a minor adjustment to an existing cross-lease or unit title due to the increase in the size of the allotment by alterations to the building outline or the addition of accessory buildings;

- (ii) Boundary Adjustment; or
- (iii) Solely due to land being subdivided for a network utility or reserve purpose.

For a land use consent application:

7. Where a land use consent application relates to a site that adjoins and/or includes part of a water body listed in Schedule 5 – Significant Waterbodies, the Council may impose a condition of consent requiring an esplanade reserve or esplanade strip for one or more of the purposes set out in Section 229 of the RMA. In deciding whether an esplanade reserve or strip is required, the Council will consider the matters listed in Rule 9.2.6.5 above.

Advice Notes:

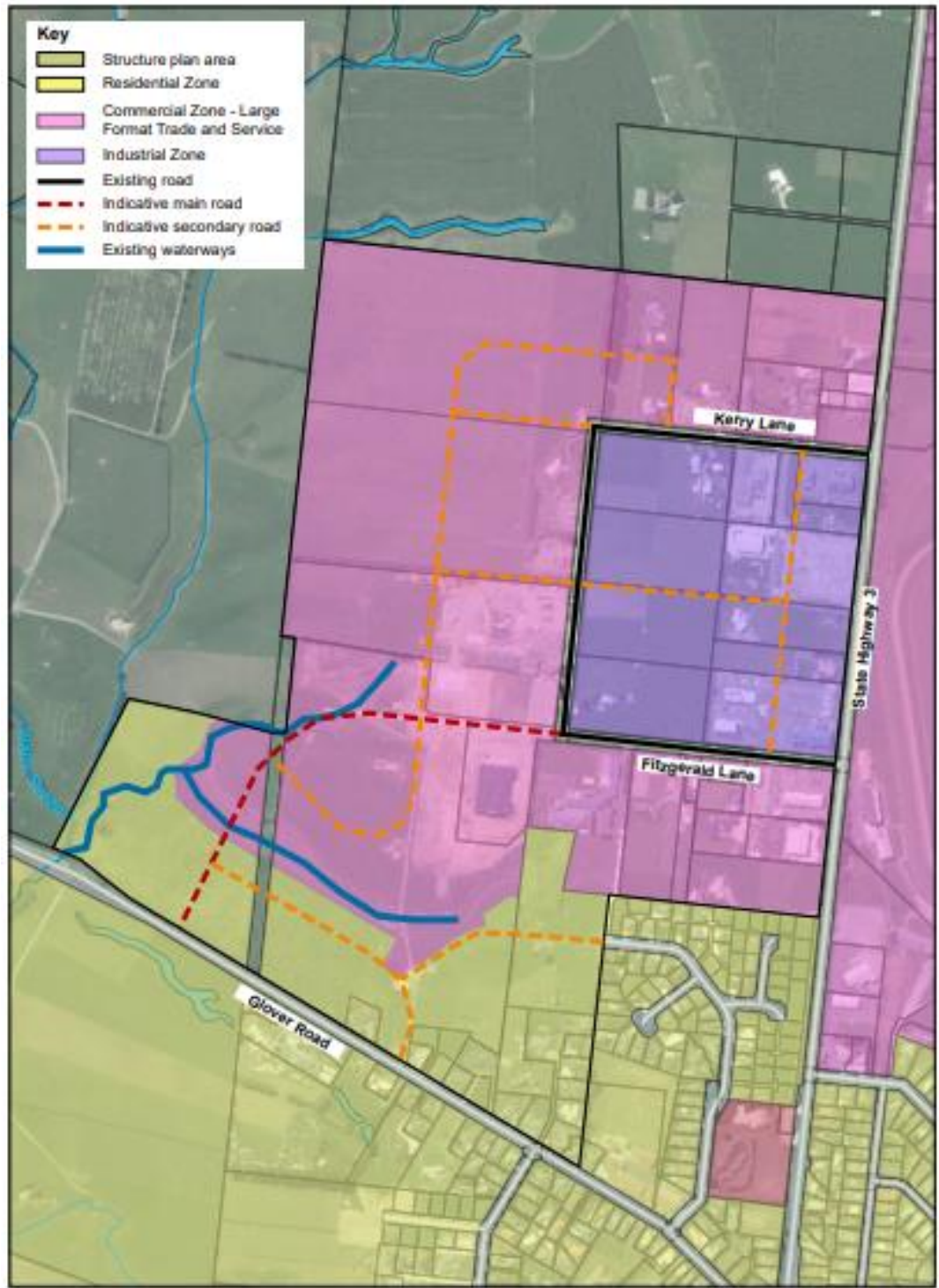
- Subdivision must also comply with all other relevant rules of the Plan. Check:
 - Sections 3-8: Zone Rules
 - Section 10: Parking and Transportation
 - Section 14: Network Utilities
 - Section 15: Heritage
 - Section 16: Financial Contributions
 - Section 17: Natural Environment
- Information Requirements for making an Application for Resource Consent are listed in Section 20.1 of the Plan.
- When granting a resource consent, including subdivision consent, the Council can impose conditions. Unless stated, these conditions will need to be satisfied before Computer Freehold Register (Certificates of Title) can be applied for.
- Subdivision that results in an adverse impact on the design capacity of existing road(s) shall be assessed for road upgrading requirements.
- Where an esplanade strip or reserve is set aside for the purpose of public access along the coast, and this strip or reserve is inaccessible to the public, the Council may negotiate with the landowner for an Access Strip.
- Subdivision that results in additional pressure on reserve land shall include land for reserve area or a financial contribution will be payable in accordance with Section 16 of the District Plan.
- All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and an authority is required from Heritage New Zealand to destroy, damage or modify archaeological sites. Applicants are advised to check with the Heritage New Zealand when preparing subdivision proposals.
- The New Zealand Electrical Code of Practice for Electrical Safe Distances sets mandatory separation distances for activities near high voltage transmission lines. In addition, the Electricity Regulations identify “Growth Limit Zones” in relation to trees growing near transmission lines. Applicants are advised to contact Transpower for further information.
- Where an application proposes access from a State Highway, the applicant should consult with the NZ Transport Agency. Prior to commencing any works on any State Highway, approval must be obtained from the NZ Transport Agency to work on the transport network.
- Subdivision within an identified Structure Plan Area is required to be in accordance with the provisions and requirements outlined in the Structure Plan Map. If development is not in accordance, it is recommended consultation is undertaken with Council prior to lodgment to determine appropriate measures to best align with the Structure Plan Map.



- More detailed and specific investigations, calculations and design will be undertaken during a specific subdivision or land use consent. This may demonstrate that a better outcome can be achieved than what is included in the relevant *structure plan*.
- If subdivision or development is to be undertaken in proximity to a wetland or waterbody (identified or non-identified) additional consultation with Taranaki Regional Council may be required.
- Proposed road names should be applied for as early as possible prior to a Section 224 application otherwise issue of the Section 224 certificate may be delayed.

9.3 Subdivision and Development Appendix 1: Structure Plans

Hawera North/Normanby Structure Plan

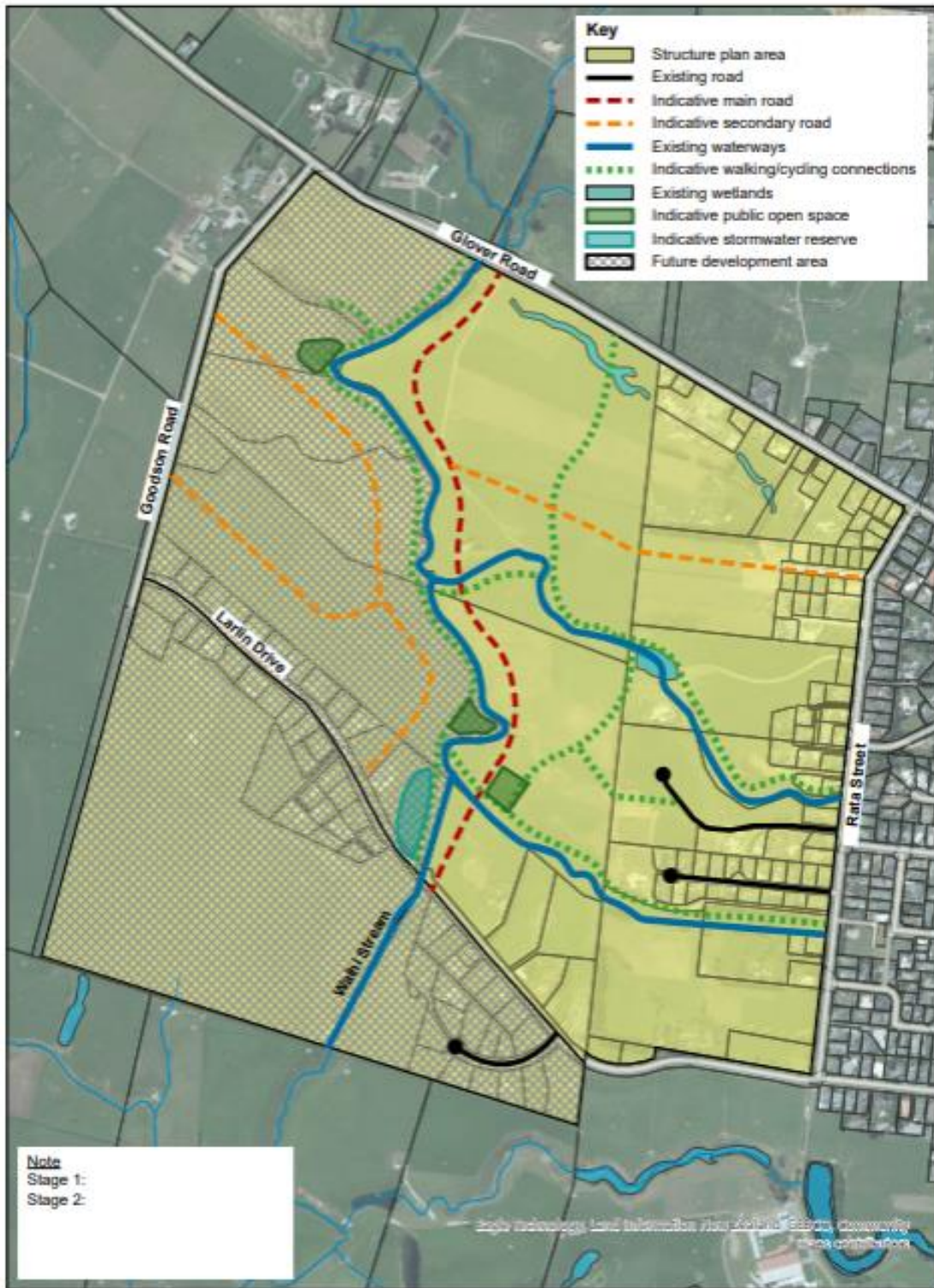


Hawera North Structure Plan

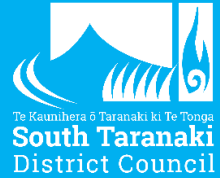


Hawera West Structure Plan

6



Hawera West Structure Plan



Section 32 Report

Financial Contributions

Proposed South Taranaki District Plan
Plan Change 5
20 September 2024

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Appendix 1: Feedback on Draft District Plan

Appendix 2: South Taranaki Business Park Calculations

Appendix 3: Hawera Urban Growth Infrastructure Memorandum

Appendix 4: Financial Contribution Approach Report

Appendix 5: Extraordinary Council Meeting to adopt the Long Term Plan and consider Financial Contribution Minutes.

Appendix 6: Financial Contribution Process Diagrams

Appendix 7: Feedback on Draft District Plan.

Appendix 8: Proposed provisions.

1.0 Executive Summary

This Section 32 evaluation report has been undertaken for the purpose of making proposed changes to the existing financial contribution provisions set in the South Taranaki Operative District Plan 2016. The Plan Change would be identified as Plan Change 5 (PC5) and seeks notification of the proposed provisions under the Resource Management Act 1991.

Development, subdivision, and use of land creates demand for additional infrastructure such as for water supply, wastewater, and stormwater disposal, roading, open spaces and community facilities, and can create other adverse effects on the environment. The purpose of financial contributions is to ensure that development adequately pays for the costs of the additional demand placed on Council's network, particularly the infrastructure network (three-waters and roading) and open spaces and community facilities.

The Operative South Taranaki District Plan (ODP) contains provisions that require developers to pay financial contributions, however, some of the existing provisions have been identified as outdated or redundant and a review has been undertaken to update the financial contribution chapter. This review identified that the costs of the additional demand placed on Council infrastructure is being met from rates revenue, which puts the costs onto the community.

In response to this review, key changes proposed to the Operative District Plan for financial contributions are:

- To allow financial contributions to be imposed for all activities that affect the Council's three-water or infrastructure network even if a land use or subdivision resource consent is not required.
- To better reflect the costs of upgrading or installing infrastructure across the district and lessen the financial impact on ratepayers across the district.
- To include a formula-based approach that provides greater certainty and clarity of the types of contributions and provides a link to the Long Term Plan and Annual Plan.
- To include a formula to calculate financial contributions for infrastructure and services on a case-by-case basis where subdivision or development propose to connect to infrastructure where it is not available or not planned for.

- Include an approach for calculating infrastructure contributions that reflects the costs of providing infrastructure capital works.
- Provide funding for infrastructure and community facilities that better serves the needs of subdivision and development and the wider community.

An evaluation of these proposed provisions for this plan change has found that they are the most appropriate way to achieve improved financial contribution management and ensure that the effects from subdivision and development is not being covered by the ratepayers across South Taranaki.

2.0 Introduction

This Section 32 evaluation report relates to the financial contributions within the South Taranaki District. Section 32 of the Resource Management Act 1991 (RMA) requires objectives in plan change proposals to be examined for their appropriateness in achieving the purpose of the RMA, and the policies, rules and methods of those proposals to be examined for their costs, benefits, efficiency, effectiveness and risk in achieving the objectives. The analysis set out in this report is to fulfil the obligations of the Council under s32 of the RMA.

The financial contributions rules are mostly contained within Section 16 of the District Plan, however, there are references throughout the District Plan that point to Section 16. The financial contribution plan change is being motivated by the updated northern and western Hawera structure plans; however, it has been recognised that the current contribution requirements are no longer sufficient to meet the costs of growth and development in the district. The funding deficit is putting pressure on the Council and rate payers to cover the costs of asset upgrades, infrastructure and recreation resulting from increased demand and pressure from new land uses and subdivisions.

Under the Operative District Plan (ODP) financial contributions may be taken for the purposes of; recreation and civic development, roading and access, water supply, wastewater and trade waste disposal, stormwater drainage and heavy vehicle traffic contributions. Financial contributions may apply both to subdivision and land use consents and the proposed changes to the District Plan align with these purposes.

As a result, the purpose of this S32 report is not to determine whether to have Financial Contributions or Development Contributions, as that decision has already been made through the LTP process. Instead, this analysis is to determine the nature and approach to Financial Contributions that are applied through the District Plan.

This report should also be read in conjunction with the following s32 evaluation reports:

Report	How does this topic relate to the Financial Contribution provisions
S32 Report Urban Growth	The Urban Growth s32 Report is to enable residential, commercial and industrial growth in the Hāwera Western and Northern Structure Plan areas. The Financial Contribution chapter of the District Plan

Report	How does this topic relate to the Financial Contribution provisions
	determines what the monetary contribution developers need to pay towards new and existing recreation and civic development, roads and access, three water contributions, sanitary drainage and trade waste contributions as well as heavy vehicle contributions. These types of financial contributions are likely to have implications on the way the structure plan areas are developed.

3.0 Statutory and Policy Context

3.14 Resource Management Act

As set out above, an evaluation is required of how the proposal (plan change) achieves the purpose and principles in Part 2 of the RMA. This requires consideration of sections 5 to 8 of the RMA.

Section 5 of the RMA sets out the purpose of the RMA as follows:

- (1) The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) In this Act, sustainable management means 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*
 - (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

This is relevant to the financial contributions' provisions, as the financial contributions are intended to manage the effects of subdivision, use and development:

- By paying for the provision of infrastructure/facilities, or upgrading of infrastructure/facilities that will serve the development and provide for the health and wellbeing of communities;
- By paying to avoid, remedy or mitigate any adverse effects on infrastructure/facilities.

Section 7 requires all persons exercising functions and powers under the RMA, in relation to managing the use, development, and protection of natural and physical resources, to have particular regard to a range of matters. The section 7 matters relevant to financial contributions are:

Section	Relevant matter
Section 7(b)	<ul style="list-style-type: none"> • the efficient use and development of natural and physical resources • The requirement of financial contributions seek to ensure that physical infrastructure (resource) such as roads, parks and water services infrastructure can continue to operate and develop efficiently.
Section 7(c)	<ul style="list-style-type: none"> • the maintenance and enhancement of amenity values • Requiring financial contributions to provide reserves and infrastructure that are intended to maintain the amenity values and quality of the environment.
Section 7(f)	<ul style="list-style-type: none"> • maintenance and enhancement of the quality of the environment • Requiring financial contributions to provide reserves and infrastructure that are intended to maintain the amenity values and quality of the environment.

Section 77E of the RMA enables financial contributions to be required for any class of activity (e.g. permitted activity, discretionary activity) other than a prohibited activity. This section also states that a rule requiring a financial contribution must specify the following matters in the district plan:

- a) the purpose for which the financial contribution is required (which may include the purpose of ensuring positive effects on the environment to offset any adverse effect); and
- b) how the level of the financial contribution will be determined; and
- c) when the financial contribution will be required.

Section 108(10) states:

A consent authority must not include a condition in a resource consent requiring a financial contribution unless:

- a) The condition is imposed in accordance with the purposes specified in the plan or proposed plan (including the purpose of ensuring positive effects on the environment to offset any adverse effect); and
- b) The level of contribution is determined in the manner described in the plan or proposed plan.

Section 108 (2) allows Council to impose financial contributions as part of a resource consent application for financial contributions as part of a resource consent application for the purposes specified in the District Plan. Section 108(9) of the RMA defines a financial contribution as:

- a) Money;
- b) Land, including esplanade reserve or esplanade strip (other than in relation to a subdivision consent), but excluding Māori land within the meaning of Te Ture Whenua Māori Act 1993 (Māori Land Act) unless that Act provides otherwise; or
- c) A combination of money and land.

Further to the ability to impose a financial contribution as a condition of resource consent, District Plans may also specify that financial contributions are payable in respect of permitted activities (section 77E).

3.15 National Direction

Section 75(3) of the RMA states that all District Plans must give effect to National Policy Statements, the New Zealand Coastal Policy Statement and the National Planning Standards. In addition, under Section 74(1)(ea) and (f) of the RMA, the Council must prepare and change its District Plan in accordance with National Policy Statements, the New Zealand Coastal Policy Statement, the National Planning Standards and National Environmental Standards.

3.15.5 National Policy Statements

The National Policy Statements relevant to this topic are:

NPS	Relevant Objectives/Policies
National Policy Statement on Urban Development 2020	The National Policy Statement on Urban Development seeks to establish well-functioning urban environments that respond to the changing needs of people, communities and future generations. Financial contributions contribute towards implementing this objective by providing for works, services and money towards upgrading or extending infrastructure and community assets to meet the demands of current and future generations.

3.15.6 National Environmental Standards

There are no National Environmental Standards of direct relevance to this topic.

3.15.7 National Planning Standards

There are no national planning standards relevant to this topic.

3.15.8 National Guidance Documents

There is no national guidance relevant to this topic.

3.16 Regional Direction

Under Section 75(4)(c) of the RMA the District Plan must give effect to the Regional Policy Statement.

3.16.5 Regional Policy Statement for the Taranaki Region

The table below identifies the relevant provisions and resource management topics for Urban Growth contained in the RPS.

Objective/Policy	Description
CNC POLICY 2	<i>The protection of the natural character of the coastal environment shall be achieved by having regard to the following</i>

	<p><i>criteria in determining appropriate subdivision, use, development or occupation of the coastal environment:</i></p> <p><i>(m) The degree to which financial contributions associated with any subdivision, use and development can be used to off set potential or actual unavoidable adverse effects arising from those activities.</i></p>
NFL POLICY 1	<p><i>Outstanding natural features and landscapes are to be protected from inappropriate subdivision, use and development, including protection of:</i></p> <p><i>the degree to which financial contributions associated with any subdivision, use and development can be used to offset actual or potential adverse effects arising from those activities.</i></p>
NF METH 12	<p><i>Include in district plans, long-term council community plans and conditions of resource consents, provisions or conditions that require the location, intensity, location, intensity, structure, and staging of new land use structure, and staging of new land use generated by growth and development to support and coordinate with the sustainable provision and funding of local, regional and national roading and other infrastructure. This includes by way of financial contributions and/or development contributions.</i></p>
SUD POLICY 1	<p><i>To promote sustainable development in urban areas by:</i></p> <ul style="list-style-type: none"> <i>a. encouraging high quality urban design, including the maintenance and enhancement of amenity values;</i> <i>b. promoting choices in housing, work place and recreation opportunities;</i> <i>c. promoting energy efficiency in urban forms, site layout and building design;</i> <i>d. providing for regionally significant infrastructure;</i> <i>e. integrating the maintenance, upgrading or provision of infrastructure with land use;</i> <i>f. integrating transport networks, connections and modes to enable the sustainable and efficient movement of people, goods and services, encouraging travel choice and low-impact forms of travel including opportunities for walking, cycling and public transport;</i> <i>g. promoting the maintenance, enhancement or protection of land, air and water resources within urban areas or affected by urban activities;</i>

	<p>h. <i>protecting indigenous biodiversity and historic heritage; and</i></p> <p>i. <i>avoiding or mitigating natural and other hazards.</i></p>
<i>INF POLICY 4</i>	<p><i>New land use generated by growth and development and the associated local, regional and national infrastructure to service that growth should be integrated and planned alongside one another to avoid either constraints being imposed on necessary growth and development by the lack of supporting infrastructure or to avoid unsustainable demands being placed on infrastructure to meet new growth.</i></p>

3.16.6 South Taranaki Policies, Plans and Strategies

The following following plans or strategies are relevant to the Financial Contribution Plan Change:

Plan / Strategy	Organisation	Relevant Provisions
<p>Long Term Plan 2024 – 2034</p>	<p>STDC</p>	<p>The 2024-2034 Long Term Plan is about maintaining momentum, finishing what Council started three years ago, while also doing what’s needed to look after the services and assets Council already have.</p> <p>Specific sections relevant to PC5 include:</p> <p><u>Section 1 – Strategic Direction</u></p> <ul style="list-style-type: none"> • <i>Financial Strategy</i> • <i>Infrastructure Strategy</i> <p><u>Section 2 – Our Activities</u></p> <ul style="list-style-type: none"> • <i>Three Waters</i> • <i>Roading and Footpaths</i> <p><u>Section 3 – Decision Making Progress</u></p> <ul style="list-style-type: none"> • <i>Assumptions and data</i> <p><u>Section 4 – Our Costs</u></p> <ul style="list-style-type: none"> • <i>Revenue and Financing Policy</i> • <i>Funding Impact Statements</i> • <i>Financial Prudence Benchmarks</i>
<p>Environment and Sustainability Strategy 2021-2051</p>	<p>STDC</p>	<p>The Environment and Sustainability Strategy has been developed to guide Council on four distinctive matters impacting the district: Sustainable Resource Management, Environmental Protection, Climate Change and Waste Minimisation.</p> <p>Specific sections relevant to PC5 include:</p>

Plan / Strategy	Organisation	Relevant Provisions
		<p><u>Section 2: Our Goals</u></p> <ul style="list-style-type: none"> • <i>Goal 1 – Sustainable Resource Management</i> • <i>Goal 2 – Environmental Protection</i>
Tapuae Roa—Make Way for Taranaki: Taranaki Regional Economic Development Strategy, August 2017 (Tapuae Roa)	Venture Taranaki and local councils	<p>Tapuae Roa is a culmination of work undertaken by the district councils and regional council of Taranaki in partnership with Ngā Iwi o Taranaki. It is designed to feed into the Long-Term Plans of all the councils in the region, and influence public and private sector investment decision-making on future activities.</p> <p>Specifically, the following clauses are relevant to PC4:</p> <ul style="list-style-type: none"> • <i>Major hard infrastructure: infrastructure that provides access – seaport, airport, roads and broadband</i> • <i>People based capability, liveability: providing an adequate amount of Future Urban Zone land for future General Residential and Industrial land to support growth and provide opportunities is critical to urban improvement and the delivery of Tapuae Roa.</i>

3.16.7 Iwi Management Plans

There are currently no iwi management plans relevant to financial contributions.

3.16.8 Statutory Acknowledgements

Not applicable.

3.16.9 Any other relevant local plans or strategies

Not applicable.

3.17 Other legislation or regulations

The following additional legislative / regulatory requirements are also relevant to this topic:

Legislation/Regulation	Relevant Provisions
Local Government Act 2002	Section 106 of the Local Government Act 2002 sets out the requirements for a policy on development contributions or financial contributions. Includes the requirement to summarise financial contributions in the district plan if they are applied.

4.0 Resource Management Issues Analysis

4.14 Background

The existing provisions in the STDC Operative District Plan identify that financial contributions may be required through a land use or subdivision consent process for the following matters:

- Recreation and Civic Development;
- Roads and Access Contributions;
- Water Supply Contributions;
- Sanitary Drainage and Trade Waste Disposal Contributions, and;
- Stormwater Drainage Contributions; Heavy Vehicle Traffic Contributions.

Financial contributions are a way of ensuring that any adverse effects from subdivision and development on the environment or on community resources are minimised, including ways of offsetting any adverse effects with a contribution toward environmental improvement.

4.15 Evidence base

Council has reviewed the Operative District Plan utilising internal experts and community feedback to assist with setting the plan framework. This work has been used to inform the identification and assessment of the environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions. The following sections outline this evidence.

4.15.5 Analysis of Operative District Plan provisions

There are several issues that have been highlighted by staff using the Operative Plan, and anecdotal comments from developers and landowners using the plan. The Operative Plan makes it difficult for users to identify and determine what the financial contribution is for their consent application. The plan change seeks to provide clarity for all users and provide consistency across all consent applications.

4.15.5.1 Overview of Operative District Plan provisions within the following Sections and Provisions relate to the Financial Contribution topic:

The Operative District Plan identifies the key issues in Section 2.14 Integrated Land Use and Infrastructure Planning, Urban Growth and Financial Contributions.

Section	Issue
2.14.1	Subdivision and development creates the need for the provision of new, extended or upgraded infrastructure, which can be particularly significant when cumulative adverse effects are created over time.
2.14.2	The potential exists for the costs of providing new, extended or upgraded infrastructure to be allocated in a manner disproportionate to the benefits received by the existing community and new end users. In addition, the full cost recovery of this infrastructure may act as a disincentive to subdivision and development or be unduly borne by existing communities.
2.14.3	There may be pressure for subdivision and development to occur ahead of the Council's ability to provide infrastructure, which can result in the inefficient and ineffective operation and development of infrastructure.

2.14.4	Insufficient supply of land can constrain subdivision and development which could result in development occurring in locations and forms which adversely affect the environment and efficient use and development of infrastructure.
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- Section 1: Introduction and Definitions

There is no definition for financial contributions under the District Plan, but there is a cross reference table in this section that identifies what other chapters financial contributions may be relevant to. The definition of financial contribution can be found under the RMA and no further mention of financial contributions is required.

- Section 2: Objectives and Policies

The Objectives and Policies in the ODP identify that financial contributions can be conditioned to ensure land use activities, development and subdivision meet a reasonable proportion of the costs for the provision of infrastructure, services and recreational activities. The Objectives and Policies that relate to financial contributions are:

- Objectives: 2.14.5 and 2.14.6
- Policies: 2.14.7, 2.14.8, 2.14.9, 2.14.10, 2.14.10, 2.14.11 and 2.14.12

- Section 3: Rural Zone Rules

Financial contributions are listed as a matter of discretion for some activities that trigger a Restricted Discretionary Activity under this chapter. The purpose of this is to allow for financial contributions on matters that include the generating of unusual heavy vehicle traffic and industrial activities. These types of activities may be anticipated in some rural zone environments and are industrial and heavy vehicle movements are matters of which Council can take contributions under Section 16 of the Plan.

- Section 4: Residential Zone Rules

There is no mention of financial contributions under this Chapter of the ODP for any activities in the Residential Zone.

- Section 5: Township Zone Rules

There is no mention of financial contributions under this Chapter of the ODP for any activities in the Township Zone.

- Section 6: Commercial Zone Rules

There is no mention of financial contributions under this Chapter of the ODP for any activities in the Commercial Zone.

- Section 7: Industrial Zone Rules

There is no mention of financial contributions under this Chapter of the ODP for any activities in the Industrial Zone.

- Section 8: Rural Industrial Zone

Financial contributions are listed as a matter of discretion for some activities that trigger a Restricted Discretionary Activity under this chapter. The purpose of this is to allow for financial contributions on matters that include wastewater treatment plants and storage ponds and new vehicle access to a site, or road, which does not comply with the Rules in Section 9 of the ODP.

- Section 9: Subdivision and Development Rules

This section refers Plan users to Section 16 to ensure all financial contributions are in accordance with these requirements.

- Section 10: Parking & Transportation Rules

Financial contributions are listed as a matter of discretion for an activity which is identified as a Restricted Discretionary Activity under the ODP. The note states that reference to the appropriate financial contribution assessment criteria in Section 16 should be acknowledged.

- Section 11: Noise Rules

There is no mention of financial contributions under this Chapter of the ODP for any activities in the Noise Rules.

- Section 12: Hazardous Substances Rules

There is no mention of financial contributions under this Chapter of the ODP for any activities in the Hazardous Substances Rules.

- Section 13: Energy Rules

There is no mention of financial contributions under this Chapter of the ODP for any activities in the Energy Rules.

- Section 14: Network Utilities Rules

Financial contributions are listed as a matter of discretion for some activities that trigger a Restricted Discretionary Activity under this chapter. The purpose of this matter of discretion is to allow an assessment on whether a financial contribution is required for any network utility that is not specifically listed in the District Plan.

- Section 15: Heritage Protection Rules

There is no mention of financial contributions under this Chapter of the ODP for any activities in the Heritage Protection Rules.

- Section 16: Financial Contributions Rules

The purpose of this chapter is to establish and identify the financial contribution requirements for land use and subdivision activities. This section details the purpose, circumstances, and the maximum amount of the contribution.

- Section 17: Natural Environment Rules

There is no mention of financial contributions under this Chapter of the ODP for any activities in the Natural Environment Rules.

- Section 18: District Wide Rules

There is no mention of financial contributions under this Chapter of the ODP for any activities in the District Wide Rules.

- Section 19: Sign Rules

There is no mention of financial contributions under this Chapter of the ODP for any activities in the Sign Rules.

- Section 20: Resource Consent Information Requirements and Assessment Matters

The purpose of this chapter of the ODP is to provide guidance on resource consent applications and assessments. The mention of financial contributions in this section relates to the remission or waiver of financial contributions as set out in Section 16.

4.15.6 Analysis of other District Plan provisions relevant to this topic

Current practice has been considered in respect of this topic, with a review undertaken of the following District Plans as summarised in the below Table.

These plans were selected because:

- Stratford, New Plymouth and Whanganui are adjacent to, or are in the same region as South Taranaki and therefore may have faced and addressed similar concerns;
- The councils are of a similar scale to the South Taranaki District (a Tier 3 Council) and are confronting similar issues relating to this topic, and;
- The Councils have a pathway to impose financial contributions for permitted activities.

District Plan	Local Authority	Financial Contribution Chapter	Description of approach
New Plymouth Proposed District Plan (2023)	New Plymouth District Council	No	NPDC imposes development contributions through a Development and Financial Contributions Policy. The Policy states that NPDC do not use financial contributions under the RMA, but instead impose development contributions under the Local Government Act 2002. NPDC is a Tier 2 Council, and the urban growth experience is different to that occurring in South Taranaki.
Stratford District Plan (2014)	Stratford District Council	Yes	<p>The SDC District Plan includes Financial Contributions for Permitted Activities as well contributions for land use and subdivision consent applications. The provisions under the Operative District Plan include a variety of activities where contributions can be taken. These include:</p> <ul style="list-style-type: none"> • New roads; • Maintaining, upgrading and widening of existing roads; • Stock underpasses; • Footpaths; • Off-Street Parking; • Private ways, accessways and access lots; • Service lanes; • Earthworks; • Landscaping design and land rehabilitation; • Water Supply; • Sewerage Disposal; • Stormwater Control; • Electricity; • Gas supply; • Street lighting; • Telephone Links; • Open Space, public recreation, community and community facilities;

District Plan	Local Authority	Financial Contribution Chapter	Description of approach
			<ul style="list-style-type: none"> • Esplanade reserves, esplanade strips. Access strips and wetlands, and; • Notable trees, heritage resources, outstanding natural features, landscapes and ecologically sensitive areas. <p>The financial contribution approach in the District Plan is to identify the purpose and circumstances and the maximum amount of contribution. The maximum contribution is worked out by the actual cost of the activity.</p>
Whanganui District Plan (2023)	Whanganui District Council	Yes	<p>The Whanganui District Plan has a chapter that refers to the objectives, policies, purpose and level of contributions. The contributions taken as per the District Plan are:</p> <ul style="list-style-type: none"> • Infrastructure (roading, parking and loading spaces); • Three waters (water, wastewater and stormwater), and; • Outstanding natural features and heritage items. <p>The District Plan also identifies the assessment criteria for monetary contributions. The approach is equation based which is identified under the relevant heading.</p>
Hauraki District Plan (2014)	Hauraki District Council	Yes	<p>The Hauraki ODP includes a background section, resource management issues, objectives and policies as well as the Rules for financial contributions. The contributions taken as per the District Plan are:</p> <ul style="list-style-type: none"> • Sewage; • Water supply; • Stormwater and land drainage;

District Plan	Local Authority	Financial Contribution Chapter	Description of approach
			<ul style="list-style-type: none"> • Roding, and; • Upgrading and existing roads. <p>The ODP takes a mixed approach on determining the costs of the financial contributions. There is an equation for the cost of upgrading and extending existing roads, however, all other activities are determined by the actual cost. The actual costs are at the responsibility of the developer/applicant.</p>
Kaipara District Plan (2013)	Kaipara District Council	Yes	<p>The Kaipara ODP includes an introduction, an explanation on the difference between Development Contributions and Financial Contributions, the requirements of the RMA, the purpose of financial contributions and a lot of other supplementary information to help users understand the financial contribution chapter.</p> <p>The contributions that can be taken under the Kaipara ODP are:</p> <ul style="list-style-type: none"> • Significant heritage or ecological features; • Renewable energy activities; • Enhancement or riparian protection (land use activities); • Transport network; • Reserves, and; • Network utilities. <p>The assessment criteria is assessment based and does not include any calculations to determine the figure of the financial contributions.</p>

District Plan	Local Authority	Financial Contribution Chapter	Description of approach
Opotiki District Plan (2021)	Opotiki District Council	Yes	<p>The Opotiki ODP includes the identification of resource management issues, identifies objectives and policies and the rules set by the council regarding financial contributions.</p> <p>The contributions that can be taken under the Opotiki ODP are:</p> <ul style="list-style-type: none"> • Carparking; • Service lanes; • Roading upgrades; • Three waters (water supply, sewerage networks and stormwater); • Residential activities and subdivision; • Non-residential subdivision; • Reserves, and; • Other. <p>The financial contribution approach is a mix of equation and the developer paying the actual cost. The equations are different depending on the activity.</p>

District Plan	Local Authority	Financial Contribution Chapter	Description of approach
Nelson Resource Management Plan	Nelson City Council	Yes	<p>The Nelson Resource Management Plan sets out the financial contribution approach for permitted activities, or as required by a resource consent. Contributions imposed by the Council include:</p> <ul style="list-style-type: none"> • roads (including footpaths and cycleways) • solid waste • wastewater • water supply • stormwater management, and; • reserves and community services. <p>The approach is that any activities generating an effect on the network is required to pay a financial contribution.</p>

A summary of the key findings follows:

1. There is not a consistent approach to determine how to assess financial contributions. The determination of financial contributions can vary between a formula, actual cost, set cost or a shared cost approach.
2. That most Councils tend to have financial contribution clauses relating to infrastructure, services, recreation and/or open spaces.
3. That some Council's impose financial contributions for permitted activities and this is triggered at the time of building consent.

4.15.7 Advice received from Iwi

S32(4A) of the RMA requires evaluation reports prepared in relation to a proposed plan to include a summary of:

- All advice received from iwi authorities concerning the proposal; and
- The response to that advice, including any proposed provisions intended to give effect to the advice.

Under Clause 4A of Schedule 1 of the RMA local authorities are also required to:

- Provide a copy of any draft policy statement or plan to any iwi authority previously consulted under clause 3 of Schedule 1 prior to notification;
- Allow adequate time and opportunity for those iwi authorities to consider the draft and to supply advice; and
- Have particular regard to any advice received before notifying the plan.

The following is a summary of the advice received from Ngā Kaitiaki which is a group created by representatives from Te Kāhui o Taranaki, Te Korowai o Ngāruahine, Te Kaahui o Rauru and Ngāti Ruanui specific to the proposed provisions evaluated within this report:

Topic	Advice Received	Response
Papakāinga Development	Through the Long Term Plan submission period and the Papakāinga Development Plan Change notification, there were two submitters who request that papakāinga development is exempt from financial contributions.	A report was provided to Council seeking direction on whether papakāinga development should be exempt from financial contributions. The Council agreed that papakāinga on Māori owned land will not trigger a resource consent and should not trigger a financial contribution. However, contributions may be required if the activity triggers a consent. This will be determined by the effect being generated and the appropriate contribution amount/type.
Financial Contribution – update on report going to Extraordinary Council for direction (8 July 2024)	To circulate the report included in the meeting <i>Agenda to Ngā Kaitiaki group</i> .	Agenda and minutes for Extraordinary Council to hear the Long Term Plan and consider financial contributions was circulated on 19 August 2024. <i>The agenda showed the recommendations made to Council and the advice sought. The meeting minutes showed the discussion with Council and the resolutions made at the meeting.</i>

Topic	Advice Received	Response
<p>Financial Contribution proposed provisions – Ngā Kaitiaki (30 August 2024)</p>	<p>Feedback on the proposed exemptions is that it is difficult to track whether a financial contribution has been paid historically. The question was asked to determine how an exemption regarding a historic subdivision will be exempt because a contribution has been paid previously.</p> <p>A question sought clarification on whether papakāinga development would be exempt from financial contributions and whether marae fall under the definition of papakāinga or are separate. Clarification is required on whether marae would trigger a financial contribution.</p> <p>One member of Ngā Kaitiaki recommended that it is not the exemptions where the focus should be, but instead on the triggers for financial contributions. What the triggers are for contributions is more important than what is listed in the exemptions.</p>	<p>It was advised that any historic subdivisions would be excluded from this consideration because of the uncertainty and inability to confirm whether a contribution was paid. This could create doubt and requests for waivers or remissions of contributions.</p> <p>Council made a resolution at the Extraordinary Council meeting in July that stated papakāinga on general title land shall not be exempt from financial contributions. The advice was given that if this is something that they would like to see, make a submission seeking an exemption for papakāinga through the notification process.</p> <p>There is an existing definition in the ODP for Marae <i>and marae are typically built in the rural zone. However, there are marae located in urban areas in South Taranaki and Waverley is an example. Marae would not fall under the definition of a residential, commercial or industrial activity.</i></p>
<p>Changes to proposed provisions (including permitted activity pathways) - Ngā Kaitiaki</p>	<p>Papakāinga development occurs for more reasons than cultural purposes. The recommendation was to include papakāinga development in both economic and social benefit and cost analysis under Section 8.14.5.</p> <p>That wāhi tapu is listed in the exemption list under 16.2(g) and included in the</p>	<p>The table in Section 8.14.5 has been updated in response to this request.</p> <p>Wāhi tapu was added into the exemption list of 16.2(g). It is unlikely that this activity will generate any effect on the Council’s network and is included in the protection of historic heritage.</p> <p>Development agreements have been included as an exemption because these are used as a contract between Council and a developer. A development agreement does not mean the subdivision or development</p>

Topic	Advice Received	Response
<p>(13 September 2024)</p>	<p>list of an additional allotment containing land set aside for ecological, historic heritage or cultural protection in perpetuity.</p> <p>Further consideration may be required to elaborate further on Section 16.2(h) of the draft provisions. Section 16.2(h) relates to development agreements and the feedback was that this is not clear to the reader what this means or how to engage in a development agreement. It does not mention development agreements anywhere else in the Plan.</p> <p>The permitted activity threshold for non-residential (occupancy) is a complicated threshold and easy to argue – the feedback was supportive of this being changed to a development cost threshold.</p> <p>The development cost threshold is a better option; however, it raises questions why gross floor area (m2) is required in the calculation. A question was raised on whether the trigger point should be gross floor area (m2) instead of the development cost.</p> <p>The non-residential equation also generates a financial contribution more than the development cost. It was understood how the costs would be set through the LTP and AP but raised concern about paying a</p>	<p>does not pay a financial contribution but the timing the contributions are payable as well as the amount will be written into an agreement and likely won't comply with the financial contribution provisions. It is recommended that information is attached outside of the District Plan to determine what a development agreement is and how a development satisfies the conditions of entering into an agreement.</p> <p>Clarification was required around the gross floor area (m2) formula that related to the development cost threshold for non-residential activities. The following wording was added:</p> <p>AA = additional gross floor area ÷ by 1,000m2 (m²).</p> <p>This compares 1,000m2 with a per residential dwelling equivalent and will avoid financial contributions exceeding the development cost.</p>

Topic	Advice Received	Response
	<p>contribution more than the total development cost.</p> <p>Clarification on whether gross floor area is <i>the total gross floor area or just the additional gross floor area.</i></p>	

A full copy of the Nga Kaitiaki meeting minutes can be found in Appendix 1 and 6.

4.15.8 Technical information

Annual Report 2022/2023

The 2022/2023 Annual Report states the amount of contributions projected verses the amount recovered during that financial year. Below is the information from the 2022/2023 Annual Report for the activities where contributions can be taken under the ODP and the actual amount recovered.

Activity	Actual 2022 (\$000)	2021-31 LTP 2022 (\$000)	Actual 2023 (\$000)	2021-31 LTP 2023 (\$000)
Whole of Council (includes Civic and Recreation Contributions)	585	1,310	244	2,160
Wastewater	0	164	0	334
Water Supply	0	574	0	634
Stormwater	0	319	0	478
Roading	0	253	0	407

No financial contributions were recovered for any of the three-waters networks or for roading network in 2022 or 2023. This has occurred because conditions were not being imposed for network-wide or shared cost contributions for subdivisions or developments

during this time. The only types of three-water or roading conditions imposed during this time was the full and actual cost of installing the infrastructure to service the subdivision or development. This table shows why the financial contribution chapter needs to be updated to ensure that effects being generated on the three-waters and roading networks because of the subdivision or development needs to be contributing to the costs to upgrade or service the infrastructure.

South Taranaki Business Park

The Council has calculated the costs of providing new and upgraded infrastructure for the South Taranaki Business Park and the residential allotments adjacent to the Business Park. This includes calculations for water, wastewater and roading to ensure for appropriate cost recovery of the development (Appendix 2). This document shows that the estimates will be confirmed through the LTP, and the proposed provisions have been updated to reflect this.

Long Term Plan

Infometrics revised their population projections in 2023 and predict that the South Taranaki District will grow by 2.9% (587 people) to 2037. These projections are identified in the Council's LTP and the document also identifies other key assumptions. Those that are relevant to this Plan Change are;

- Change in number of rating units;
- Economic growth;
- Land use and development;
- Legislation changes;
- Resource consents held by the Council;
- Affordability, and;
- Climate change.

These assumptions address the risk and the likelihood of the assumption becoming true. All of the assumptions listed above could have an impact on financial contributions and how Council impose contributions.

The LTP sets the expected revenue for financial contributions over the 2024-2034 period.

Long Term Plan Financial Contribution Projections								
Activity Type	Annual Plan 2023/24 (\$000)	Year 1 2024/25 (\$,000)	Year 2 2025/26 (\$,000)	Year 3 2026/27 (\$,000)	Year 4 2027/28 (\$,000)	Year 5 2028/29 (\$,000)	Year 6 2029/30 (\$,000)	Year 7 2030/31 (\$,000)
Water Supply	590	521	534	547	561	575	589	604
Wastewater Supply	436	885	907	930	953	977	1,001	1,026
Stormwater Supply	689	375	384	394	404	414	424	435
Roading	655	1,038	1,064	1,091	1,118	1,146	1,175	1,204

This table shows the projected financial contributions over the next 7 years as it is expected that all financial contributions will be recovered at the end of year 7. Each Annual Report will identify the contribution amounts expected to be recovered vs the amount of financial contributions actually recovered. Council are in the process of collating data for the 2023/2024 Annual Report and this information is not currently available for this Report but is likely to be available during the drafting of the Section 42A Report.

Hawera Urban Growth Infrastructure Memorandum

The Council has commissioned a report completed by Arawai Engineering (Appendix 3) that scopes the infrastructure requirements of the Hāwera Western Structure Plan. This report was prepared to support the Urban Growth Plan Change (PC4) and sets to provide the information required to enable subdivision and development in the Hawera West and North Structure Plan areas. The report identifies the estimated costs of installing infrastructure in this area and the costs support the proposed provisions to ensure infrastructure is being paid for by the developers and/or contributions being imposed to ensure these costs are being paid for appropriately. The s32 Report for PC4 should be considered when considering the proposed changes to the financial contribution chapter.

