



CHAPTER 02

STRATEGIC

Te Tirohanga Whakamua

2 Strategic

2.1 OBJECTIVES AND POLICIES

Growing our District

Strategic Objective 1

Growth is encouraged in a carefully planned, sustainable way while minimising the impact on the environment, including existing communities; retaining the characteristics and values of the District; and managing risk by avoiding or mitigating natural hazards.

Policy 1

Urban development shall be enabled through the:

- a. rezoning from Deferred Residential to Residential the following sites:
 - i. Maraetōtara East (Area 12) (see Figure 2.1); and
 - ii. Rezoning Shaw/Huna Road (approximately 10ha to Residential and 12ha to Deferred Residential) (see Figure 2.2).
- b. facilitating more intensive housing in Kōpeōpeō and mixed use development adjacent to the Whakatāne Town Centre; and
- c. extending commercial opportunities into land adjacent to the Whakatāne Town Centre by creating a new Mixed Use Zone that supports both residential and commercial activities.

Policy 2

To enable residential zoning and development by way of a Plan Change process in Maraetōtara East (Area 12) (see Figure 2.1) subject to the completion of site investigations particularly in relation to potential natural hazard risks including flooding geotechnical suitability; degree of soil working and foundation design and the preparation and implementation of a Structure Plan through a Plan Change process.

Policy 3

To enable staged residential subdivision and development at Shaw/Huna Road subject to mitigation of stormwater effects and provision of infrastructure in accordance with the Shaw/Huna Rd Structure Plan (see Appendix 2.6.3). A separate Plan Change process is required before development of the Deferred Residential portion of the site can take place.

Policy 4

To require the location of urban development in existing urban zones including areas subject to Structure Plans as identified in Appendix 2.6, where it can be serviced by existing reticulation or planned and funded networks and where there is sufficient capacity to service that development.

Policy 5

To enable the development of residential zoned land in accordance with the Port Ōhope Structure Plan (see Appendix 2.6.1); Ōpihi Structure Plan (see Appendix 2.6.2); and the redevelopment of reserves and business areas in accordance with the Port Ōhope Structure Plan.

Policy 6

To avoid the conversion of rural land, outside of the urban growth areas identified in this plan to residential, retail, commercial or industrial activities, except where those activities have a functional, technical or locational need to be located in a rural area.

Policy 7

To ensure that activities in the Deferred Residential Zone do not compromise future urban development options.

Policy 8

To provide for a wide range of housing opportunities including;

- a. traditional residential development in the Whakatāne urban area and in small townships;
- b. infill development and intensification in the Kōpeōpeō Urban Living

Zone;

- c. residential and commercial style development in the Mixed Use Zone;
- d. apartment-style development in the Whakatāne Town Centre;
- e. retirement-style development in the Residential Zones;
- f. marina-styled residential development in appropriate locations;
- g. rural residential development in the Rural Zones, where appropriate;
- h. papakāinga development;
- i. infill development and redevelopment in existing rural townships.

Policy 9

To recognise the potential social and economic benefits of marine precinct activities in, or in proximity to, the Whakatāne River. If marine precinct activities are pursued, further investigation and assessment will be required to ensure there is integrated management of cultural and environmental effects (including natural hazards) and sufficient provision of infrastructure. Any such development shall have regard to the objectives and policies of the Coastal Protection Zone.

Advice Note 1: Areas that have Deferred Residential Zoning require a change to the District Plan to activate a Residential Zoning. In the longer term these areas will be progressively rezoned as housing demand requires and infrastructure is established.



Figure 2.1 Maraeōtara East (Pohutukawa Avenue / Bluett Road)



Figure 2.2 Shaw / Huna Road / State Highway 30

Strategic Objective 2 *The adverse effects of incompatible use and development on the environment are avoided, remedied or mitigated.*

Policy 1 To ensure that where the adverse effects of activities cannot be avoided, remedied or mitigated, those activities are separated from other activities.

Policy 2 To discourage activities locating where they are sensitive to the effects of, or may compromise the continued operation of, lawfully established activities.

Policy 3 To protect regionally significant infrastructure by avoiding subdivision, use and development which may compromise the efficient, affordable, secure and reliable operation and capacity of existing, designated and consented regionally significant infrastructure.

