

# ENCLOSURE B

Site Description

Development Nous Limited



# POHUTUKAWA DRIVE

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Site description

Prepared for Evans Family Trust

Prepared by Development Nous Limited

H20180064

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DEVELOPMENT  
**Nous**



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## **Introduction**

This Site Description seeks to provide a summary overview of the proposed development site at 996 State Highway 2, Whirinaki and the surrounding North Shore Road and wider Whirinaki area. A general description of the site and surrounds is provided along with details of more specific relevant characteristics as informed by the background technical reporting supporting the Covid Fast-track application.

The proposed development site covers around 12ha of rural land that spans three existing Record of Title areas that have a combined total area of 52ha. The principal development area is bound by North Shore Road, Pohutukawa Drive and the Whirinaki Drain. While the land remains rural in appearance, it has been retired from production in recent years as the costs of production have outweighed the financial return.

While the site is located to the north of Napier it is within the jurisdiction of the Hastings District Council. The site is within the jurisdiction of the Hawkes Bay Regional Council.

This site description is informed by the following documents prepared to support the Covid Fast-track application for the proposed subdivision:

- Proposed Landscape Concept Plan – Development Nous Limited
- Ecological Assessment Whirinaki Drain – EAM Environmental Consultants
- Restoration Options Whirinaki Drain – EAM Environmental Consultants
- HBRC Hazard Portal Property Report
- Preliminary Engineering Services Report – Development Nous Limited
- Whirinaki Housing Development: Soil Assessment for Land Treatment of Wastewater – Freeman Cook and Associates Pty Ltd/NexGen Water Limited
- Wastewater Proposal for Pohutukawa Drive Subdivision: Preliminary Data – Freeman Cook and Associates Pty Ltd
- North Shore Road / SH2 Intersection Assessment – East Cape Consulting
- Rural Productivity Appraisal of 996 SH2, Whirinaki – Agfirst
- Geotechnical Report – Initia Geotechnical
- Preliminary Site Investigation – EAM Environmental Consultants
- Economic Assessment 996 State Highway 2 Residential Development – Urban Economics



## **Record of Title Structure**

The land of the application site is part of a wider land holding of eight lots held on the three records of title. The lot division of the overall wider land holding is shown at Figure 1 and the records of title are provided at Enclosure A.

The individual records of title are:

HBC3/858 – Lot 2 and Part Lot 1 DP 4741 and Lot 1 DP 9884, comprising 22.9482ha.

HB203/8 – Part Section 25 Blk XII Puketapu SD and Lot 1 DP 3354, comprising 12.2185ha.

762699 – Section 44 Blk XII Puketapu SD, Lot 8 DP 381095 and Lot 101 DP 505383, comprising 16.9858ha.

The three records of title are all within the registered ownership of Stanley Evans, Linda Brown-Evans and Patrick Murphy.



*Figure 1: Existing Lot Pattern of Site (Source HDC GIS)*

Record of Title 762688 is subject to consent notice 10871084.8, which provides for a vehicle visibility splay extending to benefit vehicles exiting from North Shore Road northward on the State Highway (shown in Figure 1 as a green line extending southward from the North Shore Road intersection across the State Highway frontage). The consent notice imposes a 1m height limit on vegetation within the visibility splay area. A copy of this consent notice is also provided at Enclosure A.

The application site and wider land is the subject of a current approved subdivision to consolidate the lot and record of title structure across the wider site (Hastings District Council reference RMA20200035). No additional records of title or development allowances are created by the approved subdivision.

The approved subdivision is nearing completion and the section 223 and 224(c) certification applications are expected to be submitted to Hastings District Council before the end of August 2022.

The draft LT plan for the subdivision is also presented at Enclosure A along with the related Hastings District Council resource consent approval. An extract of the draft LT plan is provided at Figure 2.

The visibility splay of CONO 10871084.8 is addressed as area D of the Draft LT plan.