4.16 Summary of relevant resource management issues

Based on the research, analysis and consultation outlined above the following issues have been identified:

Issue	Comment	Response
Issue 1: Lack of clarity on calculating share (proportional calculations) contributions where infrastructure upgrades are required to service multiple developments or subdivisions.	The ODP requires contributions towards the localised upgrade of infrastructure and community amenities. However, the current provisions lack clarity on how these share contributions are calculated.	The proposed plan change serves to provide clear direction of how to calculate financial contributions both in Hawera West and North Structure Plan areas and the wider South Taranaki District.
Issue 2: Set Cost Amounts in the ODP have become outdated.	An outdated financial contribution chapter can put the responsibilities on ratepayers to cover the shortfall for infrastructure upgrades, the installation of amenities and new infrastructure.	The purpose of the Financial Contribution Plan Change is to refresh the provisions to ensure they are still fit for purpose and that developers are paying for the costs associated with their developments.
Issue 3: The ODP provides too many pathways to seek waivers for financial contributions.	There have been objections on financial contribution amounts and calculations included in the District Plan which is allowed for under Section 20 of the District Plan. Any waivers that are successful under this Section put the onus on ratepayers to cover the costs of the development.	One of the objectives out of the District Plan Change is to be more specific on the ability to seek waivers under the District Plan to ensure that waivers are only granted under exceptional circumstances or as allowed under the Council's Revenue and Financing Policy.
Issue 4: Insufficient district-wide contributions	The ODP requires district-wide contributions towards the costs of upgrading of the wider infrastructure and community amenity. The amount of existing contributions is below the costs of these upgrades, meaning infrastructure is not meeting the needs of current or future generations.	The proposed Plan Change will provide clarity on district-wide contributions and seek consistency across all developments.

5.0 Scale and significance

5.14 Evaluation of scale and significance

Under s32(1)(c) of the RMA, this evaluation report needs to contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

This section assesses the scale and significance of the signs provisions to determine the level of analysis required.

	Low	Medium	High
Degree of change from the ODP			x
Effects on matters of national importance	x		
Scale of effects - geographically		x	
Scale of effects on people e.g., landowners, neighbourhoods, future generations		x	
Scale of effects on those with specific interests e.g., tangata whenua	x		
Degree of policy risk – does it involve effects that have been considered implicitly or explicitly by higher order documents? Does it involve effects addressed by other standards/commonly accepted best practice?		x	
Likelihood of increased costs or restrictions on individuals, communities or businesses		x	

Degree of change from the ODP

The proposed provisions will be contained within the existing Section 16: Financial Contribution Chapter and Section 20: Resource Consent Information Requirements and Assessment Matters the of the STDC District Plan.

The preferred approach does include the addition of an equation-based methodology which would be new to the Plan and the introduction of financial contributions to a permitted activities. This is to ensure that any effects generated on the Council's network are being mitigated for by the subdivision or development. This is a high degree of

change, particularly because the contributions have not been imposed consistently throughout the ODP.

Effects on matters of national importance

It is not foreseen that there will be any effects on matters of national importance, therefore it has been identified as low.

Scale of effects - geographically

The scale of effects has been considered as low.

Scale of effects on people e.g., landowners, neighbourhoods, future generations

Adverse effects on infrastructure/community facilities, as more development occurs, and comparatively low levels of Financial Contributions are collected to fund the necessary infrastructure. However, overtime all infrastructure could be adversely affected as more 'public money' is spent on servicing new development, there could be under investment in existing or other new infrastructure.

Scale of effects on those with specific interests e.g., tangata whenua

It is unlikely that there will be any effects on those with special interests. However, if special interest groups were undertaking activities as identified in the ODP, then the same approach shall be taken. There are no exemptions for special groups proposed as part of this plan change.

Degree of policy risk – does it involve effects that have been considered implicitly or explicitly by higher order documents? Does it involve effects addressed by other standards/commonly accepted best practice?

The preferred option includes a recommendation where the equation is calculated and applied as part of the Long-Term Plan (LTP) process which is initiated every three years. There is a policy risk to this recommendation because situations can change as well as the market and there may be implications around the review timeframe for LTP especially because the LTP process is a Local Government Act 2002 process and not a RMA process.

Likelihood of increased costs or restrictions on individuals, communities or businesses

The risk to the development community is low to medium because financial contributions are taken under the ODP but there will be changes to how these are assessed and determined. Currently the Council is not using the financial contributions effectively and are covering some of the costs of developments and subdivisions. The biggest effect will be on the proposed Northern Hawera Structure Plan area which is not currently specified provided for under the District Plan. It is important that an appropriate financial contribution is taken for this area to ensure there are no increase costs on rate payers and business owners.

In summary:

- The degree of change from the Operative District Plan is medium. The provisions are generally similar to those in the Operative District Plan relating to actual and shared cost contributions, while some of the district-wide contributions are increased.
- The proposal does not directly relate to any s6 matters of national importance.
- There is little national or regional direction relating to financial contributions.
- Costs relate to increased financial costs on subdividers and developers.

Overall, it is considered that the scale and significance of the proposal is medium.

5.15 Quantification of Benefits and Costs

Section 32(2)(b) of the RMA requires that, where practicable, the benefits and costs of a proposal are to be quantified.

Specific quantification of all benefits and costs associated with the proposed changes are considered neither practicable nor readily available. In general, a qualitative assessment of costs and benefits associated with PDP is considered sufficient, and this is provided for in the assessment of policies, rules and other methods contained in section 7.0 of this report. However, where practicable and considered appropriate to supporting the evaluation, some of the benefits or costs associated with PDP have been quantified. The identification of costs and benefits has been informed by the body of evidence outlined in section 4.0 of this report.

6.0 Proposed provisions

6.14 Existing Objectives

The following objectives in the Operative District Plan are relevant to financial contributions:

2.14.5	Integrated Land Use and Infrastructure Planning, Urban Growth and Financial Contributions Objectives
<p><i>To provide for urban growth that adjoins existing urban areas and manage that growth to avoid, remedy or mitigate adverse effects through the design of safe, integrated infrastructure networks and the efficient use and development of land.</i></p> <p>Objective 2.14.5 is an existing objective from the ODP that remains relevant to the resource management issue and topic of financial contributions.</p>	
2.14.6	Integrated Land Use and Infrastructure Planning, Urban Growth and Financial Contributions Objectives
<p><i>To provide for urban growth that adjoins existing urban areas and manage that growth to avoid, remedy or mitigate adverse effects through the design of safe, integrated infrastructure networks and the efficient use and development of land.</i></p> <p>Objective 2.14.6 is an existing objective from the ODP that remains relevant to the resource management issue and topic of financial contributions.</p>	

It is not proposed that any changes are made to the objectives in the Operative District Plan.

These objectives are relevant to financial contributions as they recognise the importance and role of infrastructure to urban growth and development. The integration of development and infrastructure is important to ensure efficiency and growth across the district.

6.15 Overview of proposed provisions

Plan Change 5 proposes to make changes to Section 16: Financial Contribution Chapter of the District Plan as summarised below:

Rule Framework

- a) For Structure Plan areas, it is proposed that the set financial amount cost amounts are deleted and replaced with a formula-based approach

- A formula-based approach is proposed for all Structure Plan areas to determine roading, water, sewerage disposal and trade waste and stormwater financial contributions.
- A shared cost formula has been added to the proposed provisions for activities where there is public benefit, and a shared cost situation is appropriate.
- A formula-based approach is proposed for additional dwellings on a site. This avenue will allow Council to impose financial contributions for Permitted Activities through building consent applications. The proposed rule acknowledges that more than one dwelling on a site can generate effects on Council's roading or three-water network.
- A formula-based approach is proposed for land use activities with a development cost of \$500,000 or above including activities that are identified as Permitted. These financial contributions can be imposed at the time of a building consent application as the proposed District Plan will acknowledge that development with costs of \$500,000 or above could generate effects on the Council's roading or three-water network if utilising the Council's services.
- It is proposed that a formula-based approach is included in the District Plan to enable a cost-sharing option. This approach would be for circumstances where the public benefit is more than the private benefit and Council may like to contribute financially to the subdivision or development. A minor change is proposed that sewerage services is changed to wastewater services. This wording is more fitting for the terminology used through the resource consent process and Plan users will have a clear understanding of what this contribution relates to.

Financial Contribution Exemptions

- Add to Section 16 activities that are exempt from financial contributions.

Remission and Waivers of Financial Contribution

- Section 20 of the District Plan outlines the circumstances where a financial contribution can be remitted or waived. The criteria listed in Section 20 is condensed to clarify the circumstances for financial contribution remissions or waivers. This condensed list of matters is due to the proposed financial contribution exemptions being listed at the beginning of Section 16 to remove discretion and provide consistency amongst Plan users.

7.0 Evaluation of the proposed objectives

Section 32(1)(a) of the RMA requires an evaluation to examine the extent to which the objectives proposed are the most appropriate way to achieve the purpose of the RMA. The level of detail must correspond to the scale and significance of the environmental, economic, social and cultural effects that are anticipated from the implementation of the proposal.

An examination of the proposed objectives along with reasonable alternatives is included below, with the relative extent of their appropriateness based on an assessment against the following criteria:

1. *Relevance (i.e. Is the objective related to addressing resource management issues and will it achieve one or more aspects of the purpose and principles of the RMA?)*
2. *Usefulness (i.e. Will the objective guide decision-making? Does it meet sound principles for writing objectives (i.e. does it clearly state the anticipated outcome?)*
3. *Reasonableness (i.e. What is the extent of the regulatory impact imposed on individuals, businesses or the wider community? Is it consistent with identified tangata whenua and community outcomes?)*
4. *Achievability (i.e. Can the objective be achieved with tools and resources available, or likely to be available, to the Council?)*

While not specifically required under s32 of the RMA, in some instances alternative objectives are also considered to ensure that the proposed objective(s) are the most appropriate to achieve the purpose of the RMA. However, it is proposed that there are no amendments made to any objectives included in the ODP and no proposed additions for the financial contribution plan change. The existing objectives remain relevant to the purpose of financial contributions and the proposed provisions. Therefore, no evaluation of objectives is required.

8.0 Evaluation of proposed provisions

Section 32(1)(b) of the RMA requires an evaluation of whether the proposed provisions are the most appropriate way to achieve the objectives by identifying other reasonably practicable options, assessing the efficiency and effectiveness of the provisions in achieving the objectives, and summarising the reasons for deciding on the provisions.

The assessment must identify and assess the benefits and costs of environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment. The assessment must, if practicable, quantify the benefits and costs and assess the risk of acting or not acting if there is uncertain or insufficient information available about the subject matter.

8.14 Evaluation

For each potential approach an evaluation has been undertaken relating to the costs, benefits and the certainty and sufficiency of information (as informed by section 5 of this report) in order to determine the effectiveness and efficiency of the approach, and whether it is the most appropriate way to achieve the relevant objective(s).

8.14.5 Provisions to achieve objectives

Under s32(1)(b)(ii) of the RMA, reasonably practicable options to achieve the objective(s) associated with this proposal need to be identified and examined.

As described in Section 3 of this report, the policies and rules in the Operative District Plan are effective and efficient apart from a lack of clarity on calculating share (proportional) contributions and insufficient contributions for growth/structure plan areas. To address the lack of clarity on calculating the share cost contributions and insufficient contributions for growth/structure plan areas, it is proposed to add formula to the Proposed District Plan to make these calculations certain.

- Option 1: The proposed provisions
- Option 2: Retaining the status quo – Operative District Plan policies and rules

Objectives		
<p>2.14.5 - To provide for urban growth that adjoins existing urban areas and manage that growth to avoid, remedy or mitigate adverse effects through the design of safe, integrated infrastructure networks and the efficient use and development of land.</p> <p>2.14.6 - To ensure that subdivision and development is appropriately serviced by infrastructure to provide for the likely or anticipated use of the land and that the costs of this infrastructure is fairly and equitably funded.</p>		
Option 1: Proposed approach (recommended)	Costs	Benefits
<ul style="list-style-type: none"> Identify suitable land for urban growth that is serviceable. Accurately identify zoning and required infrastructure upgrades. Manage subdivision and development in identified urban growth areas (Structure Plan areas). Formula-based approach to determine contribution amounts. Avoid cumulative effects on infrastructure from development by allowing financial contributions for activities through a resource consent pathway but also permitted activities. Ensure new activities provide adequate infrastructure. 	<p>Environmental No direct or indirect costs have been identified.</p> <p>Economic</p> <ul style="list-style-type: none"> If increased costs on subdividers/developers reduce the amount of subdivision or development activity, potential negative flow on impact on economic growth and employment opportunities associated with subdivision and development. Increased costs on subdividers/developers due to a formula-based approach over a set cost in the Structure Plan areas. Financial contributions being imposed for Permitted Activities will mean members of the community who are wanting to build a house or opening a business 	<p>Environmental</p> <ul style="list-style-type: none"> Effects of subdivision and development on infrastructure and community facilities are mitigated, in turn resulting in high quality environment. <p>Economic</p> <ul style="list-style-type: none"> Council and ultimately, the community, benefit from the collection of financial contributions to off-set or mitigate the effects of subdivision and development. The costs of mitigating effects on infrastructure and community networks will fall more fairly on

<ul style="list-style-type: none"> • Ensure new activities and development compensate for their impact on existing infrastructure. • Identify fair and reasonable financial contribution calculations. • Any activity that does not comply with the financial contribution provisions triggers a discretionary activity and will require resource consent to determine waiver or reduction abilities. 	<p>will be required to spend more for these activities to occur as well as paying rates.</p> <ul style="list-style-type: none"> • Any papakāinga development that has an impact on the Council’s reticulated network or infrastructure may be required to pay a financial contribution. This may be required even through a Permitted Activity pathway. <p>Social</p> <ul style="list-style-type: none"> • That rate payers and Council will not be fronting the costs to increase infrastructure capacity and install new assets. • That all developments will have the appropriate infrastructure and amenities it needs to function under the particular zone type (e.g. residential amenities in the residential zone). • Any papakāinga development that has an impact on the Council’s reticulated network or infrastructure may be required to pay a financial contribution. This may be required even through a Permitted Activity pathway. <p>Cultural</p> <p>Any papakāinga development that has an impact on the Council’s reticulated network or infrastructure may be required to pay a financial contribution. This may be required even through a Permitted Activity pathway.</p>	<p>subdividers/developers and less on ratepayers.</p> <ul style="list-style-type: none"> • Financial contributions allow for ratepayers to purchase houses with the appropriate infrastructure and amenity of the zone they are located in. <p>Social</p> <ul style="list-style-type: none"> • Increased capacity and better-quality infrastructure and community facilities can be provided. Community well-being and health will be improved by more and better-quality infrastructure and community facilities provision and management. • That rate payers and Council will not be fronting the costs to increase infrastructure capacity and install new assets. <p>Cultural</p> <ul style="list-style-type: none"> • No direct or indirect costs have been identified.
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<p>Effectiveness and efficiency</p>	<p>The proposed provisions are considered to be the most effective method for meeting the objectives as they provide certainty and clarity on how financial contributions are to be calculated. The increased amounts for some financial contributions will be more effective at delivering the infrastructure and community facilities to mitigate the adverse effects from subdivision and development. The increased contributions will be more effective at ensuring costs more fairly fall on those benefitting from subdivision and development. Overall, the benefits of this option are considered to outweigh the benefits.</p>	
<p>Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions</p>	<p>By not making changes to the Financial Contribution provisions Council will be putting the responsibility on ratepayers to cover the shortfall for infrastructure development and upgrades.</p> <p>It is considered that there is certain and sufficient information on which to base the proposed policies and methods based on the state of the environment monitoring, District Plan effectiveness review and knowledge of council staff.</p>	
<p>Overall evaluation</p>	<p>This option is the most appropriate approach to achieve the objectives, since it most appropriately maintains sustainable and efficient infrastructure, recreation and community networks to meet the additional demand generated by subdivision and development and to avoid, remedy, or mitigate adverse effects on the environment. This is achieved through a combination of financial contributions applied to subdivision and development.</p>	
<p>Option 2: Status Quo – Operative District Plan</p>	<p>Costs</p>	<p>Benefits</p>
<ul style="list-style-type: none"> • Retention of outdated set cost financial contributions for the Structure Plan areas. <p><i>(Rule 16.3.2(2)e)) and Rule 16.2.2(2)e)), Rule 16.3.2(2)e)), Rule 16.3.2(2)f)), Rule 16.4.3(3)e)) and Rule</i></p>	<p>Environmental</p> <ul style="list-style-type: none"> • Adverse effects including reduced level of services of infrastructure or community facilities where capacity is exceeded from additional demand which is not mitigated by upgrades. <p>Economic</p>	<p>Environmental</p> <ul style="list-style-type: none"> • No direct or indirect costs have been identified. <p>Economic</p> <ul style="list-style-type: none"> • Lower financial contributions can encourage development to occur

<p><i>16.4.3(3f) of the ODP.</i></p> <ul style="list-style-type: none"> • A long list of waiver and reduction opportunities for consent holders. <i>(Section 20.5.19 of the ODP).</i> • No pathway to impose financial contributions for permitted activities even if they are generating an effect on the Council’s network. • No specifications on what activities are exempt from financial contributions (at an activity level). • No pathway for the sharing of costs between Council and a developer. 	<ul style="list-style-type: none"> • A greater portion of infrastructure upgrades will be funded by ratepayer if the costs of infrastructure costs are not recovered by subdivision and land use activities. • Poorer quality and lower capacity infrastructure and community facilities can accommodate less future subdivision and development, leading to potential negative economic growth and employment opportunities. • No pathway for the sharing of costs between Council and a developer, even if there is public benefit. • Loans for the infrastructure upgrades for the South Taranaki Business Park will not meet the required amount based on the set costs included in the District Plan. <p>Social</p> <ul style="list-style-type: none"> • No or small increase in capacity and lower quality infrastructure and community facilities is provided. Community well-being and health will be diminished by lower capacity and poorer quality infrastructure and community facilities provision and management. • No clarity for Plan users on what type of activities are exempt from financial contributions. <p>Cultural</p> <ul style="list-style-type: none"> • No direct or indirect costs have been identified. 	<p>across the district. This could have a positive impact on employment opportunities and growth across the district.</p> <p>Social</p> <ul style="list-style-type: none"> • No direct or indirect costs have been identified. <p>Cultural</p> <ul style="list-style-type: none"> • No direct or indirect costs have been identified.
<p>Effectiveness and efficiency</p>	<p>It is recognised that there are sufficient pathway opportunities for financial contributions to be imposed through land use and subdivision consent applications. There are ineffectiveness and</p>	

	inefficiencies relating to the set cost amounts in the District Plan and infrastructure upgrades and demand being paid for by ratepayers because financial contribution amounts are not reflective of the true and fair cost.
Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions	It is considered that there is certain and sufficient information on which to base the existing policies and methods based on the state of the environment monitoring, District Plan effectiveness review and knowledge of council staff.
Overall evaluation	Status quo is not as effective or efficient as Option 1: proposed approach. The existing provisions are not operating efficiently, and the set cost amounts are out of date. This ineffectiveness and inefficiency is resulting in infrastructure not being upgraded to meet demand or an unfair and unreasonable costs incurred by ratepayers.

A report was circulated to Ordinary Council on the 8 July 2024 to determine what was the preferred financial contribution approach was (Appendix 4). The report included an issues and options analysis on the following approaches:

- Preferred financial contribution approach (status quo, formula based, set cost and case by case);
- Development contributions;
- Contribution waivers or reduced amounts for Pātea, Waverley, Kaponga, Manaia and Eltham, and;
- Financial contributions relating to Papakāinga development.

The Council decided that a formula-based approach was preferable, to not explore development contributions further, to not waiver or reduce contributions in Pātea, Waverley, Kaponga, Manaia and Eltham and that financial contributions should apply to Papakāinga development. These resolutions are documented in the meeting minutes, and these are attached in Appendix 5. The feedback from Ordinary Council has informed the proposed provisions and remains the preferred approach. The officers report is included in Appendix 4 and includes the options and reasons for the resolutions, however, these have been summarised below:

Preferred approach

- The minutes attached in Appendix 4 state that a formula based approach was the preference because it was a fair approach that gave the applicants and Council officers certainty on the circumstances and amount for calculating financial contributions.
- The officers report attached in Appendix 5 states that the formula based approach provides flexibility for Council through the Long-Term Plan and Annual Plan process. This allows Council to determine the \$ amount of financial contributions that reflect the capital works programme or adjust the costs depending on the economic conditions. This approach does not require plan changes to update the \$ amount of financial contributions and can be done through a 3-yearly or 1 yearly process.
- The same formula can be included in the District Plan for a long period of time without needing to be updated or changed (Appendix 4). The actual numbers

behind the equation cannot be challenged through the RMA process, these fall under the Annual Plan and Long-Term Plan process, appeals must be for the formula itself which would be put into the District Plan. This might reduce the risk of being appealed for this Plan Change and future decisions (Appendix 4).

Development Contributions

- Appendix 5 includes the resolution that financial contributions are the preferred method to impose contributions and not through a development contribution process.
- Development contributions are seen in districts that are experiencing rapid growth (Appendix 4).
- Development contributions would require changes to the Revenue and Financing Policy and the LTP was adopted during the Extraordinary Council meeting held on the same day (Appendix 4).
- Financial Contributions are sufficient to recovering costs associated with development (Appendix 5).

Reduction or waiver of civic and recreation contributions in Pātea, Waverley, Kaponga, Manaia and Eltham

- The officers report in Appendix 4 stated what the issues were and that a decision was made between 2016-2022 to waiver civic and recreation contributions in these towns.
- The Council noted that the land value in these towns is less and the civic and recreation contribution would be less as it is determined by 7.5% of the land value (Appendix 5).
- The Council noted that any reduction in financial contributions would put pressure on ratepayers to cover the shortfall (Appendix 5).

Papakāinga Development

- Appendix 4 sought guidance from Council on whether the proposed provisions were to include an exemption for papakāinga development.

- One of the Councillors identified that Māori owned land is owned by multiple owners whereas general title land is owned by an individual or corporate body (Appendix 5).
- The preferred approach was that Māori owned land is exempt from papakāinga development as these properties are located within the rural zone and do not require infrastructure connections (Appendix 5).
- Provisions for financial contributions were not proposed when the resolution was made regarding papakāinga development on Māori owned land. For this reason, no exemptions have been included in the proposed provisions but can be discussed through the submission and hearing process.

9.0 Conclusion

This evaluation has been undertaken in accordance with Section 32 of the Act in order to identify the need, benefits and costs and the appropriateness of the Financial Contribution Plan change having regard to its effectiveness and efficiency relative to other means in achieving the purpose of the RMA. The evaluation demonstrates that this proposal is the most appropriate approach as:

- The proposed changes allow financial contributions to be imposed for all activities that affect the Council's three-water or infrastructure network.
- The proposed changes will better reflect the costs of upgrading or installing infrastructure across the district and lessen the financial impact on ratepayers across the district.
- The addition of a formula-based approach provides greater certainty and clarity of the types of contributions and provides a link to the Long Term Plan and Annual Plan.
- New approach for calculating district-wide 3-waters infrastructure contributions is effective in reflecting the costs of funding 3-waters infrastructure capital works.
- Will provide funding for infrastructure and community facilities that better serves the needs of subdivision and development and the wider community.

Appendices

Appendix 2: Feedback on Draft District Plan

Appendix 2: South Taranaki Business Park Calculations

Appendix 3: Hawera Urban Growth Infrastructure Memorandum

Appendix 4: Financial Contribution Approach Report

Appendix 5: Extraordinary Council Meeting to adopt the Long Term Plan and consider Financial Contribution Minutes.

Appendix 6: Financial Contribution Process Diagrams

Appendix 7: Feedback on Draft District Plan

Appendix 8: Proposed provisions

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Boffa Miskell Ltd | Section 32 Report | Section 32 Evaluation Topic Report

Notes:	Ngā Kaitiaki Group	Date:	30.08.2024
Present:	Liam Dagg, Reg Korau, Sophie Canute, Caitlin Moseley, Sarah Capper Liddle, Cindy Koen, Naomi Puketapu-Waite, Graham Young, Taela O'Shea-Herewini	Apologies:	Arareina Davis
1. Karakia/Introductions			
<ul style="list-style-type: none"> • Reg opened the meeting with a Karakia. • The group did a round table of introductions and explained their involvement with the project. 			
2. Financial Contributions – District Plan Change			
<ul style="list-style-type: none"> • Jess provided some background to the Financial Contributions noting that the process began as part of the Long Term Plan consultation with feedback from Iwi and Hapū on Papakāinga was requested with Council since reviewing and feeding into the draft provisions. • Sophie and Jess ran through the Financial Contributions presentation which will be circulated after the meeting as feedback is requested on the information provided, particularly around the Permitted Activities and Exemptions. • Graham – How will we manage exemptions where financial contributions for the same purpose have already been made at the time of a subdivision? i.e. in particular any older subdivisions from the 1990s (Rata Street) where contributions were paid at the time and then later subdivided again? Jess advised that there will be clear lines around applicable time frames. • Taela – Papakāinga will be included in the exemptions? Jess advised that for development on Māori Title, yes, however, it will not be if developed on General Title. Jess noted that marae would likely be permitted and that they would be added to the exemptions list for consideration. • Graham – What are the contributions for rural zoned Papakāinga? Jess – it would be based on the draw on the network. Graham suggested we look at what is deemed Papakāinga in urban areas and the differentiation between urban development and urban Papakāinga development. While it is likely that true Papakāinga would be more likely in rural areas, it might still be more beneficial if we look at what the triggers are for Papakāinga rather than exemptions. 			
3. Terms of Reference			
<ul style="list-style-type: none"> • Jess has pre-circulated the Terms of reference which are narrow-scoped and still in draft and requested feedback. 			
4. Urban Growth Plan Change Update			
<ul style="list-style-type: none"> • Caitlin gave an update, mentioning that a more finalised version will be presented at the next meeting however, as she is leaving next week any questions will need to be sent through before then or to the Plan Change team email for another staff member to answer. • Jess mentioned that any consultation documents that need to be distributed to Marae will in future be sent to their physical addresses rather than those email addresses held on records. 			
5. Papakāinga Plan Change Update 3			
<ul style="list-style-type: none"> • Sarah has been working through the Section 42A report and the further submissions summary. • Further submissions are not yet on the website however, she is hoping to get them on soon. • The hearing date hasn't been set yet, but a date should be set shortly. • Graham – What is your take on the submissions on the status of land; general, perpetuity, māori etc. Sarah noted that the was quite a range, so had no overall view yet. 			

<ul style="list-style-type: none"> • Taela – mentioned that Naomi had emailed some feedback on Papakāinga. She raised an issue with developments only being exempt on māori land. Jess suggested that Naomi should send her query to our Plan Change email so that it can be addressed as a concern at future discussions. Naomi had also noted that she wanted to speak to their submission, which Jess advised that she would be invited to at the hearing to be arranged.
<p>6. Other Business</p>
<ul style="list-style-type: none"> • Jess wanted to touch on plan change 2, currently, there is progress on the pre-hearing, which is around introducing new contours on existing sites. A pre-hearing has been set for 11 September with the single submitter. Liam noted that it is a public meeting and that Taela could attend if she wanted. • Liam raised whether hapū should be included at Ngā Kaitiaki when we discuss Plan Changes and requested feedback on this. • Liam also raised whether Ngā Kaitiaki could be used as a vehicle for other conversations to be tabled, such as codesign space, Combined District Plan with Stratford etc. Graham was keen to combine relevant discussions into Ngā Kaitiaki as there is a lot of connectivity across issues and it would be better to come to one place rather than have multiple groups. • Jess to look to refresh the terms of reference for Ngā Kaitiaki to allow for wider topics/scope. •
<p>7. Next Meeting:</p>
<ul style="list-style-type: none"> • 12 September 2024
<p>8. Karakia</p>
<ul style="list-style-type: none"> • Reg closed the meeting with a karakia.

The Residential Developments (based on costs of 7.27 hectares)

Financial Contributions for Wastewater = Costs of the wastewater infrastructure development

(per lot) 73 lots

Stormwater

The financial contribution shall be in accordance with the approved financial contribution schedule (specified dollar amount per square metre of site area) to ensure that all the development costs incurred by Council are recovered.

The total area associated with the business park is 67.05 hectares (gross) and 54.06 hectares (nett). The contributions are calculated on total estimated costs of the stormwater infrastructure developments divided by the nett area of the business park.

Financial Contributions for Water per hectore = Costs of the stormwater infrastructure Devel.

(10,000 Square metre) Nett Area (54.76) Hectors/547,600 SQM

The costs (as per estimates attached)**Roading**

The financial contribution shall be in accordance with the approved financial contribution schedule (specified dollar amount per square metre of site area) to ensure that all the development costs incurred by Council are recovered.

The total area associated with the business park is 67.05 hectares (gross) and 54.06 hectares (nett). The contributions are calculated on total estimated costs of the roading infrastructure developments divided by the nett area of the business park.

Financial Contributions for roading per hectore = Costs of the roading infrastructure development

(10,000 SQM) Nett Area (54.76) Hectors/547,600 SQM

The costs (as per estimates attached)**The Business Park area**

Because on potential different lot size, that costs will be recovered using a square metre to ensure that all the development costs incurred by Council are recovered.

Residential area

To ensure a consistency between lots, the costs of the residential area will be allocated on a per lot basis rather than the square metre basis for the industrial component of the business park.

Recovery methodology for both business and residential area

The annual costs incurred and the anticipated costs by the Council are accumulated together with any accumulated holding costs (weighted average interest rates) and divided by the number of lots

(Residential) to provide a residential rate or total net developed area based on square metre basis. The annual amount is increased by the average of the Local Government Cost Index.

The financial contributions are calculated in accordance with formulae set out in the District Plan. The schedules of works, and hence the actual amounts payable, are able to be updated each year through the LTP and/or Annual Plan process under the Local Government Act. This is to reflect up-to-date costs, including actual expenditure, and any necessary changes in timing due to actual changes in the timing or patterns of growth. Financial contributions can also be reviewed through a plan change under the RMA.

South Taranaki Business Park	2023/24
	Per Sqm
Water Infrastructure	\$7.73
Wastewater Infrastructure	\$11.63
Roading Infrastructure	\$15.64
Stormwater Infrastructure	\$5.78
Residential Area (adjacent to the business park)	2023/24
Per lot	\$ 11,632.27


Example	
Total Area of the business park is 54.76 hectares	
Based on 1.2 hectares (12,000 sqm)	2023/24
Water Infrastructure	\$92,806.61
Wastewater Infrastructure	\$139,587.28
Roading Infrastructure	\$187,656.71
Stormwater Infrastructure	\$69,415.33
Estimated Financial Contribution	\$489,465.93



Hawera Urban Growth Infrastructure Memorandum

for South Taranaki District Council

Rev F - 15/07/2024

Report Author		
	Michael Matangi	15/07/2024
		Date

1 INTRODUCTION

This memorandum includes updated information to be read in conjunction with the Hawera Urban Growth Infrastructure report, Revision D, dated 02/06/2023, and shall take precedence over the previous report.

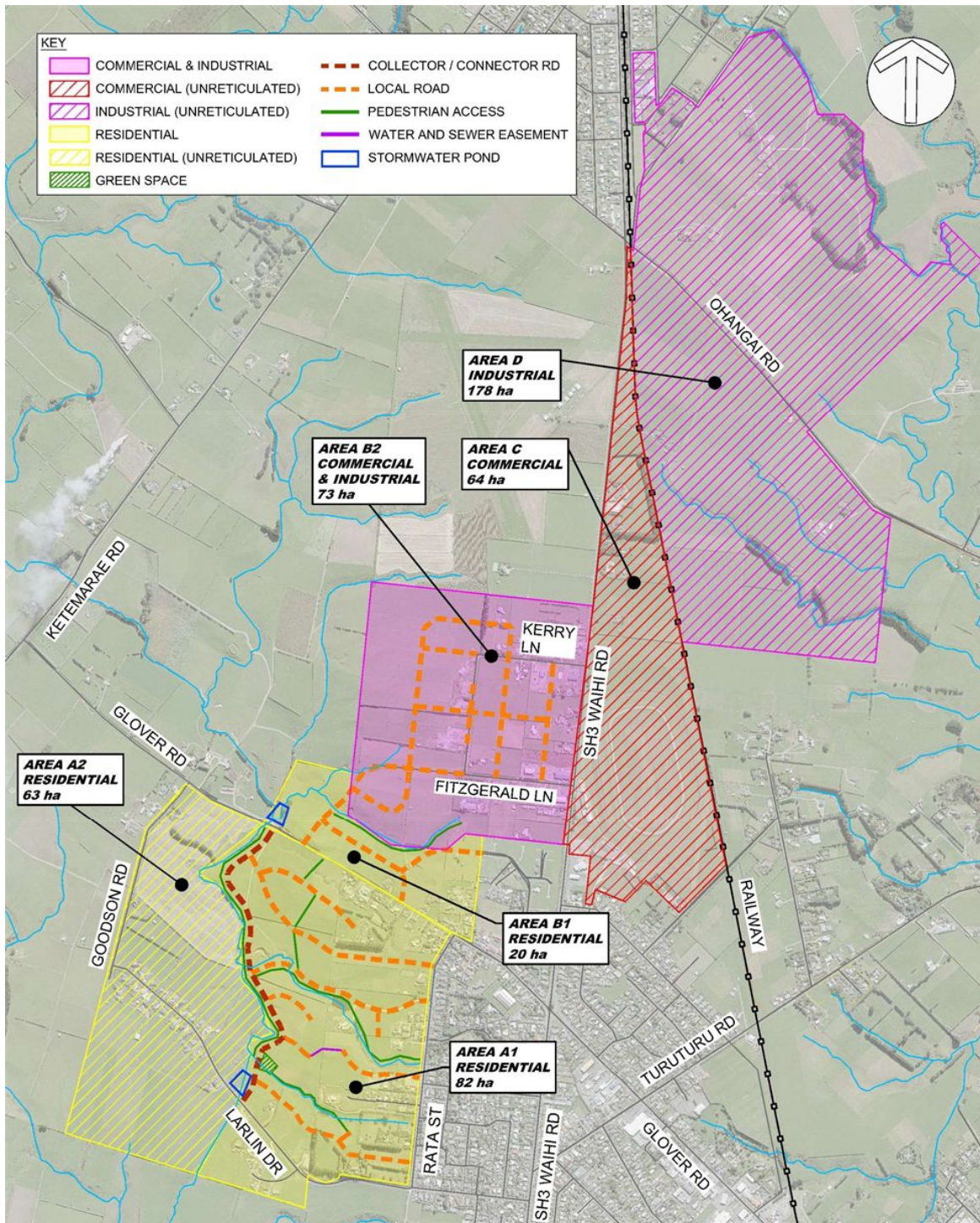


Figure 1.1 Structure Plan

1.1 Structure Plan Areas

Figure 1.1 above illustrates the Structure Plan Areas identified and agreed by the South Taranaki District Council (STDC).

Figure 1.1 above also illustrates:

- Indicative road corridors and links,
- Indicative pedestrian access links,
- Critical easements for sewer and water reticulation,
- Stormwater detention pond locations,
- Existing streams and surface water paths,

Green space locations

1.2 Area A1 and A2

Both Areas A1 and A2 depicted in Figure 1.1 above are currently zoned residential, however these areas will be treated differently by STDC in terms of support for development:

- Area A1 – Development encouraged by STDC
- Area A2 – Development not supported by STDC

1.2.1 Area A1

Area A1 will be supported by STDC in terms of sewer and water infrastructure, however upgrades to existing infrastructure in adjacent or receiving systems has not been budgeted or allowed for.

1.2.2 Area A2

Area A2 will not be supported by STDC in terms of sewer and water infrastructure, however adjacent or receiving reticulation infrastructure should be allowed for, in the case that a developer wants to meet the full cost of constructing infrastructure to support development in this area.

1.3 Area B1 and B2

1.3.1 Area B1

Area B1 depicted in Figure 1.1 above is an area proposed for residential development by the current landowner, and is being supported by STDC for development, with the provision of access to sewer and water infrastructure.

1.3.2 Area B2

Area B2 depicted in Figure 1.1 above is proposed for Commercial development, and is being supported by STDC for development with the provision of access to sewer and water infrastructure, however upgrades to existing infrastructure in adjacent or receiving systems has not been budgeted or allowed for.

1.4 Area C

Area C is land currently zoned for Commercial Development. The area includes land currently used by the Hawera Horse Racing Course, and also land that is currently being farmed.

Although the area is zoned Commercial, it is not currently supported by STDC for sewer and water reticulation.

1.5 Area D

Area D is land currently zoned for Industrial Development. The land is currently being farmed.

Although the area is zoned Industrial, it is not currently supported by STDC for sewer and water reticulation.

1.6 Lot Density and Council Infrastructure

Table 1.1 below is a summary of:

- Area Zone and size (ha)
- Estimated number of lots
- Water Demand Volume and Peak Daily Demands
- Sewer Peak Flows and Daily Volumes

Table 1.1: STDC Estimated lot yield and Council Infrastructure demand

Area	Zone	Size (ha)	Number of effective Lots	Water				Sewer			
				Water Use Category	Council Reticulated?	Daily Water Demand (m3/day)	Peak Daily Water Demand (L/s)	Council Reticulated?	PDWF (L/s)	PWWF (L/s)	WWF (m3/day)
A1	Residential	82	1355	Res	Y	1,138	19.8	Y	25.5	51.0	1,761
A2	Residential	63	1041	Res	N	874	15.2	N	19.6	39.2	1,353
B1	Residential	20	70	Res	Y	59	1.0	Y	1.3	2.6	91
B2	Commercial / Industrial	73	-	-	Y	2,523	43.8	Y	73.0	146.0	5,046

1.7 Infrastructure Challenges

There are a number of significant challenges in terms of providing potable water and reticulated sewer to some existing and proposed development areas. These Challenges include:

- No additional potable water from the Kapuni Stream, and consent limits
- Capacity for treatment, disposal, and attenuation of sewage (including in wet weather)
- Limited existing sewer trunk main capacity

1.7.1 No additional Potable Water and Consent Limits

STDC has lodged a consent renewal with the Taranaki Regional Council (TRC) for the consent to take water from the Kapuni Stream. The consent application does not propose to increase the daily water volume or peak flow rate from the previous consent.

A new consent to increase the water take from the Kapuni Stream from the current consented limit may prove challenging, given the requirements of the National Policy Statement for Freshwater Management and Te Mana o te Wai. TRC has also verbally confirmed that this water source is currently fully allocated and that no additional water takes or increases in existing takes will be considered/accepted/approved.

Additionally challenging to this process is that neither STDC nor TRC have undertaken work to establish minimum stream levels for the Kapuni Stream, which would also be required if an increase to the daily water volume was applied for to the TRC.

The existing water bore at the Kapuni Water Treatment Plant is ineffective, given the challenges and cost with treating the water due to high levels of ammonia, metals and its hydraulic performance. Any additional bores explored to increase water supply are likely to present with similar treatment challenges. The current function of the existing bore is as a minor contingency water source, and cannot be relied upon. Should groundwater be required to be relied upon, then a standby borehole would be required to mitigate the risk of borehole failure, as rectifying borehole problems often takes significant time.

1.7.2 Capacity for Treatment and Attenuation of sewage (including in wet weather)

STDC currently uses an ocean outfall on the southern coast of Hawera, owned by Fonterra to discharge treated effluent from the Hawera Wastewater Treatment Plant. The outfall is currently physically at capacity, and STDC are currently frequently required to reduce the pumping rate of the outfall pumps when Fonterra are discharging at a high rate. Any increase to the discharge from the Hawera wastewater treatment plant would require:

- A change to the agreement that STDC holds with Fonterra,
- An upgrade to the shared (STDC and Fonterra) sewer outfall pipe,
- An upgrade of the outfall pumps (potentially)
- A new discharge resource consent from TRC

The capacity of the existing ponds at the wastewater treatment plant has in recent times been exceeded in times of heavy rainfall, causing the ponds to be overtopped, and resulting in discharge to an adjacent water course, and subsequently into the ocean. If additional development areas or industry are proposed to discharge into the sewer reticulation and wastewater treatment plant, work is required to further reduce inflow and infiltration into the sewer reticulation network, and potentially to increase the pond and treatment capacity.

1.7.3 Limited Existing Sewer Trunk Main Capacity

Key STDC stakeholders have indicated that the western trunk sewer main is currently under capacity, and additional capacity is required. Therefore, if additional development areas are proposed to discharge into the sewer reticulation, a project to upgrade the sewer trunk main should be undertaken as soon as possible.

Work is currently underway by DHI to model and check the capacity of the sewer network for both:

- The existing sewer discharges, and
- Proposed sewer discharges including the proposed development areas.

1.8 Infrastructure Upgrades

Below is a table of recent and potential water and sewer upgrades, to both manage existing infrastructure issues, and also to allow for the proposed structure plan areas to be developed.

Table 2 - Recent and Potential Infrastructure Upgrades

		Recent and Current Upgrades	Future Upgrades	Cost (\$M)	Success Potential	
Water	Supply		Investigate minimum Kapuni Stream level. Submit new Resource consent to take additional water (if possible)	< 1	Low	
			Upgrade Kapuni water treatment plant treatment capacity (if water available)	3 - 4	High	
			Explore additional bore water supply and treatment for Kapuni Water Treatment Plant.	2 -3	Low	
			Add additional filtration and treatment at Kapuni Water Treatment Plant to treat additional water (if water available)	3 - 4	High	
	Reticulation		Recent County Drive DN500 water main to northern Business Park area		1 - 2	High
			New Fantham St DN450 water main currently under construction		1	High
			Recently installed DN355 on Turuturu Rd, from Fantham St to Glover Rd		1	Med
				New 250 dia water main from Glover Rd to Business Park (link Road 1)	1 - 2	High
			Reduce Leakage and Loss	Reduce Leakage and Loss	3 - 4	Med
				Water main renewals	15 - 20	High
				Water Metering	5	High
			Trunk Main upgrades for future Tawhiti Rd wet industry (Kapuni to Tawhiti Rd) if water supply capacity available.	5 - 6	Low	
	Sewer	Treatment		Increase Pond Capacity (if inflow and infiltration unsuccessful)	5	Low
			Inflow and Infiltration modelling	< 1	Med	
			Add tertiary treatment at WWTP	32	High	
			Reduce inflow and infiltration	10	Med	
			Upgrade WWTP outfall pumps, upgrade shared Fonterra / STDC outfall pipe, increase TRC discharge consent, new discharge agreement with Fonterra (if inflow and infiltration unsuccessful)	3 - 4	Med	
Reticulation			Business Park Sewer Pump Station, new rising main to Rata St, new gravity main on Rata St		3	High
				Western Trunk Sewer Main Upgrade	10	High
				Larllin Drive / Waihi Stream Sewer Pump Station and Rising Main	2 - 3	High



Pūrongo Report

6

To	Ordinary Council
From	Kaitātari Whakamahere Rautaki / Strategic Planner, Sophie Canute
Date	8 July 2024
Subject	Financial Contribution Plan Change Approach

(This report shall not be construed as policy until adopted by full Council)

Whakarāpopoto Kāhui Kahika / Executive Summary

1. The South Taranaki District Council (STDC) are currently in the process of undertaking an Urban Growth Plan Change. The Urban Growth Plan Change relates to the refreshing of the Hāwera Northern and Hāwera Western Structure Plans. The Hāwera Northern Structure Plan contains the area known as the South Taranaki Business Park and the Western Structure Plan is between Goodson Road, Rātā Street and Glover Road. The existing Structure Plans are provided in Appendix 1.
2. In support of the Urban Growth Plan Change, the Financial Contribution Chapter of the South Taranaki Operative District Plan (2016) is also being changed through a plan change process. The purpose of this Plan Change is to update the District Plan to reflect the true and actual costs of the infrastructure and services that have been installed and constructed in the Business Park. During this process, it was identified that a similar process could be undertaken for the Hāwera Western Structure Plan to reflect contributions that are 'fair and reasonable' for development in this area. The Urban Growth Plan Change signals that Council could install infrastructure in part of the Structure Plan and the costs of this would need to be recovered through financial contributions.
3. The purpose of this report is to identify the different approaches the Council could undertake under the Resource Management Act 1991 (RMA) and the Local Government Act 2002 (LGA). This report summarises three different RMA financial contribution approaches and a LGA development contribution pathway in order to determine Council's preferred approach. This information will direct the overall approach and detail of the Financial Contribution Plan Change, and officers will prepare the documentation with the goal of Council adopting the Proposed Plan Changes for public notification and submissions in July/August.
4. This report also seeks a decision from the Council on whether the civic and reserve contribution waiver should be included in the District Plan for the smaller towns where there may be more infrastructure capacity and lower population growth and Papakāinga development on general title land and Māori land.

Taunakitanga / Recommendation(s)

THAT the Council;

- a) **Receives** the Financial Contribution Plan Change Approach report.
- b) **Provides** direction on the preferred financial contribution approach.
- c) **Provides** direction on whether further assessment should be had on development contributions.
- d) **Provides** direction on whether financial contributions in Pātea, Waverley, Kaponga, Manaia and Eltham should be reduced.
- e) **Provides** direction that Papakāinga development on Māori owned land and general title land should be exempt from financial contributions.

Kupu Whakamārama / Background

5. A District Plan is a statutory planning document that each territorial and regional authority are required to create, manage, implement and review under the RMA. The South Taranaki District Council last reviewed the District Plan in 2016 and the full District Plan became Operative in 2021. Under the District Plan, councils are able to impose performance standards (or rules) for financial contributions under Sections 77E and 108 of the RMA.