Opportunities for Business

Strategic Objective 3 *Economic development and growth is stimulated by providing for a wide range of business activities.*

Policy 1 To support the vibrancy and resilience of businesses in the District by providing for a range of activities in appropriate zones and retaining a high level of amenity and service.

Policy 2 To ensure that subdivision, use and development does not compromise the ability of legally established business activities to operate effectively in appropriate zones, and to protect them from reverse sensitivity from inappropriate activities in those zones or adjacent zones.

Policy 3 To support the business heart of townships by enabling business activities in those areas and by avoiding out-of-zone retail, commercial and industrial developments unless provided for as part of an approved Structure Plan.

Policy 4 To enable business opportunities, including tourism, that may take advantage of natural landscapes, biodiversity, cultural and heritage assets, provided that potential adverse effects are avoided, remedied or mitigated.

A Strong Rural Base

Strategic Objective 4 *The rural character of the District is retained and rural productive capacity is provided for.*

Policy 1 To ensure that rural zones continue to be utilised for rural production activities, while giving effect to national policy statements on renewable electricity generation and electricity transmission and national environmental standards for telecommunication facilities and electricity transmission.

Policy 2 To enable primary productive use in the Rural Plains Zone and to protect land in that zone from further subdivision, development and activities that could detract from its primary production focus.

Policy 3 To provide for rural residential subdivision and development in the Rural Foothills Zone while maintaining the rural character and environmental values and not compromising primary productive use.

Policy 4 To enable new technologies that enhances productive capacity while reducing adverse environmental effects.

Policy 5 To recognise industry good practice and industry specific manuals and guidelines.

Policy 6 To ensure that subdivision, use and development of rural areas does not compromise the efficient operation of rural production activities or result in reverse sensitivity effects on lawfully established activities.

Safe and Resilient Communities

Strategic Objective 5 A high level of community connectivity, resilience, health and safety.

Policy 1 To promote the establishment, operation and maintenance of infrastructure which supports connected and healthy communities and businesses.

Policy 2 To identify areas susceptible to natural hazards.

Policy 3 To avoid or mitigate the adverse effects of natural hazards on people, communities and infrastructure by managing the subdivision, use, development and protection of land.

Creating Liveable Places

Strategic Objective 6 Development within urban areas will contribute positively to sustainable communities and enhance the amenity and character of these areas.

Policy 1 To require that development on deferred residential zoned land at Ōhope Maraetōtara East (Area 12) and Shaw/Huna Road implement the following design principles:

- a. Roads and **Accessways** – the design of road treatments and private vehicle **accessways** within future subdivisions and developments need to provide for connectivity to the adjoining areas.
- b. Pedestrian and Cycle Links and Routes – provide for pedestrian and cycle links and identify the size, location and design of those links.
- c. Reserves – identify the location, size, design and purpose of active and passive reserves within future subdivisions.
- d. Stormwater Reserves – provide for low impact design stormwater methods (e.g. using principles of hydrological neutrality) and identify how those methods integrate into the public stormwater system.
- e. Energy Efficiency – incorporate design elements which can contribute to energy-efficient practices within the design of new subdivisions and the use and development of **buildings**.

Policy 2 To ensure energy and resource efficiency through:

- a. The design and layout of new subdivisions by ensuring that all sites are orientated to achieve maximum solar **access** for new **dwellings**;
- b. The design and layout of new multi-modal transport networks, by ensuring that all new development is integrated and linked into existing development and that existing transport networks are at the time of upgrade, **retrofitted with multi-modal opportunities**; and
- c. Utility systems within new development areas take into consideration the sustainability of the whole workings of the utility - e.g. stormwater runoff, **storage and treatment**; construction materials **selection**, on-going energy and **maintenance** costs; renewal cycles and opportunities for retention devices on individual sites as well as

actively encouraging water conservation measures on residential sites.

Policy 3 To enable comprehensive development within Structure Plan areas where higher quality urban design and environmental outcomes will be achieved.

Our Special Places – Māori and Iwi

Strategic Objective 7 ***Subdivision, use and development are managed so that tangata whenua, including kaitiaki maintain and enhance their culture, traditions, economy and society.***

Policy 1 To facilitate consultation with tangata whenua, including kaitiaki, and to take into account the outcomes of this consultation in the sustainable management of the District's resources.