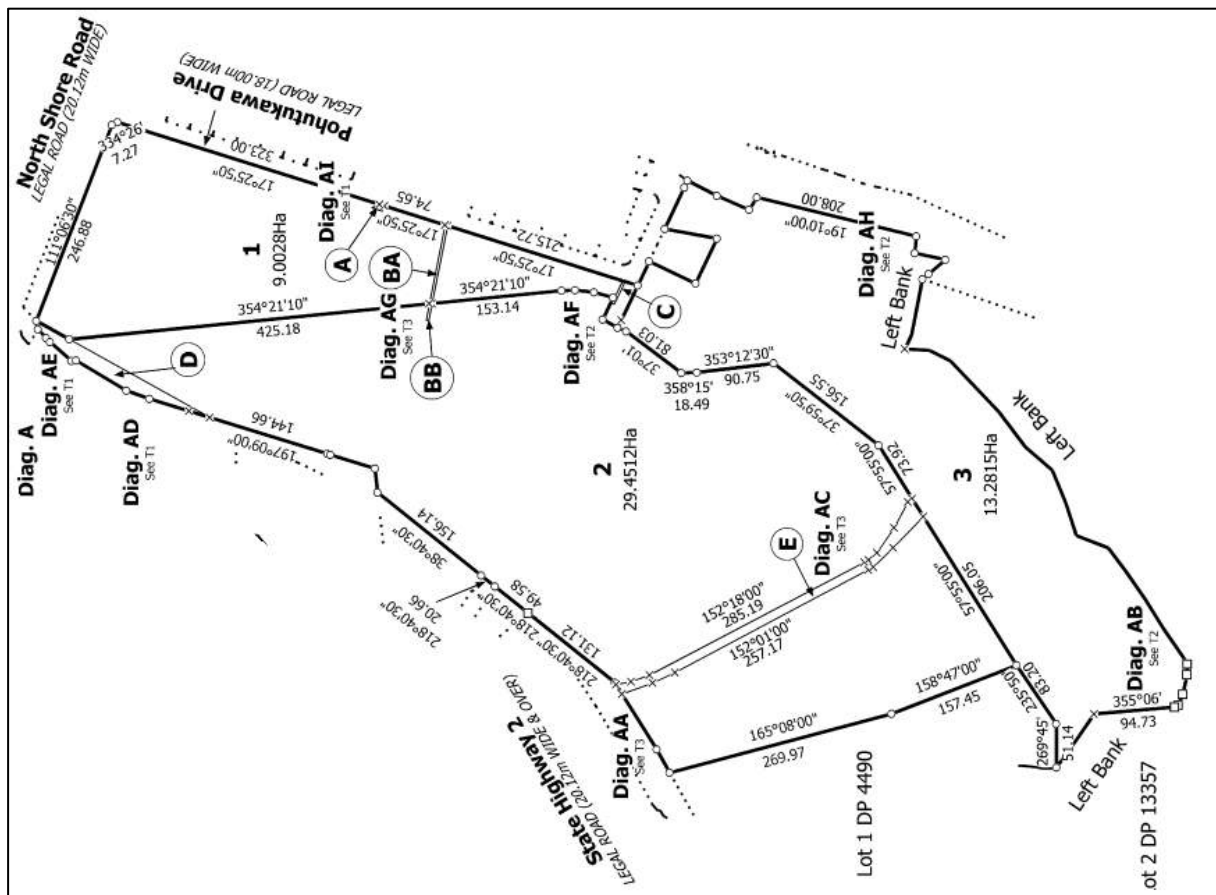


Figure 2: Draft LT Plan for Subdivision Ref RMA20200035

## General Land Description

The application site is located at Whirinaki, to the north of Napier, within the Hastings District. The application relates to around 12 ha of a wider 52 ha property that is positioned to the east of State Highway 2 and separated from the coast by two existing rows of housing.

The relationship of the site to the main urban centre of Napier is shown in the aerial photograph provided at Figure 3 (site identified by red star).

Whirinaki is the third in a series of communities occupying the coastal flats to the north of Napier and linked by State Highway 2, which follows the coast. Westshore is positioned immediate north of Napier with Hawke's Bay Airport located inland of the developed coastal spit. Bay View is the next community north of Westshore providing a small town centre for local use and two busy service stations.

Whirinaki is located north of the Esk River (which marks the northern boundary of Napier City) and north of the turn off to State Highway 5, which provides a connection to Taupo and the central and northern parts of the North Island.



*Figure 3: Location of Site in Relation to Napier (HBRC GIS)*

Whirinaki provides two distinct strips of coastal residential housing adjacent to two large scale industrial sites and broadly surrounded by rural land utilised for a variety of agricultural and horticultural uses with forestry occupying the inland hill country. These general features can be seen in the aerial photographs of the area provided at Figure 4 and Figure 6.





Figure 4: Aerial Photo of Application Site and Surrounding Area (HBRC GIS)

North Shore Road extends from the state highway and turns southward along the beach, serving one of the two residential areas of Whirinaki. This residential use commenced in the 1960s. More recently, a second row of residential lots have been formed to the rear of the beach front homes. This second row of development fronts onto Pohutukawa Drive. An example of the Pohutukawa Drive homes is shown in the site photograph at Figure 5, with the earlier North Shore Road row of housing partially visible to the rear.



Figure 5: Pohutukawa Drive Housing

The coastal lagoon and outlet of the Esk River are located to the south of the North Shore Road development. A cleanfill operates at the southern end of the related record of title area, adjacent to the coastal lagoon of the Esk River. The cleanfill generally receives inert building waste from Napier.

To the north of the North Shore Road development, Whirinaki Road serves the longer strip of coastal residential property extending towards Te Uku Bluff.

The two large industrial compounds were developed in the 1970's. These are located to the north of the site, on the western (inland) side of State Highway 2. The southern site is the Whirinaki diesel fired power generation plant (utilised as a peaker plant that provides supply at times of peak demand within the network) and the larger, northern site is the Pan Pac Forest Products Limited timber and wood pulp mill (Pan Pac). The Pan Pac mill is a significant local employer.



Figure 6: 2022 Aerial Photograph of Site Area (HDC GIS)

The application site can be further divided into three components; the area of proposed residential subdivision, the stormwater rain garden area and the proposed area of the communal wastewater treatment plant and discharge fields, which will also be used as a solar electricity generation farm.

The residential development area is generally defined as the triangular shaped area bound by North Shore Road to the north, Pohutukawa Drive to the east and the Whirinaki Drain, which traverses the site. The section of drain proposed to be realigned is at the southern end of this triangular area.

The stormwater settlement rain garden area is proposed at the southern end of Pohutukawa Drive.



The wastewater plant, discharge fields and solar electricity generation will be located across around 2ha of land on the state highway side of the Whirinaki Drain.

These three areas of the proposed development, and the extent of the drain realignment can be seen in Figure 7, which provides an overlay of the proposed development over an aerial photograph of the existing area.

The land has relatively limited contour across the application site and has been utilised for productive purposes for multiple decades through to the current situation, whereby the land on the coastal side of the Whirinaki Drain has been retired from productive use as the input costs outweigh the productive return, and the land on the highway side of the Whirinaki Drain is utilised for cropping.