Statutory Requirements – Financial Contributions

6. Under Section 77E of the RMA, it states:
 - (1) *A local authority may make a rule requiring a financial contribution for any class of activity other than a prohibited activity.*
 - (2) *A rule requiring a financial contribution must specify in the relevant plan or proposed plan—*
 - (a) *the purpose for which the financial contribution is required (which may include the purpose of ensuring positive effects on the environment to offset any adverse effect); and*
 - (b) *how the level of the financial contribution will be determined; and*
 - (c) *when the financial contribution will be required.*
 - (3) *To avoid doubt, if a rule requiring a financial contribution is incorporated into a specified territorial authority's district plan under section 77G, the rule does not have immediate legal effect under section 86B when an IPI incorporating the standard is notified.*
 - (4) *In this section and section 77T, financial contribution has the same meaning as in section 108(9).*
7. Under Section 108 of the RMA, a **financial contribution** means a contribution of –
 - (a) *money; or*
 - (b) *land, including an esplanade reserve or esplanade strip (other than in relation to a subdivision consent), but excluding Māori land within the meaning of [Te Ture Whenua Māori Act 1993](#) unless that Act provides otherwise; or*

b) a combination of money and land

8. Financial contributions are a method to remedy or mitigate adverse effects of a particular subdivision or land use activity. Financial contributions are commonly used to mitigate the adverse effects of subdivision and development on infrastructure and services, particularly where capacity is constrained, or upgrades are required.

Operative District Plan – Financial Contributions

9. The Operative District Plan contains the following two objectives for urban growth, integrated land use and infrastructure planning, and financial contributions:

2.14.5 To provide for urban growth that adjoins existing urban areas and manage that growth to avoid, remedy or mitigate adverse effects through the design of safe, integrated infrastructure networks and the efficient use and development of land.

2.14.6 To ensure that subdivision and development is appropriately serviced by infrastructure to provide for the likely or anticipated use of the land and that the costs of this infrastructure is fairly and equitably funded.

10. To achieve these objectives, one of the methods is financial contributions. The Operative District Plan contains a policy (2.14.12) and rules (Section 16) requiring financial contributions towards new, upgraded or extended infrastructure. For the existing financial contributions relating to infrastructure, they can be grouped into three types:

- **Actual costs:** The developer/subdivider to pay the full and actual costs of installing 3-waters services and constructing roads/access within the subdivision or development. In addition, the full and actual costs of connecting the subdivision or development to the existing council 3-waters services and roads. These connecting costs may include localised upgrading to existing 3-waters services and/or roads (e.g. localised road widening, larger water main pipe).
- **Shared costs:** The developer/subdivider to pay a proportion (share) of the costs of upgrading existing 3-waters services and roads to service the subdivision or development. This share of the upgrading costs is calculated for each subdivision or development based on the proportion of lots/residential units in the subdivision or development for the total upgrade cost.
- **Network-wide costs:** The developer/subdivider to pay a contribution towards the costs of upgrading of the wider infrastructure and community amenities due to the cumulative effects of each subdivision or development.

11. For the ‘shared costs’ types of contributions, the Operative District Plan contains specific financial contributions for the areas in the Hāwera Northern and Hāwera Western Structure Plans as detailed in the table below. These contributions are a proportional share of additional capacity required to service this area. These contributions may be waived or reduced where the developer undertakes the work providing for the additional capacity.

Financial Contribution Towards Infrastructure	Hāwera Northern	Hāwera Western
Road/Access	<ul style="list-style-type: none"> • \$5,250 (plus GST) per additional dwelling/allotment in Residential Zone; or 	<ul style="list-style-type: none"> • \$5,250 (plus GST) per additional dwelling/allotment

	<ul style="list-style-type: none"> • \$30 (plus GST) per m² of land area in Commercial and Industrial Zones. 	
Water Supply	<ul style="list-style-type: none"> • \$5,250 (plus GST) per additional dwelling/allotment in Residential Zone; or • \$12 (plus GST) per m² of land area in Commercial and Industrial Zones. 	<ul style="list-style-type: none"> • \$750 (plus GST) per additional dwelling/allotment
Wastewater	<ul style="list-style-type: none"> • \$5,250 (plus GST) per additional dwelling/allotment in Residential Zone; or • \$10 (plus GST) per m² of land area in Commercial and Industrial Zones. 	<ul style="list-style-type: none"> • \$1,500 (plus GST) per additional dwelling/allotment

12. The above existing financial contribution provisions no longer reflect the true and actual costs of infrastructure. They should be amended to reflect these costs and to be consistent with the development planned in the Urban Growth Plan Change which focuses on the Hāwera Western and Hāwera Northern Structure Plan areas.
13. In addition to the above financial contributions for infrastructure, there are also financial contributions for recreation and civic developments. These contributions are based on land value of 7.5% of additional allotments in a subdivision or land equivalent of 20m² for each additional dwelling.

2021-2031 Long-Term Plan and Draft 2024-2034 Long Term Plan

14. Council made a decision as part of the 2021-2031 Long Term Plan to take out a loan to cover the development costs of the Business Park to ensure there was no impact on rate payers across the District. This decision reflects the Revenue and Financing Policy that capital expenditure for growth-related projects is to be funded from financial contributions. The financial contribution plan change is a critical piece of repaying this loan and ensuring those who purchase sites in the Business Park are contributing to the true and actual costs of installing the infrastructure and services throughout the Business Park.
15. As part of the 2021-2031 Long Term Plan, Council decided to continue to take financial contributions under the RMA and not development contributions under the LGA.
16. The above approach has been carried over into the Draft 2024-2034 Long Term Plan.

Local Government Purpose

17. The purpose of local government is to enable democratic local decision-making and action, by, and on behalf of, communities and to promote the social, economic, environmental, and cultural well-being of communities in the past and for the future.
18. The provision of financial contributions aligns with the economic well-being as it ensures developers are contributing towards the cost of infrastructure.

Ngā Kōwhiringa / Options – Identification and analysis

19. This section of the report identifies the issues and options analysis for financial contributions. These include the following options:
 - Set cost approach;
 - Formula based approach;
 - Case-by-case approach, and;
20. After the issues and options analysis, there are further considerations that require direction from Council. An issues and options analysis is provided for the following:
 - Development Contributions;
 - Financial contributions in small towns, and;
 - Papakāinga on Māori land and general title land.

Financial Contributions

Option 1 Status quo

21. The status quo, under the Operative District Plan, is a combination of the set cost approach and the case-by-case approach. To continue with the status quo, there is a 'do nothing approach' where Council continues operating under the financial contribution provisions as they are set in the District Plan. The full District Plan Financial Contribution Chapter is provided in Appendix 2.

Issues

22. The issue with the status quo is that the current provisions for the Hāwera Western and Northern Structure Plans no longer reflect the true and actual costs of infrastructure. The decision to pay for the costs of the infrastructure within South Taranaki Business Park was made after the adoption of the District Plan (2016) and amendments need to be made to the financial contribution provisions to ensure that the costs are being recovered through subdivision and land use consents in the Hāwera Northern Structure Plan Area.
23. The Hāwera Western Structure Plan signals to developers, that this is the location that Council want people to develop in Hāwera. Structure Plans are used to set controls around how areas are developed, to ensure they are developed in a way Council approve of, while signalling that this is where the Council anticipate growth. A precedence was set to take half of the Recreation and Civic Development Contribution identified in the Plan. This means that 3.75% of the value of the additional allotments created by a subdivision has been imposed on subdivision consents throughout this area. This decision was made because Council wanted to encourage development in the Structure Plan area and imposing large amounts of contributions may restrict people from developing in this area.
24. The existing implementation of the financial contribution chapter is to impose recreation and civic development contributions. It is not typical to impose conditions for the other types of contributions in the Plan, even if there is a pathway for these to be imposed. Financial contributions can only be used for the purpose they are taken, and the recreation and civic development contributions can only be used for this purpose (e.g. reserves and pathways).

Benefits

25. No plan change will be required to keep the provisions the same.
26. Financial contributions can be imposed under the existing provisions of the District Plan and new precedents can be made on future resource consent applications.
27. The current approach under the Operative District Plan is flexible and allows for case-by-case assessment depending on the location, the contribution type and the activity type.

Risks

28. Uncertainty created by determining financial contributions for infrastructure and recreation and civic development on a case-by-case assessment. A new decision precedence will be required in order to impose a financial contribution condition of 7.5% for recreation and civic development contributions if this is preferred by the Council.
29. A new precedence will be required to impose financial contributions for the other contribution types (e.g. infrastructure) as these have not been imposed previously.
30. The set cost approach in the District Plan would not be reviewed, tested and updated to reflect the true or actual costs in both the Hāwera Western and Hāwera Northern Structure Plan areas.
31. The status quo could create uncertainty for property and business owners waiting for the Urban Growth Plan Change to be completed before lodging subdivision consents.

Option 2: Set cost approach with amended \$ amounts

32. One way that financial contributions can be taken under the District Plan is through a set cost approach. This approach involves more work initially to calculate the contributions to determine the set dollar amount for inclusion in the Plan Change. The set dollar amount (set cost) would be written into the District Plan and cannot be reviewed or changed unless a Plan Review is undertaken.
33. The Council currently use this approach as there are conditions in the Operative District Plan that state a set amount. Example is Rule 16.3.2(2)(e) of the Plan (Appendix 2) which sets a financial contribution amount of \$5,250 (plus GST) per additional dwelling unit/allotment in the Hāwera Western Structure Plan and Rule 16.3.2(2)(f), which outlines additional costs for road and access contributions in the Hāwera Northern Structure Plan. There are similar provisions in the Plan that relate to other infrastructure (roading) and service requirements (3 waters) that relate to the Western and Northern Structure Plans specifically using the set cost amount scenario.
34. A variation to this approach is to include an annual adjustment to the set amount. This annual adjustment would be based on a recognised cost index, such as Consumer Price Index (CPI) or BERL Local Government Cost Index. The cost index to be used and timing for the annual adjustment would be written into the District Plan.

Issues

35. This approach does not leave any room for adjusting costs for both internal (Long Term Plan funding) or external factors (e.g. inflation or increases in infrastructure costs), unless an annual adjustment is applied.
36. Any amendments to the amounts stated in the District Plan would require a Plan Change process to be initiated. A Plan Change would be subject to the standard requirements, including public notification, submissions and hearing. Plan Changes can take between 6 months to 2 years or longer depending on opposition to the proposed changes. There is also a legal requirement to undertake a full District Plan review every 10 years as per the RMA.
37. If the cost amounts prescribed in the Plan become outdated, it could put the costs onto the ratepayer to cover any shortfalls which may develop overtime.

Benefits

38. This option would allow for a consistent approach when imposing financial contribution conditions for both land use and subdivision activities in the Hāwera Western and Northern Structure Plan areas.
39. This approach is transparent with Plan users and developers, landowners or agents can calculate financial contribution costs before submitting a resource consent application.
40. It allows Council to state the cost amount per dwelling/allotment in the Western Structure Plan or the m² rate for the Business Park, based on the true and actual costs of the infrastructure.

Risks

41. All District Plan Changes face a risk of being appealed which can extend the Plan Change process.
42. There is a risk that the implementation of a set cost approach could occur similarly to how it has under the Operative District Plan, once a decision has been made to waiver the contribution it sets the precedence.
43. Any set cost put into the District Plan will need to reflect what is considered as true and reasonable because the process to change the amount identified would be through a District Plan Change or full District Plan review.
44. Lack of clarity during application processing can mean that financial contributions are not taken and therefore effects of a particular subdivision or development is not being managed appropriately.

Recommendation

45. The set cost approach is not the recommended option; however, it is noted that there are benefits for subdividers/developers, officers processing resource consent applications and clarity around what financial contributions are able to be recovered.

Option 3: Formula based approach

46. A formula-based approach means that an equation or formula is included in the District Plan. The formula states how to determine the financial contribution amount based on lot sizes, number of allotment or dwelling units based on the type of contribution being imposed (e.g. water, wastewater and roading). The costs of the infrastructure and the cost amounts included in the formula are set through the LTP or Annual Plan process.

Issues

47. This approach may not be supported by stakeholders as it may be viewed as less transparent. This approach could lead to appeals on resource consent decisions where the amount of contribution imposed, and equation might be tested in the Environment Court.
48. A formula-based approach is a more complex process to create and implement due to a yearly or triannual review pathway. This would require infrastructure costs to be calculated each year or every three years as part of the LTP or Annual Plan process.
49. Creating a robust equation for both the Hāwera North (Business Park) and Hāwera Western Structure Plan areas might take longer as they will have to be created, tested and reviewed to ensure they are legally robust.
50. This approach is very different to what is currently in the Operative Plan and may create confusion among industry professionals and people within the community. It will also mean there would be a mixed approach used for financial contributions for different areas across the District.

Benefits

51. This approach allows Council to review the calculations and adjust any changes in costings as appropriate through an Annual Plan or LTP process. Any dollar amount cost adjustments can be submitted on by all members of the public, industry professionals and anyone else who may be affected through the LTP Submission and hearing process.
52. The same formula could remain in the District Plan for a long period of time without needing to change which saves costs on Plan Changes and reviews.
53. Developers or landowners will be paying a true and accurate portion of what services or infrastructure they are using or developing.
54. The actual numbers behind the equation cannot be challenged through the RMA process, these fall under the Annual Plan and LTP process, appeals must be for the formula itself which would be put into the District Plan. This might reduce the risk of being appealed for this Plan Change and future decisions.

Risks

55. All District Plan Changes face a risk of being appealed which can extend the Plan Change process.

56. A formula-based approach is a more complex process to create and implement and due to a yearly or triannual review pathway. This would require infrastructure costs to be calculated each year or every three years as part of the Annual Plan or LTP process.
57. It can be difficult for developers or lay applicants to understand the equation and where to find the workings behind the equation as they are under two different pieces of legislation and under two separate processes. In addition, for large-scale subdivision and development projects which span multiple years (e.g. a staged subdivision), potentially less certainty year-to-year for the subdivider/developer on the dollar amount of contributions. This uncertainty could deter some subdivisions or development projects.
58. Lack of clarity during application processing can mean that financial contributions are not taken and therefore effects of a particular subdivision or development is not managed appropriately.

Recommendation

59. The formula-based approach is the preferred option, particularly for the Hāwera Northern Structure Plan. This approach would ensure that Council will be able to recover the costs of the loan through the financial contribution process. Although this may not be immediate, this option gives Council discretion to adjust the numbers for the equation if there are any internal or external factors that need to be considered at a later date.

Option 4: Case by case approach

60. A case-by-case approach could outline the basis of the contribution, reasons that Council may take a financial contribution and an assessment criterion to be considered when determining whether a financial contribution and dollar amount would be suitable.

Issues

61. A case-by-case approach may be difficult to apply consistently due to the number and type of variables in calculating the contribution (e.g. location, existing infrastructure, upgrading requirements, apportioning costs between subdividers/developers).
62. It is likely that this approach may be more suitable for a full plan review where the Financial Contributions Chapter can be assessed in its entirety for all financial contribution provisions and not for development in the Hāwera Western and Northern Structure Plans where the infrastructure requirements are known and costed.
63. This option places significant discretion on the processing Planner to recommend whether a financial contribution is taken and the dollar amount.
64. There is more work in undertaking a financial contribution assessment as part of the resource consent application assessment. Advice may be required from external providers such as valuers and engineers to determine the relevant financial contribution. This adds more cost pressure on the applicant to meet their conditions of the resource consent application as well as uncertainty around what financial contributions may be.

Benefits

- 65. This option is a more flexible approach and allows Council to have more discretion. There may be multiple pathways or factors that could be considered in assessing a resource consent application.

Risks

- 66. All District Plan Changes face a risk of being appealed which can extend the Plan Change process.
- 67. Lack of clarity during application processing can mean that financial contributions are not taken and therefore effects of a particular subdivision or development is not managed appropriately.

Option 5: Development Contributions

- 68. Development contributions are another tool to fund growth-related infrastructure under the Local Government Act 2002 (LGA). Development contributions enables councils to “recover from those persons undertaking development a fair, equitable, and proportionate portion of the total costs of capital expenditure necessary to service growth over the long term” (Section 198AA).
- 69. Councils can use both or either financial contributions and/or development contributions to pay for growth-related infrastructure. However, these two types of contributions must not be used or imposed on a development or subdivision for the same purpose.
- 70. A fundamental aspect of development contributions is that they are based on the identified total cost of capital expenditure for growth which is set out in the Council’s LTP and supporting information in preparing a Development Contributions Policy. A Development Contributions Policy is reviewed on a three-yearly basis as part of the LTP process. Council has recently reviewed the Revenue and Financing Policy as part of the 2024 – 2034 Long Term Plan process and Council does not have a Development Contributions Policy.
- 71. Purposes of development contributions can be taken reflect a need for new or increased infrastructure capacity for the following:
 - Water – potable water supply, treatment and reticulation;
 - Wastewater – treatment and disposal systems;
 - Stormwater – disposal systems and retention areas;
 - Roading; and
 - Reserves and community facilities.
- 72. The key differences between development contributions (LGA) and financial contributions (RMA) are:

Development Contributions	Financial Contributions
Operate under the Local Government Act 2002	Operate under the Resource Management Act 1991
Purpose is: To contribute to a portion of the costs of capital expenditure to service growth.	Purpose: To address the direct impacts of a particular development.
Can only be used by territorial authorities (including unitary authorities)	Can be used by territorial authorities and regional councils

Fully integrated with growth, asset management and financial planning	No required integration with asset management or financial planning
Imposed based on share of fiscal effect of growth for a development (past or planned capital expenditure related to growth, also allowing for cumulative effects)	Imposed based on the environmental effects of a development (allowing for cumulative effects). The environmental effects need not be related to growth
Imposed through a requirement to pay upon granting of a resource consent, building consent (or certificate of acceptance), or authorisation to connect to a service - but not a condition of the consent or authorisation	Imposed as a condition of resource consent or designation
Cannot be charged to the Crown	Able to be charged to the Crown, except for the Ministry of Education or the Ministry of Defence
Must be documented in the council's Development Contributions Policy	Must be in the District Plan or Regional Plan – and be summarised in the council's Development Contributions Policy
Objection process: <ul style="list-style-type: none"> • Judicial review (policy adoption) • Reconsiderations, objections, and judicial review (policy application) 	Objection process: <ul style="list-style-type: none"> • Appeals (plan adoption) • Objections and appeals (plan application)

Benefits

73. There is an ability to receive contributions from areas that are experiencing low growth numbers.
74. Allows Council to have discretion under both the LGA and the RMA to take contributions for infrastructure assets and capacity upgrades.

Issues

75. Development contributions are only warranted when a district or city is experiencing growth and if growth is not anticipated, can result in low amounts of growth-related capital expenditure.
76. There are costs involved in preparing, administering and reviewing a Development Contribution Policy that need to be considered against the expected revenue costs. Particularly with two key growth areas in mind (Hāwera Northern and Western Structure Plan areas).
77. Depending on the preferred approach, whether there are development contributions and/or financial contributions, enforcing two types of contributions could restrict or reduce development occurring in these areas.
78. The Council currently takes financial contributions under the RMA which serves to undertake the same purpose as development contributions. This could cause some overlap on the reasons for taking contributions.
79. To proceed with development contributions, a Development Contribution Policy would need to be created and adopted which could cause further delays to being able to recover costs from development in the South Taranaki Business Park.

80. Amendments would need to be made to the Revenue and Financing Policy which is scheduled to be adopted as part of the full LTP and members of the public were able to access this document during LTP Consultation. There would be insufficient time to consult further with the community and this is a risk that needs to be considered.

Risks

81. The growth projections in the 2024–2034 LTP do not predict high numbers of growth across South Taranaki. Imposing two types of contributions on developers could restrict or reduce development occurring in these areas when it has been signalled the Hāwera Western and Northern Structure Plan areas are where Council want to see growth.
82. The development of a Development Contributions Policy could take time and could create longer delays on receiving contributions for the South Taranaki Business Park.
83. Development contributions have not been something Council have consulted on as part of the 2024–2034 LTP and appropriate consultation would be required.

Recommendation

84. Development contributions are useful for districts or cities that are experiencing rapid urban growth and infrastructure upgrades, and capacity increases are required to reflect this growth. The issue in South Taranaki is that development contributions and financial contributions would be imposed predominantly in the Western and Northern Structure Plans of Hāwera where other towns may be excluded from paying financial contributions on residential and commercial subdivisions. It is recommended that the current market is not a suitable time for development contributions and this approach shall be considered further should growth statistics begin to rise quickly.

Financial Contributions for other towns

85. Since the District Plan was adopted in 2016, there have been decisions made which have set a precedence that financial contributions are not imposed in Pātea, Waverley, Kaponga, Manaia and Eltham. Financial contributions are typically imposed as a condition on subdivision applications in Hāwera, Ōpunakē and Normanby for Recreation and Civic Development (Section 16.2 of the District Plan).
86. This report seeks direction from Council on whether financial contributions should be taken for Pātea, Waverley, Kaponga, Manaia and Eltham or whether there is appetite to include specific waivers for these areas within the District Plan. Currently, there are no financial contributions being taken for any subdivisions in these areas due to a desire to grow these smaller areas.

Issues

87. Financial contributions are not being taken for the smaller towns as they have less development occurring and historic decisions have been made to exempt applications from imposing financial contributions.

88. There is no pathway or clarification in the District Plan on what areas financial contributions should be imposed in and what areas should be exempt. This can create inconsistency, uncertainty and create conflict with applicants or developers.

Options

Option 1: Status quo

89. The status quo approach would be to continue operating with the existing District Plan provisions and effectively a status quo approach. This would not provide any clarification on whether development in certain areas is exempt from financial contributions and would leave the discretion to the resource consent decision process where precedents would be set as per the current process.

Option 2: Impose financial contributions

90. Another option is that no areas should be exempt from financial contributions and the same rules should apply to all areas and be enforced. Based on this approach, the wider financial contribution chapter would be relooked at and pathways for all towns would be reconsidered in order to be more prescriptive.

Option 3: Reduce financial contribution amounts

91. Another option is that Council approves a reduction in financial contributions for other towns across the District. An example of this would be halving the Recreation and Civic Development to 3.75% which is currently imposed as 7.5% of any additional dwelling or allotment under the Operative District Plan. Normal financial contributions could be imposed for the other financial contribution types (e.g. water supply, sanitary drainage, roading contributions, etc.) unless Council would like to consider reducing these contribution amounts.

Option 4: Waiver financial contributions

92. Financial contributions can be specifically waived within the District Plan. This could be a clear wording of rules in the District Plan on which areas are exempt from financial contributions.

Risks

93. With any of the options above there are risks involved. Option 1 includes a risk because financial contributions are not currently being taken for development or subdivisions that occur in Pātea, Waverley, Manaia, Kaponga or Eltham. Depending on what approach is preferred, maintaining the same pathways within the District Plan, it is not providing clarity or certainty for subdivider/developers or Council. There is a risk that if Council decide to start taking full financial contributions under the Operative District Plan provisions, there could be conflict between the Council and applicants. Conversely, if financial contributions are not taken and Council incurs costs to upgrade infrastructure or reserves in response to subdivision and development, these costs will need to be funded from other sources.
94. There are risks involved in Option 2: Impose financial contributions for all development across the District. This is the most consistent and fair approach, however, in areas where the Council would like to see growth where there may be external factors (such as property

prices or population numbers) that could impact the financial viability of development in this area, this decision may deter development in these areas in the near and distant future. It is likely that financial contributions will not be incurred if there is little to no development in these areas.

95. For South Taranaki Option 3 is the least risk adverse approach as it provides a clear pathway and takes external factors into consideration. It enables development in the smaller towns but reflects lower property prices and lower population increase of the town. This approach would still allow Council to recover financial costs to mitigate any effects of the development but would be fairer and more reasonable for the area.
96. The main risk for Option 4 is that if the smaller towns do experience a shift in growth or entice a large developer, Council is forced to waive any financial contribution as stated in the District Plan. If Council incurs costs to upgrade infrastructure or reserves in response to subdivision and development, these costs will need to be funded from other sources. To mitigate this risk, a variation of this option is to impose a maximum number of dwellings or allotments in the District Plan where financial contributions are no longer exempt.
97. Infrastructure capacity is a risk that applies to imposing financial contributions for all areas throughout the District. Development in certain towns and areas could create adverse effects on the local reticulated network supply for each of the towns. Ensuring that there is the ability to take a financial contribution of some kind protects Council in circumstances where development might occur quickly or before a District Plan change or review.

Recommendation

98. It is recommended that the District Plan needs to be more prescriptive on calculating financial contributions for the entire District and not specific to Hāwera. It is recommended that Council consider a reduced financial contribution approach (from 7.5% to 3.75%) for Pātea, Waverley, Manaia, Eltham and Kaponga for recreation and civic development only.

Financial Contributions for Papakāinga Development

99. There is a Proposed Plan Change underway currently relating to Papakāinga Development. The submission period for this Plan Change closed on 30 May 2024. Direction is sought from Council on whether financial contributions be waived for Papakāinga Development on general title land and Māori land. Subdivision and development on Māori land is exempt from providing financial contributions in the form of land as per Section 108(9)(b) RMA. This requirement would typically arise where an applicant proposed land as a financial contribution in the form of a reserve, esplanade reserve or esplanade stip. There are no legislative waivers for Papakāinga under the RMA for Māori land or general title land.
100. It is noted that Papakāinga Development in urban areas would still connect to Council's reticulated water and wastewater network. Due to the Papakāinga Development Plan Change being in the plan change process, there have been no resource consent applications for Papakāinga development and therefore no precedents set.

Issues

101. Council is enabling a pathway for Papakāinga development as per Plan Change 3: Papakāinga. If the financial contribution plan change does not consider this plan change it can create consistency issues and uncertainty for Processing Planners and local iwi/hapū

groups.

102. There is not a pathway for Papakāinga development on general title land currently under the RMA, therefore there is no exemption prescribed under the Act.
103. Papakāinga in urban zones can create effects on the Council's reticulated network due to the size of some developments.

Options

Option 1: Status quo

104. The status quo is the do-nothing approach. This approach means Papakāinga development would be treated the same as other types of land use development and financial contributions would be applied under the existing District Plan provisions. For example, contributions would be calculated on a case-by-case basis and imposed where upgrading to infrastructure was required. Reserve contributions would be imposed in the form of money and not land due to the limitation under the RMA. This approach would not provide an enabling pathway for Papakāinga consistent with Plan Change 3.

Option 2: Reduce financial contributions

105. Another option is that the Council changes the District Plan with a reduction in financial contributions for Papakāinga development across the District. An example of this could be halving the Recreation and Civic Development to 3.75% which is currently imposed as 7.5% of any additional dwelling or allotment under the Operative District Plan.

Option 3: Waiver financial contributions

106. This option would provide a clear pathway in the District Plan which states that financial contributions will be waived for Papakāinga development. This would create a clear pathway for Council staff as well as the local iwi/hapū groups.

Risks

107. The risk with the status quo approach is that Council has discretion when assessing applications and variable contributions can be imposed between applications depending on the circumstances for each application. This approach can create uncertainty regarding the number of contributions as they are assessed on a case-by-case basis and the contributions may vary throughout the District.
108. Imposing financial contributions in the form of land on Papakāinga on general land but not on Māori land could create conflict between different iwi/hapū based on the ownership of land. The purpose of the Papakāinga Plan Change is to enable a pathway for Papakāinga on general title land and imposing different financial contribution pathways may restrict development on Māori land. These risks also apply to Option 3: Reducing financial contributions because it is still imposing a specific form of contribution (as land) that cannot be required for other Papakāinga development on Māori land.
109. Papakāinga development, particularly in urban areas, can generate effects on the Council's reticulated network and infrastructure. The type of effects would be dependent on the size of the development, the servicing of the development and the location. The risk is that

Papakāinga development occurs all over the District and places strain on the services that Council would not be able to continue servicing existing connections as well as future connections.

Recommendation

110. It is recommended that a consistent approach is applied to Papakāinga development regardless of whether it is on Māori land or general title land. It is noted that the majority of Papakāinga development occurs in the rural zone and can therefore be self-sufficient.

Risk of acting/not acting

111. The risk of acting is that Plan Changes can occur over a 12 month to 5 year period depending on the time to prepare, notify and undertake the legislative processes under the RMA. There is a risk of appeals for all plan changes, and this can delay the process further. All risks associated with the plan changes will be managed as required.
112. The risk of not acting and leaving the financial contributions out of the District Plan, is that, with no other mechanism in place, the Council and rate payers will be called upon to address the effects of development, and the environmental effects may not be adequately addressed.

Whaiwhakaaro me ngā aromatawai / Considerations and Assessments

Assessment of Significance and Engagement

113. The responsibilities of local authorities is identified under Section 79 of the LGA. Due to the Plan Change process being established under the RMA, no regard has been given to the assessment of Significance and Engagement for the financial contribution approach, financial contribution for other towns and financial contributions for Papakāinga.
114. In relation to development contributions, if the Council would like to explore this option further, a full assessment of the Significance and Engagement Policy will be undertaken, and appropriate consultation procedure will also be assessed.

Legislative Considerations

115. There are legislative requirements under the RMA which relate to financial contributions (s77E and s108) and the wider Plan Change processes under Schedule 1 RMA.
116. There are legislative considerations under the LGA if Council would like to explore development contributions further.

Financial/Budget Considerations

117. Costs associated with the proposed Financial Contribution Plan Change has been allowed within current budgets. The District Plan Change will provide a more prescriptive process on imposing and implementing financial contributions and the financial contributions can be spent on relieving any effects caused by the development.

Consistency with Plans/Policies/Community Outcomes

118. The current financial contribution provisions in the District Plan are not being maximised. There is uncertainty on applying financial contributions and precedents have been made historically which means that financial contributions are not being imposed for any development in these areas. Decisions on the matters identified earlier in the report will provide the clarity required to ensure there is a consistent approach to all resource consent applications and the appropriate amount of contributions are recovered.

Consideration for Iwi/Māori

119. Engagement has been undertaken with Ngā Kaitiaki to discuss the proposed Plan Change. Ngā Kaitiaki is a Committee of Iwi Authority Officers and hapū who provide feedback and input into any District Plan proposals. This meeting was scheduled on the 20 June 2024. Further consultation will be had with Ngā Kaitiaki before the proposed provisions are notified to ensure that any cultural views are considered.

Affected Parties Consultation

120. The District Plan will be publicly notified as per the legislative requirements under the RMA. Consultation will be available to all residents, businesses and developers in and around South Taranaki.
121. A further assessment would be required on consultation under the LGA, if the Council would like to explore development contributions further. This information can be provided in a separate report.

Whakakapia / Conclusion

122. This report seeks direction from Council on what the preferred financial contribution approach is, whether the Council would like to explore development contributions further, what financial contribution approach should be applied to the smaller towns across the District and whether Papakāinga development should be exempt from financial contributions.
123. Each of the identified approaches include benefits and risks that need to be weighed up by the Council. The decisions made on these matters will lead the way for the financial contribution plan change and will set the expectations on how financial contributions are managed and imposed on resource consent applications.



Sophie Canute

**Kaitātari Whakamahere Rautaki /
Strategic Planner**



[seen by]

Liam Dagg

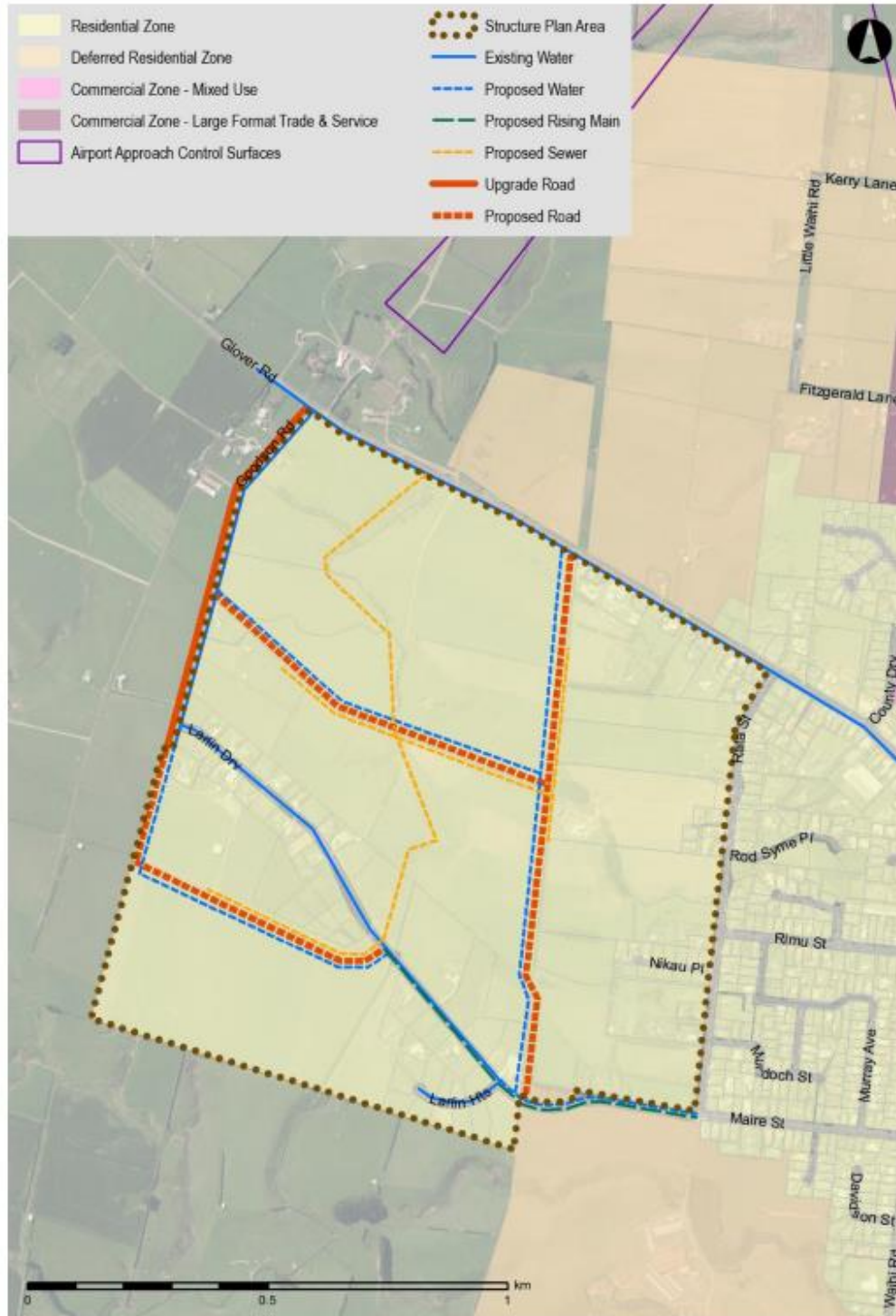
Kaiarataki Taiao /

Group Manager - Environmental Services

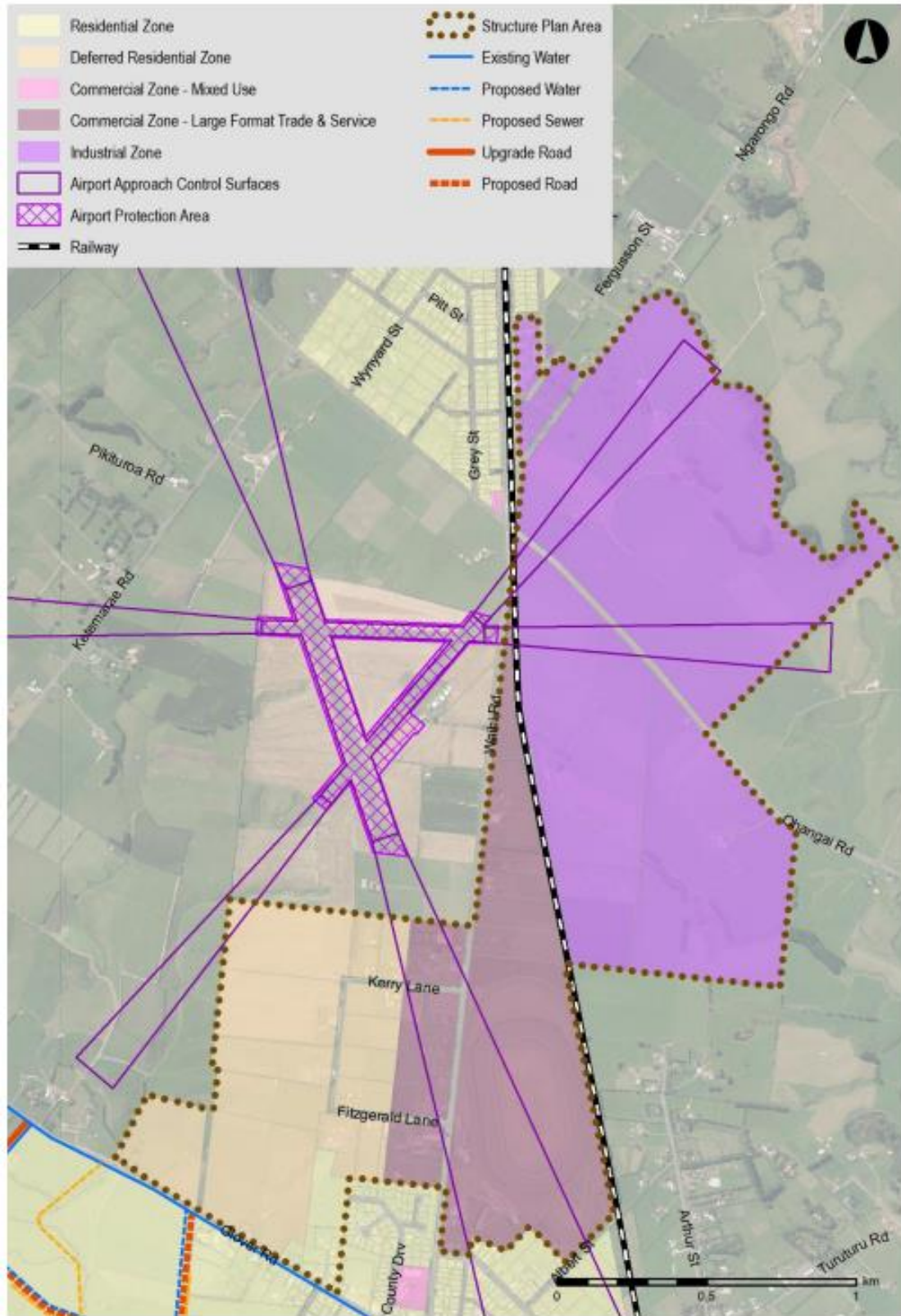
Attachments:

Appendix 1: Hāwera Western and Northern Structure Plans within the Operative District Plan.

Hawera West Structure Plan



Hawera North/Normanby Structure Plan

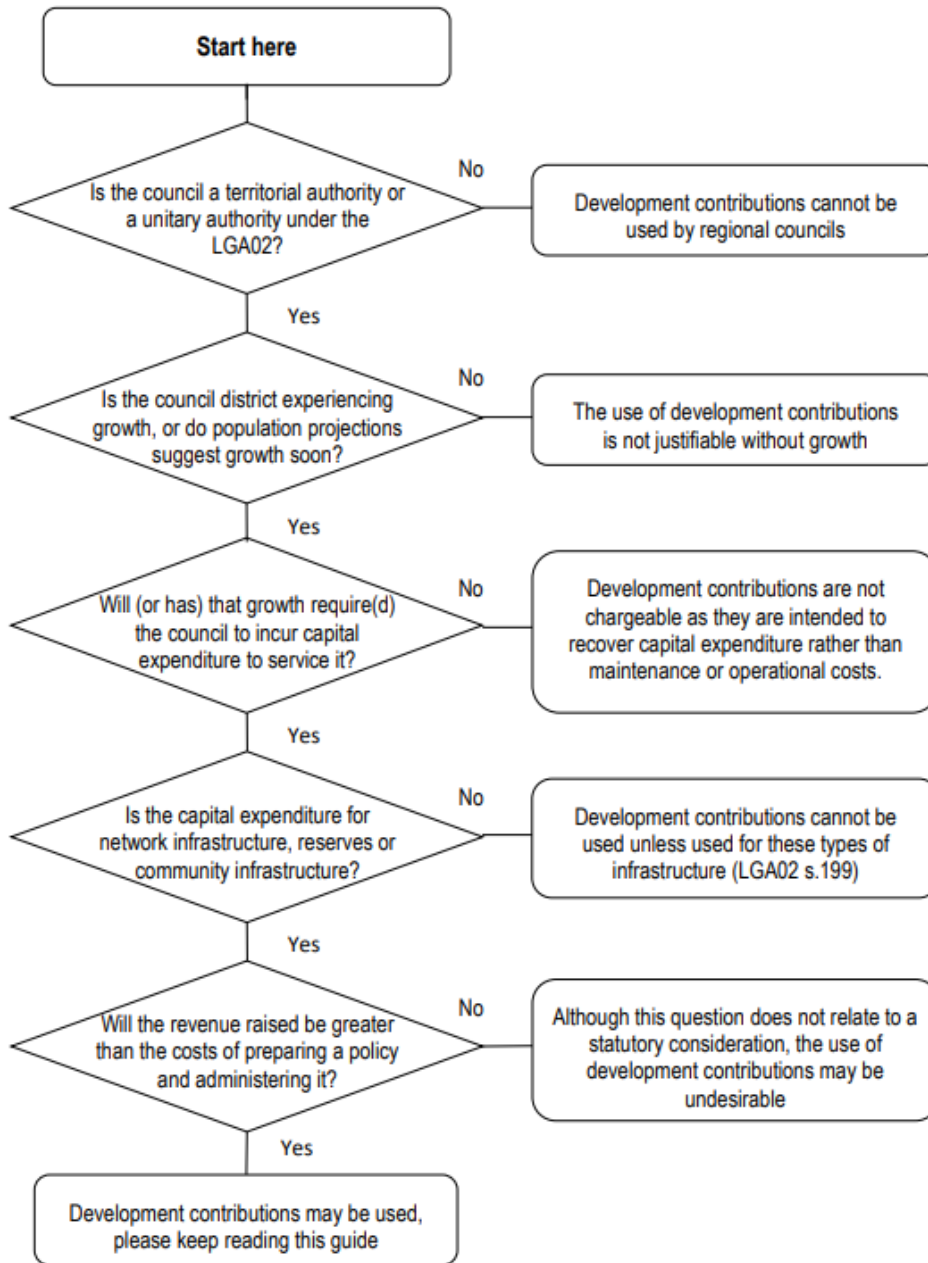


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Appendix 2: Operative District Plan Financial Contribution Chapter

[Section 16 Financial Contributions Rules.pdf \(southtaranaki.com\)](#)

Appendix 3: Key development contribution considerations for councils



Source: Department of Internal Affairs. Guide: To developing and operating development contributions policies under the Local Government Act 2002.

Rāngi take Kaunihera

Council Agenda

Monday 5 August 2024, 4 pm
Chamber of Commerce, 100 Main Street, Hāwera





Pūrongo Whaitikanga Governance Information

Ngā Memu o te Komiti / Committee Members



Andy Beccard
Councillor



Mark Bellringer
Councillor



Celine Filbee
Councillor



Te Aroha Hohaia
Councillor



McCott
Mayor



Leanne Croft
Councillor



Aaron Langton
Councillor



Steffy Mackay
Councillor



Tuteri Rangihaeata
Councillor



Brian Rook
Councillor



Diana Reid
Councillor



Racquel Cleaver-Pittams
Councillor

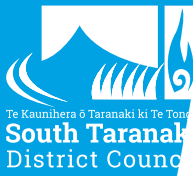
The Full Council's role is to exercise the powers and responsibilities under the Local Government Act 2002. The Council is the final decision-making authority within the Council and generally ratifies recommendations made by other committees. It is made up of the Mayor and the Councillors.

Powers that cannot be delegated

The powers that cannot be delegated to the Council are:

- (a) the power to set a rate
- (b) the power to make a bylaw
- (c) the power to borrow money, or purchase or

- dispose of assets, other than in accordance with the long-term plan
- (d) the power to adopt a long-term plan, annual plan or annual report
- (e) the power to appoint a chief executive
- (f) the power to adopt policies required to be adopted and consulted on under the Local Government Act 2002 in association with the long-term plan or developed for the purpose of the Local Governance Statement.
- (g) the power to adopt a remuneration and employment policy



Pūrongo Whaitikanga Governance Information

Huinga Tōrangata / Attendance Register

Meeting		27/11/23	11/12/23	19/02/24	13/03/24	18/03/24	03/04/24	13/05/24	20/05/24	22/05/24	04/06/24	12/06/24	24/06/24	08/07/24
Meeting	E	E	O	O	E	E	O	O	E	E	E	E	O	E
Andy Beckett		✓	✓	A	✓	✓	✓	✓	✓	✓	✓	A	✓	✓
Mark Bell		✓	✓	✓	A	A	A	✓	✓	✓	✓	A	A	✓
Celine		A	A	✓	✓	✓	✓	✓	A	A	✓	✓	✓	A
Te Anohi		A	✓	✓	A	✓	A	✓	✓	✓	✓	✓	✓	✓
Leanne	X	✓	✓	✓	A	✓	A	✓	✓	AO	✓	A	✓	✓
Ashley	X	A	X	X	✓	✓	✓	✓	A	A	A	✓	✓	A
		✓	A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	A
	X	✓		X	X	✓	X	X	✓	X	X	✓	A	✓
	A	✓		✓	✓	✓	✓	✓	✓	✓	✓	A	✓	✓
	✓	✓		✓	A	✓	✓	✓	✓	✓	✓	✓	✓	✓
	✓	✓		✓	✓	✓	X	✓	✓	✓	✓	✓	A	✓
	✓	✓			✓	✓	✓	✓	✓	✓	✓	A	✓	AO

Key

- Attend
- Not attend
- Have to
- Apology

Types of Meetings

- I Inaugural
- O Ordinary Council Meeting
- E Extraordinary Council Meeting

He Karanga Whakamaru / Health and Safety Message

In the event of an emergency, please follow the instructions of Council staff. If there is an earthquake – drop, cover and hold where possible. Please remain where you are until further information is given.