Policy 2 To recognise marae and papakāinga as an essential focus of the retention of Māori culture, traditions, society and the development of a self-sustaining economy.

Policy 3 To recognise the cultural and historic relationship tangata whenua, including kaitiaki have with their ancestral land, water, waahi tapu and other taonga.

Policy 4 To maintain and safeguard the mauri of water, land and other natural resources of significance to tangata whenua by managing the effects of subdivision, use and development.

Policy 5 To recognise and provide for the role of tangata whenua as kaitiaki in the sustainable management of resources and taonga under their guardianship, and in consultation processes.

Policy 6 To work with tangata whenua, including kaitiaki and consent applicants to promote the culturally correct use of privileged and sensitive information held by the tangata whenua, which may be necessary for informed decision-making.

Policy 7 To recognise and provide for protected customary rights, traditional Māori uses and practices, relating to natural and physical resources such as māhinga kai, waahi tapu, papakāinga housing and taonga raranga.

Our Special Places

Strategic Objective 8 ***The outstanding and significant natural and historic heritage resources that contribute to the character of the District are identified, retained and protected from inappropriate subdivision, use and development.***

Policy 1 To avoid, remedy or mitigate the adverse effects of growth and development on natural resources and historic heritage of the District.

Policy 2 To recognise the contribution that natural character, landscapes, biodiversity and historic heritage resources make to the social, cultural and economic wellbeing of people; and to provide for the maintenance and enhancement of those resources in resource management decisions.

Policy 3 To maintain the special character and provide for the health of Ōhiwa Harbour by managing adverse effects within the Rural Ōhiwa Zone.

Policy 4 To have regard to the ethic of stewardship in the management of natural and physical resources.

2.2 RULES

The following rules apply to Permitted, Controlled, and Restricted Discretionary activities and will be used as a guide for Discretionary and Non-Complying activities.

2.2.1 Density for **Maraetōtara East (Figure 2.1) and Shaw/Huna Road (Figure 2.2) Development**

2.2.1.1 All residential subdivision and development shall be to a net density of not less than 15 houses per hectare.

2.2.2 Structure Plans for **Ōpihi, Port Ōhope and Shaw/Huna Road**

2.2.2.1 Any subdivision and development at Ōpihi, Port Ōhope and Shaw/Huna Road shall be undertaken in general accordance with the Structure Plans in Appendix 2.6.1, 2.6.2 and 2.6.3 as a Controlled Activity.

2.2.2.2 Non-compliance with Rule 2.2.2.1 shall be a Restricted Discretionary activity.

2.2.2.3 Any application for a Comprehensive Development within the Opihi Structure Plan area that does not comply with Rules 4.2.2 to 4.2.14 will be assessed as a Restricted Discretionary activity, subject to the following rules:

- a. The site shall have a minimum area of 4 hectares; and
- b. A Comprehensive Development shall be supported by a design statement that is proportional to the scale and complexity of the development and considers the following matters:
 - i. The New Zealand Urban Design Protocol (March 2005) key urban design principles;
 - ii. Consistency with the Structure Plan;
 - iii. An assessment of the context of the site and surroundings including heritage and landscape values;
 - iv. Architectural approach;
 - v. Built form, scale and character;
 - vi. Stormwater management;
 - vii. Infrastructure provision;
 - viii. Vehicle and pedestrian movement and access;
 - ix. CPTED (Crime Prevention through Environmental Design) principles; and
 - x. Staging (if proposed).

Advice Note 1: The underlying zone provisions still apply.

Advice Note 2: The provisions of the applicable zone and other relevant District Plan provisions (such as those contained in Chapters 15 and 17) continue to apply to the subdivision and development of land within the Port Ōhope Structure Plan area.

2.2.3 New Structure Plans for Residential Development

2.2.3.1 Any proposed Plan Change, request for a Plan Change, and/or application for subdivision consent that proposes land use change that requires connection to public infrastructure over 5 ha in area shall include a structure plan and associated documentation which at least:

- a. Shows proposed land uses;
- b. Identifies all existing and consented, designated, or programmed infrastructure and infrastructure corridors (water, wastewater, stormwater, roading and reserves);
- c. Identifies all infrastructure requirements (water, wastewater, stormwater, roading and reserves), of the proposed development, including the provision of and responsibility for that infrastructure (such as staging of infrastructure development by the developer);

- d. Demonstrates how provision has been made for public transport, cycleways, and pedestrian connections, and roading connectivity with adjacent blocks of land.