*Figure 7: Proposed Development Extent*

### **Whirinaki Drain**

The Whirinaki Drain intercepts stormwater from the foothills to the rear of the Pan Pac mill, conveying this and other received water under the state highway and across the application site to discharge to the Esk River coastal lagoon. The drain follows a series of generally linear alignments.

The drain was significantly enlarged (deepened and widened) in 1974 to assist with drainage of the then recently constructed Pan Pac mill site.

The Ecological Assessment Whirinaki Drain (EAM Consultants) provided at Enclosure F to the application provides an assessment of the ecological function of the drain and an appraisal of the habitat and species diversity found within the drain.

Consistent with the formation of the current Whirinaki Drain through an earthworks scheme and the absence of planting as it traverses rural land from the foothills to the Esk River, including the open paddocks of the application site, the Ecological Assessment found that the drain offers very limited habitat as it traverses the site. The shallow grade of the drain results in tidal effects extended as far inland as the state highway culvert. In general, the Whirinaki Drain principally serves a drainage purpose with little offered in the way of terrestrial or aquatic habitat.

The photograph provided at Figure 8 provides an indication of the general open nature of the Whirinaki Drain as it traverses the site, with only a single Willow Tree providing shading and habitat.



Figure 8: Photo of Whirinaki Drain Within Application Site

The report Restoration Options Whirinaki Drain (EAM Consultants) provided at Enclosure G to the application provides a summary of the ecological gains that could be made to the Whirinaki Drain corridor through a restoration scheme proposed as part of the application proposal.

### **Heritage Assets**

The site is not known to contain any heritage assets. However, Nukurangi Pa and the Ararata Urupa are located adjacent to the site and both of these features are of significance to local Hapū.



The Ararata Urupa is located on the southern side of Pohutukawa Drive at the southern extent of the existing residential development. Nukurangi Pa is located near to the Urupa and is marked by a stand of mature Pine Trees. The location of the two sites can be seen circled in the aerial photograph provided at Figure 9 (Nukurangi Pa within trees backing onto Whirinaki Drain and Ararata Urupa adjacent to Pohutukawa Drive) and visible in the photograph at Figure 10.



*Figure 9: Location of Nukurangi Pa and Ararata Urupa (HBRC GIS)*



*Figure 10: Photo of Location of Ararata Urupa and Nukurangi Pa*

Petane Marae (Ngati Whakaari and Ngati Matepu) is located nearby to the site on Taits Road, which extends westward from State Highway 2, opposite the site. The site falls within the defined area of interest of the post Treaty settlement entities



Maungaharuru Tangitu Trust and Mana Ahuriri Trust and Statutory Acknowledgement and Deed of Recognition over the Esk River and tributaries extends to both post settlement entities.

### **Land Productivity Assessment**

The potential rural productivity of the land has been assessed in the Rural Productivity Appraisal (Agfirst) provided at Enclosure M to the application. The report provides an informed site specific appraisal that expands upon the broad s-maps and LUC categorisation of the land.

The report recognises a clear distinction between the land on the seaward side of the Whirinaki Drain and the land on the highway side, concluding that potential productive utilisation of the land of the proposed residential development area is constrained by various factors that can be generally attributed to the sandy silt soil composition.

The pattern identified by the assessment is consistent with how the land has been utilised by the Applicant. The land on the highway side of the Whirinaki Drain is currently planted in oats and the land of the proposed subdivision has not been productivity utilised for circa five years due to such use being financially unviable given the costs of required inputs and low resulting productivity of the land.

### **Servicing Infrastructure**

The site is beyond the extent of reticulated wastewater services. The existing homes of North Shore Road and Pohutukawa Drive and the wider area of Whirinaki are all serviced by individual on-site treatment and discharge systems. The wastewater assessment reporting (Freeman Cook and Associates) reporting provided at Enclosure J confirms that the site is suited to on-site discharge.

Stormwater services in the immediate area are limited to drainage provided to the recent Pohutukawa Drive development, which drains across the application site to the Whirinaki Drain.

A reticulated water supply is provided by the Council through the Esk Valley to the Whirinaki community.

### **Traffic Environment**

The site has frontage to State Highway 2, North Shore Road and Pohutukawa Drive and historic access to the site is provided from each of these roads. From the state highway intersection, North Shore Road and Pohutukawa Drive provide a closed loop system that does not link to any other roads.

The North Shore Road – State Highway 2 intersection provides access to 71 homes (and three vacant lots), the rural land to the north of North Shore Road and the subject rural land. The intersection also provides for access to the Ararata Urupa and for recreational users of the beach and the mouth of the Esk River.

A right turn in bay is provided within the north bound lane of State Highway 2, to assist traffic turning into North Shore Road. A consent notice restricts the height of vegetation within a vehicle visibility splay across the frontage of the Applicant site to assist vehicles exiting North Shore Road to the north.

Assessment of the capacity of the State Highway 2 – North Shore Road intersection has been undertaken to inform site development. This is provided within the Intersection Assessment (East Cape Consulting) provided at Enclosure L.

The assessment considered vehicle queuing lengths and level of service (LOS) for vehicles entering and exiting North Shore Road in morning and afternoon peaks under the current scenario and a 67 lot development scenario. The report concludes that the intersection is currently operating under capacity and can readily accommodate additional traffic generated from the proposed development, albeit with the 15.2 second delay for the right turn from North Shore Road onto the state highway exceeding the 15 second threshold of LOS B, resulting in classification of this movement as LOS C. All other movements are within the LOS B category. The resulting queue lengths all remain well within the modelled storage capacity of the intersection.