Pāngarau Whakararu / Conflicts of Interest

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as an elected member and any private or other external interest they might have.



Rārangi Agenda

Ordinary Council Monday 5 August 2024 at 4 pm

1. **Karakia**
2. **Matakore / Apologies**
3. **Tauākī Whakarika / Declarations of Interest**
4. **Whakatakoto Kaupapa Whānui, Whakaaturanga hoki / Open Forum and Presentations**
5. **Whakaaetia ngā Menīti / Confirmation of Minutes**
 - 5.1 [Ordinary Council held on 24 June 2024](#) Page 10
 - 5.2 [Extraordinary Council – To adopt the Long Term Plan and consider Financial Contributions](#) Page 21
6. **Ngā Menīti Komiti me ngā Poari / Committee and Board Minutes**
 - 6.1 [Risk and Assurance Committee held on 3 July 2024](#) Page 33
 - 6.2 [Te Hāwera Community Board held on 8 July 2024](#)..... Page 39
 - 6.3 [Pātea Community Board held on 8 July 2024](#) Page 44
 - 6.4 [Eltham-Kaponga Community Board held on 10 July 2024](#) Page 53
 - 6.5 [Taranaki Coastal Community Board held on 10 July 2024](#) Page 59
 - 6.6 [Te Kāhui Matauraura held on 17 July 2024](#) Page 64
 - 6.7 [Policy and Strategy Committee held on 22 July 2024](#) Page 71
 - 6.8 [Extraordinary Risk and Assurance Committee held on 22 July 2024](#) Page 82
7. **Pūrongo / Report**
 - 7.1 [Request to approve over-expenditure - Collingwood Street/Clifford Road, Eltham intersection water renewals](#) Page 86

Next Meeting Date: Monday 16 September 2024
Elected Members' Deadline: Monday 2 September 2024

8. Whakataunga kia noho tūmatanui kore / Resolution to Exclude the Public

8.1	Report: Project Tūkau - Indicative Business Case	Page 92
8.2	Ordinary Council held on 24 June 2024	Page 185
8.3	Risk and Assurance Committee held on 3 July 2024	Page 188
8.4	Extraordinary Risk and Assurance Committee held on 22 July 2024	Page 196

9. Karakia

Next Meeting Date: Monday 16 September 2024
Elected Members' Deadline: Monday 2 September 2024



Karakia

1. Karakia

Ruruku Timata – Opening Prayer

(Kia uruuru mai ā-hauora,
ā-haukaha, ā-hau māia)

Ki runga

Ki raro

Ki roto

Ki waho

Rire rire hau

Paimārire

*(Fill me with vitality)
strength and bravery)*

Above

Below

Inwards

Outwards

The winds blow & bind us

Peace be with us.



Matakore Apologies

2

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2. Matakore / Apologies

Leave of Absence: *The Board may grant a member leave of absence following an application from that member. Leave of absences will be held in the Public Excluded section of the meeting.*



Ngā Whakaputanga Declarations of Interest

3

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3. Tauākī Whakarika / Declarations of Interest

Notification from elected members of:

- a) Any interests that may create a conflict with their role as an elected member relating to the items of business for this meeting; and
- b) Any interests in items in which they have a direct or indirect pecuniary interest as provided for in the Local Authorities (Members' Interests) Act 1968.

Declarations of Interest: Notification from elected members of: Any interests that may create a conflict with their role as an elected member relating to the items of business for this meeting; and Any interests in items in which they have a direct or indirect pecuniary interest as provided for in the Local Authorities (Members' Interests) Act 1968



Whakatakoto Kaupapa Whānui, Whakaaturanga hoki Open Forum and Presentations

4

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4. Whakatakoto Kaupapa Whānui Whakaaturanga hoki / Open Forum and Presentations

The Council has set aside time for members of the public to speak in the public forum at the commencement of each Council, Committee and Community Board meeting (up to 10 minutes per person/organisation) when these meetings are open to the public. Permission of the Mayor or Chairperson is required for any person wishing to speak at the public forum.



Ngā Menīti Kaunihera

Council Minutes

5

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To	Ordinary Council
Date	5 August 2024
Subject	Ordinary Council – 24 June 2024

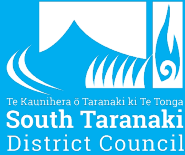
(This report shall not be construed as policy until adopted by full Council)

Whakarāpopoto Kāhui Kahika / Executive Summary

1. The Council is being asked to adopt the Ordinary Council minutes of the meeting held on 24 June 2024.

Taunakitanga / Recommendation

THAT the Council adopts the minutes of the Ordinary Council meeting held on 24 June 2024 as a true and correct record.



Menīti Minutes

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Ngā Menīti take Kaunihera Ordinary Council Meeting

Council Chamber, Albion Street, Hāwera on Monday 24 June 2024 at 4.00 pm

Kanohi Kitea / Present: Mayor Phil Nixon (Chairperson), Deputy Mayor Robert Northcott, Councillors Andy Beccard, Racquel Cleaver-Pittams, Celine Filbee, Te Aroha Hohaia, Leanne Horo, Aaron Langton, Steffy Mackay, Diana Reid and Bryan Roach.

Ngā Taenga-Ā-Tinana / In Attendance: Fiona Aitken (Chief Executive), Liam Dagg (Group Manager Environmental Services), Herbert Denton (Group Manager Infrastructure Services), Rob Haveswood (Group Manager Community Services), Sara Dymond (Governance and Support Team Leader), Gerard Langford (Head of Communication and Customer Services), Anne Sattler (Senior Policy Advisor), Phil Waite (Operations Manager – Property and Facilities), Becky Wolland (Head of Strategy and Governance).

Matakore / Apologies: Councillors Mark Bellringer, Tuteri Rangihaeata and Brian Rook.

RESOLUTION

(Cr Hohaia/Deputy Mayor Northcott)

94/24 **THAT** the apologies from Councillors Mark Bellringer, Tuteri Rangihaeata and Brian Rook be received.

CARRIED

1. Whakatakoto Kaupapa Whānui, Whakaaturanga hoki / Open Forum and Presentations

1.1 Raymond Buckland – Disposal Fee for Tractor Tyres

Mr Buckland had concerns that the Council was looking to adopt the fees and charges with the disposal of tractor tyres at a \$44 charge. There were three different groups of tractor tyres and in comparison to neighbouring councils we would be at a loss. This could result in an influx of tractor tyres coming to the District. He would like this to be considered.

Clarification was sought around whether the proposed charge of \$44 covered the disposal costs. Mr Denton explained that there was a tyre scheme that would be in place from 1 September. The number of tractor tyres disposed of had been minimal.

2. Whakaaetia ngā Menīti / Confirmation of Minutes

2.1 Ordinary Council held on 13 May 2024.

RESOLUTION

(Cr Horo/Cr Reid)

95/24 **THAT the Council adopts the minutes of the Ordinary Council meeting held on 13 May 2024 as a true and correct record.**

CARRIED

3. Ngā Menīti Komiti me ngā Poari / Committee and Board Minutes

2.1 Environment and Hearings Committee held on 24 April 2024.

Mayor Nixon had concerns with utilising land for agrivoltaics. There was a lot to learn about land utilisation when there was entire farms being used for that activity.

RESOLUTION

(Cr Beccard/Cr Mackay)

96/24 **THAT the Council receives the minutes of the Risk and Assurance Committee meeting held on 24 April 2024.**

CARRIED

2.2 Risk and Assurance Committee held on 15 May 2024.

RESOLUTION

(Cr Cleaver-Pittams/Cr Beccard)

97/24 **THAT the Council receives the minutes of the Risk and Assurance Committee meeting held on 15 May 2024.**

CARRIED

2.3 Te Hāwera Community Board held on 27 May 2024.

The spelling of the town Normanby was incorrect in the minutes.

RESOLUTION

(Cr Reid/Cr Hohaia)

98/24 **THAT the Council receives the minutes of the Te Hāwera Community Board meeting held on 27 May 2024.**

CARRIED

2.4 Pātea Community Board held on 27 May 2024.

Councillor Horo queried the removal of the tyre marks on the road and whether this would set a precedent for other towns which had tyre marks on the road. Ms Aitken explained that the Council agreed to attempt to water blast the tyre marks while workers were already undertaking other work in the area as a one off. Council officers were mindful of the precedent it might set.

Deputy Mayor Northcott noted that the tyre marks were significant on one of their main thoroughfares. He had spoken to a resident who was under the impression nothing had been done. He had not seen any evidence that attempts had been made to clean off the tyre marks. The information Mr Denton had was that at the same time as work was being undertaken on the speed humps the tyre marks were water blasted. He would follow up on this.

Councillor Filbee queried the outcome of the discussions with police. Mayor Nixon noted that there were discussions had and it was hoped that there would be a better response going forward.

RESOLUTION (Deputy Mayor Northcott/Cr Mackay)

99/24 **THAT the Council receives the minutes of the Pātea Community Board meeting held on 27 May 2024.**

CARRIED

2.5 Eltham-Kaponga Community Board held on 29 May 2024.

RESOLUTION (Cr Mackay/Cr Beccard)

100/24 **THAT the Council receives the minutes of Eltham-Kaponga Community Board meeting held on 29 May 2024.**

CARRIED

2.6 Taranaki Coastal Community Board held on 29 May 2024.

RESOLUTION (Cr Langton/Cr Roach)

101/24 **THAT the Council receives the minutes of the Taranaki Coastal Community Board meeting held on 29 May 2024.**

CARRIED

2.7 Te Kāhui Matauraura held on 5 June 2024.

RESOLUTION

(Deputy Mayor Northcott/Cr Beccard)

102/24 **THAT the Council receives the minutes of Te Kāhui Matauraura meeting held on 5 June 2024.**

CARRIED

2.8 Environment and Hearings Committee held on 5 June 2024.

Deputy Mayor Northcott noted that the Committee had concerns with farm land being used for solar farming. It was hoped that their comments would be taken into consideration.

Councillor Reid complimented Ms Moseley on the report written highlighting the Committee's findings and thoughts. Councillor Beccard added that the Committee had a lot of questions.

RESOLUTION

(Cr Beccard/Cr Mackay)

103/24 **THAT the Council receives the minutes of the Environment and Hearings Committee meeting held on 5 June 2024.**

CARRIED

2.9 Policy and Strategy Committee held on 10 June 2024.

RESOLUTION

(Cr Hohaia/Cr Mackay)

104/24 **THAT the Council;**

- a) **Receives the minutes of the Policy and Strategy Committee meeting including the public excluded held on 10 June 2024.**
- b) **Adopts recommendation 19/24 PS from the Policy and Strategy Committee;**

THAT the Council approve the content of the Road Renaming Consultation Document.

- c) **Adopts recommendation 20/24 PS from the Policy and Strategy Committee;**

THAT the Council adopts the following policies as presented with this report:

- a) **Rates Discount Policy;**
- b) **Rates Postponement Policy;**
- c) **Rates Remission Policy; and**
- d) **Remission and Postponement of Rates on Māori Freehold Land Policy.**

d) **Adopts recommendation 21/24 PS from the Policy and Strategy Committee;**

THAT the Council approve the change to Schedule One of the Parking Control and Traffic Flow Bylaw 2014, and install a mobility car park outside the Ōpunakē Swimming Pool on Longfellow Road.

CARRIED

RESOLUTION

(Cr Roach/Cr Filbee)

105/24 THAT the Council;

a) **Adopts recommendation 22/24 PS from the Policy and Strategy Committee;**

THAT the Council having considered at its meeting on 19 February 2024 the need for a new Trade Waste Bylaw, as required by section 155 of the Local Government Act 2002 and having considered the submissions received on the draft Trade Waste Bylaw, the Policy and Strategy Committee recommends the Council;

a) **Adopt the draft Trade Waste Bylaw 2024 as attached to this report; and**

b) **Note that the Trade Waste Bylaw 2024 will take effect from 1 July 2024.**

CARRIED

3. Pūrongo / Reports

3.1 Adoption of the Street Café Policy

The Street Café Policy (the Policy) was reviewed and amended to reflect the changes requested by the Policy and Strategy Committee on Monday 29 April 2024. The report recommended the Council adopt the draft policy as presented, or with amendments.

Mrs Wolland commented that based on the feedback received the key changes were the addition of a section about clear fire exits, endorsement of Smokefree and Vapefree and the definition of al fresco dining.

Councillor Mackay noted that the new definition of al fresco did not include the wording *consuming food and/or alcohol*. It was noted that this was a typo and would be updated.

Councillor Beccard disagreed with allowing retailers to decide whether they should allow smoking/vaping outside of their premises. This was Council property so that decision should be the Council's. Mrs Wolland explained that the Council was allowing retailers to use the footpath to eat and drink. The Policy was endorsing smokefree and vapefree environments, there were no infringements or regulatory rules around it. Deputy Mayor Northcott added that it was encouragement and letting retailers know that the Council's preference was smokefree and vapefree in that specific area.

In response to the query around the cost to obtain a permit Ms Aitken noted that the fee in the proposed Long Term Plan for a Street Café permit was \$306 for a five year period.

Councillor Reid asked if Council staff were assured that the safety of people sitting in the al fresco area from traffic was covered in the Policy. Mr Dagg noted that the Street Café Policy was about ensuring vibrancy of the town centre however the assessment of safety and function of the pavement was undertaken in conjunction with the issuing of the permit. In terms of liability if an accident occurred it would be no different than someone walking on the footpath.

RESOLUTION

(Cr Roach/Cr Horo)

106/24 **THAT the Council adopts the Street Café Policy 2024.**

CARRIED

3.2 Freedom Camping Bylaw Review

The report sought confirmation from the Council that a Freedom Camping Bylaw was required and the proposed Bylaw draft was appropriate to release for public consultation.

Mrs Sattler explained that Section 11.1 under the Freedom Camping Act 2011 prohibited self-contained vehicles. A section was added into the Bylaw for special events. The Bylaw would state that for special events freedom camping in non-self-contained vehicles, self-contained vehicles and tents was permitted in certain areas with the approval of the Chief Executive. In schedule 3 it listed the different areas in each town where a large number of campers could be accommodated for special events.

Mayor Nixon supported the idea of ring fencing the towns and not permitting any freedom camping in that whole area except for specific areas listed. This was simpler and cheaper to enforce.

Councillor Mackay referred to the Eltham town map and queried why Connell Reserve was prohibited. She had a lot of local residents that used the site query why it could not be used. It was queried whether there had been consideration for asking the New Zealand Motor Caravan Association (NZMCA) about operating it as a pop-up park. Mr Waite noted that the reason it had been removed from the schedule was because it was popular due to being sheltered for freedom campers to set up permanently and vehicles damaging the grass. Forest and Bird advised that they no longer wanted to take care of that reserve. A request could be made to NZMCA.

In response to the comment made that there had been erosion at Middleton's Bay Mr Waite explained that the freedom camping site was not part of the eroded area.

Councillor Filbee was still concerned about the maps that were preventing people from parking on road reserve. She asked that Council staff look at the laws around parking overnight on the road reserve and make consideration within the bylaw for that. Her understanding was that a bus could be parked on a road reserve for a night. She supported the maps for ease of use however believed there needed to be a byline underneath that explained that this was able to be done. Mr Dagg would have this information for the deliberations meeting.

In relation to Middleton’s Bay Councillor Roach believed it would be useful for the maps to state the number of freedom campers allowed.

Councillor Horo left the meeting at 4.42 pm.

RESOLUTION

(Deputy Mayor Northcott/Cr Hohaia)

107/24 THAT the Council;

- a) Agrees that under section 155 of the Local Government Act 2002 a Freedom Camping Bylaw is the most appropriate way of addressing the perceived problem.**
- b) Approves the proposed Freedom Camping Bylaw and Statement of Proposal. The approval means that the proposed Freedom Camping Bylaw is released so as to initiate the special consultative procedure as required under the Freedom Camping Act 2011 and the Local Government Act 2002.**

CARRIED

3.3 Fees and Charges Adoption and Late Additions to the 2024-2034 Long Term Plan

The report asked the Council to confirm the fees and charges for the 2024/25 financial year, year 1 of the Long Term Plan (LTP) and approval of three additional projects to the LTP as late additions. The setting of the fees and charges prior to 1 July would ensure that revenue could be collected to cover the costs associated with delivering Council services and activities.

Ms Aitken commented that this had been a challenging LTP because of the timeframes particularly with 3 water services being added back in and the requirements from the Office of the Auditor General. Adoption would take place on 8 July and so that all the fees and charges could take affect from 1 July the report was asking the Council to adopt them today. This meant that those fees would take affect from 1 July.

During the final stages of the LTP preparation it was highlighted that there were a couple of projects missed. These had been added back in and the report asked the Council to approve the addition of the Waverley Beach Ramp which would be funded from the Wairoa Recreation Reserve; Pātea Beach toilet waste water which was currently a septic tank and investigations were underway on how to address those issues which would be funded from the Pātea Harbour Endowment Fund; and a small increase to the overall earthquake prone buildings’ budget because Council staff had a better idea of the cost.

Councillor Horo rejoined the meeting at 4.47 pm.

Councillor Beccard noted that the Pātea Harbour Endowment Fund was to be used on the Pātea Moles and queried whether there were sufficient funds for the Pātea Beach toilet wastewater. Ms Aitken confirmed that there were sufficient funds and this work would be loan funded and the interest paid from the Pātea Harbour Endowment Fund.

It was noted that the \$308,000 was to look at a more permanent solution for the issues with the wastewater at the Pātea Beach toilets.



Councillor Reid commented that there were concerns raised through the submissions around the cost to hire the Hāwera Memorial Theatre and Hāwera Community Centre. She sought confirmation that there would be a reduction in cost because users would not be charged for hours they did not occupy the facility, for example overnight. Mr Waite explained that in the past the Council charged for the period it was booked for however now would be charged for the period the building was occupied. Mayor Nixon commented that those hiring Council facilities for an extended time have a discussion with the Council. Ms Aitken noted that the price for hiring multiple spaces for periods of more than 24 hours may be negotiated with the hirer. There were parameters around it.

Councillor Roach referred to the comments made by Mr Buckland and sought confirmation that the price of tyre disposal was correct. Mr Denton explained that there was a tyre scheme that would be in place from 1 September. There would be collection points where tyres could be dropped off. Deputy Mayor Northcott noted that the stewardship fee was only for tyres that were being sold at the present time and did not include tyres that were already stockpiled.

In relation to the kerbside collection service Councillor Mackay noted that there had been a discussion about introducing a fee for a separate general waste bin later in the year. Mr Denton confirmed that this would take affect 1 October 2024 and that figure needed to be added in.

Councillor Horo left the meeting at 4.54 pm.

In response to the query around a community charge for the Hāwera Community Centre Ms Aitken explained that through deliberations there was no change to the proposed fees and charges. It was pointed out that there was no increase in the hireage fees from 2023/24 to 2024/25. Mayor Nixon added that the change was how the fees were interpreted.

Councillor Horo rejoined the meeting at 4.56 pm.

RESOLUTION

(Cr Beccard/Cr Hohaia)

108/24 **THAT the Council:**

- a) **Adopts the fees and charges schedule for the 2024-25 financial year as set out in Appendix I with the addition of a general waste bin fee, to come into effect on 1 July 2024 in accordance with section 150 of the Local Government Act 2002.**
- b) **Approves the addition of three late items to the 2024-2034 Long Term Plan:**
 - **Waverley Beach Ramp \$616,200 (fully funded from Wairoa Recreational Reserve)**
 - **Pātea Beach Toilets Wastewater \$308,100 (funded by loan to be repaid by the Pātea Harbour Endowment Fund)**
 - **Earthquake Prone Buildings – Seismic Strengthening \$307,200 (funded by loan with minimal impact on rates).**

- c) **Notes that the Council has already resolved to increase the dog registration fees as part of its deliberations and resolutions on 4 June 2024, to enable new notices to go out to dog owners in accordance with the legislated timetable.**

CARRIED

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4. Whakataunga kia noho tūmatanui kore / Resolution to Exclude the Public

RESOLUTION

(Cr Mackay/Cr Langton)

109/24 **THAT the public be excluded from the following parts of the proceedings of this meeting namely:**

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
1. Confirmation of minutes – Ordinary Council held on 13 May 2024 3. Receipt of minutes – Risk and Assurance Committee held on 15 May 2024	Good reason to withhold exists under Section 7.	That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists. Section 48(1)(a)

This resolution is made in reliance on sections 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 7 of that Act, which would be prejudiced by the holding of the relevant part of the proceedings of the meeting in public are as follows:

Item No	Interest
1 and 3	Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) (Schedule 7(2)(i)).

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
2. Receipt of minutes – Environment and Hearings Committee held on 24 April 2024.	To enable the Council to.	That the exclusion of the public from the whole or the relevant part of the proceedings of the meeting is necessary to enable the Council/Committee to

<p>3. Receipt of minutes – Environment and Hearings Committee held on 5 June 2024.</p>		<p>deliberate in private on its decision or recommendation in any proceedings where: ii) the local authority is required, by any enactment, to make a recommendation in respect of the matter that is the subject of those proceedings. Use (i) for the RMA hearings and (ii) for hearings under LGA such as objections to Development contributions or hearings under the Dog Control Act. s.48(1)(d)</p>
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CARRIED

5. Tuwhera anō te Hui / Resume to Open Meeting

RESOLUTION

(Cr Mackay/Cr Beccard)

114/24 THAT the South Taranaki District Council resumes in open meeting.

CARRIED

The meeting concluded at 5.02 pm.

Dated this day of 2024.

.....
CHAIRPERSON



Ngā Menīti Kaunihera

Council Minutes

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To	Ordinary Council
Date	5 August 2024
Subject	Extraordinary Council – To adopt the LTP and consider Financial Contributions – 8 July 2024

(This report shall not be construed as policy until adopted by full Council)

Whakarāpopoto Kāhui Kahika / Executive Summary

1. The Council is being asked to adopt the minutes of the Extraordinary Council – To adopt the LTP and consider Financial Contributions meeting held on 8 July 2024.

Taunakitanga / Recommendation

THAT the Council adopts the minutes of the Extraordinary Council – To adopt the LTP and consider Financial Contributions meeting held on 8 July 2024 as a true and correct record.



Menīti Minutes

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Ngā Menīti take Kaunihera Extraordinary Council Meeting To adopt the 2024-2034 Long Term Plan and consider Financial Contributions

Council Chambers, Albion Street, Hāwera on Monday 8 July 2024 at 2.45 pm.

Kanohi Kitea / Present: Mayor Phil Nixon and Councillors Andy Beccard, Mark Bellringer, Racquel Cleaver-Pittams *online*, Te Aroha Hohaia, Leanne Horo, Steffy Mackay, Diana Reid, Tuteri Rangihaeata, Brian Rook and Bryan Roach.

Ngā Taenga-Ā-Tinana / In Attendance: Fiona Aitken (Chief Executive), Liam Dagg (Group Manager Environmental Services), Herbert Denton (Group Manager Infrastructure Services), Rob Haveswood (Group Manager Community Services), Sophie Canute (Strategic Planner), Sam Greenhill (Governance Officer), Rachael Harris (Senior Communications Officer), Vipul Mehta (Head of Business Enablement), Garry Morris *online* (Finance Manager), Jess Sorensen (Planning and Development Manager), Becky Wolland (Head of Strategy and Governance), Bennie Greyling and George Tsarukyan (Deloitte).

Matakore / Apologies: Deputy Mayor Northcott and Councillors Celine Filbee and Aaron Langton.

RESOLUTION

(Cr Mackay/Cr Rook)

115/24 **THAT the apologies from Deputy Mayor Northcott and Councillors Celine Filbee and Aaron Langton be received.**

CARRIED

1. Whakaaetia ngā Menīti / Confirmation of Minutes

1.1 Extraordinary Council – Long Term Plan Hearing held on 4 June 2024.

RESOLUTION

(Cr Roach/Cr Horo)

116/24 **THAT the Council adopts the minutes of the Extraordinary Council – 2024-2034 Long Term Plan Deliberations meeting held on 4 June 2024 as a true and correct record.**

CARRIED

2. Pūrongo / Report

2.1 2024-2034 Long Term Plan Adoption Report and Rate Setting for 2024/25 Financial Year

The report presented the Council’s 2024-2034 Long Term Plan (LTP) and supporting documents for adoption and set the rates for the 2024/25 financial year. The Council would normally adopt the fees and charges for the 2024/25 financial year as part of the LTP adoption, however due to timing the fees and charges were adopted at the Council’s ordinary meeting on 24 June 2024.

The LTP was a culmination of 18 months of work and was the Council’s plan for the next ten years. Following the deliberations meeting, the final rate increase was 11.1% for year one of the LTP.

RESOLUTION (Mayor Nixon/Cr Beccard)

117/24 THAT the Council adopts the 2024-2034 Long Term Plan, as attached to this report in Appendix I, in accordance with section 95 of the Local Government Act 2002.

CARRIED

The audit report covered key focus areas of the LTP document. The LTP consultation document was not audited due to the changes to three waters. For the previous LTP there was an emphasis of matter which had been removed due to internal changes. The Council received a clean audit opinion on the LTP.

In response to a query regarding the increased use in capital expenditure it was noted that there was a number of factors including renewals and the increased cost of goods.

The LTP was a difficult plan to bring together due to the uncertainty around three waters and the unprecedented cost increases. It was felt that the plan would deliver current levels of service while completing several projects. It was fortunate that measures were able to be put in place to mitigate significant rate increases.

It was highlighted that the Council’s rate increase was significantly lower than other councils around the country.

In response to a query regarding advice from PriceWaterhouseCooper it was noted that advice could be sought from another organisation if required.

RESOLUTION (Cr Mackay/Cr Hohaia)

118/24 THAT the Council

- a) Resolves in accordance with the 2024-2034 Long Tern Plan and requirements of the 2024/25 Financial Year to raise up to \$37,908,000 of debt (\$24,908,000 of new debt to fund capital expenditure, and \$13,000,000 to repay upcoming maturities in 2024/25) which will be secured by a charge over rates or rates revenue as per the Council’s Liability Management Policy.

- b) Delegates to the Chief Executive and approved signatories, authority to negotiate terms and conditions of the said debt and to use any of the approved debt and interest rate management instruments for the period ending 30 June 2025.
- c) Notes that officers will seek advice from PriceWaterhouseCoopers to ensure the best terms and conditions for the required debt are obtained.

CARRIED

It was noted that the resolutions had been checked by a legal professional to ensure they were accurate. It was highlighted that the good work of obtaining alternative funding ensured the rate increase was not an additional 4% higher than it was.

RESOLUTION

(Cr Beccard/Cr Reid)

119/24 THAT the Council

- a) Sets the following rates (all GST inclusive) under the Local Government (Rating) Act 2002, on rating units in the District for the financial year commencing on 1 July 2024 and ending on 30 June 2025.
 - (i) **General Rate**
A general rate of 0.09353 cents in the dollar of capital value on every rateable rating unit set under Section 13 of the Local Government (Rating) Act 2002.
 - (ii) **Uniform Annual General Charge**
A uniform annual general charge of \$755.92 for each separately used or inhabited part of a rateable rating unit, set under Section 15 of the Local Government (Rating) Act 2002.
 - (iii) **Roading Rate**
A targeted rate for roading of 0.07527 cents in the dollar of capital value on every rateable rating unit set under Section 16 of the Local Government (Rating) Act 2002.
 - (iv) **Hāwera Business Rate**
A targeted rate set under Section 16 of the Local Government (Rating) Act 2002 of 0.07429 cents in the dollar on capital value on all rateable rating units used for commercial or industrial purposes located within a defined area of Hāwera and including areas of the former Hāwera County that are located within 1,500 metres of the former Hāwera Borough boundary.
 - (v) **Warmer Homes Scheme Rate – Voluntary Targeted Rate**
Pursuant to Section 16 of the Local Government (Rating) Act 2002 a voluntary targeted rate for the South Taranaki District Council's Home Heating Scheme on a rating unit which has been granted funding assistance for the installation of insulation or approved heating products. The rate is calculated as a percentage of the service amount (the cost of installation plus any accrued interest before added to the First Year rates) until the service amount and the

costs of servicing the serviced amount are recovered. For 2024/25 the rate will be charged as follows;

First Year Rated*	Percentage Paid This Year
2016/17	14.20
2017/18	14.11
2018/19	14.02
2019/20	13.94
2020/21	13.88
2021/22	13.88
2022/23	13.96
2023/24	14.04

*this refers to the first year the targeted rate is added to the property.

(vi) Water Supply Rates

A targeted rate for water supply, set under Section 16 of the Local Government (Rating) Act 2002 of:

- \$684.25 for each separately used or inhabited part of a rating unit connected to a Council operated water supply for urban water supply schemes.
- \$342.13 for each separately used or inhabited part of a rating unit that is not connected to the Council operated water supply, but is within 100 metres of a water main.

A targeted rate for water supply set under Section 16 of the Local Government (Rating) Act 2002 on all rating units that receive water by meter connection, based on connection size and backflow prevention availability, of:

- \$150 per connection for water meters that provide <= 32mm connection
- \$260 per connection for water meters that provide <= 32mm connection with backflow
- \$175 per connection for water meters that provide <= 40mm connection
- \$325 per connection for water meters that provide <= 40mm connection with backflow
- \$460 per connection for water meters that provide <= 50mm connection with backflow
- \$630 for per connection for water meters that provide > 50mm connection with backflow

A targeted rate for water supply set under Section 19 of the Local Government (Rating) Act 2002 based on a fixed charge per cubic metre of water provided as follows:

- \$2.97 per cubic metre for urban supplies – Town
- \$3.16 per cubic metre for urban supplies – Extra High Users
- \$1.16 per cubic metre for Waimate West rural supply metered consumers

(vii) Wastewater Disposal Rate

A targeted rate for sewage disposal set under Section 16 of the Local Government (Rating) Act 2002 of:

- \$874.00 for each separately used or inhabited part of a rating unit connected to a public wastewater drain;
- \$437.00 for each separately used or inhabited part of a rating unit that is not connected to a public wastewater drain but is within 30 metres of such a drain.

(viii) Eltham Drainage Area

Targeted rates for drainage maintenance works set under Section 16 of the Local Government (Rating) Act 2002 on rating units within the Eltham Drainage Area, differentiated as follows:

- All land classified Class A – Differential 1.00.
A targeted rate of 0.01107 cents in the dollar of land value.
- All land classified Class B – Differential 0.65.
A targeted rate of 0.00720 cents in the dollar of land value.
- All land classified Class C – Differential 0.35.
A targeted rate of 0.00386 cents in the dollar of land value.

(ix) Kerbside Collection Rate

A targeted rate for kerbside collection set under Section 16 of the Local Government (Rating) Act 2002, on the following basis:

- Urban – \$325.00 for each set of bins (refuse and recycling) on every rating unit situated within the urban areas of Pungarehu, Rāhotu, Ōpunakē, Kaponga, Eltham, Manaia, Ōhawe, Hāwera, Normanby, Pātea, Waverley and Waverley Beach where the kerbside collection service is available.
- Rural – \$325.00 for each set of bins (refuse and recycling) on rating units that are situated within the rural area, where the customer requests the service and where the Council is prepared to provide the kerbside collection service.

CARRIED

RESOLUTION

(Cr Roach/Cr Bellringer)

120/24 **THAT** the Council

a) Resolves that all rates (except for rates relating to water supply by meter and water meter connection services) be payable in four instalments, due on or by the following dates:

(i) Due Dates for Payment of Rates

1st Instalment	28 August 2024
2nd Instalment	27 November 2024
3rd Instalment	26 February 2025
4th Instalment	28 May 2025

(ii) Due dates for rates for Water Supply By Meter and Water Meter Connection

<u>Invoice Month</u>	<u>Due Dates</u>
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July 2024	20 August 2024
August 2024	20 September 2024
September 2024	21 October 2024
October 2024	20 November 2024
November 2024	20 December 2024
December 2024	20 January 2025
January 2025	20 February 2025
February 2025	20 March 2025
March 2025	21 April 2025
April 2025	20 May 2025
May 2025	20 June 2025
June 2025	21 July 2025

If an invoice includes consumption over the period spanning two financial years this will be pro-rated (ie. a per cubic metre rate will be charged at the relevant year’s applicable rate).

CARRIED

RESOLUTION

(Cr Beccard/Cr Mackay)

121/24 **THAT** the Council

- a) Resolves, pursuant to sections 57 and 58 of the Local Government (Rating) Act 2002, that penalties be charged at a rate of 10% of the amount of each rate instalment (excluding water supply by meter rates and water meter connection rates) which remains unpaid after the due date stated above, to be added after the due dates stated above;

Dates when penalties will be added

1st Instalment	3 September 2024
2nd Instalment	3 December 2024
3rd Instalment	4 March 2025
4th Instalment	4 June 2025

CARRIED

It was noted that the 2% discount provided to ratepayers who paid early did not negatively impact other rate payers.

RESOLUTION

(Cr Hohaia/Cr Horo)

122/24 **THAT** the Council

- a) Resolves that, under section 55 of the Local Government (Rating) Act 2002, an early payment discount of 2% can be applied where a ratepayer pays the year’s rates in full (except for water supply by meter rates and water meter connection rates) on or before the due date of the first instalment for the year. This will be 28 August 2024.

CARRIED

RESOLUTION

(Cr Hohaia/Cr Bellringer)

123/24 **THAT** the Council

- a) Approves that all rates shall be payable during normal business hours at any of the following locations:

Ōpunakē LibraryPlus, Napier Street, Ōpunakē
 Eltham LibraryPlus, High Street, Eltham
 Kaponga LibraryPlus, Egmont Street, Kaponga
 Hāwera Administration Building, Albion Street, Hāwera
 Hāwera LibraryPlus/Te Ramanui o Ruapūtahanga, High Street, Hāwera
 Manaia LibraryPlus, South Road, Manaia
 Pātea LibraryPlus, Egmont Street, Pātea
 Waverley LibraryPlus, Weraroa Road, Waverley

Where any payment is made by a ratepayer that is less than the amount now payable, the Council will apply the payment firstly to any rates outstanding from previous rating years and then to current year rates due.

CARRIED

Due to an administrative error the aquatic services and cemeteries fees and charges needed to be adopted as per the figures that were consulted on.

RESOLUTION

(Cr Mackay/Cr Bellringer)

124/24 **THAT** the Council

- a) Notes the aquatic and cemetery services fees and charges adopted on 24 June 2024 were incorrect; and
- b) Approves the aquatic and cemetery services fees and charges as consulted on in the 2024-2034 Long Term Plan for the 2024/25 Financial Year:

			2024/25 Fees Consulted On
Aquatic Services	Rural Pools	Lifeguard Charge-out rate per hour	\$ 40.00
	Aquatic Centre	Entry Fees	
		Adults	\$ 6.00
		Spectators	\$ 1.60
		Family pass (2 adults plus 2 children)	\$ 16.00
	Price is inclusive of pool entry	Learn to swim 4 yrs + (per lesson)	\$ 12.00

	Price is inclusive of pool entry	Learn to swim AquaTots (per lesson)	\$ 10.00
	Price is inclusive of pool entry	Learn to swim 1 on 1 lesson (30min)	\$ 44.00
	Price is inclusive of pool entry	Learn to swim 1 on 2 lesson (30min)	\$ 55.00
	Price is inclusive of pool entry	Access & Inclusion (special needs) private lesson 1 on 1	\$ 17.00
	Price is inclusive of pool entry	School Swim and Survive with instructors (40min - cost per head)	\$ 5.00
	Price is inclusive of pool entry	AquaFit	\$ 6.00
		BBQ Hire	\$ 10.00
		Swim tickets	
		Preschooler 11 swim ticket	\$ 19.00
		Child 11 Swim ticket	\$ 43.00
		Child 22 Swim ticket	\$ 80.00
		Child 50 Swim ticket	\$ 172.00
		Adult 11 Swim ticket	\$ 53.00
		Adult 22 Swim ticket	\$ 100.00
		Adult 50 Swim ticket	\$ 211.00
		School Swimming Sports per hour	\$ 133.00
		Exclusive Use	
		Exclusive: use per hour 25m facility (excluding hydroslide)	\$ 172.00
		Exclusive: private use per hour learner pool only	\$ 61.00
		Exclusive: private use per hour 25 m pool only	\$ 133.00
		Exclusive: private use per hour 50 m pool (with outdoor change rooms)	\$ 167.00
		Exclusive: Hydroslide per hour (exclusive use)	\$ 100.00
		Exclusive: Thermal Pool per hour (exclusive use)	\$ 59.00
		Exclusive: Toddlers Splash park per hour (exclusive use)	\$ 59.00
		Exclusive: 25m pool only Swim Clubs (per hour)	\$ 100.00
		Exclusive: Lane Hire (per hour)	\$ 29.00
Cemeteries	Plot Purchases	Lawn	\$ 2,185.00
		Cremation	\$ 1,564.00
		Infant	\$ 1,564.00
	Interment Costs	Adult (single depth)	\$ 2,438.00
		Ashes	\$ 627.00
		Ashes (double)	\$ 679.00

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		Adult (double)	\$ 2,749.00
		Child (single)	\$ 1,765.00
		Infant (single)	\$ 1,426.00
		Second burial (turf grave)	\$ 2,438.00
		Probe	\$ 230.00
	Memorial Spaces	Manaia Memorial Wall (plaque and space)	\$ 184.00
		Other memorial walls spaces only (where available)	\$ 58.00
	Monument Permit Fee	Headstone Installation	\$ 161.00

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CARRIED

2.2 Financial Contributions Plan Change Approach

The South Taranaki District Council (the Council) was currently in the process of undertaking an Urban Growth Plan Change. To ensure that the Council could support development and subdivisions financial contributions needed to be provided for in the District Plan. There were several methods that the Council could use, and this report was asking for direction on an approach to collect financial contributions from developments to support infrastructure and recreational reserves.

RESOLUTION

(Cr Mackay/Cr Beccard)

125/24 THAT the Council receives the Financial Contribution Plan Change Approach report.

CARRIED

There were five options presented for consideration for the financial contributions. The first option was to stay with the status quo under the Operative District Plan which was a combination of the set cost approach and the case-by-case approach. The second option presented was a set cost approach with amended dollar amounts. Option three was a formula based approach and meant that an equation or formula would be included in the District Plan. The fourth option was a case-by-case approach which could outline the basis of the contribution, reasons that the Council might take a financial contribution and an assessment criteria. Option five was to use development contributions which was another tool to fund growth-related infrastructure under the Local Government Act 2002.

It was agreed that the formula based approach outlined as option three was fair and gave officers certainty.

RESOLUTION

(Cr Beccard/Cr Mackay)

126/24 THAT the Council agrees that the preferred method to collect financial contributions was option three to use a formula based approach.

CARRIED

It was noted that development contributions were provided for in the Local Government Act and were complex to implement. Development contributions were typically used by larger councils that were experiencing high rates of growth. Financial contributions were provided for in the Resource Management Act and provided for sufficient methods to recover all required costs.

RESOLUTION**(Cr Beccard/Cr Mackay)**

- 127/24** **THAT the Council agrees that no further investigations be undertaken on the use of Development Contributions provided for in the Local Government Act.**

CARRIED

It was felt that all developers within the District should pay the same percentage of civic and recreation contributions. Land value would be less in the District's smaller towns and therefore the contribution amount will be less. It was noted that if the contribution percentage was less in certain areas of the District the ratepayer would have to contribute more financially to cover the costs.

RESOLUTION**(Cr Beccard/Cr Reid)**

- 128/24** **THAT the Council agrees that the preferred method to collect financial contributions in Pātea, Waverley, Kaponga, Manaia and Eltham was option three to use a formula based approach.**

CARRIED

It was suggested that Papakāinga should align with other developments in the District and pay financial contributions.

There were concerns raised regarding the complex cascade of events within Papakāinga development. It was highlighted that Māori land was owned by multiple owners whereas general title land was typically owned by an individual or corporate. There was no question as to whether Papakāinga development was permitted on Māori owned land. In response to a query regarding how Papakāinga worked in an urban setting it was noted that there would be a provision in the District Plan for those cultural spaces. The key aspect of Papakāinga development that needed to be considered was that it was development without the intention to sell and for the properties to remain for generations to come.

It was felt that for a fair approach Papakāinga development on general title land should pay financial contributions as there was a need for contributions to keep towns vibrant. It was suggested that officers look at adding financial contributions to Papakāinga development in urban areas on general title land.

It was highlighted that with the proposed District Plan Papakāinga development provisions that were being consulted on, as part of a District Plan change, would mean development on Māori owned land would not trigger a consent and therefore the Council would not know about the development.

RESOLUTION**(Cr Beccard/Cr Hohaia)**

129/24 **THAT the Council agrees that the preferred method to collect financial contributions for Papakāinga development on general title land was option three to use a formula based approach and Māori owned land continues to be exempt from financial contributions.**

CARRIED

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The meeting concluded at 3.45 pm.

Dated this day of 2024.

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CHAIRPERSON



Ngā Menīti Komiti

Committee Minutes

To	Ordinary Council
Date	5 August 2024
Subject	Risk and Assurance Committee – 3 July 2024

(This report shall not be construed as policy until adopted by full Council)

Whakarāpopoto Kāhui Kahika / Executive Summary

1. The Risk and Assurance Committee met on 3 July 2024. The Council is being asked to receive the Risk and Assurance Committee minutes from 3 July 2024 for their information.
2. There were no recommendations within the minutes for the Council to consider.

Taunakitanga / Recommendation

THAT the Council receives the minutes of the Risk and Assurance Committee meeting held on 3 July 2024.



Menīti Minutes

Ngā Menīti take o te Komiti Tūraru me te Taurangi Risk and Assurance Committee Meeting

Council Chamber, Albion Street, Hāwera on Wednesday 3 July 2024 at 10.30 am

Kanohi Kitea / Present: Philip Jones (Chairperson), Mayor Phil Nixon, Councillors Andy Beccard, Racquel Cleaver-Pittams, Te Aroha Hohaia and Marie Broughton (Iwi Representative).

**Ngā Taenga-Ā-Tinana
/ In Attendance:**

Fiona Aitken (Chief Executive), Rob Haveswood (Group Manager Community Services), Liam Dagg (Group Manager Environmental Services), Claire Bourke (Management Accountant), Sam Greenhill (Governance Officer), Jill Manaia (Health and Safety Advisor), Vipul Mehta (Head of Business Enablement), Garry Morris (Senior Accountant), Anna Officer (Business and Risk Analyst), Simon Walkinshaw (People and Capability Manager), Garth Gregory, Priya Patel (Mercer), Greg McMaster (Salt), Jonathon Wakeman, Eric Finnell (Skerryvore), Richard Mandeno, Wayne Skerten, David Batty (Metrics), Chris Di Leva, Lewis Fowler (Harbour), Sam Bryden and Alan Clarke (Nikko).

Matakore / Apologies: Councillor Celine Filbee.

RESOLUTION

(Cr Beccard/Mayor Nixon)

45/24 AR **THAT** the apology from Councillor Celine Filbee be received.

CARRIED

1. Whakaaetia ngā Miniti / Confirmation of Minutes

1.1 Risk and Assurance Committee minutes held on 15 May 2024

RESOLUTION

(Mayor Nixon/Cr Hohaia)

46/24 AR **THAT** the Risk and Assurance Committee adopt the minutes of their meeting held on 15 May 2024 as a true and correct record.

CARRIED

2. Pūrongo-Whakamārama / Information Report

2.1 Quarterly Risk Management Status Report

The report provided information to the Committee on the Council's strategic risks, managed by the Senior Leadership Team, business risks with a high rating and general risk management activities.

There were concerns raised regarding the increased residual score for the Building Consent Processing Risk. It was highlighted that it was important to ensure consents that were being outsourced to other councils needed to be carefully considered to ensure rural and urban consents were being considered by those who understood the requirements of specific buildings such as farm sheds. A service level review of Building Control was being carried out which would include evidence from the 2022/23 financial year compared to previous financial years.

In response to a query regarding the potential for shared services for building control it was noted that there not a high level of interest from neighbouring councils at this time.

It was suggested that future reports include movement. It was noted that work was actively being carried out to improve reporting and new systems would provide more flexibility on the reporting available moving forward.

RESOLUTION

(Mr Jones/Mayor Nixon)

47/24 AR THAT the Risk and Assurance Committee receives the Quarterly Risk Management Status Report.

CARRIED

2.2 Quarterly Internal Audit Status Report

The report provided the Committee with an update on the status of Internal Audit activity since the last Internal Audit Status Report. The report also included an update on the open recommendations from previous internal audits.

There were six recommendations that had been closed since the last report. It was highlighted that the Privacy and Compliance audit was nearing completion and would increase the number of open recommendations. The Emergency Management Response recommendations had been separated however half of the recommendations had been completed to date.

There were concerns raised regarding the volume of LGOIMA requests councils had been receiving. It was noted that the Council had not seen significant levels of requests from the same types of groups that other councils had been receiving requests from.

In response to a query regarding the date set for completing the business continuity plans it was noted that the plans were 90% complete and the date set was realistic.

RESOLUTION

(Mayor Nixon/Cr Beccard)

48/24 AR **THAT** the Risk and Assurance Committee receives the Quarterly Internal Audit Status Report.

CARRIED

2.3 Risk and Assurance Committee Workplan

The Risk and Assurance Committee Workplan for 2023/24 – 2026/27 included key reports, policies for review and workshops, for the next three years.