2.2.3.2 In addition, prior to lodgement of the request or application the applicant shall arrange a pre-lodgement meeting with the Council and supply a Draft Assessment of Environmental Effects. The Council will review the Draft and, having regard to the matters listed in Method 18 of the Regional Policy Statement, advise the applicant which, if any, of those matters must be recognised in the structure plan to be submitted with the application.

2.2.4 Incompatible Activities

2.2.4.1 Within the **Maraetōtara East (Area 12)** and **Shaw/Huna Road Deferred Residential Zones**, the **Rural Foothills Zone** provisions shall apply with the exception that the following activities shall be Non-Complying activities:

- a. **Intensive farming;**
- b. **Production forestry;**
- c. Warehousing and Depots; and
- d. **Mining and Quarrying.**

2.2.4.2 Non-compliance with Rule 2.2.4.1 as it relates to the standards and terms shall also be a Non-Complying activity.

2.3 ASSESSMENT CRITERIA FOR CONTROLLED ACTIVITIES

2.3.1 Subdivision and Development of Residential Zoned Land Identified in the Ōpihi Structure Plan

2.3.1.1 Council shall exercise its control over;

- a. the Criteria listed in 12.7.1; 13.2.27; 13.2.28; 13.2.29.
- b. the measures to be put in place to protect and enhance the **Coastal Protection Zone (CPZ)** and the public dune land margin along the foreshore, including minimising access points, addressing potential effects associated with human disturbance and plant and animal pests arising from residential development at Ōpihi, and measures including, but not limited to:
 - i. use of fencing and access controls to minimise access points and to discourage dumping of green waste, control garden escapes and prevent encroachment;
 - ii. ongoing pest control (animals including cats, dogs, rabbits, hedgehogs and mustelids and weeds) within the **CPZ** and in the margins of adjoining reserve land and avoidance of the introduction of new pest plants and pest animals into the **CPZ**;
 - iii. prohibiting entry of all vehicles, apart from emergency service vehicles;
 - iv. managing light spill and noise;
 - v. providing detailed information for residents, workers and visitors on the habitats and fauna of the coastal dune lands and their significance and vulnerability with a focus on what is appropriate behaviour and what behaviour must be avoided; and
 - vi. other measures to maintain and enhance the habitat.
- c. the measures to maintain and enhance indigenous coastal vegetation within the **Landscape and Urupā Buffers**, **reserve areas**, to **retain ecological corridors**, and to **enhance coastal habitat** through native replanting and pest plant and animal control (this is distinct from the **CPZ**) including:
 - i. restoration planting of Thornton's kānuka to provide additional cover and ecological

- connectivity;
 - ii. seeds and other plant material eco-sourced from stock within the site;
 - iii. provision of indigenous vegetation plantings to link ecological features within and through the Structure Plan area.
- d. the means by which coastal natural character and landscape values will be protected, including retention of natural dune features and buffer zones and clustering or grouping development within areas that will have least impact on natural character and its components including dune landforms, indigenous vegetation and natural patterns;
- e. the means by which urban built form is broken up with open green space and there is a low rise and low density open development along the coastal strip when viewed from the Whakatāne township;
- f. the means by which the culturally sensitive urupā (Opīhiwhanaungakore) is protected from the effects of intrusion of urban activities, through a management plan prepared in consultation with tangata whenua and kaitiaki which includes measures relating to;
- i. the ownership, control and management of the Urupā Buffer;
 - ii. the role of the kaitiaki of the urupā;
 - iii. the protection of the aural and visual privacy for cultural practices undertaken on the urupā and its environs from the urban activities;
 - iv. use of fencing and access controls to minimise access points and to discourage dumping of green waste, control garden escapes and prevent encroachment on the urupā and buffer;
 - v. minimising the visibility of urban development as viewed from within the urupā;
 - vi. the timely establishment and maintenance of appropriate coastal indigenous planting;
 - vii. signage and other information to create awareness of the cultural and spiritual significance of the urupā; and
 - viii. the protocols that have been established to manage the accidental discovery of koiwi and taonga tuturu.
- g. the means by which vehicle, cycle, pedestrian and infrastructure connectivity is provided with the adjoining land to the west of the Structure Plan area;
- h. the means by which effects on landscape and visual values, the Ōpihi Urupā and views from the Whakatāne Township are managed within the Landscape Sensitivity Area, including the mitigation of effects through measures such as controls on building heights, earthworks, building colour and materials and landscape planting to minimise landscape and visual effects;
- i. the provision of a retail or commercial component appropriate to the context of the site and surroundings including landscape, natural character, and cultural values, to service the Structure Plan and wider residential area; and
- j. measures to reduce potential impacts and facilitate recovery from tsunami.