Further state highway intersection modelling of a 120 lot development scenario was undertaken to confirm that development of the subject site would not exhaust development opportunity through the intersection. This modelling confirmed that confirmed that the increased volume could be accommodated within the storage capacity of the intersection with a range of LOS A and B for am and pm peak movements, with the exception of the north bound pm exit from North Shore Road, which remained at LOS C.

The assessment therefore confirms that the State Highway 2 – North Shore Road intersection contains vacant capacity and does not prevent a barrier to further land development within the related traffic catchment.

### **Geotechnical Assessment**

The Geotechnic Report (Initia Geotechnic) provided at Enclosure N to the application is informed by the desktop appraisal of available background resources and site investigation comprising 22 test pits and 21 static cone penetration tests (CPTs) undertaken in the first half of 2022.

There are no known earthquake fault lines crossing the site or within the wider area. The site is identified on the HBRC Hawke's Bay Hazard Portal as being subject to the risk of earthquake related liquefaction (medium risk) and amplification (from underlying alluvial sand, silt and gravel).

The geotechnical reporting describes the topsoil across the site as being generally underlain by 1m – 2m of loosely packed silty sand/sandy silt (Unit 1), followed to clayey silt (Unit 2) and then medium dense sand/silty sand (Unit 3). The report

differentiates a triangular shaped area in the northeastern corner of the site as a different Unit 2 layer of black gravel. On the basis of the underlying soils, the report concludes that the Class D (Deep Soil) category be utilised for structural design purposes.

The results of the CPT investigations have been utilised to assess the potential for liquefaction of the site. The assessment indicates that liquefaction is unlikely to be triggered under SLS conditions with localised bands of material potentially exposed to liquefaction under ULS conditions.

ULS condition liquefaction assessment of the area underlain by black gravel as Unit 2 material concludes little or no expression of liquefaction. Assessment of ULS condition liquefaction across the balance of the site suggests that expected damage is likely to be little to minor with negligible vertical settlement.

The assessment of material containment in relation to the free face of the Whirinaki Drain concluded that lateral spreading is not a risk to the development.

On the basis of the liquefaction assessment, the report further concludes that shallow (NZS3604 or rib raft style) foundations will be appropriate for site development.

This site specific assessment effectively supersedes that HBRC Hazard Portal identification of the site as being subject to a potential risk of liquefaction.

### **Soil Contamination Assessment**

The Preliminary Site Investigation (EAM Ltd) provided at Enclosure P to the application was undertaken to understand the potential of the site to contain residual elevated concentrations of soil contaminants from previous productive use. The assessment reviewed the history of the site and found that the site has been utilised for productive purposes consistently from the earliest information in 1936 through to the present day.

The assessment did not identify any HAIL activities previously undertaken on the site.

To provide additional site understanding and contamination confidence in relation to the proposed reuse of the site for residential purposes, a scheme of broad site sampling and analysis for metals and organo-chlorine pesticides was undertaken.

The analysis identified a trace DDT concentration in one sample, at a level that was well within the relevant soil contaminant standard for residential use. All other results were consistent with background soil concentrations.

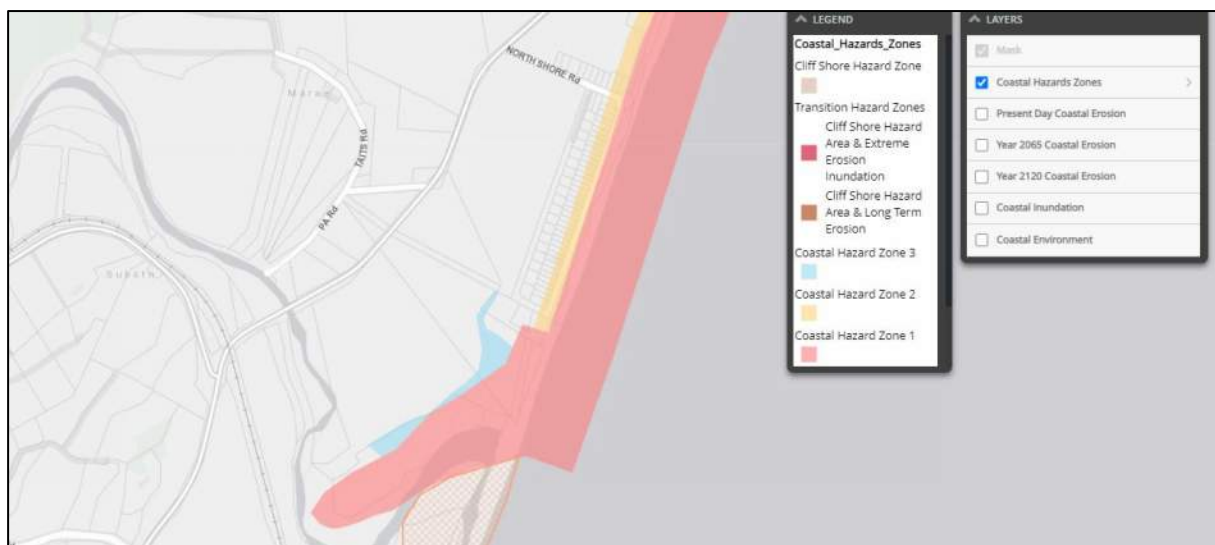
The analysis of soil samples confirmed the absence of soil contamination and reaffirmed the conclusion that the site did not represent HAIL land. As the site is therefore not a "piece of land" as defined by the 2011 NESCS, site development is not subject to the investigation and consenting requirements of the 2011 NESCS.