It was highlighted that a number of reports had been delayed until the next meeting due to the presentations from the fund managers. It was noted that a verbal update would be provided on the three waters reform at the next meeting.

RESOLUTION

(Cr Hohaia/Cr Beccard)

49/24 AR **THAT** the Risk and Assurance Committee receives the Risk and Assurance Committee Workplan for the period 2023/24 – 2026/27.

CARRIED

3. Nga Whakataunga kia noho tūmataiti kore/Resolution to Exclude the Public

RESOLUTION

(Cr Hohaia/Cr Beccard)

50/24 AR **THAT** the public be excluded from the following parts of the proceedings of this meeting, namely:

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
1. Fund Manager - Metrics	Good reason to withhold exists under Section 7.	That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists. Section 48(1)(a)
2. Fund Manager - Salt		
3. Fund Manager - Nikko		



4. Fund Manager - Harbour	
5. Fund Manager - Skerryvore	
6. Confirmation of Minutes held on 15 May 2024	
7. Health and Safety Quarterly Report – March 2024 to May 2024	
8. South Taranaki Business Park Update Report	
9. Mercer – Asset Manager Selection (<i>Item laid on the table from 15 May 2024</i>)	

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This resolution is made in reliance on sections 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 7 of that Act, which would be prejudiced by the holding of the relevant part of the proceedings of the meeting in public are as follows:

Item No	Interest
1, 2, 3, 4, 5, 6, 8	Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) (Schedule 7(2)(i)).
6, 7	Maintain the effective conduct of public affairs through the protection of members or officers or employees of the Council, and persons to whom Section 2(5) of the Local Government Official Information and Meetings Act 1987 applies in the course of their duty, from improper pressure or harassment (Schedule 7(2)(f)(ii)).
6	To protect the privacy of natural persons, including that of deceased natural persons (S7(2)(a)).
6, 9	To prevent the disclosure or use of official information for improper gain or advantage (s. 7(2)(j)).

CARRIED

4. Tuwhera anō te Hui / Resume Open Meeting

RESOLUTION

(Cr Hohaia/Mr Jones)

44/24 AR THAT the Risk and Assurance Committee resumes in open meeting.

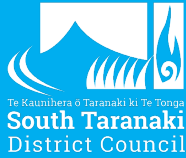
CARRIED

The meeting concluded at 3.22 pm.

Dated this day of 2024.

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CHAIRPERSON

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Ngā Menīti Poari

Board Minutes

To	Ordinary Council
Date	5 August 2024
Subject	Te Hāwera Community Board – 8 July 2024

(This report shall not be construed as policy until adopted by full Council)

Whakarāpopoto Kāhui Kahika / Executive Summary

1. Te Hāwera Community Board met on 8 July 2024. The Council is being asked to receive Te Hāwera Community Board minutes from 8 July 2024 for their information.
2. There were no recommendations within the minutes for the Council to consider.

Taunakitanga / Recommendation

THAT the Council receives the minutes of Te Hāwera Community Board meeting held on 8 July 2024.



Meniti Minutes

Ngā Meniti take Poari Hapori o Te Hāwera Te Hāwera Community Board Meeting

Ōhawe Town Hall, Karora Street, Ōhawe on Monday 8 July 2024 at 11.00 am.

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Kanohi Kitea / Present: Heather Brokenshire, Raymond Buckland, Nikki Watson (Chairperson) and Councillor Diana Reid.

Ngā Taenga-Ā-Tinana / In Attendance: Mayor Phil Nixon, Rob Haveswood (Group Manager Community Services), Sam Greenhill (Governance Officer), Eileen Kolai-Tuala (Community Development Advisor), David Pentz (Community Development Manager) and Anne Sattler (Senior Policy Advisor).

Matakore / Apologies: Andrew Blanche.

RESOLUTION

(Mrs Brokenshire/Cr Reid)

38/24 HA THAT the apology from Andrew Blanche be received.

CARRIED

1. Whakatakoto Kaupapa Whānui, Whakaaturanga hoki / Open Forum and Presentations

1.1 Anne Sattler – Open Consultations and Speed Reviews

Consultation for the road renaming within the South Taranaki Business Park was now open. Kerry Lane and Fitzgerald Lane both required renaming as they no longer fit the criteria of a Lane. At the same time options for the renaming of Little Waihi Road was also being considered.

The consultation for the Freedom Camping Bylaw was also open and included a statement of proposal which summarised the suggested changes. With the changes to the Freedom Camping Act camping in a tent was now permitted on any council owned land. The idea of town boundary maps was being considered which would prohibit freedom camping in a tent unless in a specified permitted area.

Central government released the draft Land Transport Rule: Setting of Speed Limits Rule 2024. If the draft land transport rule was implemented in its current state all speed limits around schools would be changed. All permanent speed limits would be changed and limited to school drop off and pick up times.

In response to a query regarding the speed limit around Te Paepae o Aotea it was noted that an application could be submitted for a permanent speed reduction.

2. Whakaaetia ngā Menīti / Confirmation of Minutes

2.1 Te Hāwera Community Board meeting held on 27 May 2024.

RESOLUTION

(Mr Buckland/Mrs Brokenshire)

39/24 HA **THAT Te Hāwera Community Board adopts the minutes from the meeting held on 27 May 2024 as a true and correct record.**

CARRIED

3. Pūrongo / Report

3.1 Local Discretionary Funding Applications

The report provided a summary of the applications received to the June 2024 Local Discretionary Funds including the current status of the Board's Fund.

It was noted that this was the first round of the Local Discretionary Fund with the inclusion of additional funding.

RESOLUTION

(Ms Watson/Mrs Brokenshire)

40/24 HA **THAT Te Hāwera Community Board receives the Local Discretionary Funding Report.**

CARRIED

SPCA New Zealand

A funding application was received from SPCA New Zealand to strengthen Eltham and Kaponga – fostering resilience in financially challenged families/whānau while improving local biodiversity.

It was noted that District wide applications would be presented to the Mayor and Chairs' meeting before being considered by each individual Community Board. It was recommended that the application be deferred as the presentation of the application was premature and was yet to be presented to the Mayor and Chairs' meeting.

RESOLUTION

(Mrs Brokenshire/Mr Buckland)

41/24 HA **THAT Te Hāwera Community Board defers the funding application from SPCA New Zealand to the August meeting.**

CARRIED

4. Pūrongo-Whakamārama / Information Reports

4.1 Community Development Activity Report



The report provided an update to the Board on progress with community development projects and activities across the District and other items of interest.

The Eltham State Highway pinch points had been completed. The motifs used provided a design consistency to the wider town revitalisation plan.

In response to a query regarding the RoadSafe event held in Stratford it was noted that the event was specifically for rest home residents in Stratford. It was highlighted that RoadSafe Taranaki was a regional piece of work that was managed by South Taranaki District Council.

RESOLUTION

(Mrs Brokenshire/Mr Buckland)

42/24 HA THAT Te Hāwera Community Board receives the Community Development Activity Report.

CARRIED

4.2 District LibraryPlus Report – May 2024

The report covered a range of library activities and statistics across the District for May 2024.

The winter reading programme was going well with people engaging in a positive way with all libraries having engagement from their communities. The regional banking hub trial had come to an end. A new Smart ATM would be installed in the old Ōpunakē TSB building to supplement the removal of the banking hub. The completion of the Te Ramanui o Ruapūtahanga was nearing, and staff were looking at the colour scheme and pallet options.

RESOLUTION

(Ms Watson/Mr Buckland)

43/24 HA THAT Te Hāwera Community Board receives the District LibraryPlus Report for May 2024.

CARRIED

4.3 Environmental Services Activity Report

The report provided an update on activities relating to the Environmental Services Group for the month of May 2024.

It was highlighted that the number of building consents issued within the statutory timeframe had increased.

RESOLUTION

(Mrs Brokenshire/Mr Buckland)

44/24 HA THAT Te Hāwera Community Board receives the Environmental Services Activity Report.

CARRIED

4.4 Facility Usage Report

The report summarised the total usage of a range of Council owned assets and services, within the South Taranaki District.



RESOLUTION

(Mr Buckland/Cr Reid)

45/24 HA **THAT** Te Hāwera Community Board receives Te Hāwera Facilities Usage Report.

CARRIED

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The meeting concluded at 11.29 am.

Dated this day of 2024.

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CHAIRPERSON



Ngā Menīti Poari

Board Minutes

To	Ordinary Council
Date	5 August 2024
Subject	Pātea Community Board – 8 July 2024

(This report shall not be construed as policy until adopted by full Council)

Whakarāpopoto Kāhui Kahika / Executive Summary

1. The Pātea Community Board met on 8 July 2024. The Council is being asked to receive the Pātea Community Board minutes from 8 July 2024 for their information.
2. There were no recommendations within the minutes for the Council to consider.

Taunakitanga / Recommendation

THAT the Council receives the minutes of the Pātea Community Board meeting held on 8 July 2024.



Menīti Minutes

Ngā Menīti take Poari Hapori o Pātea Pātea Community Board Meeting

Hunter Shaw Building, Egmont Street, Pātea on Monday 8 July 2024 at 4.00 pm.

Kanohi Kitea / Present: Jacq Dwyer (Chairperson), Cheryl Rook, Owen Savage and Bronwyn Wattrus.

Ngā Taenga-Ā-Tinana / In Attendance: Rob Haveswood (Group Manager Community Services), Sara Dymond (Governance and Support Team Leader), Cindy Koen (Environment and Sustainability Manager), Eileen Kolai-Tuala (Community Development Advisor), David Pentz (Community Development Manager), Anne Sattler (Senior Policy Advisor) and ten members of the public.

Matakore / Apologies: Deputy Mayor Northcott.

RESOLUTION

(Mrs Rook/Ms Wattrus)

33/24 PA THAT the apology from Deputy Mayor Northcott be received.

CARRIED

1. Whakatakoto Kaupapa Whānui, Whakaaturanga hoki / Open Forum and Presentations

1.1 Anne Sattler - Consultation

There were two consultations that were open, the South Taranaki Business Park (the Business Park) Road Renaming and the Freedom Camping Bylaw. The Business Park was located in Hāwera opposite the racecourse. There were two roads Fitzgerald Lane and Kerry Lane that no longer met the definition of a 'lane' so it was being recommended that these be changed to road. It was also recommended that Little Waihi Road be renamed and there were three suggested names the Council was asking for feedback on. The consultation period closed on 4 August 2024. The Freedom Camping Bylaw required a review due to the introduction of the Self-Contained Motor Vehicles Legislation Act 2023 (Act). One of the major changes of the Act was that tents were allowed to freedom camp anywhere on local authority land. The Council was proposing to introduce town boundary maps. All freedom camping within the red town boundary was prohibited on council-owned or managed land except where it was permitted. The consultation period closed on 11 August 2024.

The Government was asking for submissions on the land transport setting of speed limit rules. If implemented, the speed limits around schools would change reducing to 30 km for urban schools during drop off and pick up on school days. Rural schools would be 60 km, however it was hoped that these would be reduced to 30 km as well. The state highway

came under the same rules, however how this would be managed was yet to be decided. Changes were required to be implemented by 1 July 2025. There was no requirement to consult with the community, however schools would be kept informed.

In response to the query around signs Mrs Sattler noted that this was yet to be determined, however it could be static signs with the hours on it. There would be education around that.

1.2 Cindy Koen – Pātea Saltmarsh

Recently 500 plants were planted at the Pātea Saltmarsh and the project was now moving into Stage 2. Stage 2 involved erecting a fence to keep life stock out of the area followed by pest plant ratification. Traps were in the setting phase and would be activated next week. What the future looked like was yet to be determined. There had been various ideas and suggestions put forward and Council staff would undertake an analysis looking at it from a social, economic, cultural and environmental point of view. This would also look at what was feasible, what the best option was for everyone and the sustainability of the Saltmarsh.

Ms Dwyer noted that it would be nice to have a walkway round the Pātea Saltmarsh as it did in the 1980s.

1.3 Trish Edgecombe – Pātea Cemetery

Trees had been removed from the Pātea Cemetery to clean it up and amongst them was an old headstone. Concerns were raised that more headstones could be uncovered and it was important that those working in the cemetery were mindful of this. Ms Wattrus would look into this further.

Mayor Nixon arrived at 4.14 pm.

1.4 Trish Murphy – Pātea

Concerns were raised regarding the traffic driving straight off the main street (Egmont Street) onto south Egmont Street through the give way sign on the wrong side of the road. This had been witnessed on several occasions and had almost caused a collision. The police were aware of this occurring however nothing had been actioned. It was ongoing and concerning.

Mayor Nixon noted that through consultation for speed mitigations on Egmont Street this was mentioned several times. Discussions with local police took place informing them that this was occurring, and he would follow up on this.

The disability toilet at the Pātea beach had been graffitied and needed tidying up.

1.5 Trevor Simpson – Graffiti on Egmont Street

At the previous meeting Mr Simpson had raised the issue of drivers doing burnouts on Egmont Street causing black marks on the road. He was told that the marks would be removed however this had not been done. Pātea residents were proud of their town and he would like to see it cleaned up.

Mr Haveswood commented that installation of the raised platforms was taking place this week and contractors would at the same time attempt to remove the marks on the road. A

test patch was done and it did not remove the marks completely however it had lightened them.

1.6 Ata Nui – Former Pātea Hospital, Cell Phone Coverage and Community Patrol

Concerns were raised with the state of the former Pātea Hospital as he believed it was an eyesore. Mr Nui asked what was happening with the building. Mayor Nixon noted that the building was privately owned.

There were concerns around there potentially being asbestos on site and the affects this would have on the stock being grazed there as well as potential water runoff into the waterway.

In response to the request for an update on cell phone coverage in Pātea, Ms Wattrus explained that local MP Carl Bates was advocating for better connectivity in the area. She had undertaken a survey and it appeared that there was over reporting on how much coverage there was. The Council had offered support for Council buildings to be used to house the tower however this had not been taken up.

Mr Nui asked if the Council could follow this up again. He commented that if the community was aware that the Council was being proactive in this space then that was all they could ask.

The Community Patrol vehicle had been vandalised and was out of commission. This was a volunteer service for the community and it was disappointing that this had occurred and now patrolling could not take place.

1.7 Christine How – Waverley Croquet Club (the Club)

Vandalism had occurred on the lawn outside the Club. Dirt had been flicked up onto the side of the building which had now left brown marks on the wall. The building was Council owned but the Club had always maintained it. The Club was asking for funding assistance to help with building and ground maintenance work which included water blasting and painting the building. The Club was prepared to paint the building themselves.

The Club also needed to replace the lawn mowers. They had applied for funding through McBroom Estate however they were yet to receive the outcome. The Club had 20 members and this was a great place for them to interact.

It was suggested that gates would help stop vandalism however Mr Haveswood noted that this had been looked at in the past and it could cause issues around access and who had keys. The Council was working with a community group in Waverley around a network of cameras. This might help deter this behaviour occurring.

The Club was formed in 2012 and the grounds were looking amazing. This was an asset for the community.

Mrs Rook suggested looking at other funding sources such as Sport Taranaki. Mayor Nixon suggested contacting the Wheelhouse who specialised in obtaining funding.

1.8 Trish Adams – Pātea Boat Ramp and Maintenance

The Pātea Boat Ramp was an asset to the community. With the width of the ramp being extended it was requested that a floating pontoon be put on the south side of the new ramp

so two boats could utilise it. Ms Dwyer suggested talking to the Pātea Boat Club as they installed the first one.

Ms Adams asked when the planting was scheduled to be done along the side of the riverwalk steps down at the Pātea Beach. It was being used by quad bikes and if not planted then there would be erosion issues. The quad bikes were also a health and safety issue and although there was a railing to protect track users it was a priority to ensure people did not get hurt. This was also occurring along York Street, Pātea.

The footpath by the vacant section between the tyre shop and block of shops had been cleared ready for tar sealing. Ms Adams asked when this was scheduled to occur because now it had been left the weeds were growing. Ms Dwyer would follow this up. It was a hazard for people with disabilities because it was uneven.

1.9 Cheryl Rook – Lime works bridge and Pātea Cemetery Chapel Maintenance

There had been several residents expressing their concern about the number of trucks going over the lime works bridge. It was understood that a weight limit was advertised on a sign heading onto the bridge however she could no longer see it. There concerns were that if this continued then the bridge would deteriorate and require repair. Mayor Nixon noted that we wanted to see the bridge preserved for as long as possible. Council staff were investigating weight limits. Further investigation was being undertaken around if a detour was required off the main road and what this would look like. This would require working with Waka Kotahi and the NZ Police to ensure that we were clear about weight limits and that it would not permit heavy traffic.

Mrs Rook asked if there was any progress on the work required on the chapel at the Pātea Cemetery. She would like to see the chapel maintained. Ms Dwyer noted that the Community Board submitted on this during the Long Term Plan process.

2. Whakaaetia ngā Menīti / Confirmation of Minutes

2.1 Pātea Community Board Meeting held on 27 May 2024.

RESOLUTION

(Ms Wattrus/Mrs Rook)

34/24 PA **THAT the Pātea Community Board adopts the minutes from their meeting held on 27 May 2024 as a true and correct record.**

CARRIED

3. Pūrongo / Report

3.1 Local Discretionary Funding Applications

The report provided a summary of the applications received to the June 2024 Local Discretionary Funds including the current status of the Board's Fund.



RESOLUTION

(Mrs Rook/Mr Savage)

35/24 PA THAT the Pātea Community Board receives the Local Discretionary Funding Report.

CARRIED

Waverley Croquet Club

An application was received from the Waverley Croquet Club to supply a facility for anyone of any age, gender or national to play sport.

It was noted that the Club was yet to receive the outcome of the application to the McBroom Estate. It was difficult to allocate funds when they did not know if there would be a shortfall.

Mrs Rook noted that it was important to have clubs in the small towns. The Club had been operating for several years and competed throughout the District. The Club had members from Whanganui and other areas of the District other than Waverley.

MOTION

(Mr Savage/)

THAT the Pātea Community Board allocates \$2,500 from their Local Discretionary Fund to the

LOST

The Board supported allocating \$1,824 for lawn care and building maintenance. Depending on the outcome of their funding application to McBroom Estate the Board encouraged the Club to investigate other funding sources however also welcomed them to come back to apply for funding through the Board.

RESOLUTION

(Mrs Rook/Ms Wattrus)

36/24 PA THAT the Pātea Community Board allocates \$1,824 from their Local Discretionary Fund to the Waverley Croquet Club for lawn care and building maintenance, and the purchase of the small lawn mower.

CARRIED

Mr Savage voted against the motion and asked that it vote be recorded.

Waitōtara School

An application was received from the Waitōtara School for the Waitōtara School Bike Track.

Mrs Rook noted that Waitōtara School was a small school who found it difficult to obtain funding. There were 37 pupils at the school. A new playground had been installed with the help of the Waitōtara community.

Mrs Wattrus noted that the school was limited to funding options as it was a small community and there were few businesses in the area.



RESOLUTION

(Mr Savage/Mr Wattus)

37/24 PA THAT the Pātea Community Board allocates \$2,460 from their Local Discretionary Fund to the Waitōtara School for the Waitōtara School Bike Track.

CARRIED

SPCA New Zealand

An application was received from the SPCA New Zealand for strengthening Eltham and Kaponga – Fostering Resilience in financially challenged families/whānau while improving local biodiversity.

Mr Haveswood explained that this was the first funding round with the new funding set up. The SPCA New Zealand application was a District wide application which was required to be presented to the Mayor and Chairs’ meeting prior to it coming to the next community board meeting for consideration. It was recommended that the application be deferred to the next meeting

RESOLUTION

(Ms Dwyer/Ms Wattus)

38/24 PA THAT the Pātea Community Board defers the application from the SPCA New Zealand until their next meeting.

CARRIED

4. Ngā Take Kawea / Items for Action

4.1 Pump Track in Waverley

Work was set to commence in December.

4.2 Civil Defence

Community Response Plans would be sent out to the community. There were two types that could be used and these were great resources which would be pushed out to the community soon. The Council’s Emergency Management Officer would be talking with the Community Board in the near future.

5. Pūrongo-Whakamārama / Information Reports

5.1 Community Development Activity Report

The report provided updates to the Board on progress with community development projects and activities across the District and other items of interest.

Mrs Kolai-Tuala commented that the first stage of the installation of speed cushions and raised platforms on Egmont Street, Pātea had been completed. Work on the second stage was expected to be completed by 19 July 2024. In Waverley the Community hui was well attended where the concept designs for the town revitalisation was presented for feedback. The Waverley Town Belt pathway was an exciting project for the Waverley community.



RESOLUTION

(Ms Wattrus/Mrs Rook)

39/24 PA THAT the Pātea Community Board receives the Community Development Activity Report.

CARRIED

5.2 District LibraryPlus Report – May 2024

The report covered a range of library activities and statistics across the District for May 2024.

In terms of the winter reading programme Mr Haveswood noted that the Taniwha trading cards had been popular. Waverley traditionally had the least youth in the LibraryPlus however it was positive to see youth engaging in a positive way in our libraries.

In preparation to the opening of Te Ramanui o Ruapūtahanga Council staff were working on the soft fitouts for the building. It was expected to be open in October/November this year.

RESOLUTION

(Mr Savage/Mr Wattrus)

40/24 PA THAT the Pātea Community Board receives the District LibraryPlus Report for May 2024.

CARRIED

5.3 Environmental Services Activity Report

The report provided an update on activities relating to the Environmental Services Group for the month of May 2024.

Mr Haveswood noted that a highlight in the report were the statistics for building consent issued in statutory timeframe which had increased to 83% which was tracking in the right direction.

RESOLUTION

(Mr Savage/Ms Wattrus)

41/24 PA THAT the Pātea Community Board receives the Environmental Services Activity Report.

CARRIED

5.4 Facilities Usage Report

The report summarised the total usage of a range of Council owned assets and services, within the South Taranaki District.

RESOLUTION

(Ms Wattrus/Ms Dwyer)

42/24 PA THAT the Pātea Community Board receives the Pātea Facilities Usage Report.

CARRIED

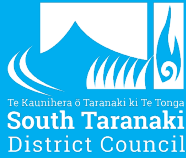


The meeting concluded at 5.22 pm.

Dated this day of 2024.

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CHAIRPERSON

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Ngā Menīti Poari

Board Minutes

To	Ordinary Council
Date	5 August 2024
Subject	Eltham-Kaponga Community Board – 10 July 2024

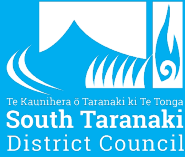
(This report shall not be construed as policy until adopted by full Council)

Whakarāpopoto Kāhui Kahika / Executive Summary

1. The Eltham-Kaponga Community Board met on 10 July 2024. The Council is being asked to receive the Eltham-Kaponga Community Board minutes from 10 July 2024 for their information.
2. There were no recommendations within the minutes for the Council to consider.

Taunakitanga / Recommendation

THAT the Council receives the minutes of the Eltham-Kaponga Community Board meeting held on 10 July 2024.



Menīti Minutes

Ngā Menīti take Poari Hapori o Arakamu ki Kaponga Eltham-Kaponga Community Board Meeting

START Taranaki, 66 Victoria Street, Kaponga on Wednesday 10 July 2024 at 10.31 am

Kanohi Kitea / Present: Karen Cave (Chairperson), Sonya Douds, Alan Hawkes, Lindsay Maindonald (from 10.47 am) and Councillor Steffy Mackay.

Ngā Taenga-Ā-Tinana / In Attendance: Mayor Phil Nixon, Rob Haveswood (Group Manager Community Services), Sam Greenhill (Governance Officer), Fran Levings (Community Development Advisor), David Pentz (Community Development Manager), Anne Sattler (Senior Policy Advisor) and one member of the public.

Matakore / Apologies: Nil.

1. Whakatakoto Kaupapa Whānui, Whakaaturanga hoki / Open Forum and Presentations

1.1 Anne Sattler – Open Consultations and Speed Reviews

The consultation for the South Taranaki Business Park road renaming opened on Monday. Kerry Lane and Fitzgerald Lane required renaming as they would no longer fit the criteria of a Lane. At the same time renaming of Little Waihi Road was also being considered.

The Freedom Camping Bylaw consultation was also open for public feedback. The change to the Freedom Camping Act now allowed camping in a tent on any council owned land. Town boundary maps were proposed which would prohibit freedom camping within the town boundaries except in specified areas where freedom camping would be permitted.

Central government had released the draft Land Transport Rule: Setting of Speed Limits Rule 2024. The land transport rule was being reviewed and if it was to come into effect in its current state all speed limits around schools would need to be changed. The change would see all permanent speed reductions changed to drop off and pick up times only. It was noted that speeds around rural schools would also need to be reconsidered.

1.2 Paul Haenga – START Taranaki

START Taranaki was founded a supervision with activity programme. Participants were supervised while participating in a range of activities. START Taranaki had two sites in Kaponga, the first was a residence where the boys stayed during their time in the programme and the other site was located on 66 Victoria Street, Kaponga. The second site had a number of facilities available including a barber, café, sound studio and an education space.

The programme aimed to help the boys find their passion and get them engaged. Once the boys had completed the programme plan was made with someone from START Taranaki who checked in with them regularly.

The other programme provided by START Taranaki was their start early programme which was a mentor programme for at risk youth. The start early programme ran for at least a year with a longer time period if required.

Mr Maindonald arrived at 10.47 am.

In response to a query regarding nurture versus nature it was noted that although there could be intergenerational impacts the cycle could be broken.

2. Whakaaetia ngā Menīti / Confirmation of Minutes

2.1 Eltham-Kaponga Community Board Meeting held on 29 May 2024.

RESOLUTION

(Mr Hawkes/Mr Maindonald)

36/24 EL **THAT the Eltham-Kaponga Community Board adopts the minutes from their meeting held on 29 May 2024 as a true and correct record.**

CARRIED

3. Pūrongo / Report

3.1 Local Discretionary Funding Applications

The report provided a summary of the applications received to the June 2024 Local Discretionary Funds including the current status of the Board's Fund.

It was noted that this was the first funding round since the change in policy. It was highlighted that the amount available for distribution by the Board had significantly increased.

RESOLUTION

(Ms Douds/Mr Hawkes)

37/24 EL **THAT the Eltham-Kaponga Community Board receives the Local Discretionary Funding Report.**

CARRIED

SPCA New Zealand

A funding application was received from SPCA New Zealand to strengthen Eltham and Kaponga – fostering resilience in financially challenged families/whānau while improving local biodiversity.

It was noted that District wide applications would be presented to the Mayor and Chairs' meeting before being considered by each individual Community Board. It was

recommended that the application be deferred as the presentation of the application was premature and was yet to be presented to the Mayor and Chairs' forum.

In response to a query regarding the split for District wide applications it was noted that the applicant might consider this as part of their application. However the discussion of what portion split for each ward would be appropriate would be had in the Mayor and Chairs' forum for feedback to each Community Board.

RESOLUTION

(Mr Hawkes/Ms Douds)

38/24 EL **THAT the Eltham-Kaponga Community Board defers the funding application from SPCA New Zealand to the August meeting.**

CARRIED

4. Ngā Take Kawea / Items for Action

4.1 Soldiers Memorial Park, Eltham

The signs for Soldiers Memorial Park had been made and were ready for installation. It was noted that the signs were clear and showed the direction of the pathway.

4.2 Kaponga War Memorial Hall

It was requested that the Kaponga War Memorial Hall be added to items for action. The upstairs area of the Hall had been closed for some time and it was hoped that a solution could be found.

4.3 Tayler Street Dog Park

There had been a number of comments made regarding the removal of the tap at the Tayler Street Dog Park. It was highlighted that the tap was on the outside of the old soccer club rooms which had been removed however the toby remained in place. It was suggested that the Board could fund a fountain for the area which would require drainage and a concrete pad.

5. Pūrongo-Whakamārama / Information Reports

5.1 Community Development Activity Report

The report provided updates to the Board on progress with community development projects and activities across the District and other items of interest.

A town revitalisation meeting was held at Stark Park, Eltham to discuss the vision for the area and potential to expand the revitalisation.

There were concerns raised regarding the pinch points outside Inflamm, Eltham. Pedestrians were using the pinch points as a pedestrian crossing. It was suggested that communication needed to be provided to the public notifying them that the pinch points were not designated pedestrian crossings. It was highlighted that school children had also been using

the pinch points as pedestrian crossings however this had stopped since the principal of the school had made an announcement reinforcing that crossings were the black and white strips on the road.

RESOLUTION

(Mr Maindonald/Cr Mackay)

39/24 EL THAT the Eltham-Kaponga Community Board receives the Community Development Activity Report.

CARRIED

5.2 District LibraryPlus Report – May 2024

The report covered a range of library activities and statistics across the District for May 2024.

The winter reading programme was up and running with good engagement across the District. There had been issues with the Kaponga LibraryPlus leaking, there was budget allocated in the Long Term Plan to find a solution.

It was disappointing to see the reduction in attendance at the digital sessions however it was hoped that the sessions would continue.

RESOLUTION

(Ms Douds/Mr Hawkes)

40/24 EL THAT the Eltham-Kaponga Community Board receives the District LibraryPlus Report for May 2024.

CARRIED

5.3 Environmental Services Activity Report

The report updated the Board on activities relating to the Environmental Services Group for the month of May 2024.

It was highlighted that the number of building consents issued within the statutory timeframe had increased. In response to a query regarding the move to fortnightly rubbish collection it was noted that the changes would take effect from 1 October 2024.

There were concerns raised regarding the number of dog attacks along with barking and roaming dogs.

RESOLUTION

(Cr Mackay/Mr Maindonald)

41/24 EL THAT the Eltham-Kaponga Community Board receives the Environmental Services Activity Report.

CARRIED

5.4 Facilities Usage Report

The report summarised the total usage of a range of Council owned assets and services, within the South Taranaki District.



RESOLUTION

(Mr Hawkes/Ms Douds)

42/24 EL **THAT** the Eltham-Kaponga Community Board receives the Eltham-Kaponga Facilities Usage Report.

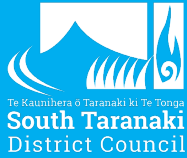
CARRIED

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6

The meeting concluded at 11.32 am.

Dated this day of 2024.

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CHAIRPERSON



Ngā Menīti Poari

Board Minutes

To	Ordinary Council
Date	5 August 2024
Subject	Taranaki Coastal Community Board – 10 July 2024

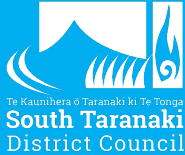
(This report shall not be construed as policy until adopted by full Council)

Whakarāpopoto Kāhui Kahika / Executive Summary

1. The Taranaki Coastal Community Board met on 10 July 2024. The Council is being asked to receive the Taranaki Coastal Community Board minutes from 10 July 2024 for their information.
2. There were no recommendations within the minutes for the Council to consider.

Taunakitanga / Recommendation

THAT the Council receives the minutes of the Taranaki Coastal Community Board meeting held on 10 July 2024.



Meniti Minutes

Ngā Meniti take Poari Hapori o Taranaki ki Tai Taranaki Coastal Community Board Meeting

Rāhotu Hall, 5781 South Road, Rāhotu on Wednesday 10 July 2024 at 2.30 pm.

Kanohi Kitea / Present: Liz Sinclair, Sharlee Mareikura (Chairperson) and Monica Willson.

Ngā Taenga-Ā-Tinana / In Attendance: Mayor Phil Nixon, Rob Haveswood (Group Manager Community Services), Sam Greenhill (Governance Officer), Fran Levings (Community Development Advisor), David Pentz (Community Development Manager), Anne Sattler (Senior Policy Advisor), four members of the public and one media.

Matakore / Apologies: Andy Whitehead and Councillor Aarun Langton.

RESOLUTION

(Ms Mareikura/Mrs Willson)

28/24 TC **THAT the apologies from Mr Whitehead and Councillor Langton be received.**

CARRIED

1. Whakatakoto Kaupapa Whānui, Whakaaturanga hoki / Open Forum and Presentations

1.1 Anne Sattler – Open Consultations and Speed Reviews

The consultation for the road renaming at the South Taranaki Business Park was now open. Kerry Lane and Fitzgerald Lane required renaming as they no longer fit the criteria of a lane. At the same time renaming of Little Waihi Road was also being considered.

The Freedom Camping Bylaw consultation was also open for consultation. With the changes to the Freedom Camping Act, camping in a tent was now permitted on any council owned land. Town boundary maps were being proposed which prohibited freedom camping within the town boundary unless specifically permitted.

School speed limits were likely to change under the proposed Land Transport Rule for the setting of speed limits. The proposed changes meant that permanent speed reductions would be changed to be during drop off and pick up times.

1.2 Wayne Chapman – Roading and Public Toilets

Mr Chapman raised concerns regarding the speed of traffic travelling through Rāhotu. Due to the nature of the road into Rāhotu vehicles did not tend to reduce their speed particularly at night. It was suggested that better signage was required along with pinch points to help reduce the speed of traffic.

It was highlighted that there were no public toilets in Rāhotu other than the facilities available within the community hall.

There were concerns raised regarding the culverts on Gregory Road. The sides of the culvert had been rebated with rocks however the culverts were not big enough. It was noted that work for the culverts on Gregory Road was scheduled to commence soon.

1.3 Kelvin Putt – Gregory Road

Concerns were raised regarding the speed of traffic travelling past the school. It was highlighted that vehicles were not slowly down during the day as well as at night.

1.4 Ruth Morgan – Public Toilets, Roding and Water Pressure

It was suggested that there needed to be public toilets available for people to stop at when driving through Rāhotu.

It was queried whether pinch points could be installed in Rāhotu to help reduce the speed of traffic.

In response to a query from Ms Morgan regarding the low water pressure in Rāhotu it was noted that the system was an old PVC system that could not handle an increase in pressure. It was highlighted that water metering for all properties was proposed in the later years of the Long Term Plan.

2. Whakaaetia ngā Menīti / Confirmation of Minutes

2.1 Taranaki Coastal Community Board Meeting held on 29 May 2024.

RESOLUTION

(Ms Sinclair/Mrs Willson)

29/24 TC **THAT the Taranaki Coastal Community Board adopts the minutes from their meeting held on 29 May 2024 as a true and correct record.**

CARRIED

3. Pūrongo / Report

3.1 Local Discretionary Funding Applications

The report provided a summary of the applications received to the June 2024 Local Discretionary Fund including the current status of the Board's Fund.

This was the first funding round under the new policy and the Board had approximately an additional \$20,000 to allocate.



RESOLUTION

(Mrs Willson/Ms Mareikura)

30/24 TC THAT the Taranaki Coastal Community Board receives the Local Discretionary Funding Report.

CARRIED

SPCA New Zealand

A funding application was received from SPCA New Zealand to strengthen Eltham and Kaponga – fostering resilience in financially challenged families/whānau while improving local biodiversity.

It was noted that District wide applications would be presented to the Mayor and Chairs’ meeting before being considered by each individual Community Board. It was recommended that the application be deferred as the presentation of the application was premature and was yet to be presented to the Mayor and Chairs’ forum.

RESOLUTION

(Ms Mareikura/Mrs Willson)

31/24 TC THAT the Taranaki Coastal Community Board defers the funding application from SPCA New Zealand to the August meeting.

CARRIED

4. Ngā Take Kawea / Items for Action

4.1 Manaia Facilities

The draft business case for Project Tūkau had been received and was with the Council and Te Korowai o Ngāruahine for feedback. The business case had been presented to the board of Te Korowai o Ngāruahine and Council a media release would be approved and a presentation would be made to the next Community Board meeting.

5. Pūrongo-Whakamārama / Information Reports

5.1 Community Development Activity Report

The report provided updates to the Board on progress with community development projects and activities across the District and other items of interest.

A meeting had been held with the Ōpunakē co-design group to discuss the outcomes of the proposed greenspace consultation. A report was being presented to the next Policy and Strategy Committee meeting to seek approval to move to the next steps.

RESOLUTION

(Mrs Willson/Ms Mareikura)

32/24 TC THAT the Taranaki Coastal Community Board receives the Community Development Activity Report.

CARRIED



5.2 District LibraryPlus Report – May 2024

The report covered a range of library activities and statistics across the District for May 2024.

The winter reading programme had proven popular with young people engaging in a positive manner. The banking hub trial had come to an end and a smart ATM was to be installed in the old TSB building in Ōpunakē as a replacement.

RESOLUTION (Ms Mareikura/Mrs Willson)

33/24 TC **THAT the Taranaki Coastal Community Board receives the District LibraryPlus Report for May 2024.**

CARRIED

5.3 Environmental Services Activity Report

The report updated the Board on activities relating to the Environmental Services Group for the month of May 2024.

It was highlighted that the number of building consents issued within the statutory timeframe had increased.

RESOLUTION (Mrs Willson/Ms Mareikura)

34/24 TC **THAT the Taranaki Coastal Community Board receives the Environmental Services Activity Report.**

CARRIED

5.4 Facilities Usage Report

The report summarised the total usage of a range of Council owned assets and services, within the South Taranaki District.

RESOLUTION (Ms Mareikura/Mrs Willson)

35/24 TC **THAT the Taranaki Coastal Community Board receives the Taranaki Coastal Facilities Usage Report.**

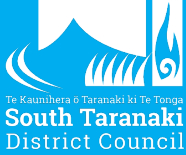
CARRIED

The meeting concluded at 3.09 pm.

Dated this day of 2024.

.....
CHAIRPERSON





Ngā Menīti Komiti

Committee Minutes

To	Ordinary Council
Date	5 August 2024
Subject	Te Kāhui Matauraura – 17 July 2024

(This report shall not be construed as policy until adopted by full Council)

Whakarāpopoto Kāhui Kahika / Executive Summary

1. Te Kāhui Matauraura met on 17 July 2024. The Council is being asked to receive Te Kāhui Matauraura minutes from 17 July 2024 for their information.
2. There was one recommendation within the minutes for the Council to consider.
3. Te Kāhui Matauraura moved a recommendation 34/24 TKM that the Council appoints Ngaraina Brooks to the Community Service Portfolio Group.

Taunakitanga / Recommendation

THAT the Council;

- a) Receives the minutes of Te Kāhui Matauraura meeting including the public excluded held on 17 July 2024.
- b) Adopts recommendation 34/24 TKM from the Policy and Strategy Committee;

THAT the Council appoints Ngaraina Brooks to the Community Services Portfolio Group.



Meniti Minutes

Ngā Take Mēniti o te Kāhui Matauraura Te Kāhui Matauraura

Council Chamber, Albion Street, Hāwera on Wednesday 17 July 2024 at 10.26 am.

Kanohi Kitea / Present: Mayor Phil Nixon, Councillor Andy Beccard, Ngapari Nui and Graham Young (Te Rūnanga o Ngāti Ruanui), Marty Davis *online* and Hinewai Katene *online* (Te Kāhui o Rauru), Peter Moeahu and Wharehoka Wano *online* (Te Kāhui o Taranaki), Ngaraina Brooks and Ferinica Hawe-Foreman (Te Korowai o Ngāruahine).

**Ngā Taenga-Ā-Tinana /
In Attendance:**

Fiona Aitken (Chief Executive), Liam Dagg (Group Manager Environmental Services), Rob Haveswood (Group Manager Community Services), Sophie Canute (Strategic Planner), Sam Greenhill (Governance Officer), Cindy Koen (Environment and Sustainability Manager), Reg Korau (Iwi Liaison Manager – Planning Team Leader), Anne Sattler (Senior Policy Advisor), Becky Wolland (Head of Strategy and Governance) and four members of the public.

Matakore / Apologies: Deputy Mayor Northcott, Councillors Aaron Langton and Tuteri Rangihaeata and Sandy Parata (Te Rūnanga o Ngāti Ruanui).

MŌTINI / RESOLUTION

(Mr Moeahu/Cr Beccard)

30/24 TKM **THAT the apologies from Deputy Mayor Northcott, Councillors Aaron Langton and Tuteri Rangihaeata and Sandy Parata (Te Rūnanga o Ngāti Ruanui) be received.**

TAUTOKO / CARRIED

1. Whakatakoto Kaupapa Whānui, Whakaaturanga hoki / Open Forum and Presentations

1.1 Anne Sattler – Open Consultations and Speed Changes

The consultation for the South Taranaki Business Park road renaming was now open. Kerry Lane and Fitzgerald Lane needed to be renamed as they would no longer fit the criteria of a lane. At the same time the renaming of Little Waihi Road was also being considered.

The Freedom Camping Bylaw was also being consulted on. Under the new Freedom Camping Act camping in a tent was allowed on any local authority land. Town boundary maps were being proposed which would prohibit freedom camping within the town boundary unless specified as permitted.

The Land Transport Rule for the setting of speed limits had proposed changes which would require all school speed limits to be changed. This change would move the current speed limits from permanent to only during drop off and pick up times.

2. Whakaaetia ngā Menīti / Confirmation of Minutes

2.1 Te Kāhui Matauraura Committee held on 5 June 2024.

MŌTINI / RESOLUTION

(Mr Moeahu/Cr Beccard)

31/24 TKM **THAT** the minutes of Te Kāhui Matauraura meeting held on 5 June 2024 be confirmed as a true and correct record.

TAUTOKO / CARRIED

3. Pūrongo / Report

3.1 Tangata Whenua Liaison Fund 2023/24

The purpose of the report was to facilitate the consideration and distribution of the Tangata Whenua Liaison Fund grants for the 2023/24 year.

There was \$50,000 available in the Tangata Whenua Liaison Fund for distribution in the 2023/24 financial year which was evenly split between the four Iwi.

It was highlighted that Taranaki Iwi were over prescribed with applications while Ngāruahine was under prescribed. It was queried whether there was appetite from Ngāruahine to allocate a portion of their remaining funds to contribute to the funding of the application from Ōrimupiko Marae. It was noted that the fund was a discretionary fund which meant each Iwi had the discretion to transfer their funds to another Iwi for allocation. It was agreed that Ngāruahine would allocate their remaining funds less the maximum carryover amount to Taranaki Iwi to fund the application from Ōrimupiko Marae.

MŌTINI / RESOLUTION

(Ms Brooks/Ms Hawe-Foreman)

32/24 TKM **THAT** Te Kāhui Matauraura agrees the remaining amount of \$5,040 minus the maximum carryover (\$5,000) from Te Korowai o Ngāruahine be transferred to Te Kāhui o Taranaki for the funding application from Ōrimupiko Marae.

TAUTOKO / CARRIED

It was felt that people needed to be encouraged to apply to the Tangata Whenua Liaison Fund. It was noted that it was difficult when the closing date was extended due to a lack of applications.

It was noted that this year was the first year of the Urupa Maintenance Fund and the intention was for funding to be easy to access with funds under \$250 being approved by officers. The Committee would be presented applications that were over \$250 for consideration and allocation.

MŌTINI / RESOLUTION

(Mr Moeahu/Ms Brooks)

33/24 TKM **THAT** Te Kāhui Matauraura;

- a) Receives the applications requesting funding assistance from the Tangata Whenua Liaison Fund; and
- b) Approves the allocation of funds from the Tangata Whenua Liaison Fund 2023/24 as presented by each Iwi.

TAUTOKO / CARRIED

3.2 Iwi Appointment for remainder of 2022-2025 triennium – Community Services Portfolio Group

The report asked the Committee to consider and appoint a representative to the Community Services Portfolio Group.

In response to a query regarding the vacancy it was noted that the resignation was received in January 2024. It was good to have Iwi representatives on the two portfolio groups.

TAUNAKITANGA / RECOMMENDATION

(Mr Moeahu/Mr Davis)

34/24 TKM **THAT** Te Kāhui Matauraura recommends Te Kaunihera ō Taranaki ki Te Tonga appoints Ngaraina Brooks to the Community Services Portfolio Group.

TAUTOKO / CARRIED

4. Ngā Take Kawea / Items for Action

4.1 Trade Waste Bylaw

This item could now be removed from the Items for Action.

4.2 Naming of Pilot Station Road

Mr Davis thanked the Council for supporting the name change of Pilot Station Road. It was noted that the process would be slow as it was not simple. Residents on the road would have a change of address and communication with those residents was being worked through.

5. Pūrongo-Whakamārama / Information Reports

5.1 Community Development Activity Report

The report provided an update on progress with community development projects and activities across the District and other items of interest.



The report largely provided updates on the town revitalisation plans and other smaller projects.

In response to a question regarding the community meeting for the proposed greenspace in Ōpunakē it was noted that feedback was mixed however approximately two thirds of the submissions received were in favour. A report was being presented to the next Policy and Strategy Committee meeting to consider the feedback and approval of the concept design. It was noted that change and the unknown were drivers for those not in support of the greenspace.

In response to a query regarding the history of Clapham Common it was noted that information was requested from Whānau members. It was acknowledged that the sign included information on the naming history however there was a wider history as well.

MŌTINI / RESOLUTION

(Mr Moeahu/Cr Beccard)

35/24 TKM THAT Te Kāhui Matauraura receives the Community Development Activity Report.

TAUTOKO / CARRIED

5.2 Environmental Services Activity Report

The report provided updates on activities relating to the Environmental Services Group for the month of May 2024.

It was highlighted that the number of building consents issued within the statutory timeframe had increased. It was good to see that reforestation projects were beginning.

In response to a query regarding when the confirmation of the Papakāinga plan change would be confirmed it was noted that consultation was currently open for further submissions. A hearing would be held to hear from the submitters who had indicated they wished to speak to their submission.

MŌTINI / RESOLUTION

(Cr Beccard/Mr Nui)

36/24 TKM THAT Te Kāhui Matauraura receives the Environmental Services Activity Report.

TAUTOKO / CARRIED

5.3 Climate Change Roadmap (Adaptation and Decarbonisation Plan)

The Council adopted the Environment and Sustainability Strategy (the Strategy) in 2021 alongside the 2021 – 2031 Long Term Plan. As part of the Strategy the Council made several commitments, but two of the commitments were specifically around the creation of a Climate Change Adaptation Plan and Decarbonisation Roadmap.