Advice note 1: See Guidelines for Ecological Protection and Enhancement in the Opīhi Structure Plan Area in Appendix 22.10.

2.3.2 **Subdivision and Development of Residential Zoned Land located at Port Ōhope identified in the Port Ōhope Structure Plan.**

2.3.2.1 Council shall exercise its control over;

- a. the Criteria listed in 12.7.1;
- b. the measures to be put in place to protect and enhance the coastal margin along the foreshore;
- c. the measures to maintain coastal shrub land in reserve areas, to retain ecological corridors, and to enhance coastal habitat;

- d. the means by which coastal natural character and landscape values will be protected, including retention of natural dune features and coastal habitat;
- e. the means by which the north-south visual and physical corridor will be enabled;
- f. the means by which street permeability and pedestrian networks, optimal solar orientation, and preservation of view shafts are achieved;
- g. the extent to which local convenience retail is located nearest to harbour road frontage, and other commercial uses are clustered around the public open space;
- h. the extent to which community activities are associated with the port and/or harbour-related uses; and
- i. the measures to be put in place to ensure other outcomes shown on the Port Ōhope Structure Plan in section 2.6.1 are achieved (i.e. The location of harbour and retail activities, low density and medium density residential areas, and open grassed areas for passive recreation while retaining the identified areas of revegetated coastal shrubland).

2.3.3 Subdivision of Residential Zoned Land at Shaw/Huna Road

2.3.3.1 Council shall exercise control over;

- a. the criteria listed in 12.7.1; 13.2.26; 13.2.27; 13.2.28 and 13.2.29 with particular regard to 13.2.28.8.
- b. the means by which vehicle, cycle, pedestrian and future infrastructure connectivity is provided to the Deferred Residential land to the west;
- c. the means by which the interface with rural land is managed to minimise visual and noise impacts and other reverse sensitivity effects of rural activities on neighbours and integrate with the rural landscape;
- d. the means by which traffic impacts on Shaw Road and the Shaw Road/State Highway 30 intersection are mitigated;
- e. the means by which the stormwater ponding/attenuation area shown on the Structure Plan is integrated into the design of the subdivision;
- f. the means by which the building platforms comply with Rule 18.2.3.2;
- g. the means by which direct access from the residential zone to State Highway 30 is avoided;
- h. the means by which the subdivision design ensures that dwellings are not built within 40m of State Highway 30 (see Rule 11.2.8.2) and that dwellings within 80m of State Highway 30 address reverse sensitivity effects of traffic noise; and
- i. the consistency of the development with the Structure Plan in Appendix 2.6.3.

2.4 ASSESSMENT CRITERIA FOR RESTRICTED DISCRETIONARY ACTIVITIES

2.4.1 Subdivision and Development of Land within the Ōpihi Structure Plan Area not in accordance with Structure Plan

2.4.1.1 Restricted Discretionary criteria for subdivision and development of land within the Bunyan Road Structure

Plan that is not in general accordance with the Structure Plan as follows:

- a. The criteria listed in 12.7.1; 13.2.27; 13.2.28 and 13.2.29;
- b. The measures to be put in place to protect and enhance the Coastal Protection Zone (**CPZ**) and the public dune land margin along the foreshore, including minimising access points, addressing potential effects associated with human disturbance and plant and animal pests arising from residential development at Ōpihi, and measures including, but not limited to;
 - i. use of fencing and access controls to minimise access points and to discourage dumping of green waste, control garden escapes and prevent encroachment;
 - ii. ongoing pest control (animals including cats, dogs, rabbits, hedgehogs and mustelids and weeds) within the **CPZ** and in the margins of adjoining reserve land and avoidance of the introduction of new pest plants and pest animals in the **CPZ**;
 - iii. prohibiting entry of all vehicles, apart from emergency service vehicles;
 - iv. managing spill and noise;
 - v. providing detailed information for residents, workers and visitors on the habitats and fauna of the coastal dune lands and their significance and vulnerability with a focus on what is appropriate behaviour and what behaviour must be avoided; and
 - vi. other measures to maintain and enhance the habitat.
- c. The measures to maintain and enhance indigenous coastal vegetation within the Landscape and Urupā Buffers, reserve areas, to enhance coastal habitat through native replanting and plant pest and animal control (this is distinct from the **CPZ**) including;
 - i. restoration planting of Thornton's kānuka to provide additional cover and ecological connectivity;
 - ii. seeds and other plant material eco-sourced from stock within the site;
 - iii. provision of indigenous vegetation plantings to link ecological features within and through the Structure Plan area.
- d. The means by which coastal natural character and landscape values will be protected, including retention of natural dune features and buffer zones and clustering or grouping development within areas that will have least impact on natural character and its components including dune landforms, indigenous vegetation and natural patterns;
- e. The means by which urban built form is broken up with open green space and there is a low rise and low density open development along the coastal strip when viewed from the Whakatāne township;
- f. The means by which the culturally sensitive urupā (Opihihanaungakore) is protected from the effects of intrusion of urban activities, through a management plan prepared in consultation with tangata whenua and kaitiaki which includes measures relating to;
 - i. the ownership, control and management of the Urupā Buffer;
 - ii. the role of the kaitiaki of the urupā;
 - iii. the protection of the aural and visual privacy for cultural practices undertaken on the urupā and its environs from urban activities;
 - iv. use of fencing and access controls to minimise access points and to discourage dumping of green waste, control garden escapes and prevent encroachment of the urupā buffer;
 - v. minimising the visibility of urban development as viewed from within the urupā;
 - vi. the timely establishment and maintenance of appropriate coastal indigenous planting;
 - vii. signage and other information to create awareness of the cultural and spiritual significance of the urupā; and
 - viii. The protocols that have been established to manage the accidental discover of koiwi and taonga tuturu.
- g. The means by which vehicle, cycle, pedestrian and infrastructure connectivity is provided with the adjoining land to the west of the Structure Plan area;

- h. The means by which effects on landscape and visual values, the Ōpihi Urupā and views from the Whakatāne Township area managed within the Landscape Sensitivity area, including the mitigation of effects through measures such as controls on building height, earthworks, building colour and materials and landscape planting to minimise landscape and visual effects;
- i. The provision of a retail or commercial component appropriate to the context of the site and surroundings including landscape, natural character, and cultural values, to service the Structure Plan and wider residential area; and
- j. Measures to reduce potential impacts and facilitate recovery from tsunami.

Advice note 1: See Guidelines for Ecological Protection and Enhancement in the Opihi Structure Plan Area in Appendix 22.10.

2.4.2 Comprehensive Development Plans

2.4.2.1 Council shall restrict its discretion to;

- a. those matters listed in 2.3.1 where applicable;
- b. the relevant Restricted Discretionary activity criteria listed in 4.4 that correspond to the aspects of non-compliance with Rules 4.2.1 – 4.2.14;
- c. the visual effects associated with the scale, bulk and external appearance of the proposed building(s) including whether the extent of the height of the proposed building(s) or structure(s) will be compatible with the visual character of the surrounding area;
- d. the likelihood that the proposed activity will contribute to cumulative adverse effects on rural character, the coastal environment, cultural values, general amenity values and recreational values;
- e. the nature and degree of adverse effects from the proposed activity upon the existing and future amenities of the locality, including recreational values, and on the health and safety of the community;
- f. the nature and extent of any planting or landscaping including the replacement of specimen trees;
- g. the cumulative visual effect of the length and height of building bulk without any details or change in building fact that would give interest;
- h. potential adverse effects on people such as neighbouring property owners or the immediate community through increased overshadowing or loss of visual privacy;
- i. the compatibility with the existing character and pattern of land development in proximity to the site; and
- j. any adverse effect from vehicles entering or leaving the site.