## Coastal Hazards

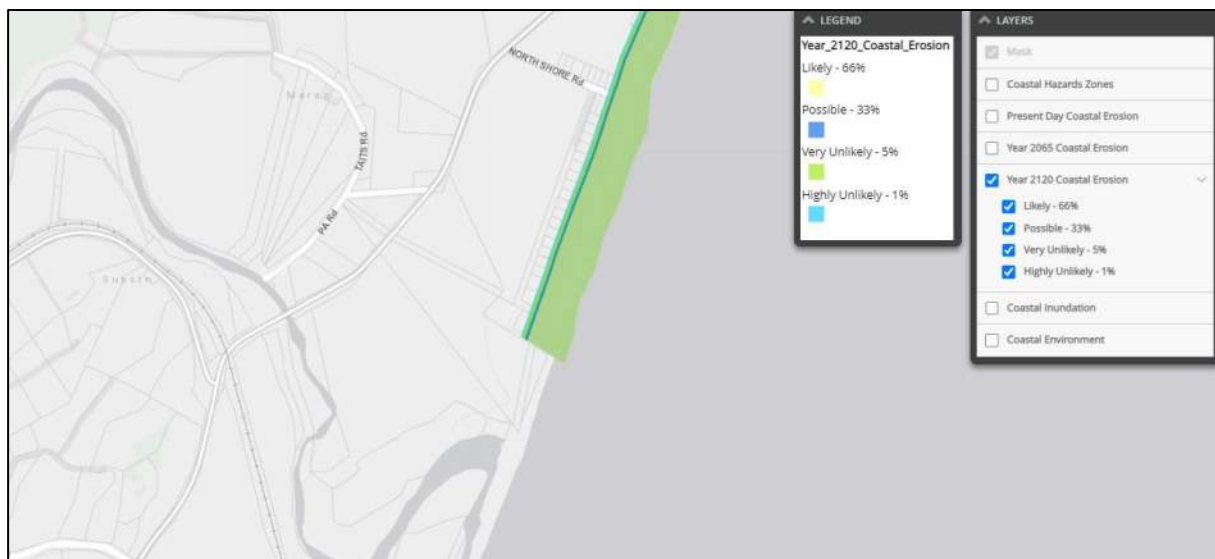
The HBRC Hawke's Bay Hazard Portal provides mapping of modelled coastal hazard zones (utilised in the Hawke's Bay Regional Coastal Environment Plan), coastal erosion extents, coastal inundation extents and tsunami inundation zones.

The area of the proposed residential development is beyond the current defined Coastal Hazards Zones as shown at Figure 11. The seaward end of the Whirinaki Drain is within Coastal Hazard Zone 3, which identifies land "*potentially at risk of sea water inundation in a 1 in 50 year combined tide and storm surge event, and includes allowance for sea level rise, but does not include land within Coastal Hazard Zone 1 or Coastal Hazard Zone 2*".



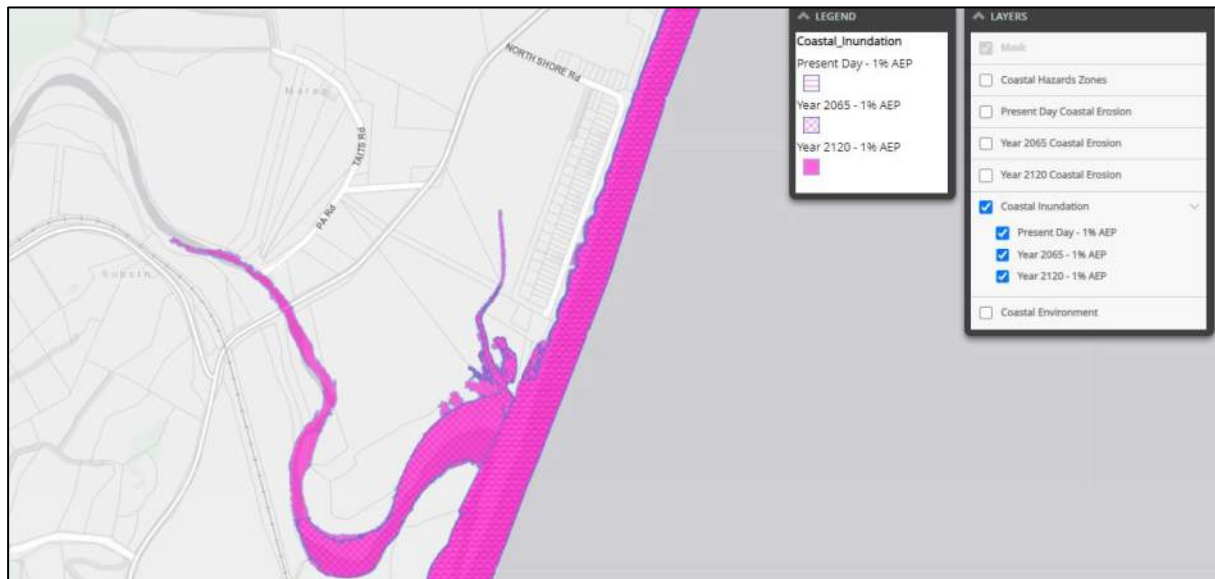
*Figure 11: Coastal Hazards Zones (Hawke's Bay Hazard Portal)*

The site is beyond the extent of the modelled 2120 coastal erosion contours as shown in Figure 12.