The Council was in the preliminary stages of forming a Climate Change Adaptation Plan and Decarbonisation Roadmap. The Council set a goal to be a carbon neutral organisation by 2035 and a carbon neutral District by 2050. The Council was seeking feedback on how to integrate Iwi and hapū into the development of these plans.

Ngāti Ruanui felt there was an opportunity to capture the partnership agreement into the process and requested input into the formation of the plan for the District. It was felt that there should be a partnership role in developing the plan for the District. Ngāruahine and Taranaki Iwi agreed with this approach.

In response to a query regarding where input was required from Iwi, it was noted that the plans were in the early stages of being formed and the Council wanted Iwi to have a voice from the outset of the development.

MŌTINI / RESOLUTION

(Mr Young/Mr Davis)

37/24 TKM THAT Te Kāhui Matauraura receives the Climate Change Roadmap (Adaptation and Decarbonisation Report) Report.

TAUTOKO / CARRIED

5.4 Community Services Activity Report

The report updated the Committee on recent and current activities of the Community Services Group across the District and other items of interest.

It was noted that Ngāti Ruanui would like further engagement on emergency management as it required more traction.

MŌTINI / RESOLUTION

(Mr Moeahu/Ms Brooks)

38/24 TKM THAT Te Kāhui Matauraura receives the Community Services Activity Report.

TAUTOKO / CARRIED

5.5 Pouherenga-ā-Iwi Activity Report

The report updated the Committee on general activities that concerned all Iwi groups and the organisation and activities relevant to each Iwi for the period April 2024 to July 2024.

The role of Iwi Liaison Manager had now become a joint role with the Planning Team Leader position. Additional support was being investigated for the Iwi Liaison space which was being considered by the Senior Leadership Team.

MŌTINI / RESOLUTION

(Mr Moeahu/Mr Nui)

39/24 TKM THAT Te Kāhui Matauraura receives the Pouherenga-ā-Iwi Activity Report.

TAUTOKO / CARRIED

6. Take Whānui / General Issues

6.1 Huinga-a-lwi

It was noted that a review of the format for Huinga-ā-lwi was being carried out to provide better productivity for both the Council and lwi. It was suggested that an online option would be beneficial for those located out of the District.

**Ko te wā whakamutunga 11.18 am o te ata.
Meeting closed at 11.18 am.**

(Ko te rangi / dated this)

(te rā o / day of)

2024.

.....
TIAMANA / CHAIRPERSON





Ngā Menīti Komiti

Committee Minutes

To	Ordinary Council
Date	5 August 2024
Subject	Policy and Strategy Committee – 22 July 2024

(This report shall not be construed as policy until adopted by full Council)

Whakarāpopoto Kāhui Kahika / Executive Summary

1. The Policy and Strategy Committee met on 22 July 2024. The Council is being asked to receive the Policy and Strategy Committee minutes including the public excluded from 22 July 2024 for their information.
2. There were four recommendations within the minutes for the Council to consider.
3. The Policy and Strategy Committee moved a recommendation 33/24 PS that the Council approve the changes to Schedule One of the Parking Control and Traffic Flow Bylaw 2014 and install a no parking area on Tawa Street, Hawera.
4. The Policy and Strategy Committee moved a recommendation 34/24 PS that the Council approve the changes to Schedule One of the Parking Control and Traffic Flow Bylaw 2014 and install a no parking area on Camberwell Road, Hawera.
5. The Policy and Strategy Committee moved a recommendation 35/24 PS that the Council approves the initiation of a special consultative procedure to develop a new Cemeteries Bylaw and the statement of proposal, approves a review of the Livestock Control Bylaw (2019) and Underpass Policy in consultation with affected parties and notes a review of the Public Places Bylaw (2014) will be undertaken in 2025 to incorporate the relevant provisions of the Public Swimming Pools Bylaw (1992), the Skate Devices Control Bylaw (2000) and the Mobile Traders Bylaw (2014) and the revocation of those three bylaws on adoption of the amended Public Places Bylaw.
6. The Policy and Strategy Committee moved a recommendation 36/24 PS that the Council approves the proposed Ōpunakē Greenspace concept and declare part of Napier Street, Ōpunakē as a pedestrian mall.

Taunakitanga / Recommendation

THAT the Council;

- a) Receives the minutes of the Policy and Strategy Committee meeting including the public excluded held on 22 July 2024.
- b) Adopts recommendation 33/24 PS from the Policy and Strategy Committee;

THAT the Policy and Strategy Committee recommends that the Council approve the change to Schedule One of the Parking Control and Traffic Flow Bylaw 2014, and install a no parking area on the eastern side of Camberwell Road, south of Surrey Street.

- c) Adopts recommendation 34/24 PS from the Policy and Strategy Committee;

THAT the Policy and Strategy Committee recommends that the Council approve the change to Schedule One of the Parking Control and Traffic Flow Bylaw 2014, and install a no parking area on the inside of the bend of Tawa Street, Hāwera.

- d) Adopts recommendation 35/24 PS from the Policy and Strategy Committee;

THAT the Policy and Strategy Committee recommends that the Council that, having determined in accordance with section 155 of the Local Government Act 2002 that a Cemeteries Bylaw and Livestock Control Bylaw are still required, and a public swimming pools bylaw and skate devices control bylaw are no longer required, the Council:

- a) Approves the initiation of a special consultative procedure to develop a new Cemeteries Bylaw; and
 - b) Approves the Cemeteries Bylaw Statement of Proposal attached to this report; and
 - c) Approves a review of the Livestock Control Bylaw (2019) and Underpass Policy in consultation with affected parties; and
 - d) Notes a review of the Public Places Bylaw (2014) will be undertaken in 2025 to incorporate the relevant provisions of the Public Swimming Pools Bylaw (1992), the Skate Devices Control Bylaw (2000) and the Mobile Traders Bylaw (2014) and the
- e) Adopts recommendation 36/24 PS from the Policy and Strategy Committee;

THAT the Policy and Strategy Committee recommends the Council;

- a) Approves the proposed Ōpunakē Greenspace concept.
- b) Declares the part of Napier Street, Ōpunakē as a pedestrian mall from the kerb line on the south side of Tasman Street southwest for 31 metres more or less, as shown on the adopted Statement of Proposal, to be a pedestrian mall in accordance with s336 of the Local Government Act 1974.
- c) Notes that this will initiate a one month appeal period for submitters on the declaration of a pedestrian mall in accordance with s336(3) and (4) of the Local Government Act 1974 and the Resource Management Act 1991.
- d) Notes under section 336(1)(b) of the Local Government Act 1974, the driving, riding, or parking of any motor vehicle, as defined in the Land Transport Act 1998, on the part of Napier Street declared to be a pedestrian mall is prohibited apart from maintenance and emergency vehicles.



- e) Notes the bus stop on the west side of Napier Street, south of Tasman Street, be relocated to Tasman Street west of Havelock Street and the Parking Control and Traffic Flow Bylaw 2014 be amended accordingly.



Menīti Minutes

Ngā Menīti take o te Komiti Kaupapa Here me te Rautaki Policy and Strategy Committee

Held in the Council Chamber, Albion Street, Hāwera on Monday 22 July 2024 at 1.00 pm.

Kanohi Kitea / Present: Mayor Phil Nixon, Councillors Andy Beccard, Mark Bellringer, Racquel Cleaver-Pittams, Celine Filbee, Te Aroha Hohaia, Aaron Langton, Steffy Mackay, Deputy Mayor Robert Northcott (Chairperson), Bryan Roach and Brian Rook.

Ngā Taenga-Ā-Tinana / In Attendance: Heather Brokenshire (Te Hāwera Community Board Representative), Karen Cave (Eltham-Kaponga Community Board Representative), Jacq Dwyer (Pātea Community Board Representative), Fiona Aitken (Chief Executive), Herbert Denton (Group Manager Infrastructure Services), Rob Haveswood (Group Manager Community Services), Liam Dagg (Group Manager Environmental Services), Sara Dymond (Governance and Support Team Leader), Mohit Hooda (Roading Engineer), Eileen Kolai-Tuala (Community Development Advisor), Gerard Langford (Head of Communication and Customer Services), Fran Levings (Community Development Advisor), David Pentz (Community Development Manager), Anne Sattler (Senior Policy Advisor), Phil Waite (Operations Manager - Property and Facilities), Scott Willson (Business Development Manager), Becky Wolland (Head of Strategy and Governance), seven members of the public and one media.

Matakore / Apologies: Councillor Diana Reid.

RESOLUTION

(Cr Beccard/Cr Roach)

30/24 PS THAT the apology from Councillor Diana Reid be received.

CARRIED

Deputy Mayor Northcott acknowledged the passing of a friend and former colleague Mr Jack Rangiwahia. He was a valued member of the Council, well respected and well liked. We send our condolences and aroha to the Rangiwahia family.

Councillor Roach declared a conflict of interest as he was a member of the Ōpunakē Co Design Group.

1. Whakatakoto Kaupapa Whanui, Whakaaturanga hoki / Open Forum and Presentations

1.1 Venture Taranaki – Stacey Hitchcock and Jennifer Patterson

An update was provided on what had been happening in South Taranaki. The Eltham trial site from the Branching Out Land Diversification Project had the biggest root balls seen growing in South Taranaki. What was taken from one trial site could provide plants needed for the entire gin industry in New Zealand (NZ). The event Mooving on Methane which was a national event around how to tackle methane for the farming and agricultural sector had approximately 140 attendees from across Aotearoa NZ. A follow up report was put to government looking at how to get the technology needed for farmers to beat the challenges in the future. The garlic from the Branching Out trial programme in Hāwera had grown well and there was a real opportunity for export market. Nine schools across Taranaki undertook their own garlic trials and this year more schools were getting involved. There was a new mechanical garlic harvester to do this. We want Taranaki to be the first to move however doing it collectively across New Zealand to ensure we target the right export markets.

Venture Taranaki with the help of the New Plymouth District Council and the Better Off Funding purchased a hemp decorticator. The hemp decorticator separated hemp into four types. Our purpose was for high hemp fibre for construction. Venture Taranaki would go out for expressions of interest to stand up the processing of hemp in the region. Venture Taranaki took Weir Bros to Taranaki TRENZ and there were 50 agents from around the world. There had been a call out for interesting places for regional film.

Ms Patterson provided the business services statistics. There had been some challenges around the Callaghan Innovation funding with this government reducing the number of grants available which limited their ability to distribute grants. The Research and Development tax incentive replaced most of the grants and it was difficult to track how this was going however when it was obtained, they would share that with the Council. Highlights from the Powerup Programme were the Business Ready programme which finished in April, the delivery of events as part of Techweek working with the Council on some of those and the pod cast series. A visual snapshot of the performance measures was provided.

In terms of statistics growth and consumer spending was in line with NZ trends. The construction industry had a much higher number of liquidation than any other industry. Visitor spend had increased and the spend in South Taranaki in terms of percentage growth was one of the highest. This was reflected across the whole District. The Māori and Asian populations were growing, Pasifika was growing a little in Taranaki and other small ethnic groups were stable. Business confidence in NZ was low and what was concerning businesses the most were staff costs, wage rises, price of electricity and interest rates. A snapshot of the small and medium enterprise (SME) of the import and export situation was provided.

2. Pūrongo-Whakamārama / Information Report

2.1 Quarterly Economic Development and Tourism Report to 30 June 2024

The report provided a combined update of activities of the Economic Development and Tourism units and presents the quarterly report from Venture Taranaki Trust (VTT).

Mr Willson commented that the Business Park construction was progressing well. We were in the process of bringing the road up to level and it was expected to be finished in the coming weeks. Work had begun on the road to provide a link road between Kerry Lane and Fitzgerald Lane. The overall programme for roads was progressing well. The programme for summer works included the construction of the wastewater pump station. Tendering was going out this week. The Mayor's Taskforce for Jobs (MTFJ) Whaimahi team successfully reached their target for the year now at 42 sustainable employment placements. Winterfest was a highlight for the last quarter.

Councillor Filbee commented on the information provided about the cruise industry. It stated in the report that 800 passengers disembarked in Taranaki and she asked how many of those made it into South Taranaki. Ms Patterson noted that those were mainly day trippers and what they were mostly doing was walking around New Plymouth adding to the dynamism. Their challenge over the next couple of years was to build the length of stay raising the opportunity for them to travel further. The schedules for the cruises happened years in advance.

Mayor Nixon noted that it was important to see those tourists in South Taranaki even if it was holding them on shore until 11 at night. We could have better utilisation in South Taranaki to visit Tawhiti Museum and Lake Rotokare but also through the summer period the Festival of Lights in Pukekura Park. He would like to see that explored. It was great to see MTFJ had hit their target. The Winterfest was a successful night in the town. It was great to see the Bizlink workshop series fully booked.

RESOLUTION

(Mayor Nixon/Cr Hohaia)

31/24 PS **THAT the Policy and Strategy Committee receives the Quarterly Economic Development and Tourism Report to 31 June 2024.**

CARRIED

Councillor Roach left the table at 1.48 pm joining the public gallery as part of the Ōpunakē Co Design Group.

2.2 Ōpunakē Co Design Group (the Group) – Raewyn Cornford, Rhonda Crawford, Kerry Walsh and Chris Fuller

Ms Walsh acknowledged Council staff for their mahi on the greenspace proposal and the Group for their vision, inclusiveness and the way they had worked together to tell the story for future generations. They were proud of the space they designed together for everyone to enjoy. Ōpunakē was a small community with a rich history and they were ready to tell their stories. The time was right and developing the greenspace was an opportunity to begin this story. The Group were aware that there were members of the community who were afraid of change however change carried an opportunity. She disagreed with the statement that those who spoke the loudest held the most weight as she said that this may result in missing out on hearing the quiet voices with something substantial to say. There were some good ideas raised through the consultation process that they hoped to incorporate into the plan. She envisaged this to be a learning space as Tangata Whenua they wanted to acknowledge their tupuna. This was an opportunity to tell the story of the past, present and future.

Ms Crawford commented that Ōpunakē was a slice of paradise, it was not just the environment, it was the community. Volunteers had raised money and worked hard for the community and it was time the Council invested in their town to do their part in supporting the volunteers. Their role was to listen to the community and put together a concept that would work for the community. In the original master plan the community wanted a destination and a heart, signage and wayfinding, history and telling our story and a town square to provide a focal point with plantings that reflected ecology. The key vision was establishing unity of working and telling the history and culture creating a heart and connection to the beach, establishing the loop track and the beach destination for all users. The Group was working towards some of the other things the community wanted. The design looked enticing for a range of uses which created connection. The water feature was representative of their name and the pou represented the past, present and the future. The space would give the town a heart. The project was a starting point in the development of the town's future. She asked on behalf of the Group to listen to what the community wanted because it was a resounding yes from the community.

Mr Fuller was passionate about the town and for him it was not just a greenspace for them it was the heart of Ōpunakē. This area was identified as already being the heart of Ōpunakē and this project looked to grow and enhance it. It would be a communal area that brought people and culture together. A place to share their stories, welcome visitors to share kai and a place that represented Ōpunakē. A place that reflected the positive team work that was strong in the community.

Councillor Roach said he had informally surveyed members of the community for months and over 95% of the people supported the project. Those who did not support the project said it was because it would be an inconvenience. Some were not in favour however once he explained it in more detail, they became supportive. This had been talked about for ten years and he asked that the Council endorse this project.

Councillor Hohaia asked what the Group's communication strategy was with the community. Ms Crawford noted that each member was well suited in the community and were around the community all the time. They were all part of diverse areas in the community who talked to people. Ms Cornford was the president of the Ōpunakē Business Association. There had been some robust conversations and it was felt that this would be great for the town. It would have been good if those who were passionate about it had the opportunity to be elected on the Committee.

Councillor Filbee noted that some that spoke at the hearing were in opposition to the project. She asked if they had explored some of those concerns those people had and considered some of their suggestions. Ms Cornford noted that all of these had been considered.

Councillor Roach resumed his position around the table at 1.58 pm.

2.3 Tawa Street Parking Restrictions- Angela Pera

Ms Pera did not support the parking restrictions proposed for Tawa Street. She believed the yellow lines would be better placed on the inside of the sharp bend because vehicles from both directions could easily see cars parked. This was the safest option. The proposed broken yellow lines would force her and her visitors to park on the start of the bend instead of in front of her house. This would devalue her property.

3. Whakaae i Ngā Mēniti / Confirmation of Minutes

3.1 Policy and Strategy Committee held on 10 June 2024.

RESOLUTION

(Cr Beccard/Cr Mackay)

32/24 PS **THAT the Policy and Strategy Committee adopts the minutes including public excluded from the meeting held on 10 June 2024 as a true and correct record.**

CARRIED

4. Pūrongo / Reports

4.1 Parking Control and Traffic Flow Bylaw

The report sought to make a minor amendment to the Council's Parking Control and Traffic Flow Bylaw. The proposal was to implement no parking areas on Camberwell Road and Tawa Street in Hāwera.

Mrs Sattler explained that the Council undertook targeted consultation along Camberwell Road and the full length of Tawa Street, Hāwera. On Camberwell Road the residents who responded supported the proposal and Tawa Street was a mixed response with some living on the bend not supporting it. Based on the feedback received a staggered yellow line was being proposed. Everyone who submitted was informed of the revised proposal. In the report it mentioned that there was a risk with parking on the berm however parking (with two wheels) on the berm is not prohibited and does help with traffic flow.

Clarification was sought that with the current proposal there was enough room for a car to park in front of each house on Tawa Street, Hawera. This was confirmed.

RECOMMENDATION

(Cr Filbee/Cr Beccard)

33/24 PS **THAT the Policy and Strategy Committee recommends that the Council approve the change to Schedule One of the Parking Control and Traffic Flow Bylaw 2014, and install a no parking area on the eastern side of Camberwell Road, south of Surrey Street.**

CARRIED

Councillor Roach supported the no parking restriction to be placed on the inside of the bend on Tawa Street in front of 22 and 24. Councillor Beccard agreed as it was obvious that the inside of the kerb was where visibility was limited. If there were no safety reasons for why the lines would be needed on the outside then they should be removed.

In response to the query around whether the current motion would resolve the problem Mr Hooda explained that the proposed staggered approach was to ensure there was parking available for each property. The current motion may achieve the purpose. The main problem was a logging truck parking on the bend and this would resolve the issue. Mrs Sattler noted that the staggered yellow lines would help traffic navigate around the bend slower.

RECOMMENDATION

(Cr Roach/Cr Bellringer)

34/24 PS **THAT the Policy and Strategy Committee recommends that the Council approve the change to Schedule One of the Parking Control and Traffic Flow Bylaw 2014, and install a no parking area on the inside of the bend of Tawa Street, Hāwera.**

CARRIED

4.2 Reviews of Cemeteries, Livestock Control, Public Swimming Pools and Skate Devices Control Bylaws

The report asked the Council to approve a special consultative procedure on the Cemeteries Bylaw and approve a review of the Livestock Control Bylaw (2019) and Underpass Policy in consultation with affected parties. If approved consultation would be undertaken between Monday 19 August and Monday 23 September, with a hearing scheduled for October and final adoption in December 2024. The report also noted that a review of the Public Places Bylaw would be undertaken in 2025 to incorporate the relevant provisions of the Public Swimming Pools Bylaw (1992), the Skate Devices Control Bylaw (2000) and the Mobile Traders Bylaw (2014) into the Public Places Bylaw.

Councillor Beccard asked if the capacity for three ashes in a burial cremation plot was due to the size of the plot and whether there was there an opportunity for people to purchase a larger plot. Mr Waite confirmed that the length of the plot determined how many ashes boxes could fit however the Council may see a submission around increasing the depth as was done with burials.

It was noted that there was a process to put ashes in an already buried ashes box.

Councillor Cleaver-Pittams asked if environmental impacts of stock moving along roads was factored into issuing a permit. There were incidents where excrement was being washed into a waterway. Mrs Wolland explained that conditions applied to a permit, for example excrement to be removed off the road. She noted that waterways fell under the Taranaki Regional Council. Councillor Cleaver-Pittams queried how the Council allowed for growth in particular areas where something like this was done however it was no longer acceptable. Mrs Wolland would investigate this.

In relation to the Livestock Control Bylaw Councillor Filbee noted that there was a clause that said bulls and horses were not allowed to be grazed on the side of the road unless tethered. She questioned this as she did not think bulls should ever be allowed to be grazed on a road verge. She would like to see this amended to 'bulls and stallions may not be grazed on road verge under any circumstances'. She added that tethering horses was an old practice.

Councillor Filbee queried why horses were not permitted to be ridden on places like the Denby Road walkway. The Regional Equestrian Strategy was working to increase recreational spaces for equestrian users. She suggested making provisions such as allowing a timeframe for excrement to be removed to make this happen. Mrs Wolland believed it was because of the excrement on a pathway.

In relation to the Livestock Bylaw Councillor Roach noted that 14.4 did not relate to the grazing livestock in a public space.



RECOMMENDATION**(Mayor Nixon/Cr Mackay)**

35/24 PS **THAT** the Policy and Strategy Committee recommends that the Council that, having determined in accordance with section 155 of the Local Government Act 2002 that a Cemeteries Bylaw and Livestock Control Bylaw are still required, and a public swimming pools bylaw and skate devices control bylaw are no longer required, the Council:

- a) Approves the initiation of a special consultative procedure to develop a new Cemeteries Bylaw; and
- b) Approves the Cemeteries Bylaw Statement of Proposal attached to this report; and
- c) Approves a review of the Livestock Control Bylaw (2019) and Underpass Policy in consultation with affected parties; and
- d) Notes a review of the Public Places Bylaw (2014) will be undertaken in 2025 to incorporate the relevant provisions of the Public Swimming Pools Bylaw (1992), the Skate Devices Control Bylaw (2000) and the Mobile Traders Bylaw (2014) and the revocation of those three bylaws on adoption of the amended Public Places Bylaw.

CARRIED

Councillor Roach declared a conflict of interest in terms of the Opunake Greenspace report and did not take part in the decision making.

4.3 Ōpunakē Greenspace – Deliberations and Adoption

The report analysed the feedback received from the consultation with the community on the Ōpunakē Greenspace proposal. Given the planning and input on the design of the proposal and the support received from the community through the consultation process, this report recommended the Ōpunakē greenspace concept proceeds. The report highlighted that approving the concept will trigger the requirement to designate a portion of Napier Street as a pedestrian mall. Sections 336(3) and (4) of the Local Government Act 1974 allowed for submitters to appeal the decision to the Environment Court.

Mr Haveswood explained that the report sought support to declare a portion of Napier Street, Ōpunakē as a pedestrian mall in order to proceed with the greenspace or town heart in Ōpunakē. The idea of a town heart was founded in 2019 after community consultation to develop what was then called the town centre masterplans. Since then the Group had developed a concept. Recent consultation took place with 160 people submitting with approximately two thirds of them supporting the idea. At the hearing concerns were raised which had subsequently been followed up on. Support had been given from both Armourguard and the Police. There would still be a disability carpark available. It was confirmed that all residents and businesses had received the consultation document. The Group had committed a significant amount of time and energy into the project. The recommended option was to approve the Ōpunakē Greenspace concept and declare a portion of Napier Street, Ōpunakē as a pedestrian mall.

Councillor Beccard supported the project as he believed the people of Ōpunakē knew what they wanted. He was convinced there had been sufficient consultation undertaken and

there had been positive comments received about the attributes of the area which led him to believe this would be an asset for Ōpunakē.

Mayor Nixon believed this was from the heart of Ōpunakē for the heart of Ōpunakē. Ōpunakē was a proactive community and he congratulated them for the work they had undertaken in their community. The Council wanted to see the town centre revitalisation plans going ahead and this was a huge step forward for Ōpunakē. It was great to hold a meeting in Ōpunakē and it was good to hear both sides of the discussion.

Councillor Mackay thanked Council staff for their due diligence and alleviating some of the concerns raised at the meeting.

Deputy Mayor Northcott endorsed the comments made and he looked forward to seeing this come to fruition.

RECOMMENDATION

(Cr Beccard/Cr Filbee)

36/24 PS THAT the Policy and Strategy Committee recommends the Council;

- a) Approves the proposed Ōpunakē Greenspace concept.
- b) Declares the part of Napier Street, Ōpunakē as a pedestrian mall from the kerb line on the south side of Tasman Street southwest for 31 metres more or less, as shown on the adopted Statement of Proposal, to be a pedestrian mall in accordance with s336 of the Local Government Act 1974.
- c) Notes that this will initiate a one month appeal period for submitters on the declaration of a pedestrian mall in accordance with s336(3) and (4) of the Local Government Act 1974 and the Resource Management Act 1991.
- d) Notes under section 336(1)(b) of the Local Government Act 1974, the driving, riding, or parking of any motor vehicle, as defined in the Land Transport Act 1998, on the part of Napier Street declared to be a pedestrian mall is prohibited apart from maintenance and emergency vehicles.
- e) Notes the bus stop on the west side of Napier Street, south of Tasman Street, be relocated to Tasman Street west of Havelock Street and the Parking Control and Traffic Flow Bylaw 2014 be amended accordingly.

CARRIED

The meeting concluded at 2.40 pm.

Dated this day of 2024

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CHAIRPERSON





Ngā Menīti Komiti

Committee Minutes

To	Ordinary Council
Date	5 August 2024
Subject	Extraordinary Risk and Assurance Committee – 22 July 2024

(This report shall not be construed as policy until adopted by full Council)

Whakarāpopoto Kāhui Kahika / Executive Summary

1. The Risk and Assurance Committee met on 22 July 2024. The Council is being asked to receive the Extraordinary Risk and Assurance Committee minutes from 22 July 2024 for their information.
2. There was one recommendation within the minutes for the Council to consider.
3. The Risk and Assurance Committee moved a recommendation 58/24 PS that after undertaking a performance review of the position of the external member, Mr Philip Jones be reappointed to that position.

Taunakitanga / Recommendation

THAT the Council;

- a) Receives the minutes of the Extraordinary Risk and Assurance Committee meeting including the public excluded held on 22 July 2024.
- b) Adopts recommendation 58/24 PS from the Extraordinary Risk and Assurance Committee;

THAT the Risk and Assurance Committee recommended to the Council that after undertaking a performance review of the position of the external member, Mr Philip Jones be reappointed to that position.



Menīti Minutes

Ngā Menīti take o te Komiti Tūraru me te Taurangi Extraordinary Risk and Assurance Committee Meeting

Council Chamber, Albion Street, Hāwera on Monday 22 July 2024 at 3.00 pm

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Kanohi Kitea / Present: Mayor Phil Nixon, Councillors Andy Beccard, Celine Filbee, Racquel Cleaver-Pittams and Te Aroha Hohaia.

Ngā Taenga-Ā-Tinana / In Attendance: Fiona Aitken (Chief Executive), Rob Haveswood (Group Manager Community Services), Liam Dagg (Group Manager Environmental Services) and Sara Dymond (Governance and Support Team Leader).

Matakore / Apologies: Nil.

1. Pūrongo / Report

1.1 Risk and Assurance Committee External Member

The report asked the Committee to undertake a formal review of the external member and recommend an outcome to the Council. It also asked the Committee to consider the assessment questions for the formal review for consideration and approval.

Ms Dymond explained that the initial contract for the external member was for the period of 25 January 2021 until 30 September 2023. The Committee reviewed the terms of reference in early 2023 recommending them for adoption. The terms of reference stated that a review of the external member be undertaken 18 months after the local body elections in 2022. The 18 month period was due now.

Mayor Nixon confirmed that he had spoken to Mr Jones and he was happy to continue in the role as external member should the Committee decide that they wish for him to continue. The Mayor asked the Committee if they were happy to proceed with undertaking a formal review.

The Committee agreed to proceed with a formal review and for it to be undertaken at this meeting with the public excluded.

2. Nga Whakataunga kia noho tūmataiti kore/Resolution to Exclude the Public

RESOLUTION

(Cr Filbee/Cr Cleaver-Pittams)

56/24 AR **THAT** the public be excluded from the following parts of the proceedings of this meeting, namely:

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
1. Report – Risk and Assurance Committee External Member	Good reason to withhold exists under Section 7.	That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists. Section 48(1)(a)

This resolution is made in reliance on sections 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 7 of that Act, which would be prejudiced by the holding of the relevant part of the proceedings of the meeting in public are as follows:

Item No	Interest
1	To protect the privacy of natural persons, including that of deceased natural persons (S7(2)(a)).

CARRIED

3. Tuwhera anō te Hui / Resume Open Meeting

RESOLUTION

(Cr Beccard/Cr Cleaver-Pittams)

57/24 AR **THAT** the Risk and Assurance Committee resumes in open meeting.

CARRIED

The Committee were happy with the performance of the current external member and after a robust discussion by the Committee they recommended to the Council that Mr Philip Jones be reappointed to that position.

RECOMMENDATION

(Cr Beccard/Cr Filbee)

58/24 AR **THAT** the Risk and Assurance Committee recommended to the Council that after undertaking a performance review of the position of the external member, Mr Philip Jones be reappointed to that position.



CARRIED

The meeting concluded at 3.34 pm.

Dated this day of 2024.

.....
CHAIRPERSON

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Pūrongo Report

To	Ordinary Council
From	Kaihautū Rautaki Rawa Pūhanga/ Strategic Assets Manager, Christian Roy
Date	5 August 2024
Subject	Request to approve over-expenditure - Collingwood Street/Clifford Road, Eltham intersection water renewals

(This report shall not be construed as policy until adopted by full Council)

Whakarāpopoto Kāhui Kahika / Executive Summary

1. The Collingwood Street and Clifford Road intersection in Eltham is a main access route for heavy traffic and required a significant upgrade. It was decided to strengthen the road with concrete following several attempts using conventional methods. Prior to completing the road upgrade, it was identified that some of the water infrastructure in the area was approximately 100 years old.
2. Based on estimates, \$300,000 was budgeted for water renewal upgrades in the area. Once works were initiated it was identified that a number of other valves and pipes needed to be upgraded as well. A delay occurred following a water pipe burst across Collingwood Street. The delays and the additional works meant that the works cost an additional \$70,879.56.
3. The Chief Executive's delegations allows approved over-expenditure up to 20% above budgeted expenditure greater than \$250,000, but less than \$1 million. The over-expenditure for this project is 24% and requires approval from the Council.

Taunakitanga / Recommendation(s)

THAT the Council;

- a) Approve over-expenditure of \$70,879.56 for the water renewal works undertaken on the intersection of Collingwood Street and Clifford Road, Eltham to be funded through water reserves.

Kupu Whakamārama / Background

4. For some time the Council had been experiencing issues and received a number of complaints about the Collingwood Street and Clifford Road intersection in Eltham. The intersection is a main access route for heavy traffic servicing the industries in the area. Following several attempts using conventional methods to repair the intersection it was decided to strengthen the road with concrete. Sealing the road with concrete would ensure the road was more resilient.

5. Since some of the water pipes and valves were installed as early as 1920, Council officers planned to upgrade the water infrastructure under the road. This would lessen the risk of having to dig the road up again to repair or upgrade water infrastructure. Based on estimates, \$300,000 was budgeted for the water renewal upgrades.
6. During works on the water infrastructure, it was discovered that other valves and pipes needed replacement and a variation of \$20,000 was added to the budget. A further delay was caused by a burst pipe across Collingwood Street and the planned water shutdown had to be cancelled. Rescheduling the shutdown to accommodate local industries delayed the works for an additional month. The delays and the additional works meant that the works cost a further \$70,879.56.
7. The Chief Executive's delegations allows approved over-expenditure up to 20% above budgeted expenditure greater than \$250,000 but less than \$1 million. The over-expenditure for this project is 24% and requires approval from the Council. The works have been completed and the approval of over-expenditure is retrospective. It is proposed that the over-expenditure of \$70,879.56 be funded through water reserves, which will have no direct impact on the general rates.
8. This report seeks Council's approval of over-expenditure of \$70,879.56 for the water renewal works.

Ngā Kōwhiringa / Options – Identification and analysis

Option(s) available

9. Option 1 – Approve over-expenditure of \$70,879.56 for the water renewal works undertaken on the intersection of Collingwood Street and Clifford Road, Eltham. Preferred option.
10. Option 2 – Does not approve the over-expenditure of \$70,879.56 for the water renewal works undertaken on the intersection of Collingwood Street and Clifford Road, Eltham

Risks

11. If the Council does not approve the over-expenditure, the budget allocated for urban water supply reticulation renewals will need to be decreased by \$70,879.56. There is a risk that this will impact other critical water renewals that need to be undertaken during the 2024/25 financial year.
12. Not completing the water renewal works prior to concreting of the intersection could have been a greater risk for the Council. Concreting the intersection was a more expensive option following unsuccessful conventional methods. Any water renewals works at this intersection will cost considerably more.

Whaiwhakaaro me ngā aromatawai / Considerations and Assessments

Assessment of Significance and Engagement

13. South Taranaki District Council's general approach to determining the level of "significance" will be to consider:

Criteria	Measure	Assessment
Degree	The number of residents and ratepayers affected and the degree to which they are affected by the decision or proposal.	The decision to approve over-expenditure from water reserves will have a minimal impact on residents and ratepayers.
LOS	The achievement of, or ability to achieve, the Council's stated levels of service as set out in the Long Term Plan.	The decision to approve over-expenditure does not impact the Council's ability to achieve their stated levels of service. The concreting of the intersection allowed Council to improve the intersection and meet their levels of service.
Decision	Whether this type of decision, proposal or issue has a history of generating wide public interest within South Taranaki.	The Council received numerous complaints about the condition of the intersection prior to concreting. There is no evidence that approving over-expenditure for works has generated wide public interest.
Financial	The impact of the decision or proposal on the Council's overall budget or included in an approved Long Term Plan and its ability to carry out its existing or proposed functions and activities now and in the future.	The additional works required to renew the water infrastructure has meant that the budget is 24% over the original estimate.
Reversible	The degree to which the decision or proposal is reversible.	Once the over-expenditure has been approved the decision cannot be reversed.
Environment	The degree of impact the decision will have on the environment.	The decision to approve over-expenditure does not have an impact on the environment. However ensuring that water infrastructure is upgraded to prevent leakages and breakages

Criteria	Measure	Assessment
		has a positive impact on the environment.

14. In terms of the Council’s Significance and Engagement Policy this matter is of low significance and the community will be informed through minutes.

Legislative Considerations

15. The Chief Executive’s delegations allows approved over-expenditure up to 20% above budgeted expenditure greater than \$250,000 but less than \$1 million. The over-expenditure for this project is 24% and requires approval from the Council. The works have been completed and the approval of over-expenditure is retrospective.

Financial/Budget Considerations

16. This report proposes that the over-expenditure of \$70,879.56 be funded through water reserves, which will have no direct impact on the general rates.

Environmental Sustainability

17. The decision to approve over-expenditure does not have an impact on the environment. However, ensuring that water infrastructure is upgraded to prevent leakage and breakage has a positive impact on the environment.
18. Carrying out the water infrastructure renewals prior to the intersection being concreted will lessen the risk of Council having to cut through the concrete afterwards to replace the water infrastructure.

Consistency with Plans/Policies/Community Outcomes

19. Nothing in this report is inconsistent with any Council policy, plan or strategy. The matter contributes to Council’s community outcomes Mana Mauri/cultural well-being, Mana Tangata/social well-being, Mana Oranga/economic well-being, and Mana Taiao/environmental well-being.

Consideration for Iwi/Māori

20. Water is a precious taonga for Māori. Upgrading and renewing water infrastructure reduces the risk of water leakage and losses and ensures the Council are not extracting excess water from water ways.

Whakakapia / Conclusion

21. This report seeks Council’s approval of over-expenditure of \$70,879.56 for the water renewal works undertaken on the Clifford Road and Collingwood Street intersection in Eltham.

6

7



Christian Roy

**Kaihautū Rautaki Rawa Pūhanga /
Strategic Assets Manager**



[Seen by]
Herbert Denton

**Kaiarataki Ratonga Pūhanga /
Group Manager Infrastructure**

6

7

8. Whakataunga kia noho tūmatanui kore / Resolution to Exclude the Public

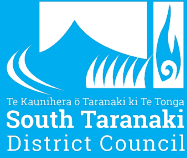
THAT the public be excluded from the following parts of the proceedings of this meeting, namely:

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
1. Report: Project Tukau – Indicative Business Case 2. Confirmation of minutes – Ordinary Council held on 24 June 2024 3. Receipt of minutes – Risk and Assurance Committee held on 3 July 2024 4. Receipt of minutes – Extraordinary Risk and Assurance Committee held on 22 July 2024	Good reason to withhold exists under Section 7.	That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists. Section 48(1)(a)

This resolution is made in reliance on sections 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 7 of that Act, which would be prejudiced by the holding of the relevant part of the proceedings of the meeting in public are as follows:

Item No	Interest
1	To protect information which if public would unreasonably prejudice the commercial position of the person who supplied or who is the subject of the information (s 7(2)(b)).
2, 3 and 4	Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) (Schedule 7(2)(i)).



Karakia

9. Karakia

Ruruku Whakakapi – Closing Prayer

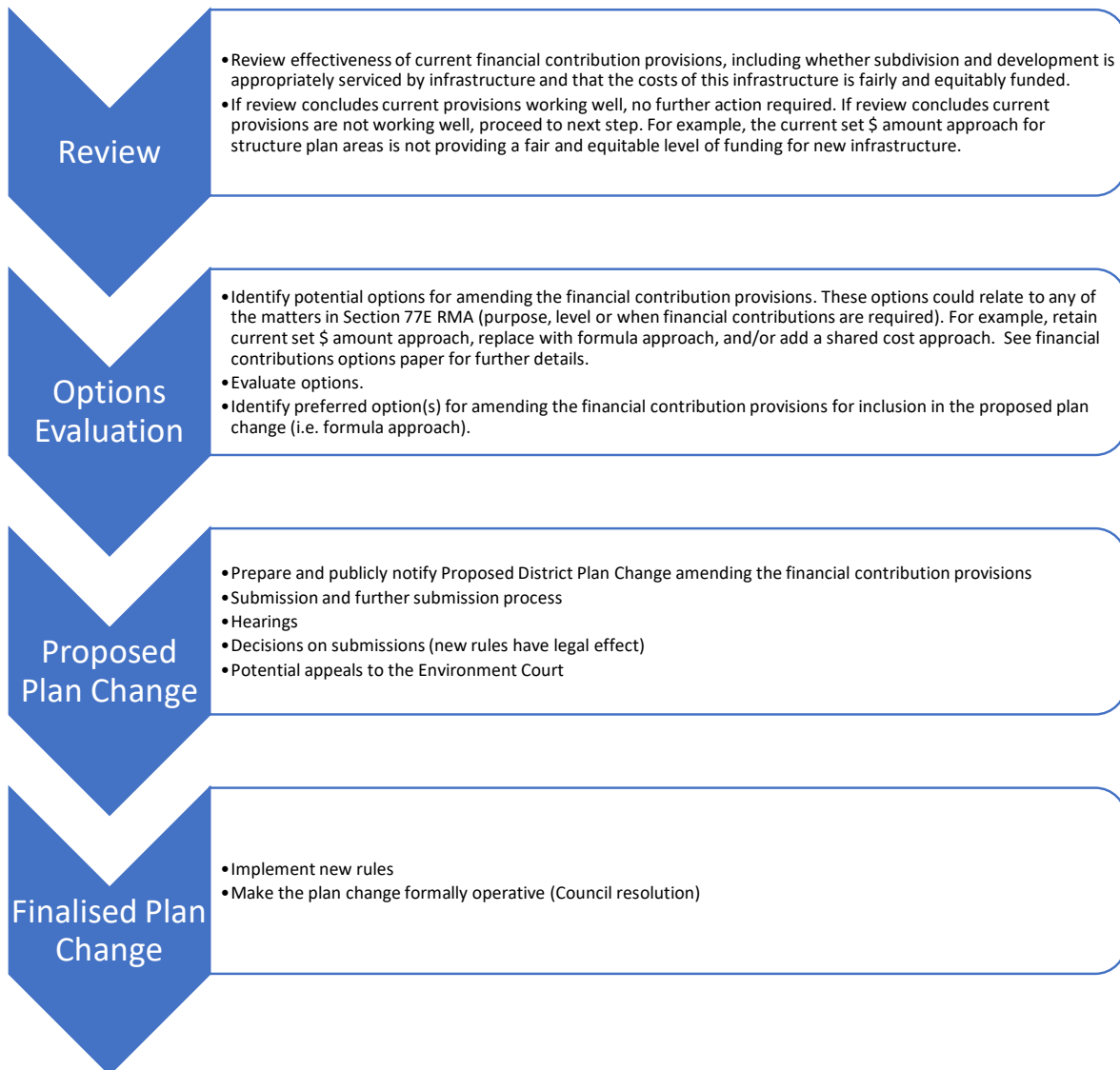
Unuhia, unuhia	<i>Draw on, draw on,</i>
Unuhia ki te uru tapu nui	<i>Draw on the supreme sacredness</i>
Kia wātea, kia māmā te ngākau, te	<i>To clear, to free the heart, the body and the</i>
tinana, te wairua i te ara takatū	<i>spirit of mankind</i>
Kia wātea, ka wātea, āe rā, kua wātea	<i>To be clear, will be clear, yes is cleared.</i>
Rire rire hau pai marire!	<i>Deeply in peace!</i>

Figure 1: District Plan Change Process – Amending Financial Contribution Requirements

Financial contributions are charged in accordance with the provisions of the District Plan. District Plan provisions for financial contributions must specify the following:

- (a) the purpose for which the financial contribution is required (which may include the purpose of ensuring positive effects on the environment to offset any adverse effect); and
- (b) how the level of the financial contribution will be determined; and
- (c) when the financial contribution will be required¹.

This process for amending the financial contribution provisions is likely to be infrequent, and only occur where a significant issue is identified or as part of a District Plan Review. This process is summarised in the following diagram:



¹ Section 77E Resource Management Act 1991

Figure 2: Long-Term Plan/Annual Plan Process – Calculating the \$ Amount of Financial Contributions

Process for calculating the \$ amount of financial contributions as part of the Long-Term Plan/Annual Plan process. This calculation is based on the formula(s) contained in the District Plan.

This process (calculation) would occur each year as part of the Long-Term Plan/Annual Plan process.

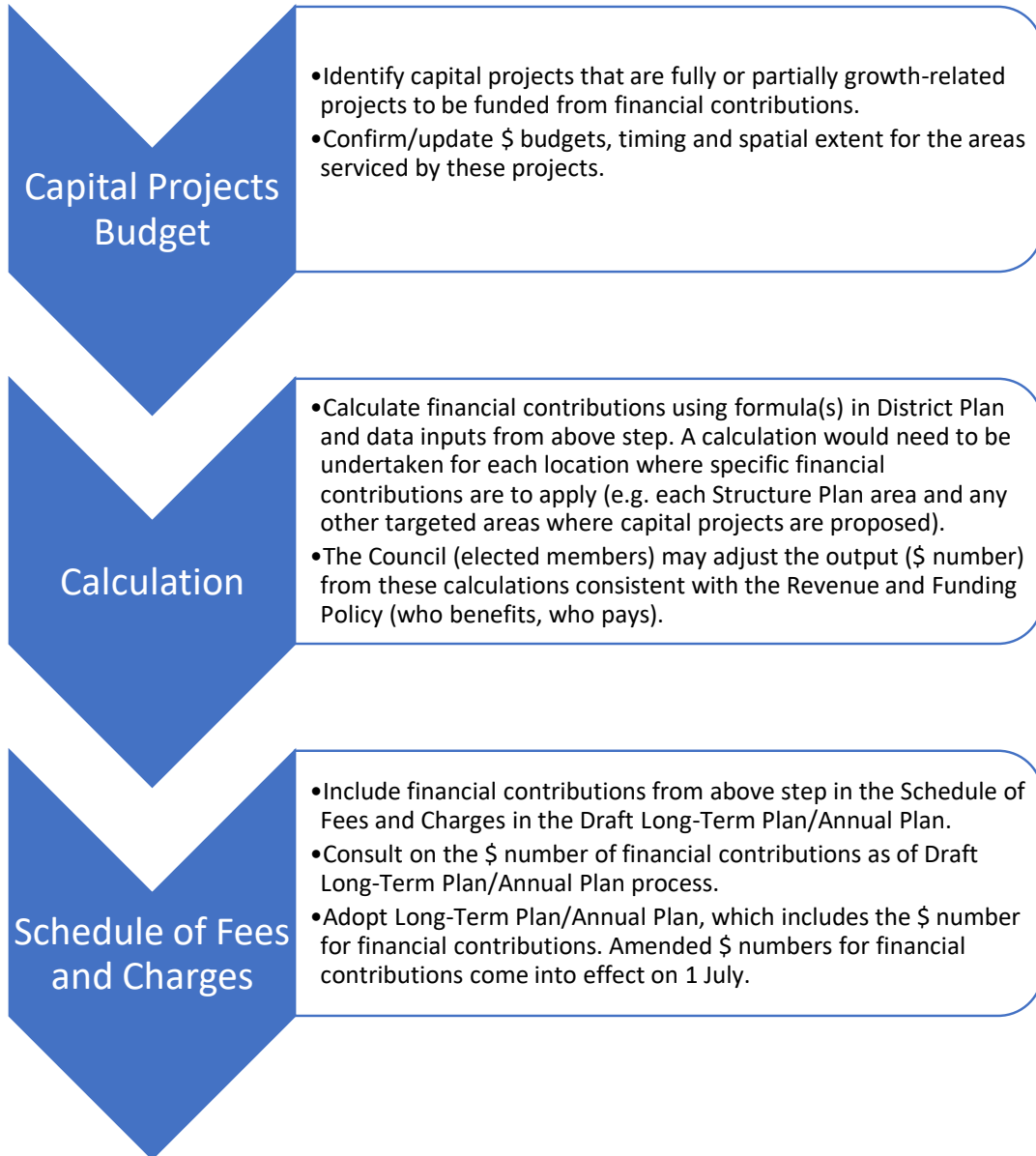


Figure 3A: Resource Consent Process – Applying Financial Contributions

This process applies where financial contributions are required for land use activities or subdivisions through the resource consent process. Requirement for resource consent is triggered by District Plan rules (e.g. all types of subdivision require a resource consent). Financial contributions are only able to imposed on resource consents where stipulated by the provisions of the District Plan.