2.4.3 Subdivision and development of land shown in the Port Ōhope Structure Plan

2.4.3.1 Council shall restrict its discretion to the following:

- a. The Criteria listed in 12.7.1;
- b. The measures to be put in place to protect and enhance the coastal margin along the foreshore;

- c. The measures to maintain coastal shrub land in reserve areas, to retain ecological corridors, and to enhance coastal habitat;
- d. The means by which coastal natural character and landscape values will be protected, including retention of natural dune features and coastal habitat;
- e. The means by which the north-south visual and physical corridor will be enabled;
- f. The means by which street permeability and pedestrian networks, optimal solar orientation, and preservation of view shafts are achieved;
- g. The extent to which local convenience retail is located nearest to harbour road frontage , and other commercial uses are clustered around the public open space;
- h. The extent to which community activities are associated with the port and/or harbour-related uses;
- i. The measures to be put in place to ensure other outcomes shown on the Port Ōhope Structure Plan are achieved; being: the location of harbour and retail activities, low and medium density residential development, open grassed areas for passive recreation, and areas for passive recreation, and areas of revegetated coastal shrub land; and
- j. The sensitivity of any lawfully established existing uses to the actual or potential adverse effects of the proposed activity.

2.4.4 Subdivision of Residential Zoned Land at Shaw/Huna Road

2.4.4.1 Council shall restrict its discretion over matters listed below;

- a. the criteria listed in 12.7.1; 13.2.26; 13.2.27; 13.2.28 and 13.2.29 with particular regard to 13.2.28.8.
- b. the means by which vehicle, cycle, pedestrian and future infrastructure connectivity is provided to the Deferred Residential land to the west;
- c. the means by which the interface with rural land is managed to minimise visual and noise impacts and other reverse sensitivity effects of rural activities on neighbours and integrate with the rural landscape;
- d. the means by which traffic impacts on Shaw Road and the Shaw Road/State Highway 30 intersection are mitigated;
- e. the means by which the stormwater ponding/attenuation area shown on the Structure Plan is integrated into the design of the subdivision;
- f. the means by which the building platforms comply with Rule 18.2.3.2;
- g. the means by which direct access from the residential zone to State Highway 30 is avoided;
- h. the means by which the subdivision design ensures that dwellings are not built within 40m of State Highway 30 and that dwellings within 80m of State Highway 30 address reverse sensitivity effects of traffic noise; and
- i. the consistency of the development with the Structure Plan in Appendix 2.6.1.

2.5 OTHER METHODS

2.5.1 Council will work with tangata whenua to identify and formalise appropriate consultation processes, for example through Iwi Management Plans, memorandums of understanding and other

agreements, the use of iwi and hapū contact databases, and spatial information systems.

2.5.2 Council will consider entering joint management agreements with iwi and will consider the appointment of Māori Commissioners on Hearings Committees, where issues are of importance to tangata whenua.

2.5.3 Council will work with tangata whenua to recognise and support the post-Treaty settlement context (e.g. for example where tangata whenua have become landowners and co-managers), and to reflect this in plan implementation and the delivery of services.

2.5.4 Council will continue to investigate route security within the District, including matters such as road widening, pedestrian access and bridge approaches.

2.5.5 Council will review the Whakatāne Integrated Urban Growth Strategy to identify residential growth opportunities, and consider developing a District wide growth strategy to investigate the potential for new urban development and the redevelopment of housing and infrastructure in existing rural settlements.

2.5.6 Council will be proactive in providing information to land owners in the Deferred Residential Zones on development options for their land to ensure optimum subdivision once the area is rezoned.

2.5.7 **Council** will work with other agencies to provide information to developers of greenfields developments that border sensitive indigenous areas on the effects of cats and dogs on kiwi and other indigenous flora and fauna.

2.5.8 Council will work with tangata whenua to recognise and promote the economic and social benefits of protecting cultural and natural resources.

2.5.9 Council will notify all tangata whenua of identified outstanding and significant natural and cultural resources of proposed developments that may have an effect on those resources.