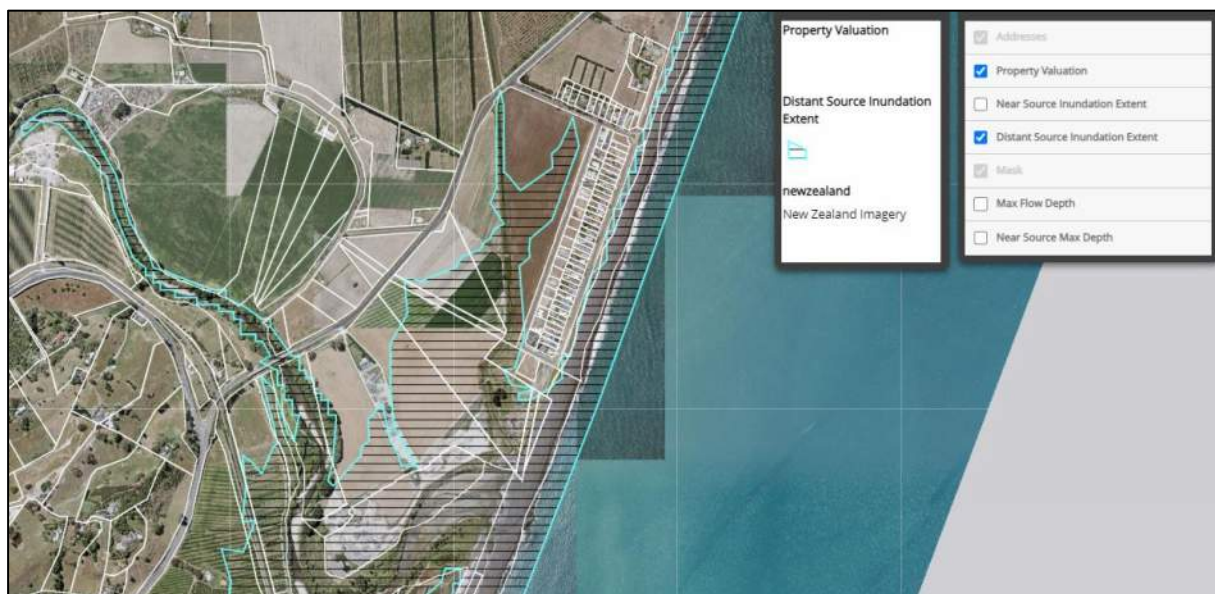
*Figure 12: Modelled 2120 Coastal Erosion (Hawke's Bay Hazard Portal)*

The site is also beyond the extent of the modelled 2120 coastal (storm induced) inundation contour, with the exception of the low lying land of the Whirinaki Drain, as shown at Figure 13.



*Figure 13: Modelled 2120 Coastal Inundation (Hawke's Bay Hazard Portal)*

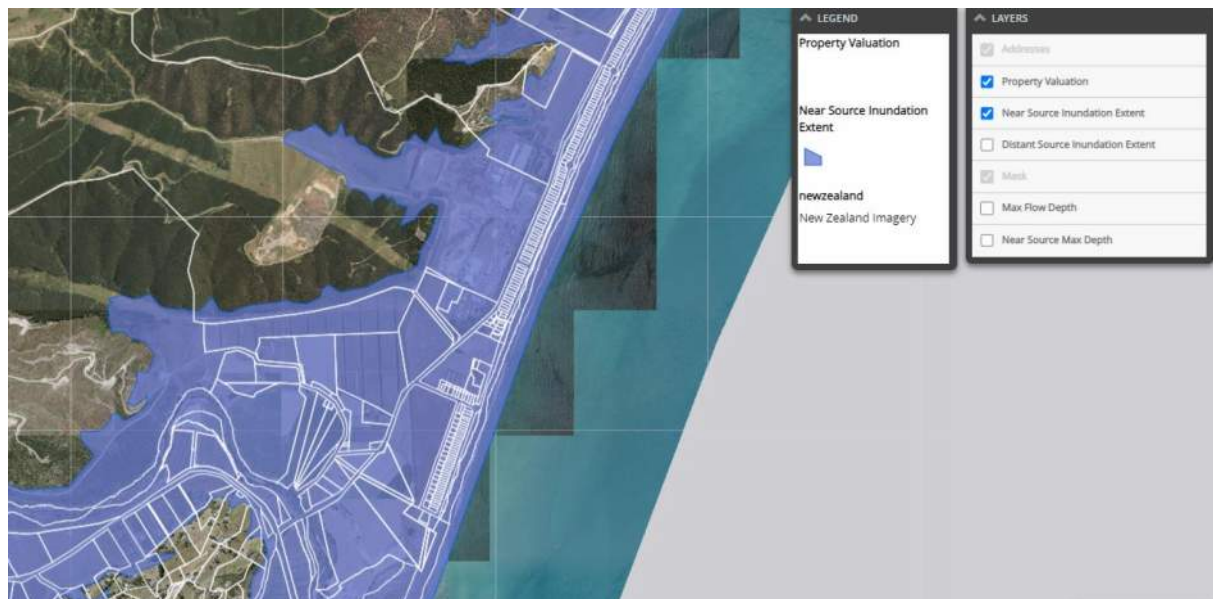
Modelled tsunami inundation from both near source and distance source events is provided on the HBRC Hawke's Bay Hazard Portal. Part of the site is within the extent of the modelled inundation from a distant source tsunami event, as shown at Figure 14. However, it is expected that filling of the development land through site formation would elevate the surface beyond the affected level, consistent with the areas of the site already beyond the modelled extent.