Note: Some types of land use activities and subdivisions are exempt from financial contributions. For example, additions and alterations to existing dwellings and subdivisions altering boundaries between two properties that do not increase the number of properties are exempt. See Section 16 of the District Plan for a full list of exemptions.

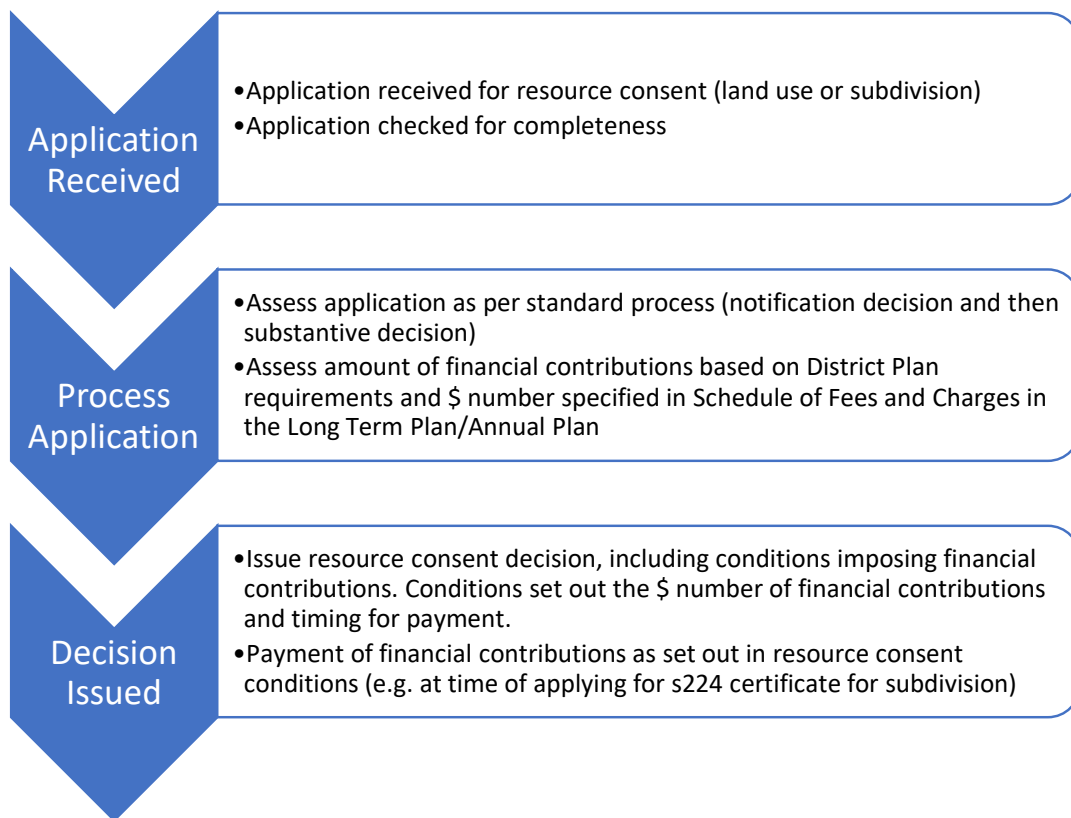
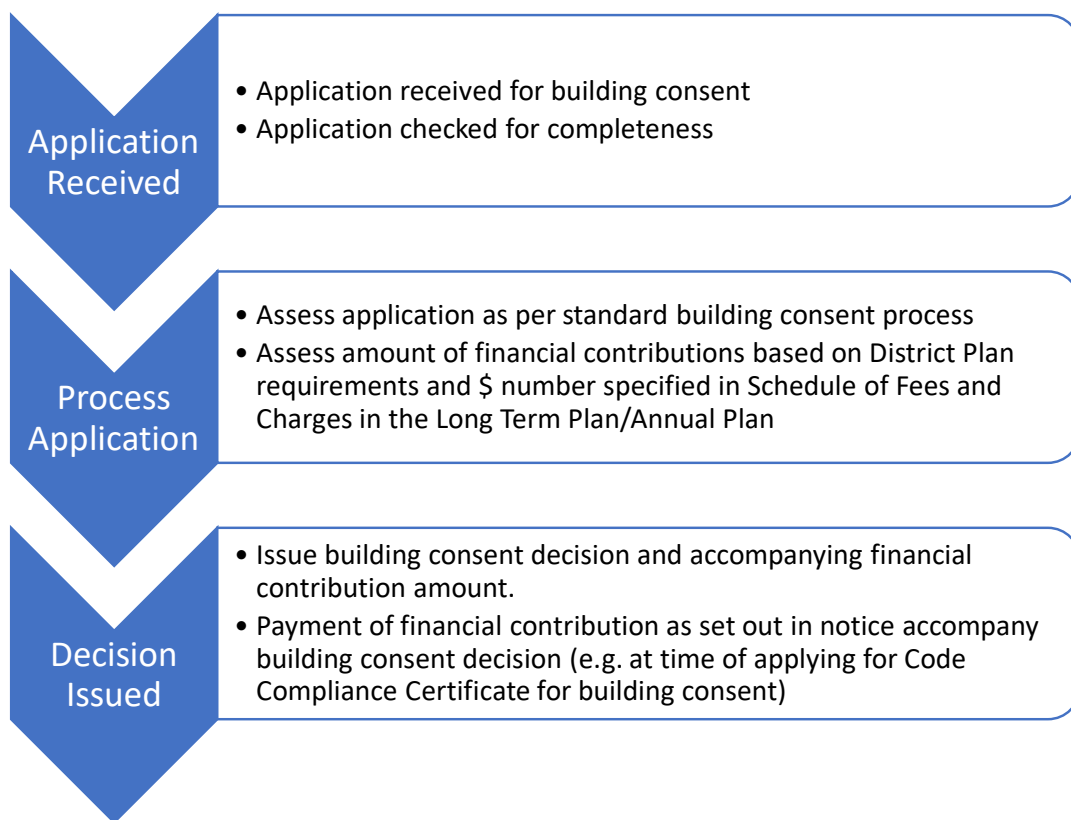


Figure 3B: Building Consent Process – Applying Financial Contributions

This process applies for development that does not need a resource consent (because it is a permitted activity). In this case, financial contributions are collected as part of the building consent process. Requirement for building consent is triggered by Building Act. Financial contributions are only triggered for building consents where stipulated in the rules of the District Plan.

Note: This requirement for financial contributions is not related to a development contribution notice under Section 36 of the Building Act 2004. STDC has elected not to use development contributions. The financial contribution requirements through the building consent process are implemented under the District Plan and enforced under the Resource Management Act 1991.



Notes:	Ngā Kaitiaki Group	Date:	13-09-2024
Present:	Reg Korau, Sophie Canute, Cindy Koen, Naomi Puketapu-Waite, Graham Young, Jessica Sorensen, Christina Wells (note taker)	Apologies:	
1. Karakia Timatanga			
2. Mihi Whakatau			
4. Whakawhānaungatanga			
5. Plan Change 4: Urban Growth Plan Change			
<ul style="list-style-type: none"> Jess ran through Plan Change 4 PowerPoint. Graham asked if Council have thought of proposing more development along Larlin Drive. Jess advised that as restrictions on wastewater in that area (Topography6, cost etc) it was not currently being considered, however, development was still continuing in the area. 			
6. Plan Change 5: Financial Contribution Plan Change			
<ul style="list-style-type: none"> Sophie noted that we have made some changes based on feedback received and on work that we knew still needed to be done. Sophie ran through PowerPoint presentation. Graham asked under Permitted activity, how does the new proposed \$500k trigger work? Graham raised that some works may lead to a significant change of building use under but still be under the \$500k trigger. Jess said that while we will not be able to capture everything, most that undergo changes will be captured under building consent. Or other processes. Graham queried the funding deficiency and asked what was meant by that (section 32 – technical info page 21) this was around the projected vs actual contributions. Council currently has a deficit on what was projected vs what Council received/recovered. Graham sought clarification on the adjustment percentage factor. Jess advised that Council will decide annually what the adjustment percentage factor is that will be used for the equation. The equation will not change, just the adjustment percentage. Note that permitted Papakiainga could be subject to financial contributions, this will be dependent on what resources they will be pulling on like roading. Graham queried the formula being based on multiplying by Gross Floor area. He wanted to know if this was based on the increased gross flooring area (new addition or works) or the total gross flooring (of the whole building). Graham was worried that someone could create a large cheap barn that has a large square metreage but won't trigger the contribution as it is less than the \$500k trigger. Graham asked if it should be based on floor area rather than a cost trigger. 			

<ul style="list-style-type: none"> • Page 28 – line mentions public benefit is greater than public benefit – check wording – Sophie. • Page 32 – Papakainga – not just cultural, it should sit across social, cultural and economic. • Exemptions – section 22? • Add wahi tapu – Noted in tracked changes document. • Graham asked what was the trigger for a Development Agreement. Jess replied that there was no specific trigger and they could be entered at any given time. Graham wondered if it would be beneficial if we noted what a Development Agreement is and what it captures. Council could look to add some bullet points as examples. Jess suggested that these could either go in section 20 or it could be a policy. • Graham asked what Council meant by ‘as a standard for permitted activity’ which was used throughout the document - Sophie to check. • Graham asked why the permitted activity for construction of building was paid for before code of compliance? Noting that it was a very late stage to be paying. Jess noted that the development costs are paid at time of building consent and we should look at putting this to match the same time frames. • Jess asked if Iwi had any feedback on heavy vehicles. Graham noted that they would likely if there was a direct correlation between use and impact on roads. • Naomi to send an email with feedback on the Plan Changes.
<p>7. Independent Panel Member Discussion</p>
<ul style="list-style-type: none"> • Plan change 3 – 2 submitters raised if we have an independent commissioner on the panel. Reg is looking at commissioners across Taranaki to see if we have any independent commissioners that would be suitable. Graham said that he would want to see a strong argument for it and to understand what are we want to achieve with another person on the board. He said that iwi had appointed their own people already which all iwi were involved in and who had put forward through a process their own commissioners. It would seem to undermine the process if this happened particularly in Papakainga.
<p>8. Terms of Reference</p>
<ul style="list-style-type: none"> • Terms of Reference: Cindy mentioned that they would look at focus areas, narrow but broaden scopes.
<p>9. General</p>
<ul style="list-style-type: none"> • NA
<p>10. Next Meeting:</p>
<p>11. Karakia Whakakapi</p>

- Reg closed the meeting with a karakia.

SECTION 16: FINANCIAL CONTRIBUTION RULES

16.1 GENERAL

This section sets out the requirements for financial contributions. These matters include the obligations of subdividers and developers in terms of providing services and paying financial contributions for land use activities, to subdivision or developments. Financial contributions may be required when requiring a land use or subdivision resource consent is required, or at the time of building consent for permitted activities. This section details the purpose, circumstances, and the ~~maximum~~ amount of the contribution.

All activities shall comply with the following requirements (in addition to the rules, performance standards and/or permitted activity conditions in each Zone).

16.2 FINANCIAL CONTRIBUTION EXEMPTIONS

No financial contribution is required for the following:

- a. Additions and alterations to existing dwelling units where this does not create any additional dwelling units;
- b. A dwelling unit replacing one previously on the site;
- c. Where a contribution for the same purpose has already been made at the time of subdivision creating that lot;
- d. Accessory buildings with no water supply or wastewater connections;
- e. Boundary adjustment subdivision;
- f. An additional allotment solely for a network utility where the allotment has no water supply or wastewater or trade waste connection;
- g. An additional allotment containing land set aside for ecological, historic heritage or cultural protection in perpetuity, or;
- h. Where the applicant and Council enter or have entered into a Development Agreement which sets out the agreement on the amount of financial contributions, timing when the financial contributions are payable and any other terms that may be relevant to the development and financial contribution agreement.

16.216.3 RECREATION AND CIVIC DEVELOPMENT CONTRIBUTIONS

16.216.3.1 CONTRIBUTION PURPOSE

To provide for the acquisition and development of reserves and public open space for recreational purposes. These purposes could include, but is not limited to parks, play equipment, afforestation for recreation purposes, reserves, footpaths or walkways and any other purposes of recreation.

16.216.3.2 CONTRIBUTION CIRCUMSTANCES AND AMOUNT

1. ~~Circumstances in which contributions may be imposed as conditions of a resource consent:~~ Financial contributions are required:
 - (a) On any activity that is listed as a permitted activity in any Zone;
 - ~~(b)~~ As a condition of a subdivision consent in any Zone;
 - ~~(c)~~ As a condition of a land use consent in any Zone.
2. ~~Maximum amounts of contribution required as conditions of resource consents:~~ Amount of contribution:
 - (a) 7.5% of the value of the additional allotments created by a subdivision; and/or
 - (b) The ~~land~~ equivalent of 20m² of land for each additional dwelling unit created by the development; or
 - (c) A combination of both, being no greater than either 9(a) or (b) would allow individually.
3. Form of contribution: ~~Cash-Money~~ or land or a combination of both.
4. Timing that contributions are payable:
 - (a) For land use consents, contributions shall be ~~payable paid~~-as and when required by any condition of that consent.
 - (b) For subdivision consents, contributions shall be made paid-prior to the issuance of the Certificate under Section 224(c) of the Resource Management Act 1991.
 - ~~(b)~~(c) For permitted activities involving construction of a building, contributions shall be payable before the issuance of the Code of Compliance certificate for the Building Consent.

16.316.4 ROADS AND ACCESS CONTRIBUTIONS

16.316.4.1 CONTRIBUTION PURPOSE

To provide for the safe, efficient and convenient movement of motor vehicles, bicycles and pedestrians along roads and to and from every site or building.

16.3.216.4.2 CONTRIBUTIONS CIRCUMSTANCES AND AMOUNT

1. ~~Circumstances in which contributions may be required as conditions of a resource consent:~~
Financial contributions are required:
 - (a) On any activity that is listed as a permitted activity in any Zone.
 - ~~(a)~~(b) As a condition of a subdivision consent in any Zone.
 - ~~(b)~~(c) As a condition of a land use consent in any Zone.

2. ~~Maximum amounts of contribution required as conditions of resource consents:~~ Amounts of contribution:
 - (a) The full actual cost of providing a road to the subdivision or land concerned; and
 - (b) The full actual cost of all necessary roads and access within the subdivision or development ~~for to~~ -each allotment or development; and
 - (c) The full actual cost of crossings between the allotments, sites or buildings in the subdivision or development and the road or access; and
 - (d) The full actual cost of upgrading the roads and access infrastructure to provide for the ~~expanded~~ additional effects of the subdivision and the development of buildings on the roads and access; and
 - (e) A financial contribution shall be paid for additional dwelling units where the development will utilise Council's road and access infrastructure using the formula below:

RR x AD

Where:

RR = total \$ value (replacement value) of the Council's road and access infrastructure assets divided by the number of rateable units within the district that are charged the Uniform Annual General Charge, as set out in the Long Term Plan and Annual Plan.

AD = additional number of dwelling units proposed.

and
 - (f) A financial contribution shall be paid for all non-residential activities with an estimated development cost of \$500,000 and above where the development will utilise Council's roading infrastructure using the formula below:

Where:

RR = total \$ value (replacement value) of the Council's road and access infrastructure assets divided by the number of rateable units within the district that are charged the Uniform Annual General Charge, as set out in the Long Term Plan or Annual Plan.

AA = additional gross floor area proposed (m²) ÷ 1,000m².

and

- (g) A financial contribution shall be paid to contribute to the cost of upgrading the roads and access infrastructure to provide for the cumulative effects of subdivision and development in an area calculated using the formula below:

$$RC \times (AD \div (ED + AD))$$

Where:

RC = Estimated costs to upgrade the roads and access infrastructure to service new subdivision or development in an area as set out in the Long Term Plan or Annual Plan.

AD = Additional demand created by the number of new allotments, additional dwelling units or occupancy of non-residential activities proposed.

ED = Existing demand in the area of the subdivision or development.

and

- (h) Within any Structure Plan Area shown in Section 9, a financial contribution shall be paid towards the roads and access infrastructure to service the Structure Plan Area:

- (i) For any subdivision the contribution is calculated using the formula below:

$$RCS \div LA \times LS$$

Where:

RCS = Costs of the road and access infrastructure development for the Structure Plan Area as set out in the Long Term Plan or Annual Plan.

LA = Total land area (m²) for the Structure Plan Area.

LS = Area of land (m²) proposed to be subdivided.

- (ii) For any residential activity the contribution is calculated using the formula below:

$$RCSR \div TD \times AD$$

Where:

RCSR = Costs of the road and access infrastructure development for the Residential Zones within the Structure Plan Area set out in the Long Term Plan or Annual Plan for any residential activity.

TD = Total number of dwelling units that can be accommodated within the Residential Zone of the Structure Plan Area based on the minimum lot size for the area.

AD = Additional number of dwelling units proposed.

(iii) For any (non-residential) land use activity with an estimated development cost of \$500,000 and above, the contribution is calculated using the formula below:

$$\text{RCSC} \div \text{TAC} \times \text{AA}$$

Where:

RCSC = Costs of the road and access infrastructure development for the Commercial and Industrial Zones within the Structure Plan Area as set out in the Long Term Plan or Annual Plan.

TAC = Total land area (m²) within the Commercial and Industrial Zones in the Structure Plan Area.

AA = Additional gross floor area proposed (m²).

The formulas above are calculated annually based on the costs set out in the Long Term Plan or Annual Plan.

Council may apply an adjustment factor to provide a discount to the level of contribution charged. The purpose of the adjustment factor is to enable Council to annually adjust the level of the contribution in response to the level of development activity within the district. The adjustment factor and the contribution amounts are set annually through the Long Term Plan or Annual Plan process and advertised through the Schedule of Fees and Charges.

- ~~(e) Within the Hāwera West Structure Area shown in Section 9: Appendix, an additional contribution of \$5,250 (plus GST) per additional dwelling unit/allotment being the proportional share of additional capacity required to service this area. This additional contribution may be waived or reduced where the developer undertakes the work providing for this additional capacity; or~~
- ~~(f) Within the Hāwera North/Normanby Structure Plan Area shown in Section 9: Appendix, an additional contribution of \$5,250 (plus GST) per additional dwelling unit/allotment in the Residential Zone or an additional contribution of \$30 (plus GST) per m² of land area in the Commercial and Industrial Zones, being the proportional share of additional capacity required to service this area. This additional contribution may be waived or reduced where the developer undertakes the work providing for this additional capacity.~~

3. Form of contribution: ~~Cash_Money~~ payment. ~~This contribution may be waived or reduced where the developer undertakes the work.~~
4. Timing that contributions are ~~payable~~ paid:
 - (a) For land use consents, contributions shall be payable as and when required by any condition of that consent.
 - (b) For subdivision consents, contributions shall be made prior to the issuance of the Certificate under Section 224(c) of the Resource Management Act 1991.
 - ~~(b)(c) For permitted activities involving construction of a building, contributions shall be payable before the issuance of the Code of Compliance certificate for the Building Consent.~~

16.4.16.5 WATER SUPPLY CONTRIBUTIONS

16.4.16.5.1 CONTRIBUTION PURPOSE

To provide a supply of potable water for the estimated domestic and commercial/industrial consumption, and for firefighting.

This section is to be read in conjunction with the requirements of the various water supply schemes.

16.4.216.5.2 CONTRIBUTIONS CIRCUMSTANCES AND AMOUNT

1. ~~Circumstances in which contributions may be imposed as conditions of resource consents:~~
Financial contributions are required:
 - (a) On any activity that is listed as a permitted activity in any Zone where it connects to Councils water supply infrastructure.
 - ~~(a)~~(b) As a condition of a subdivision consent in any Zone where it connects to a Council reticulated water supply infrastructure.
 - ~~(b)~~(c) As a condition of a land use consent in any Zone where it connects to a Council reticulated water supply infrastructure.
2. ~~Maximum amounts of contribution as conditions of resource consents:~~
Amount of contribution:
 - (a) The full actual cost of the water ~~supply infrastructure system~~ to the subdivision or development; and
 - (b) The full actual cost of all necessary water supply ~~infrastructure system reticulation~~ within the subdivision or development ~~for to~~ each allotment, site or building; and
 - (c) The full actual cost of connections between the water supply ~~infrastructure system reticulation~~ in the subdivision or development and the water supply ~~infrastructure system~~; and
 - (d) The full actual cost of upgrading any existing ~~Council~~ water supply ~~infrastructure system~~ to the extent necessary to serve the subdivision or development; and
 - ~~(e)~~ A financial contribution shall be paid per additional dwelling units where the development will utilise Council's water supply infrastructure using the formula below:

$$\text{WR} \times \text{AD}$$

Where:

WR = total \$ value (replacement value) of the Council's water supply infrastructure assets divided by the number of rateable units within the district that are charged the Uniform Annual Rate Charge, as set out in the Long Term Plan or Annual Plan.

AD = additional number of dwelling units proposed.

and

- (f) A financial contribution shall be paid for all non-residential activities with an estimated development cost of \$500,000 and above where the development will utilise Council's water supply infrastructure using the formula below:

WR x AA

Where:

WR = total \$ value (replacement value) of the Council's water supply infrastructure assets divided by the number of rateable units within the district that are charged the Uniform Annual General Charge, as set out in the Long Term Plan or Annual Plan.

AA = additional gross floor area proposed (m²) ÷ 1,000m².

and

- (g) A financial contribution shall be paid to contribute to the cost of upgrading the Council's water supply infrastructure to provide for the cumulative effects of subdivision and development in an area calculated using the formula below:

WC x (AD ÷ (ED + AD))

Where:

WC = Estimated costs to upgrade the Council's water supply infrastructure to service new subdivision and development in an area as set out in the Long Term Plan or Annual Plan.

AD = Additional demand created by the number of new allotments, additional dwelling units or occupancy of non-residential activities proposed.

ED = Existing demand in the area of the subdivision or development.

and

- (h) Within any Structure Plan Area shown in Section 9, a financial contribution shall be paid towards the water supply infrastructure to service the Structure Plan Area:

- (i) For any subdivision, the contribution is calculated using the formula below:

WCS ÷ LA x LS

Where:

WCS = Costs of water supply infrastructure for the Structure Plan Area as set out in the Long Term Plan or Annual Plan.

LA = Total land area (m²) proposed to be subdivided.

LS = Area of land (m²) proposed to be subdivided.

(ii) For any residential activity, the contribution is calculated using the formula below:

$$\text{WCSR} \div \text{TD} \times \text{AD}$$

Where:

WCSR = Costs of the water supply infrastructure for the Residential Zone within the Structure Plan Area set out in the Long Term Plan or Annual Plan for residential activity.

TD = Total number of dwelling units that can be accommodated within the within the Residential Zone within the Structure Plan Area based on the minimum lot size for the area.

AD = Additional number of dwelling units proposed.

(iii) For any (non-residential) land use activity with an estimated development cost of \$500,000 and above contribution is calculated using the formula below:

$$\text{WCSC} \div \text{TAC} \times \text{AA}$$

Where:

WCSC = Costs of the water supply infrastructure for the Commercial and Industrial Zone within the Structure Plan Area as set out in the Long Term Plan or Annual Plan.

TA = Total land area (m²) within the Commercial and Industrial Zones of the Structure Plan Area.

AA = Additional gross floor area proposed (m²).

The formulas above are calculated annually based on the costs set out in the Long Term Plan or Annual Plan.

Council may apply an adjustment factor to provide a discount to the level of contribution charged. The purpose of the adjustment factor is to enable Council to annually adjust the level of the contribution in response to the level of development activity within the district. The adjustment factor and the contribution amounts are set annually through the Long Term Plan or Annual Plan process and advertised through the Schedule of Fees and Charges.

- (e) Within the Hāwera West Structure Area shown in Section 9: Subdivision and Development Appendix 1, an additional contribution of \$750 (plus GST) per additional dwelling unit/allotment being the proportional share of additional capacity required to service this area. This additional contribution may be waived or reduced where the developer undertakes the work providing for this additional capacity; or
- (f) Within the Hāwera North/Normanby Structure Plan Area shown in Section 9: Subdivision and Development Appendix 1, an additional contribution of \$5,250 (plus GST) per

~~additional dwelling unit/allotment in the Residential Zone or an additional contribution of \$12 (plus GST) per m² of land area in the Commercial and Industrial Zones, being the proportional share of additional capacity required to service this area. This additional contribution may be waived or reduced where the developer undertakes the work providing for this additional capacity.~~

3. Form of contribution: ~~Money. Cash payment. This contribution may be waived or reduced where the developer undertakes the work.~~
4. Timing that contributions are payable:
 - (a) For land use consents, contributions shall be payable as and when required by any condition of that consent.
 - ~~(b)~~ (b) For subdivision consents, contributions shall be made prior to the issuance of the Certificate under Section 224(c) of the Resource Management Act 1991.
 - ~~(b)(c)~~ (c) For permitted activities involving construction of a building, contributions shall be payable before the issuance of the Code of Compliance certificate for the Building Consent.

~~16.5~~ **16.6 SANITARY DRAINAGE WASTEWATER AND TRADE WASTE DISPOSAL CONTRIBUTIONS**

~~16.5.1~~ **16.6.1 CONTRIBUTION PURPOSE**

To maintain the health and amenity of inhabitants or occupants and to protect the natural environment from indiscriminate disposal of ~~sanitary wastewater~~ drainage and trade waste.

~~16.5.2~~ **16.6.2 CONTRIBUTIONS CIRCUMSTANCES AND AMOUNT**

1. ~~Circumstances in which contributions may be imposed as conditions of resource consents:~~ Financial contributions are required:
 - ~~(a)~~ (a) On any activity that is listed as a permitted activity in any Zone where it connects to Council wastewater or trade waste disposal infrastructure.
 - ~~(a)(b)~~ (b) As a condition of a subdivision consent in any Zone where it connects to a Council ~~wastewater or sanitary drainage and~~ trade waste disposal ~~infrastructure system.~~
 - ~~(b)(c)~~ (c) As a condition of a land use consent in any Zone where it connects to a Council ~~sanitary wastewater~~ drainage ~~and or~~ trade waste disposal system.
2. ~~Maximum amounts of contribution required as conditions of resource consents:~~ Amounts of contribution:
 - (a) The full actual cost of providing a ~~sanitary drainage and wastewater or~~ trade waste disposal ~~infrastructure system~~ for the subdivision, development or building; and
 - (b) The full actual cost of all necessary ~~drainage and wastewater or~~ trade waste ~~disposal infrastructure reticulation~~ within the subdivision or development ~~for to~~ each allotment, site or building; and

- (c) The full actual cost of connections between the ~~reticulation~~ wastewater or trade waste disposal infrastructure in the subdivision or development and the ~~sanitary drainage Council wastewater and~~ trade waste disposal infrastructure system; and
- (d) The full actual cost of any upgrading to the ~~Councils wastewater existing sanitary drainage and or~~ trade waste disposal infrastructure systems that is required to provide for the expected effects of the subdivision, development or building on that ~~wastewater sanitary drainage and or~~ trade waste disposal infrastructure system; and
- (e) A financial contribution shall be paid for additional dwelling units where the development will utilise the Council's wastewater infrastructure using the formula below:

WWR x AD

Where:

WWR = total \$ value (replacement value) of the Council's wastewater and trade waste infrastructure assets divided by the number of rateable units within the district that are charged the Uniform Annual General Charge, as set out in the Long Term Plan or Annual Plan.

AD = additional dwelling units proposed.

and

- (f) A financial contribution shall be paid for all non-residential activities with an estimated development cost of \$500,000 and above and where the development will utilise Council's wastewater or trade waste infrastructure, using the formula below:

WWR x AA

Where:

WWR = total \$ value (replacement value) of the Council's wastewater and trade waste infrastructure assets divided by the number of rateable units within the district that are charged the Uniform Annual General Charge, as set out in the Long Term Plan or Annual Plan.

AA = additional gross floor area proposed (m²) ÷ 1,000m².

and

- (g) A shared financial contribution shall be paid to contribute to the cost of upgrading the wastewater for trade waste disposal infrastructure to provide for the cumulative effects of subdivision and development in an area calculated using the formula below:

WWC x (AD ÷ (ED + AD))

Where:

WWC = Estimated costs to upgrade the wastewater or trade waste infrastructure to

service new subdivision and development in the area as set out in the Long Term Plan or Annual Plan.

AD = Additional demand created by the number of allotments, additional dwelling units or occupancy of non-residential activities proposed.

ED = Existing demand in the area of the subdivision or development.

and

(h) Within the Structure Plan Area shown in Section 9, a financial contribution shall be paid towards the wastewater or trade waste infrastructure to service the Structure Plan Area:

(i) For any subdivision, the contribution is calculated using the formula below:

$$\text{WWCS} \div \text{LA} \times \text{LS}$$

Where:

WWCS = Costs of wastewater or trade waste infrastructure within a Structure Plan Area as set out in the Long Term Plan or Annual Plan.

LA = Total land area (m²) for the Structure Plan Area.

LS = Area of land (m²) proposed to be subdivided.

(ii) For any residential activity, the contribution is calculated using the formula below:

$$\text{WWCSR} \div \text{TD} \times \text{AD}$$

Where:

WWCSR = Costs of the wastewater or trade waste infrastructure for the Residential Zone within the Structure Plan Area set out in the Long Term Plan or Annual Plan.

TD = Total number of dwelling units that can be accommodated within the Residential Zone of the Structure Plan Area on the minimum lot size for the area.

AD = Additional dwelling units proposed.

(iii) For any (non-residential) land use activity with an estimated development cost of \$500,000 and above, the contribution is calculated using the formula below:

$$\text{WWCDC} \div \text{TAC} \times \text{AA}$$

Where:

WWCDC = Costs of the wastewater or trade waste infrastructure for the Commercial and Industrial Zones of the Structure Plan Area as set out in the Long Term Plan or Annual Plan.

TAC = Total land area (m²) within the Commercial and Industrial Zones in the

Structure Plan Area.

AA = Additional gross floor area proposed (m²).

The formulas above are calculated annually based on the costs set out in the Long Term Plan or Annual Plan.

Council may apply an adjustment factor to provide a discount to the level of contribution charged. The purpose of the adjustment factor is to enable Council to annually adjust the level of the contribution in response to the level of development activity within the district. The adjustment factor and the contribution amounts are set annually through the Long Term Plan or Annual Plan process and advertised through the Schedule of Fees and Charges.

- ~~(e) Within the Hāwera West Structure Area shown in Section 9: Subdivision and Development Appendix 1, an additional contribution of \$1500 (plus GST) per additional dwelling unit/allotment being the proportional share of additional capacity required to service this area. This additional contribution may be waived or reduced where the developer undertakes the work providing for this additional capacity; or~~
- ~~(f) Within the Hāwera North/Normanby Structure Plan Area shown in Section 9: Subdivision and Development Appendix 1, an additional contribution of \$5250 (plus GST) per additional dwelling unit/allotment in the Residential Zone or an additional contribution of \$10 (plus GST) per m² of land area in the Commercial and Industrial Zones, being the proportional share of additional capacity required to service this area. This additional contribution may be waived or reduced where the developer undertakes the work providing for this additional capacity.~~

3. Form of contribution: ~~Money. Cash payment. This contribution may be waived or reduced where the developer undertakes the work.~~
4. Timing that contributions are payable:
 - (a) For land use consents, contributions shall be ~~paid payable~~ as and when required by any condition of that consent.
 - ~~(b)~~ For subdivision consents, contributions shall be ~~paid made~~ prior to the issuance of the Certificate under Section 224(c) of the Resource Management Act 1991.
 - ~~(b)(c)~~ For permitted activities involving construction of a building, contributions shall be payable before the issuance of the Code of Compliance certificate for the Building Consent.

~~16.6.1~~ **16.7 STORMWATER DRAINAGE CONTRIBUTIONS**

~~16.6.1~~ **16.7.1 CONTRIBUTION PURPOSE**

To prevent damage to or loss of property or amenity from the run-off of stormwater.

~~16.6.2~~ **16.7.2 CONTRIBUTIONS CIRCUMSTANCES AND AMOUNT**

1. ~~Circumstances in which contributions may be imposed as conditions of resource consents:~~
Financial contributions are required:

(a) On any activity that is listed as a permitted activity in any Zone.

~~(a)~~(b) As a condition of a subdivision consent in any Zone.

~~(b)~~(c) As a condition of a land use consent in any Zone.

2. ~~Maximum amounts of contribution as conditions of resource consents:~~ Amounts of contribution:

(a) The full actual cost of providing a stormwater drainage ~~infrastructure system~~ for the disposal of stormwater; and

(b) The full actual cost of all necessary stormwater drainage ~~infrastructure reticulation~~ within the subdivision or development, including a stormwater ~~drainage infrastructure Drainage system~~ connection ~~to for~~ each allotment, site or building; and

(c) The full actual cost of connections between the stormwater drainage ~~infrastructure system reticulation~~ in the subdivision or development and ~~the~~ existing stormwater drainage system; and

(d) The full actual cost of upgrading ~~the~~ existing stormwater drainage ~~infrastructure system~~ where additional capacity has been created in anticipation of future subdivision or development.

(e) A financial contribution shall be paid for additional dwelling units where the development will utilise Council's stormwater drainage infrastructure using the formula below:

SWR x AD

Where:

SWR = total \$ value (replacement value) of the Council's stormwater drainage infrastructure assets divided by the number of rateable units within the district that are charged that Uniform Annual General Charge, as set out in the Long Term Plan or Annual Plan.

AD = Additional dwelling units proposed.

and

(f) A financial contribution shall be paid for all non-residential activities with an estimated development cost of \$500,000 and above, where the development will utilise Council's stormwater drainage infrastructure using the formula below:

SWR x AA

Where:

SWR = total \$ value (replacement value) of the Council's stormwater drainage infrastructure assets divided by the number of rateable units within the District that are charged the Uniform Annual General Charge, as set out in the Long Term Plan or Annual Plan.

AA = additional gross floor area proposed (m²) ÷ 1,000m².

- (g) A financial contribution shall be paid to contribute to the cost of upgrading stormwater drainage infrastructure to provide for the cumulative effects of subdivision and development in an area calculated using the formula below:

$$\text{SWC} \times (\text{AD} \div (\text{ED} + \text{AD}))$$

Where:

SWC = Estimated costs to upgrade stormwater drainage infrastructure to service new subdivision and development in the area as set out in the Long Term Plan or Annual Plan.

AD = Additional demand created by the number of new allotments, additional dwelling or occupancy of the non-residential activities below.

ED = Existing demand in the area of the subdivision and development.

and

- (h) -Within any Structure Plan Area shown in Section 9, a financial contribution shall be paid towards the stormwater drainage infrastructure to service the Structure Plan Area:

- (i) For any subdivision, the contribution is calculated using the formula below:

$$\text{SWCS} \div \text{LA} \times \text{LS}$$

Where:

SWCS = Costs of stormwater drainage infrastructure within a Structure Plan Area as set out in the Long Term Plan or Annual Plan.

LA = Total land area (m²) for the Structure Plan Area.

LS = Area of land (m²) proposed to be subdivided.

- (ii) For any residential activity, this contribution is calculated using the formula below:

$$\text{SWCSR} \div \text{TD} \times \text{AD}$$

Where:

SWCSR = Costs of the stormwater drainage infrastructure for the Residential Zone within the Structure Plan Area set out in the Long Term Plan or Annual Plan.

TD = Total number of dwelling units that can be accommodated within the Residential Zone the Structure Plan Area based on the minimum lot size for the area.

AD = Additional number of dwelling units proposed.

(iii) For any (non-residential) land use activity with an estimated development cost of \$500,000 and above this contribution is calculated using the formula below:

SWCSC ÷ TAC x AA

Where:

SWCSC = Costs of the stormwater drainage infrastructure for the Commercial and Industrial Zones within the Structure Plan Area as set out in the Long Term Plan or Annual Plan.

TAC = Total land area (m²) within the Commercial and Industrial Zones of the Structure Plan Area.

AA = Additional gross floor area proposed (m²).

The formulas above are calculated annually based on the costs set out in the Long Term Plan or Annual Plan.

Council may apply an adjustment factor to provide a discount to the level of contribution charged. The purpose of the adjustment factor is to enable Council to annually adjust the level of the contribution in response to the level of development activity within the district. The adjustment factor and the contribution amounts are set annually through the Long Term Plan or Annual Plan process and advertised through the Schedule of Fees and Charges.

3. Form of contribution: ~~Money. Cash payment. This contribution may be waived or reduced where the developer undertakes the work.~~
4. Timing that contributions are ~~payable~~ paid.
 - ~~(d)~~(i) For land use consents, contributions shall be ~~paid payable~~ as and when required by any condition of that consent.
 - (i) For subdivision consents, contributions shall be ~~made paid~~ prior to the issuance of the Certificate under Section 224(c) of the Resource Management Act 1991.
 - ~~(e)~~(k) For permitted activities involving construction of a building, contributions shall be payable before the issuance of the Code of Compliance certificate for the Building Consent.

16.7.16.8 HEAVY VEHICLE TRAFFIC CONTRIBUTIONS

16.7.16.8.1 CONTRIBUTION PURPOSE

To ensure that those activities which generate significant heavy vehicle movements or generate unusual heavy vehicle traffic contribute towards the avoidance, remediation or mitigation of adverse effects associated with those movements.

16.7.216.8.2 CONTRIBUTIONS CIRCUMSTANCES AND AMOUNT

1. Circumstances in which a contribution is required as a condition of resource consents:
 - (a) As a condition of a land use consent where the activity will generate unusual heavy vehicle traffic.
 - (b) As a condition of a land use consent where the activity will involve the transportation of hazardous substances and waste materials.
2. Maximum amounts of contribution as conditions of resource consents:
 - (a) The full actual cost of the physical upgrading of the road to a standard required to avoid the effects of unusual heavy vehicle traffic generated by that activity; or
 - (b) The full actual cost of remedying or mitigating against the adverse effects of the transportation of hazardous substances and/or waste materials.
3. Form of contribution: Money. ~~Cash payment. This contribution may be waived or reduced where the development undertakes the work.~~
4. Timing that contributions are ~~payable~~: paid:
 - (a) For land use consents, contributions shall be paid ~~payable~~ as and when required by any condition of that consent.

SECTION 20: RESOURCE CONSENT INFORMATION REQUIREMENTS AND ASSESSMENT MATTERS

To enable the Council to process an application for resource consent, an applicant must provide adequate information in accordance with Section 88(3) of the RMA. The information should be appropriate to assess the environmental effects of the proposal in a professional and unbiased manner and if it does not have all the required information, the Council can return the application within 10 working days. Section 92 of the RMA also allows the Council to seek more information about an application. So that it can better understand the nature of the activity in respect of which the application is made, the effect it will have on the environment, or the ways in which any adverse effects may be mitigated. Compliance with the information requirements will speed up the consideration of applications and ensure the appropriate conditions are attached where these are necessary.

Forms and guidelines to assist in preparing an application can be obtained from the Council.

NOTE: This information complements the provisions of Section 88 and Schedule 4 of the Act.

The information requirement set out in this section will normally be required in consideration of a resource consent application.

20.1 LAND USE CONSENTS

An application for resource consent for an activity must include the following:

- (a) The full name and address of each owner or occupier of the site.
- (b) The location of the site, including the street address, rural number, legal description, and the name of the owner of the land (copies of the current certificate of title must be provided).
- (c) A full description of the activity for which the consent is sought:
- (d) Relevant objectives, policies and rules (including plan changes).
- (e) Relevant National Policy Statements, National Environmental Standards, Regional Plans and Iwi Management Plans.
- (f) Intended use of the land/or site.
- (g) A description of any other resource consent that may also be required and whether the applicant has applied for such consents.
- (h) Plans which sufficiently show:
 - (i) A north point and the address of the proposed development.
 - (ii) The location of all site boundaries and all existing and proposed buildings, fences, parking areas, accessways and vegetation on the site.
 - (iii) The location of any adjacent activities, particularly residential dwelling units.

- (iv) The location of nearby community uses, including community buildings, housing, schools, reserves, public transport services, and the public roading network.
- (v) The location of utilities and services on or adjacent to the site, including the supply of water, electricity, gas, communication services, and the disposal of stormwater and of solid and liquid wastes, including hazardous wastes.
- (vi) The location of electricity transmission lines.
- (vii) The location of any designations, heritage items, sites of significance to tangata whenua, statutory acknowledgements areas, or other features of public interest on or in the immediate vicinity of the site.
- (viii) Topography, noting significant landforms and natural features.
- (ix) Watercourses and catchment orientation.
- (i) Other relevant information, including:
 - (i) Details of the appearance of any building(s), elevations and relationship with surrounding area.
 - (ii) Floor plans, including height of floor levels.
 - (iii) Landscape design, site planting and fencing.
 - (iv) Location of vehicle parking, loading circulation and manoeuvring areas and accessways and anticipated transportation movements.
 - (v) Signs.
 - (vi) Hours of operation.
 - (vii) Lighting.
 - (viii) Earthworks, including excavation and fill.
 - (ix) Relocated buildings.
- (j) An assessment of environmental effects should accompany the plans which adequately describes the effects of the proposed activity. Every assessment should include:
 - (i) A written description of the proposal.
 - (ii) An assessment of the actual or potential effect of the activity on the environment.
 - (iii) The estimated timing and duration of the proposed activity.
 - (iv) A description of the measures taken to avoid, remedy or mitigate the actual or potential effects and, where the activity includes risk from the use of hazardous substances, any contingency plans, safety programmes or management plans.
 - (v) A list of those persons potentially affected by the proposal as advised by the Council.
 - (vi) A description of how any effects of the proposed activity will be monitored.
 - (vii) A description of alternative locations that were considered for the proposed activity, and why they were rejected.
 - (viii) A description of the natural environment including (where relevant) plants and wildlife, historic, scenic, archaeological or scientific sites or buildings, local air quality, water quality (both surface and underground), noise, odour, dust, landslip, erosion, flooding and earthquakes. In certain circumstances an archaeological survey may be required.

- (ix) Effects of the proposed activity on the Coastal Protection Area or areas of Outstanding Natural Landscapes/Areas/Character.
 - (x) A description of the social, cultural and spiritual environment of local residents where relevant, especially that of the Maori in respect of Tāngata Whenua values, their traditions and relationship with ancestral lands, including identified sites of significance to Tāngata Whenua.
 - (xi) Comments of the New Zealand Transport Agency where the proposed activity takes access and frontage from a State highway, or where the activity will significantly increase the number of turning vehicles at an intersection with a State highway;
 - (xii) Comments of Transpower New Zealand Limited where the proposed activity is located within the National Grid Corridor. An electrical engineering assessment prepared by a suitably qualified person may be required.
 - (xiii) Comments of any other relevant network utility operator where the proposed activity could adversely affect the safety, efficiency, operation, maintenance or upgrading (including reverse sensitivity effects) of an existing network utility (Note: this includes telecommunications and gas and liquid petroleum pipelines).
 - (xiv) Evidence of consultation with the relevant Tāngata Whenua in respect of activities within or adjacent to any statutory acknowledgement areas attached to this plan.
 - (xv) A list of any rights or permits required for any proposed activity (if any) from the Council and other consent authorities.
- (k) Consultation with affected persons.

Applications should be discussed with neighbours or persons likely to be affected, or other organisations such as Transpower New Zealand, the New Zealand Transport Agency (NZTA), New Zealand Railway Corporation/KiwiRail, Heritage New Zealand, Vector Gas, and all Network Utility Operators or the Department of Conservation. Tangata Whenua may also need to be consulted.

The Council will also expect that, in the preparation of such an assessment of effects where significant impacts are anticipated, such as for a stand-alone industrial development in a rural setting, the applicant will undertake an extensive programme of information gathering and dissemination in the public arena to assure the Council that the views of the local community are understood and that, as far as possible, any concerns raised can be dealt with adequately.