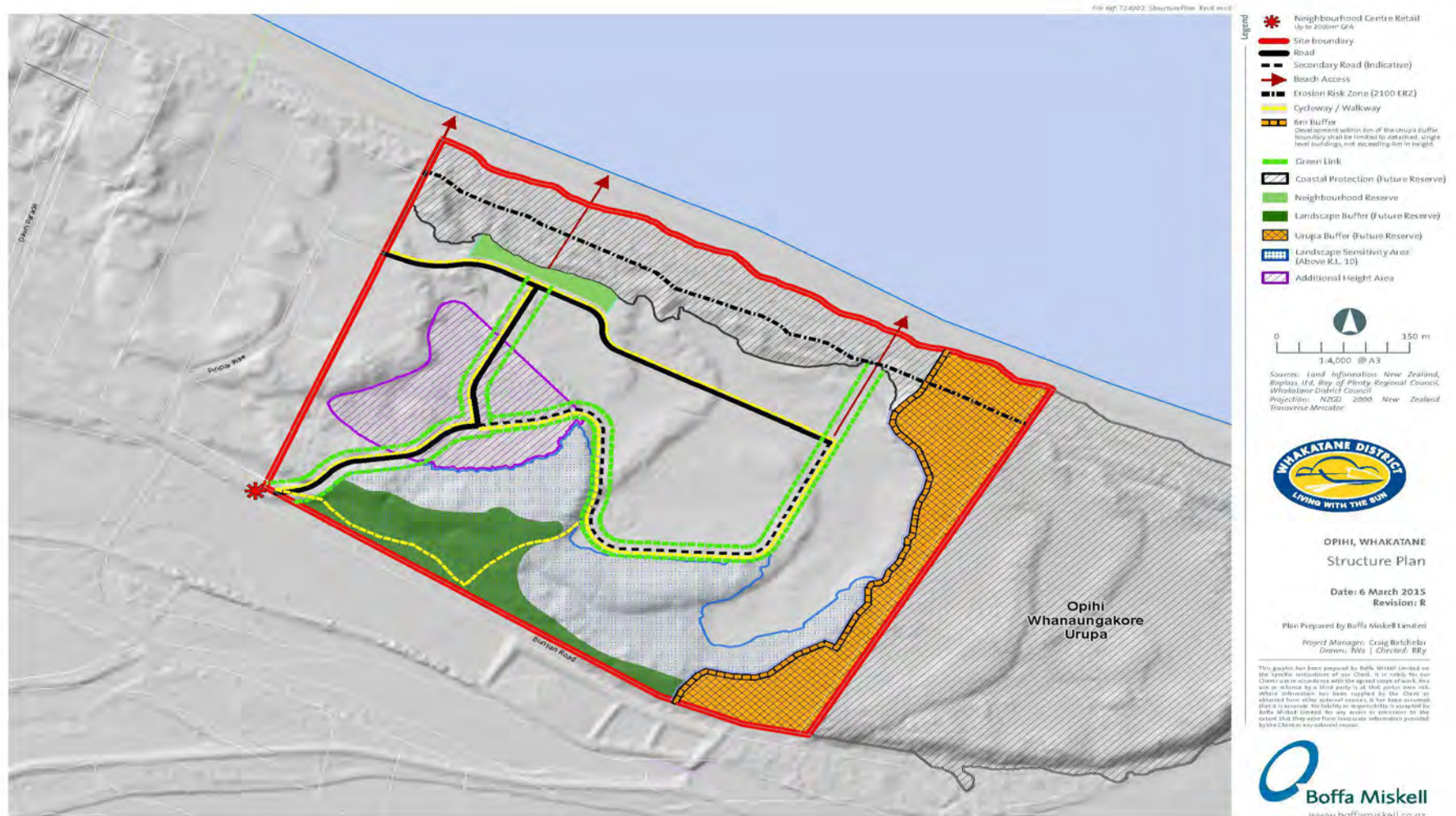
2.6 APPENDICES

2.6.1 Port Ōhope Structure Plan



2.6.2 Ōpihi Structure Plan

Note: Development within 6m of the boundary with the Urupa Buffer shall be limited to detached, single level buildings not exceeding 6m in height.



2.6.3 Shaw / Huna Road Structure Plan