*Figure 14: Distant Source Tsunami Inundation (Hawke's Bay Hazard Portal)*

The site and surrounding coastal land are within the modelled inundation extent of a near source tsunami event, as show at Figure 15. In such event, occupiers of

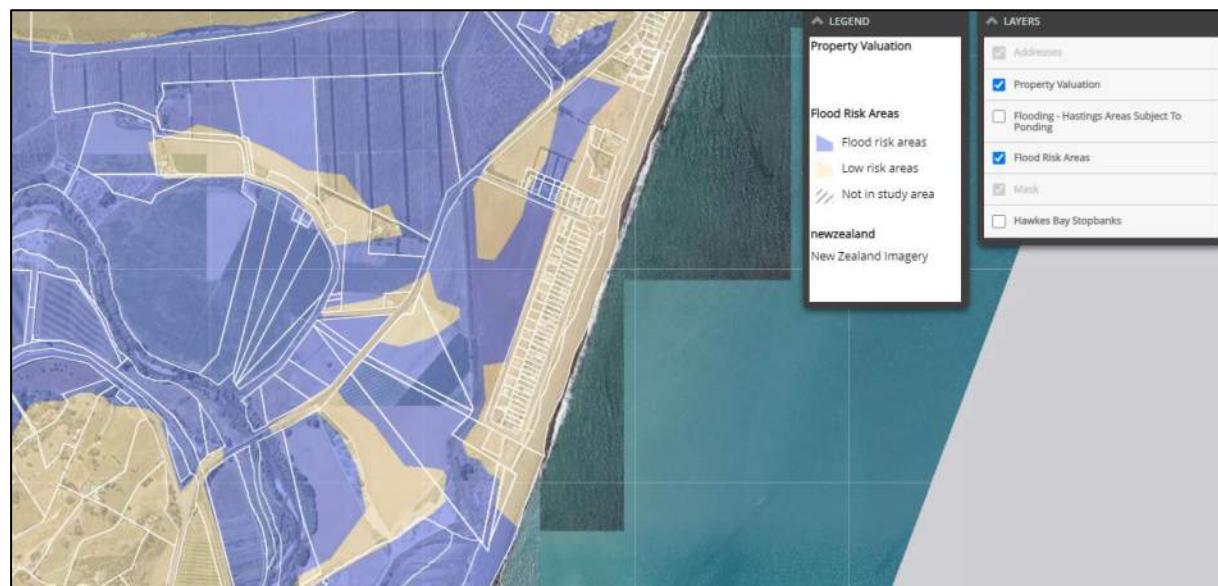
the area would be expected to seek vertical refuge from inundation on the inland hills.



*Figure 15: Near Source Tsunami Inundation (Hawke's Bay Hazard Portal)*

## Flood Hazard

The HBRC Hawke's Bay Hazard Portal provides generalised mapping of areas exposed to modelled flood risk. This mapping is not intended as a detailed study applicable to a property specific study. Part of the site is within a modelled flood area as shown at Figure 16.



*Figure 16: Flood Risk Areas (Hawke's Bay Hazard Portal)*

As set out in the Preliminary Engineering Strategy (Development Nous Limited) provided at Enclosure I to the application, the local flood risk understanding has been furthered by a recent catchment study undertaken by HBRC. This study



identified a 1% AEP flood level of RL16m (1962 local datum, which translates to RL5.7m New Zealand Vertical Datum 2016).

Resilience of future development to this flood risk would require site filling to elevate the surface level above the RL5.7m flood level.

### **Heretaunga Plains Urban Development Strategy Status**

The Heretaunga Plains Urban Development Strategy (HPUDS) is a joint growth strategy prepared by Hawke's Bay Regional Council, Hastings District Council and Napier City Council that seeks to coordinate urban growth on the Heretaunga Plains from 2015 to 2045. The Regional Policy Statement and the Hastings and Napier district plans reflect the overall direction of HPUDS and the references to specific development sites. The original HPUDS strategy was adopted by the three Councils in 2010 and a subsequent review of the strategy in 2016 resulted in a revised strategy adopted by the Councils in 2017. The 2017 HPUDS is provided at Enclosure Q to the application.

The 2010 HPUDS strategy concluded that there was no infrastructure capacity for further expansion of the Whirinaki settlement, placing this area on a list of areas identified as being inappropriate for further development.

The "inappropriate for further development" status of Whirinaki was reviewed by the 2016 HPUDS Review Working Group (Review Working Group). This review incorporated background technical reporting and the hearing of a submission by the Evans Family Trust.

The background reporting was provided by Opus Consultants in the 2016 report Alternative Greenfield Sites and Review of the HPUDS Settlement Pattern. The report provided the following conclusion on the status of Whirinaki development potential:

*"Addressing the issue of water supply for Whirinaki removes a major constraint on development. It follows that the 'Inappropriate' classification could be removed from this area, however potential for reverse sensitivity to the major nearby Pan Pac Mill and Contact Energy electricity operations exists and issues associated with servicing and flooding from the Esk River may also need to be addressed. The removal of the 'Inappropriate' classification will enable any future subdivision to be considered on its individual merits should relevant matters be addressed. Any decision to enable future development of the area would obviously need to consider such hazards, including coastal hazards. Such consideration is beyond the scope of this review."*

Consistent with the technical reporting, the Review Working Group recommended the removal of Whirinaki from the HPUDS 2016 list of areas inappropriate for development. While the Review Working Group considered that 2016 circumstances did not warrant the allocation of Whirinaki as an HPUDS green field

development area, the recommendation recognised that, should “*future reviews identify rapid and significant change in growth demand that is unable to be catered for under the current HPUDS Settlement Pattern, the Whirinaki area is now able to be considered in the mix, along with other areas that are not otherwise listed as 'inappropriate areas for development'.*”

The full response of the Review Working Group to the Evans Family Trust submission (submission Theme 3.6: Whirinaki) and the wider issue of Whirinaki development is provided at Enclosure R to the Application, Implementation Working Group Report and Recommendations.