20.2 SUBDIVISION CONSENTS

In addition to the information requirements stated above, subdivision applications must include the following information, as applicable:

- (a) The full name and address of the applicant.
- (b) The location of the site, including the street address, rural number, legal description, and the name of the owner of the land to be subdivided (copies of the current certificate of title must be provided).
- (c) Plans which sufficiently show:
 - (i) A scaled plan of the subdivision proposal showing position of all existing and new lot boundaries including adjoining titles

- (ii) The areas and net lot areas (where relevant) of all new lots created in square metres
 - (iii) The location and areas of reserves to be created, including the location of existing esplanade reserves, esplanade strips and access strips
 - (iv) The location and areas of land to be set aside as road
 - (v) The location of existing and proposed vehicle crossings and easements (including right of ways)
 - (vi) The location of areas of land below mean high water springs (MHWS) of the sea, or any part of the bed of any lake or river to be vested in the Crown
 - (vii) The location of rivers, streams, lakes, significant landscape features, areas of natural vegetation
 - (viii) The location of existing buildings excluding uncovered patios and porches
 - (ix) The location of known heritage and archaeological and waahi tapu sites (Maori and European), heritage areas and objects, and statutory acknowledgement areas.
 - (x) The location and extent of any contaminated land on the site (contaminated land may include areas that have been previously used for the storage or use of hazardous substances)
 - (xi) A north point, preferably orientated up the page but not rotated greater than 90° east or west to make the best use of the page. The scale of the drawing for A4 sheets shall be shown in written form only. For sheets greater than A4, a drawn scale shall also be shown.
 - (xii) Scales of 1:100, 1:120, 1:125, 1:150, 1:200, 1:300, 1:400, 1:500, 1:600, 1:750, 1:800 or multiples or divisions by 10 of these scales.
- (d) Natural hazards: A description of the lots to be created including legal description of the underlying land, description of soil type, slope, areas of flood potential or erosion, adjoining land uses and activities and where these are in close proximity to boundaries (e.g. within 1m); the location of buildings and structures on adjoining properties.
- (e) An assessment of effects appropriate to the subdivision. This should address the effects of the subdivision and any proposed methods to avoid, remedy or mitigate any adverse effects. Where appropriate, include provisions for the amalgamation of land and the setting aside of areas for protection.
- (f) Where access and frontage is proposed to a State Highway or where the activity will significantly increase the number of turning vehicles at an intersection with a state highway, the comments of the New Zealand Transport Agency are required.
- (g) Where access and frontage is proposed to a railway line, the comments of New Zealand Railway Corporation/KiwiRail are required.
- (h) Services: Advice of the availability of services to the lots such as power, telecommunications and gas after consultation with those utility operators. Note: telecommunications network utility operators shall be consulted where a subdivision creates more than 15 lots.
- (i) Iwi Consultation: Evidence of any consultation which has been undertaken by the applicant with iwi or hapu in respect of Tāngata Whenua values, their traditions and relationships with ancestral lands, including identified sites of significance to Tāngata Whenua (including those on the balance lot), and statutory acknowledgment areas.

- (j) Where a proposed subdivision is a Non-Complying Activity (i.e. subdivision in the Coastal Protection Area that results in any lot of less than 2000m² in area), a full Assessment of Environmental Effects is required.
- (k) A professional archaeological assessment/survey, and consultation with Heritage New Zealand – Pouhere Taonga is required when a proposed subdivision affects an archaeological site identified on the Planning Maps.
- (l) Where subdivision is proposed within a National Grid Subdivision Corridor, comments of Transpower New Zealand Limited. Note: an electrical engineering assessment prepared by a suitably qualified person may be required.

20.3 ADMINISTRATION REQUIREMENTS

Set fees must be paid at the time the application is lodged. Refer to the Council's resource consent fees schedule.

If the activity is within an area affected by overlay rules, professional reports from a suitably qualified person may be needed to properly assess the effect of the activity on the overlay's values or issue (e.g. landscape, natural character, archaeology, natural hazards (particularly a flood hazard risk assessment), biodiversity, historic heritage, significant trees).

Professional reports may be required if the activity's effects exceed, or there is uncertainty if they may exceed, Plan standards or thresholds, or if they need assessment as an assessment matter or policy.

20.4 CROSS BOUNDARY MATTERS

From time to time the Council will receive a resource consent application that may require input or feedback from other territorial authorities or the Regional Council. To ensure active discussion on resource management issues and information sharing between authorities is maintained, the Council will liaise with these other authorities as necessary.

Where a resource consent application requires the consent of two or more consent authorities and those authorities have decided to hear the applications, a joint hearing will be held, unless the consent authorities agree that the applications are sufficiently unrelated that a joint hearing is not necessary and the applicant agrees that a joint hearing need not be held. The Council will encourage practices which enable resource consent applications to be considered in a similar manner regardless of the locality.

The Council will liaise with Taranaki Regional Council where:

- The proposed activity involves the discharge of contaminants to air, water or land;
- The proposed activity involves the taking, use and damming or diversion of water;
- The proposed activity involves the reclamation or drainage of the bed of a river or lake;
- The proposed activity involves discharging water to any place other than a public sewerage system or stormwater system or private septic or sewage treatment system;
- The proposed activity involves any construction in, or within 50m of, a water body;

- The proposed activity involves disturbing the coastal environment below Mean High Water Spring (MHWS);
- The proposed activity involves activities on, in, under or over the bed of rivers and lakes;
- The proposed activity involves hazardous materials.

The Council will liaise with adjacent District Councils where:

- The proposed activity is situated on or adjacent to the Hangatahua (Stony) River;
- The proposed activity gains access from either Pakaraka or Rangitatau West Road;
- The proposed activity involves unusual heavy vehicle traffic which is likely to travel outside the district;
- The proposed activity adjacent to a District boundary is of such magnitude in terms of possible effects as to warrant an integrated inter-District approach.

20.5 ASSESSMENT MATTERS

The following assessment matters will be used in assessing resource consent applications.

20.5.1 Bulk and Location

The following assessment matters will be used in assessing land use applications relating to any proposed building or structure which cannot comply with the minimum setback from boundaries and/or maximum height limit for the zone it is located within. Note: network utility buildings and structures are exempt from these assessment matters, and will be assessed against the provisions in Section 14 of this Plan.

- (a) Any effects on adjoining properties in terms of dominance of buildings, loss of access to sunlight, or loss of outlook.
- (b) The degree of effects of increased height or reduced side yards on privacy levels enjoyed by adjoining properties.
- (c) Any effects on the streetscape from increased height or reduced setback from the street such as shading and visual dominance, or loss of views.
- (d) The ability to provide adequate opportunity for garden and tree planting around buildings to mitigate visual bulk and dominance effects.
- (e) The ability to provide for vehicle manoeuvring within the site.
- (f) The extent to which the shape of the site influences the layout and design of the proposed building.
- (g) The extent to which increased height has been offset by reduced building coverage and thereby the site remains dominated by open space and planting.
- (h) The extent to which the proposed building will be compatible with the overall character of the area.

- (i) The ability to provide for a vehicle to park in front of any garage without overhanging the road/footpath.
- (j) For industrial activities, the ability to landscape along the road boundary.
- (k) The extent to which any reduced setback between commercial or retail or community activities and residential activities will result in adverse noise effects and loss of privacy on adjoining residential sites.
- (l) The extent to which any reduced setback between industrial and residential activities is required to develop the site efficiently and any resulting potential adverse effects on adjoining sites.
- (m) The extent to which the use of the proposed building will detract from the pleasantness or amenity of adjoining sites, in terms of matters such as noise, smell, dust, glare or vibration.
- (n) Any adverse effects of the proximity of buildings housing animals in terms of noise, smell, flies or vermin on adjoining sites.

20.5.2 Home Occupations

The following assessment matters will be used in assessing land use applications relating to home occupations in the Rural, Residential, Township and Commercial Zones:

- (a) Any adverse effects of the scale of the activity, in terms of visual dominance by buildings of the outlook from adjoining sites and buildings.
- (b) The degree to which the activity would integrate with the character of the surrounding environment, including its proximity to neighbouring buildings, and whether this is consistent with the surrounding environment.
- (c) Any adverse effects on adjoining sites of the scale of the activity, including reduced privacy or outlook.
- (d) The extent to which the use of the proposed building will detract from the pleasantness or amenity of adjoining sites, in terms of such matters as noise, smell, dust, glare or vibration.
- (e) The need for any increase in size of building, hours of operation, noise and, the potential adverse effects in the surrounding environment, particularly adjoining residential properties.

20.5.3 Private Outdoor Living Area

The following assessment matters will be used in assessing land use applications relating to the minimum private outdoor living area per dwelling unit/s in the Residential, Township, Commercial and Industrial Zones:

- (a) The extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site.
- (b) Any alternative provision on, or in close proximity to the site for outdoor living space to meet the needs of likely future residents of the site.

- (c) The extent to which the reduction in outdoor living space or the lack of its access to sunlight is compensated for by alternative space within buildings with access to ample sunlight and fresh air.
- (d) Whether the residential units are to be used for elderly persons housing and the extent to which a reduced area of outdoor living space will adequately provide for the outdoor living needs of the likely residents of the site including future residents.

20.5.4 Number of Dwelling Units per Net Site Area

The following assessment matters will be used in assessing land use applications relating to the maximum number of dwelling units per site and/or minimum site area in the Residential, Township and Commercial Zones:

- (a) The extent to which the character of the site will retain its openness, permeable surfaces, and garden plantings, rather than buildings.
- (b) The ability to provide sufficient private outdoor living space on the site.
- (c) Whether the proposed dwelling unit would visually dominate the street.
- (d) Any effects on adjoining properties in terms of building dominance, access to sunlight and loss of privacy or outlook.
- (e) Whether the additional dwelling unit/s is suitable for housing for the elderly whilst still providing adequate outdoor living space.
- (f) Appropriateness of the intensity of dwelling units in relation to the surrounding environment.

20.5.5 Marae and Papakainga Development

The following assessment matters will be used in assessing land use applications for new Marae and/or Papakainga development and redevelopment:

- (a) Recognition of the relationship of Tāngata Whenua and their culture and traditions with land, water, sites and areas of cultural and spiritual significance, wāhi tapu and other taonga.
- (b) The potential economic, cultural and social benefits to Tāngata Whenua of the proposal.
- (c) Any potential effects of the proposal on the character and amenity values of the surrounding area.
- (d) Whether connections to available water, sewerage and/or drainage services are required, and the potential need to upgrade roads and access ways.
- (e) Consideration of the historical presence of papakainga housing and associated activities on the site.

20.5.6 Lighting

The following assessment matters will be used in assessing land use applications relating to the maximum light spill for the zone in which the activity is located within:

- (a) The ability/extent to which light spill may disturb sleep of residents on the adjoining site.

- (b) The nature of activities on the adjoining site and whether they are unlikely to be affected by the proposed light spill.
- (c) Effects on the use of private outdoor living areas.

20.5.7 Outdoor Storage

The following assessment matters will be used in assessing land use applications relating to the location or screening of outdoor storage for the zone in which the activity is located within:

- (a) The extent to which outdoor storage will be able to be viewed from adjoining properties, particularly private outdoor living areas and internal living areas.
- (b) The extent to which outdoor storage will be able to be viewed from the road and any effects on amenity values.
- (c) The extent to which the outdoor storage avoids adverse effects on water bodies (sources) where the water is used for potable human drinking water.

20.5.8 Hours of Operation

The following assessment matters will be used in assessing land use applications relating to the hours of operation of the proposed activity:

- (a) Any potential effects on the ability to fully utilise outdoor areas on the adjoining site(s).
- (b) Any potential effects on the ability to undertake activities in buildings on adjoining sites, particularly during the summer months when windows may be open.
- (c) The potential for the character of the area to alter with increased vehicle movements and long hours of operation.
- (d) Adverse effects of early morning and night-time deliveries.
- (e) Whether the increased hours of operation are related to staff activities and whether there are deliveries or visitors to the site after hours.

20.5.9 Parking and Transportation

The following assessment matters will be used in assessing land use applications relating to non-compliance with the parking and transportation rules and standards of the Plan.

Roading, Access and Intersections

- (a) The extent of non-compliance(s) and/or any worsening of existing non-compliances with the requirements and standards in the Plan.
- (b) The extent to which the safety and efficiency of the adjoining road/s would be compromised by intersections being located closer together, or with a lesser unobstructed sight distance or intersection visibility, than is permitted by the Plan.

Vehicle Crossings

- (c) The extent of non-compliance(s) and/or any worsening of existing non-compliances with the requirements and standards in the Plan.

- (d) The extent to which the safety and efficiency of the adjoining road/s would be compromised by vehicle crossings being located closer together, or with a lesser unobstructed sight distance or intersection visibility, than is permitted by the Plan.

Loading, Parking and Manoeuvring Spaces

- (e) The extent of non-compliance(s) and/or any worsening of existing non-compliances with the requirements and standards in the Plan.
- (f) The adequacy of on-site parking needed for the activity(s) and whether it can be demonstrated that less than normal demand is anticipated.
- (g) Whether there is an adequate alternative supply of alternative off-street parking or loading spaces in the immediate vicinity (in general, on-street parking is not considered an acceptable alternative).
- (h) Whether the Council may waiver or reduce the parking requirement in town centres where development or redevelopment of sites involves proposals which will result in the preservation of historic buildings, historic character, or the maintenance or enhancement of amenity.
- (i) The extent to which not providing the required parking or loading space/s on the site will result in:
- (i) An adverse effect on the character and amenity of the surrounding area, particularly neighbouring properties and public areas.
 - (ii) Cumulative effect in conjunction with other activities in the vicinity, especially those not providing the required number of parking or loading spaces.
 - (iii) Adverse effects on the safety of pedestrians and other road transport network users by the need for crossing of roads or set-down on the street resulting from off-site parking provisions.
 - (iv) Adverse effects on the safety and efficiency of the surrounding roading network because of vehicles parking or manoeuvring on the road/s.

Railway Level Crossings

- (j) Whether vehicles can safely and efficiently enter and exit a site without resulting in the queuing of vehicles blocking the railway corridor.
- (k) The extent to which the nature, location, scale, and height of any obstruction will obstruct visibility along the railway and adversely affect road and rail safety, having regard to the geometry and orientation of the intersection and the speed and volume of traffic on the road.

Tree Planting

- (l) The extent to which tree location, species, maximum height and spread of the proposed tree will obstruct visibility from the intersection of approaching traffic, and adversely affect road safety having regard to the geometry and orientation of the intersection and the speed and volume of vehicles on the road.
- (m) The extent to which planting is unnecessary or inappropriate due to the nature and location of the car-park, the nature of any fencing around the car-park, or the nature and amount of planting on adjoining sites in the vicinity.

20.5.10 Significant Hazardous Facilities

The following assessment matters will be used in assessing land use applications relating to significant hazardous facilities, including non-compliance with the significant hazardous facilities standards of the Plan:

- (a) The extent to which the location of the significant hazardous facility:
 - (i) Avoids adverse effects on the environment, human health and amenity values, particularly on sensitive activities.
 - (ii) Avoids the risk posed by the occurrence of natural hazards or that alternatively the potential adverse effects resulting from a natural hazard event have been avoided or mitigated.
 - (iii) Is consistent with the policies supporting the zone in which the activity is to occur.
- (b) The extent to which the design, construction and management of the significant hazardous facility avoids or mitigates adverse effects, including risks, to people, property and the environment, including:
 - (i) Site drainage, spill containment systems, site layout and waste processes.
 - (ii) Minimising any adverse effects associated with the transport of a hazardous substance on road infrastructure or on other land use activities along a transport route.
 - (iii) Minimising the risks to sensitive aquifers or surface water bodies associated with the potential for unintended leaks or spills resulting from the activity.
- (c) Whether the individual and cumulative effects of the significant hazardous facility have been identified, assessed and managed so they do not pose significant residual risks to people, property and the environment.
- (d) The extent to which measures have been proposed to manage the transport of hazardous substances associated with the significant hazardous facility to minimise adverse effects on road infrastructure and potentially affected land use activities along the transport route.
- (e) Whether the risk assessment submitted with the proposal adequately address:
 - (i) An assessment of the sensitivity of the receiving environment to any potential risks
 - (ii) A hazard identification and risk management response
 - (iii) A quantitative risk assessment for all significant hazardous facilities
 - (iv) Whether there is a practicable alternative method of risk management that would present less risk
 - (v) Whether the proposal will avoid or adequately mitigate cumulative adverse effects with respect to other hazardous facilities in the area
 - (vi) Whether adequate setback is proposed to address the potential risks in the following situations:
 - Proximity to sensitive activities, including residential zones activities, educational facilities, and community facilities and recreational areas;
 - Significant areas of indigenous vegetation and habitats of indigenous fauna;
 - Adjacent waterbodies;

- Adjacent Sites of Significance to Tāngata Whenua, or sites of historical or archaeological significance.
- (f) Emergency management planning and response.
- (g) The extent of any consultation with the appropriate iwi having regard to Kaitiakitanga, and taking into account the principles of the Treaty of Waitangi, including:
- (i) Whether the applicant has had regard to the matters raised by the relevant iwi during consultation.
 - (ii) Whether the applicant has addressed any adverse effects raised by the relevant iwi through consultation.
 - (iii) Whether the relevant iwi has had the opportunity to visit the proposed development site prior to lodgement of the resource consent application.

20.5.11 Petroleum Exploration and Production Activities

The following assessment matters will be used in assessing land use applications relating to Petroleum Exploration and Production activities:

- (a) The local, regional and national benefits to be derived from the use and development of energy.
- (b) The landscape and visual effects of the proposal, including:
- (i) The extent to which the proposal will impact on the natural character of the coastal environment, waterbodies and rural environment;
 - (ii) The extent to which the proposal will adversely impact on dwelling units, sensitive activities, key public places including major roads and recreation areas;
 - (iii) The extent to which any aspects of the proposal can be sited or designed to reduce the visibility of any structures, including the potential to locate facilities underground.
- (c) The extent of the ecological effects of the proposal, including:
- (i) The extent to which significant indigenous vegetation and significant habitats of indigenous fauna are affected;
 - (ii) The potential effects on birds or other fauna, either migratory species or resident populations on site;
 - (iii) The sensitivity of the site to disturbance;
 - (iv) The extent of any proposed earthworks and their potential impact on natural landforms;
 - (v) The degree to which stormwater runoff and the effects on local catchments can be managed.
- (d) The effects of the use, storage, transport and disposal of hazardous substances.
- (e) The actual and potential noise effects of the proposal.
- (f) The effect of the location, scale and design of the proposed development, including the number of structures, their height, the visual effect of the development as a whole, staging of the development and temporary effects as a result of construction.

- (g) The extent to which the proposal will affect amenity values of the surrounding environment with particular regard being given to the impact of the proposal on existing residential dwellings, other sensitive activities and recreation areas, including consideration of any potential adverse effects on amenity and recreation values.
- (h) The proximity of the proposal to dwelling units and sensitive activities, and existing and future residential urban growth areas.
- (i) The effects of artificial lighting and flaring, particularly on nearby residential dwellings, sensitive activities and the night sky.
- (j) The effects on archaeological and sites of significance to tangata whenua, heritage and cultural values, including understanding of accidental discovery protocol, and the need for archaeological authorities under the Heritage New Zealand Pouhere Taonga Act.
- (k) The extent of any consultation with the appropriate iwi having regard to Kaitiakitanga, and taking into account the principles of the Treaty of Waitangi, including:
 - (i) Whether the applicant has had regard to the matters raised by the relevant iwi during consultation.
 - (ii) Whether the applicant has addressed any adverse effects raised by the relevant iwi through consultation.
 - (iii) Whether the relevant iwi has had the opportunity to visit the proposed development site prior to lodgement of the resource consent application.
- (l) An assessment of the impact of traffic movements on road pavement life where unusual heavy vehicle movements are generated.
- (m) The extent to which management of traffic movements and their adverse effects will affect residents on the road.
- (n) An assessment of the effects of traffic on the safety and efficiency of the transport network, taking into account consistency with the transport standards.
- (o) The effects of traffic and vehicle movements as a result of the proposal and the extent that traffic or site management plans can be implemented to mitigate effects.
- (p) The extent to which the activity may exacerbate or be adversely affected by natural hazards.
- (q) The extent of any required earthworks, including access tracks, roads and building platforms and the rehabilitation proposed.
- (r) The nature and details of any proposed mitigation, remediation and rehabilitation works.
- (s) Cumulative effects of the proposal, in the context of wider and ongoing energy resource development, and the utility of review conditions to manage these effects.
- (t) Where the adverse effects on the environment are significant due to practical constraints of the activity, the suitability of the site and the extent to which alternative locations or methods have been considered.
- (u) The actual and potential adverse effects on water bodies (sources) where the water is used for potable human drinking water.

20.5.12 Large-Scale Renewable Electricity Generation Activities

The following assessment matters will be used in assessing land use applications relating to Large-Scale Renewable Electricity Generation Activities:

- (a) The local, regional and national benefits to be derived from the use and development of renewable energy resources, including the contributions the proposal will make to:
 - (i) Achieving energy policy objectives and/or renewable electricity generation targets of the New Zealand Government;
 - (ii) Securing electricity supply for current and future generations;
 - (iii) Increasing energy independence for the communities of South Taranaki;
 - (iv) Reducing dependency on imported energy sources; and
 - (v) Reducing greenhouse gases.
- (b) The landscape and visual effects of the proposal, including:
 - (i) The extent to which the proposal will impact on the natural character of the coastal environment, waterbodies and rural environment;
 - (ii) The extent to which the proposal will adversely impact on dwellings, sensitive activities, key public places including major roads and recreation areas;
 - (iii) The extent to which any aspects of the proposal can be sited or designed to reduce the visibility of any structures, including the potential to locate facilities underground.
- (c) The extent of the ecological effects of the proposal, including:
 - (i) The extent to which significant indigenous vegetation and significant habitats of indigenous fauna are affected;
 - (ii) The potential effects on birds or other fauna, either migratory species or resident populations on site;
 - (iii) The sensitivity of the site to disturbance;
 - (iv) The extent of any proposed earthworks and their potential impact on natural landforms;
 - (v) The degree to which stormwater runoff and the effects on local catchments can be managed.
- (d) The actual and potential noise effects of the proposal, and the ability (if relevant) to meet NZS 6808:2010 "Acoustics Wind Farm Noise," and other relevant standards such as NZS 6802: 2008 "Assessment of Environmental Sound."
- (e) The effect of the location, scale and design of the proposed development, including the number of structures, their height, the visual effect of the development as a whole, staging of the development and temporary effects as a result of construction.
- (f) The practical constraints associated with the development, operation, maintenance and upgrading of new and existing renewable electricity generation activities.
- (g) The extent to which the proposal will affect amenity values of the surrounding environment with particular regard being had to the impact of the proposal on existing residential dwellings and other sensitive activities.

- (h) The proximity of the proposal to dwellings and sensitive activities, and existing and future residential urban growth areas.
- (i) The effects on archaeological and sites of significance to tangata whenua, heritage and cultural values, including understanding of accidental discovery protocol, and the need for archaeological authorities under the Heritage New Zealand Pouhere Taonga Act.
- (j) The extent of any consultation with the appropriate iwi having regard to Kaitiakitanga, and taking into account the principles of the Treaty of Waitangi, including:
 - (i) Whether the applicant has had regard to the matters raised by the relevant iwi during consultation.
 - (ii) Whether the applicant has addressed any adverse effects raised by the relevant iwi through consultation.
 - (iii) Whether the relevant iwi has had the opportunity to visit the proposed development site prior to lodgement of the resource consent application.
- (k) The effects of the proposal on traffic safety-
- (l) The assessment of the effects of traffic on the safety and efficiency of the transport network, taking into account consistency with the transport standards.
- (m) The effects of traffic and vehicle movements as a result of the proposal and the extent that traffic or site management plans can be implemented to mitigate effects.
- (n) The extent to which the activity may exacerbate or be adversely affected by natural hazards.
- (o) The extent of any required earthworks, including access tracks, roads and building platforms and the rehabilitation proposed.
- (p) The nature and details of any proposed mitigation and rehabilitation works.
- (q) Cumulative effects of the proposal in the context of wider and ongoing renewable energy development, and the utility of review conditions to manage these effects.
- (r) Where the adverse effects on the environment are significant due to practical constraints of the activity, the suitability of the site and the extent to which alternative locations or methods have been considered.
- (s) Where the adverse effects of renewable energy activities cannot be practically avoided, remedied or mitigated, the relevance and appropriateness of any offset measures and/or environmental compensation that is of benefit to the local environment and affected community.
- (t) Where particular adverse effects of renewable energy are not fully known or are uncertain, the relevance and appropriateness of any adaptive management measures to avoid, remedy or mitigate any such effects.

20.5.13 Wind Farms

In addition to the assessment matters in 20.5.12, the following assessment matters will be used in assessing land use applications for wind farms:

- (a) The provisions for safeguards and contingencies in relation to noise effects, particularly concerning:

- (i) The confirmation of the manufacturer's noise emission levels for the actual turbines to be used at the wind farm when these have been determined;
 - (ii) The early identification and remedy of any special audible characteristics present when the wind turbines commence operation;
 - (iii) Changes to background sound levels that may occur between the time consent is granted and when the wind farm is constructed;
 - (iv) Effective noise monitoring programmes to demonstrate compliance, beyond the commissioning stage;
 - (v) Procedures for addressing turbine malfunctions;
 - (vi) Community liaison and methods of dealing with complaints;
 - (vii) Reporting these matters to the Council.
- (b) The ability to manage and control construction noise using the provisions of NZS 6803:1999 Acoustics – Construction noise.
- (c) The extent of any consultation with the appropriate iwi having regard to Kaitiakitanga, and taking into account the principles of the Treaty of Waitangi, including:
- (i) Whether the applicant has had regard to the matters raised by the relevant iwi during consultation.
 - (ii) Whether the applicant has addressed any adverse effects raised by the relevant iwi through consultation.
 - (iii) Whether the relevant iwi has had the opportunity to visit the proposed development site prior to lodgement of the resource consent application.

20.5.14 Network Utilities

The following assessment matters will be used in assessing land use applications for network utilities:

- (a) The degree, extent and effects of the non-compliance with the requirements and standards in the Plan.
- (b) Risks to public health and safety.
- (c) Visual and amenity effects, including:
 - (i) Landscape and streetscape values.
 - (ii) Adjacent land-use.
 - (iii) The extent to which the proposal will be visible from residences, key public places, public viewing points and the Coastal Protection Area.
 - (iv) Design and external appearance.
 - (v) Size and scale compatibility with other development in the area, including measures to mitigate the bulk and scale of the activity (e.g. through screening, recessive colours and sensitive design).
- (d) Noise, odour, vibration, dust, earthworks and lighting effects.
- (e) Adverse effects on vegetation.

- (f) Traffic and pedestrian safety effects.
- (g) Consideration of alternative locations and options.
- (h) The extent to which the utility provider has investigated the potential to co-site utility facilities with similar structures or buildings, where practicable
- (i) Locational, operational or technical constraints.
- (j) Cumulative effects.
- (k) Reinstatement of the site at completion of construction.
- (l) The duration, timing and frequency of adverse effects.
- (m) The need for the work and impact on the network levels of service if the work is not undertaken.
- (n) The benefits of the work (nationally, regionally and locally).
- (o) Where appropriate, the extent of any consultation with the appropriate iwi having regard to Kaitiakitanga, and taking into account the principles of the Treaty of Waitangi, including:
 - (i) Whether the applicant has had regard to the matters raised by the relevant iwi during consultation.
 - (ii) Whether the applicant has addressed any adverse effects raised by the relevant iwi through consultation.
 - (iii) Whether the relevant iwi has had the opportunity to visit the proposed development site prior to lodgement of the resource consent application.

20.5.15 Activities within the National Grid Yard or National Grid Subdivision Corridor

The following assessment matters will be used in assessing land use and subdivision applications for earthworks and buildings within the National Grid Yard, or subdivision within the National Grid Subdivision Corridor.

Subdivision within the National Grid Subdivision Corridor:

- (a) The effects on the ability of Transpower to operate, maintain, upgrade and develop the National Grid, including access to the line.
- (b) The extent to which the design and construction of the subdivision allows for earthworks, building and structures to comply with NZECP34:2001.
- (c) Technical advice provided by Transpower.
- (d) The ability to provide a complying building platform.
- (e) Location, height, scale, orientation and use of the proposed building platform or structure as it relates to the National Grid.
- (f) The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity (including amenity and nuisance) effects on the National Grid,

including the nature and location of any vegetation to be planted in the vicinity of the National Grid.

Earthworks within 12m of the National Grid Support Structure:

- (g) The effects on the ability of Transpower to operate, maintain, upgrade and develop the National Grid, including access to the line.
- (h) Compliance with NZECP34:2001.
- (i) Technical advice provided by Transpower.
- (j) The risk to the structural integrity of the National Grid.
- (k) The risk of electrical hazards affecting public or individual safety, and the risk of property damage.

Building within 20m of the secured yard of a National Grid Substation:

- (l) The effects on the ability of Transpower to operate, maintain, upgrade and develop the transmission network, including access to the National Grid Infrastructure.
- (m) The extent to which the development would minimise the potential reverse sensitivity (including amenity and nuisance) effects on the National Grid.
- (n) The risk of electrical hazards affecting public or individual safety, and the risk of property damage.

20.5.16 Historic Heritage Buildings and Objects

The following assessment matters will be used in assessing land use applications for identified historic heritage buildings and objects listed in Schedule 1A:

- (a) The impact the proposal has on the integrity/values of the heritage building or object.
- (b) The importance attributed to the heritage item by the wider community and Heritage New Zealand.
- (c) The nature, form and extent of development, alteration or change, and degree to which the proposal is consistent with any relevant conservation plan, recommendation, heritage inventory and/or reason for listing by Heritage New Zealand.
- (d) Conservation of the original building/object fabric, including the placement of limitations or restrictions on replacement materials, fittings and fixtures, architectural design and appearances of alterations and additions.
- (e) Provisions of the International Council on Monuments and Sites (ICOMOS) New Zealand Charter where appropriate.
- (f) For additions or alterations, the degree to which the additions or alterations are the minimum necessary to accommodate the continued use of the heritage place.
- (g) For additions and alterations, the degree to which the additions or alterations are compatible with the heritage fabric of the place yet are sufficiently distinct that they can, on inspection, be read as new work.

- (h) For earthworks or new buildings within the heritage setting, the extent to which the existing topography or vegetation will mitigate effects of the proposal on the setting of the heritage building or object.
- (i) Whether the proposed activity is necessary and the minimum necessary to provide for building safety, the adaptive reuse for the ongoing viability and protection of the heritage building or object.
- (j) The extent of any consultation with the appropriate Iwi having regard to Kaitiakitanga, and taking into account the principles of the Treaty of Waitangi, including:
 - (i) Whether the applicant has had regard to the matters raised by the relevant Iwi during consultation.
 - (ii) Whether the applicant has addressed any adverse effects raised by the relevant Iwi through consultation.
 - (iii) Where appropriate, whether the relevant Iwi has had the opportunity to produce a Cultural Impact Assessment and/or visit the proposed site prior to lodgement of the resource consent application.

20.5.17 Historic Sites and/or Sites of Significance to Tangata Whenua

The following assessment matters will be used in assessing land use applications for identified historic sites or sites of significance to tangata whenua listed in Schedule 1B:

- (a) The impact the proposal has on the integrity/values of the historic site or site of significance to tangata whenua.
- (b) The importance attributed to the item by Heritage New Zealand, tangata whenua and the wider community.
- (c) Whether the applicant has considered alternative development options and provision of protective buffer areas, and whether the proposed activity is designed and located in an area so as to avoid all known historic and archaeological sites.
- (d) Whether the proposed activity avoids affecting a place or area of significance to tangata whenua.
- (e) In relation to an archaeological site, whether the proposed activity or site has been the subject of an archaeological assessment prepared by a professional archaeologist according to Heritage New Zealand guidelines.
- (f) In relation to a historic site that is not an archaeological site, whether the proposed activity has been subject to a heritage or cultural impact assessment.
- (g) The extent to which the proposed activity achieves positive heritage or cultural outcomes by the provision for ongoing physical management including the use of a covenant (e.g. through control of stock, vegetation and soil erosion as guided by expert advice and a conservation plan).
- (h) The extent of any consultation with the appropriate Iwi having regard to Kaitiakitanga, and taking into account the principles of the Treaty of Waitangi, including:
 - (i) Whether the applicant has had regard to the matters raised by the relevant Iwi during consultation.

- (ii) Whether the applicant has addressed any adverse effects raised by the relevant iwi through consultation.
- (iii) Where appropriate, whether the relevant iwi has had the opportunity to produce a Cultural Impact Assessment and/or visit the proposed site prior to lodgement of the resource consent application.

20.5.18 Notable Trees

The following assessment matters will be used in assessing land use applications for identified notable trees listed on Schedule 4 – Notable Trees.

- (a) The impact the proposal has on the integrity/value of the Notable Tree;
- (b) The importance attributed to the notable tree by the wider community.
- (c) The nature, form and extent of development, alteration or change, and degree to which the proposal is consistent with any relevant Tree Management or Protection Plan, arboricultural recommendation, heritage inventory and/or reason for scheduling of the Notable Tree.
- (d) The extent to which the Notable Tree is conserved as much as practicable, in accordance with arboricultural best practice.
- (e) For partial removal, the degree to which the removal is the minimum necessary to accommodate the ongoing viability, wellbeing and protection of the Notable Tree.
- (f) For earthworks, new buildings or structures within the dripline of a Notable Tree, the extent to which the effects on the notable tree, including potential root damage, will be mitigated.

20.5.19 Remission or Waiver of Financial Contributions

The following assessment matters will be used in assessing whether to grant a remission or waiver of any financial contributions as set out in Section 16:

- (a) Whether the proposal will be of local benefit, either to the physical environment or the local and/or wider community; and
- ~~(b) The activity's impacts on the reserve network and the cost to the Council to avoid, remedy or mitigate these impacts.~~
- ~~(c) Measures proposed by the developer to enhance an existing reserve or the open space of the locality.~~
- ~~(d)~~ (b) Other methods proposed by the development to avoid, remedy or mitigate any adverse effects on the reserve or infrastructure network.
- ~~(e) Whether any site of natural, cultural or historic heritage significance can and should be enhanced or protected.~~
- ~~(f) Whether any allotment or any part of the development is proposed to be connected to the public infrastructure and services.~~
- ~~(g) The effect of the proposed subdivision or development on the infrastructure and the cost to the Council to avoid, remedy or mitigate these impacts.~~
- ~~(h)~~ (c) Measures proposed by the developer to upgrade any existing infrastructure.

~~(d)~~ Whether any contribution had been previously made towards the establishment or upgrade of the infrastructure for the same subdivision or development.

20.5.20 Indigenous Biodiversity

The following assessment matters will be used in assessing land use applications for the modification, damage, or destruction of indigenous vegetation:

- (a) Actual or potential impacts on the significance of the affected area and on ecological values (including habitat, vegetation and fauna), and cultural, intrinsic and/or amenity values.
- (b) The sustainability of the habitat or area of vegetation proposed to be modified or damaged or any adjoining habitat or area of vegetation to an area proposed to be affected.
- (c) The representativeness of the affected vegetation or habitat and impact on its inter-relationship or continuity with other habitats or areas of indigenous vegetation.
- (d) Whether the affected area retains the presence of rare or distinctive, or threatened or at risk indigenous flora or fauna species.
- (e) Whether the extent of the proposed indigenous vegetation clearance or modification is necessary for the proposed activity.
- (f) Whether the applicant has considered the use of voluntary covenants and protection mechanisms under other legislation.
- (g) Whether the proposed activity would result in a loss of indigenous biodiversity, and the extent to which the proposal remedies, mitigates the loss and where appropriate, offsets residual significant adverse effects within the same ecological context.
- (h) Whether the applicant has applied any nationally accepted guidance on biodiversity offsetting to achieve 'no net loss' or a net gain of indigenous biodiversity where significant adverse effects cannot be avoided, remedied and mitigated.
- (i) The extent of any consultation with the appropriate iwi having regard to Kaitiakitanga, and taking into account the principles of the Treaty of Waitangi, including:
 - (i) Whether the applicant has had regard to the matters raised by the relevant iwi during consultation.
 - (ii) Whether the applicant has addressed any adverse effects raised by the relevant iwi through consultation.
 - (iii) Whether the relevant iwi has had the opportunity to visit the proposed development site prior to lodgement of the resource consent application.

20.5.21 Coastal Environment

The following assessment matters will be used in assessing land use applications for activities in or affecting the Coastal Protection Area:

- (a) Compatibility with the existing level of modification of the natural character of the coastal environment.

- (b) Whether the scale, location and design of subdivision, use and development in the coastal environment preserves natural character values and sustains open space, public access and amenity values of the coastal environment.
- (c) The degree to which the activity will disrupt biological and physical processes.
- (d) The presence of significant indigenous vegetation or significant habitats of indigenous fauna.
- (e) Whether the proposed activity affects cultural landscapes and/or sites of significance to tangata whenua.
- (f) The extent to which the activity recognises and provides for the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga.
- (g) Provision of public amenity and access to land acquired by the Council for reserve purposes.
- (h) The degree to which indigenous biodiversity offsetting can be used to offset potential or actual unavoidable adverse effects.
- (i) The functional requirements for some activities to be located in the coastal environment, such as network utilities, gas and liquid petroleum pipelines, and community infrastructure (e.g. surf clubs, boat sheds, and services for existing coastal settlements).
- (j) The presence of identified areas of outstanding natural character or outstanding natural landscapes/features.
- (k) Whether the activity maintains or enhances public access and recreational opportunities (e.g. through the provision of esplanade reserves or strips adjacent to the coastal marine area).
- (l) The extent of any consultation with the appropriate iwi having regard to Kaitiakitanga, and taking into account the principles of the Treaty of Waitangi, including:
 - (i) Whether the applicant has had regard to the matters raised by the relevant iwi during consultation.
 - (ii) Whether the applicant has addressed any adverse effects raised by the relevant iwi through consultation.
 - (iii) Whether the relevant iwi has had the opportunity to visit the proposed development site prior to lodgement of the resource consent application.

20.5.22 Outstanding Natural Features and Landscapes

The following assessment matters will be used in assessing land use applications for activities in or affecting Outstanding Natural Features or Landscapes:

- (a) The value, importance or significance of the natural feature or landscape at the local, regional or national level.
- (b) The degree and significance of actual or potential adverse effects (including cumulative effects) on Outstanding Natural Features/Landscapes and the efficacy of measures to avoid, remedy or mitigate such effects.
- (c) The benefits derived from the proposed activity at the local, regional and national level.

- (d) The extent to which the proposed activity recognises and provides for the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga.
- (e) The need for the proposed activity to occur in the particular location.
- (f) The degree of modification of the existing Outstanding Natural Feature/Landscape, its sensitivity or vulnerability to change, or capacity to accommodate change without compromising the values of the feature or landscape.
- (g) The extent of any consultation with the appropriate iwi having regard to Kaitiakitanga, and taking into account the principles of the Treaty of Waitangi, including:
 - (i) Whether the applicant has had regard to the matters raised by the relevant iwi during consultation.
 - (ii) Whether the applicant has addressed any adverse effects raised by the relevant iwi through consultation.
 - (iii) Whether the relevant iwi has had the opportunity to visit the proposed development site prior to lodgement of the resource consent application.

20.5.23 Temporary Military Training Activities

The following assessment matters will be used in assessing land use applications for temporary military training activities:

- (a) The noise impact on noise sensitive activities, stock and wildlife, including the peak sound levels resulting from impulsive noise.
- (b) The provision of a noise management plan that specifically identifies the likely noise impacts for the activity and describes the measures to avoid, remedy or mitigate these.
- (c) The programme for notification and communication with occupiers and owners of affected sites prior to the activities commencing, including updates during the event.
- (d) The method for following up any complaints received during or after the event, including communications with the Council.

20.5.24 Temporary Activities

The following assessment matters will be used in assessing land use applications for temporary activities:

1. Temporary Activities carnivals, bazaars, markets, public meetings and private functions and associated ancillary temporary buildings or other structures including tents:
 - (a) Adverse effects on the amenities of the neighbourhood, which may relate to the nature, duration, hours of operation and frequency of the activity.
 - (b) Adverse effects on adjoining properties from noise, overshadowing, privacy or loss of visual amenity.
 - (c) The impact on the road network and traffic safety in the vicinity of the site.
 - (d) Whether the building can comply with other standards for buildings in the relevant zone.

2. Temporary Filming Activities

- (a) Adverse effects associated with non-compliance with noise, hours of operation, lighting, building location or scale, vegetation clearance or earthworks rules in the zone in which the filming is to take place.
- (b) Adverse effects on sensitive sites and values, including Heritage Site or Site of Significance to Tangata Whenua in Schedule 1B, Significant Natural Areas in Schedule 2, and/or an Area of Outstanding Natural Character/Features and Landscapes in Schedule 8.
- (c) The duration and hours of operation of the temporary filming activity.
- (d) The size and positioning of temporary buildings and structures.
- (e) The provisions of safe and efficient vehicular access and carparking for staff, service delivery and customers or the public.
- (f) Where appropriate, the provision of safe pedestrian entry and exit.
- (g) The provision for waste collection, storage and site clean-up.
- (h) The actual and potential adverse effects on the amenity of the surrounding environment, and any measures to avoid, remedy or mitigate these effects.
- (i) The actual and potential adverse effects on the safety and efficiency of the road network, and any measures to avoid, remedy or mitigate these effects.
- (j) The actual and potential adverse effects on recreation, heritage or cultural values, and any measures to avoid, remedy or mitigate these effects.

20.5.25 Relocated Buildings

The following assessment matters will be used in assessing land use applications for relocated buildings:

- (a) The extent of work to the exterior of the relocated building to bring the building up to a standard similar to surrounding buildings. In addition, where there is historical damage or damage caused by transportation, it is expected that such damage will be repaired. It is not necessary for the building to be renovated to a standard equivalent to a new building.
- (b) Whether the proposed work on the exterior of the building includes some or all of the following.
 - (i) Repair and replacement of broken windows and window frames.
 - (ii) Repair of rotten weatherboards or other damaged wall cladding.
 - (iii) Necessary replacement or repair of roof materials.
 - (iv) Cleaning and/or painting of the exterior e.g. roof, walls, window frames etc.
 - (v) Replacement and painting of baseboards or other foundation cladding.
 - (vi) Installation, repair or replacement of spouting or down pipes.
 - (vii) Replacement of steps, porches and chimneys.
- (c) The ability of any works to the exterior of the relocated building to be completed within a reasonable timeframe. The timeframe shall be dependent upon the scale of works required.

- (d) Whether the site and access to the site will be constructed and reinstated so there are no adverse visual effects of the relocation of the building.
- (e) The environmental benefits of the re-use of buildings.
- (f) Site layout and topography.
- (g) Final design and appearance of the relocated building.
- (h) Whether a performance bond should be required as a guarantee that external reinstatement works are completed.

20.5.26 Signs

The following assessment matters will be used in assessing land use applications for signage:

1. Visual Amenity
 - (a) The extent to which the sign will have any adverse effects on the visual amenities and character of the locality, site or structure to which the sign will be attached.
 - (b) For signs attached to, or located in the same site as, any heritage building listed on Schedule 1A, effects on historic heritage values.
 - (c) The need for any extra signage in addition to the permitted signage for the zone.
 - (d) Any likely cumulative effects of allowing the sign to be erected.
 - (e) The need to impose conditions relating to the location, design and appearance of the sign and the period for which it may be erected, or operated.
2. Traffic and Pedestrian Safety
 - (a) The extent to which the sign may be an obstruction to sight distances, traffic signs or signals, or unnecessarily intrude into a driver's field of vision or cause a distraction that affects safety for road users.
 - (b) The extent to which the sign may physically obstruct vehicles or pedestrians.
 - (c) The potential to affect public safety at railway crossings and along the rail corridor.
 - (d) The potential adverse effects of the proposed sign on drivers' concentration under all possible weather conditions.
 - (e) The potential adverse effect of the sign on drivers who may have medical conditions or impairments which may reduce or affect safety.
 - (f) The extent that any sign resembles a traffic control sign, warning device, or signal, or may make a traffic control sign or signal difficult to discern, with respect to both colour and shape, when considered from all possible driving angles.

This includes signs which:

- (i) Provide a confusing or dominating background, which could reduce the clarity or effectiveness of a traffic sign or signal;
- (ii) Invite drivers to turn, but are sited in such proximity to the vehicle entrance that there is no time to signal, slow down and turn safely;

- (iii) Contain reflectors or flashing lights and therefore have the potential to be confused with traffic control signs or signals at night.
- (g) Proximity to other signs and intersections and potential adverse effects on the safety of road users including pedestrians.
- (h) The effect on driver safety and concentration as a result of reduced lettering sizes or more than the permitted number of words and symbols, or the nature of the text, lettering, and fonts and images that could make interpretation of the sign difficult while driving.

20.5.27 Sensitive Activities on Sites Near Other Activities and Infrastructure

An assessment of the reverse sensitivity effects arising from a sensitive activity being located near an existing other activity or infrastructure shall be made that includes consideration of the following:

- (a) The frequency, character and intensity of the relevant adverse effect
- (b) The degree of effect on the relevant existing activity in its particular environment having regard to such factors as noise and visual amenity; and
- (c) Whether the potential reverse sensitivity effects can be mitigated by way of conditions including but not limited to design, building orientation and insulation, earthworks, planting or moving the proposal (either by increasing the separation from the relevant existing or consenting activity, or by changing the orientation of the relevant existing activity).

20.5.28 Sensitive Activities Near Petroleum Exploration or Petroleum Production Activity

An assessment of the risks to human health and risks of reverse sensitivity where a new sensitive activity is proposed within a Petroleum Activity Risk Contour or the additional setbacks/requirements from a petroleum exploration or petroleum production activity, the following information will be required:

- (a) The nature, magnitude and extent of risks of an emergency event from the petroleum exploration or petroleum production activity, including whether the proposed new sensitive activity is sited outside the area of unacceptable risk (1×10^{-6});
- (b) Consultation with the operator of the existing petroleum exploration or petroleum production activity, and their view on the nature and location of the proposed new sensitive activity in terms of level of risk and potential reverse sensitivity effects.



Karakia

6. Karakia

Ruruku Whakakapi – Closing Prayer

Unuhia, unuhia

Unuhia ki te uru tapu nui

Kia wātea, kia māmā te ngākau, te

tinana, te wairua i te ara takatū

Kia wātea, ka wātea, āe rā, kua wātea

Rire rire hau pai marire!

Draw on, draw on,

Draw on the supreme sacredness

*To clear, to free the heart, the body and the
spirit of mankind*

To be clear, will be clear, yes is cleared.

Deeply in peace!