The conclusions of the Review Working Group are reflected as an information note to Section 2.5 of HPUDS 2017 stating that Whirinaki and South Clive have been removed from the list of inappropriate greenfield growth areas.

More recent work has been undertaken to assess the capacity of HPUDS land allocation through the Housing Development Capacity Assessment 2021 (M.E Consulting) commissioned by the three HPUDS Councils as a response to NPS-UD requirements. This reporting concludes that there is sufficient capacity to meet housing demand in Hastings and Napier over the short (2023) and medium (2030) terms, with uncertainty for Hastings in the long (2050) term. This report is provided at Enclosure S.

However, the Housing Development Capacity Assessment 2021 is caveated to state that it has not considered any existing backlog of undersupply. As set out in the Economic Assessment (Urban Economics) provided at Enclosure T to the Application, an existing backlog of unmet demand exists through house construction in recent years falling short of household demand by around 200 homes per year.

A March 2022 report to the Strategy and Policy Committee of Hastings District Council estimated that there is a current shortage of between 1,300 and 1,600 houses in Hastings, with demand expected to grow by a 1,600 to 1,800 households by the end of 2023. The Hastings Council report recognises that there has been unprecedented uptake of residential land, exceeding historic trends and projected rates, but that this rate has still failed to match household demand, consistent with the conclusions of the Economic Assessment. This report is provided at Enclosure U.

### **Hawke's Bay Regional Policy Statement (HBRPS) Status**

The HBRPS is incorporated within the Hawke's Bay Regional Resource Management Plan. The HBRPS sets out the identified significant resource management issues of the region and, in association with the Resource Management Act requirements, provides the framework for the related objectives and policies that respond to the regional issues.

Of specific relevance to the principle of the site development, policies UD1 – UD10.2 of the HBRPS reflect the specific direction of HPUDS 2010.

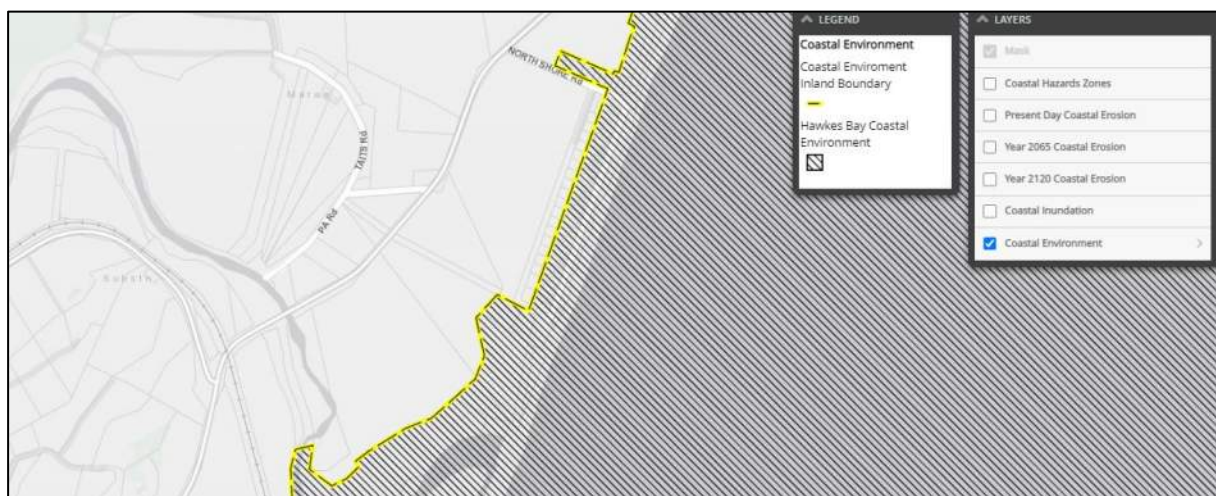
However, the HBRPS has not been revised to reflect the updated position of HPUDS 2017 in relation to Whirinaki. Accordingly, policy UD4.4 of the HBRPS identifies Whirinaki within a list of inappropriate residential greenfield growth areas. This is clarified within the supporting principal reasons and explanation to the policy set, stating that *"The areas determined as inappropriate for further residential greenfield development at this time (for various reasons), have been identified in Policy UD4.4 (established during development of the 2010 Heretaunga Plains Urban Development Strategy)"*.

As Whirinaki was removed from the list of areas identified as being inappropriate for further development through the review of HPUDS and this removal is specifically addressed by a clarification note in HPUDS 2017, Policy UD4.4 of the HBRPS therefore presents an outdated position that is inconsistent with the framework on which it is based.

When considering the principal of site development, the site should therefore be considered against the detailed development suitability provisions of HBRPS policy UD4.2 New Residential Greenfield Growth Area Criteria rather than policy UD4.4.

### **Hawke's Bay Regional Resource Management Plan and Regional Coastal Environment Plan**

As shown in Figure 17, the southern end of the development area, approximately where the stormwater settlement rain garden would be located and where the Whirinaki Drain would be realigned, is within the defined Coastal Environment. Assessment of the development within the coastal environment would therefore be undertaken against the Hawke's Bay Regional Coastal Environment Plan and development across the remainder of the site would be assessed against the provisions of the Hawke's Bay Regional Resource Management Plan.



*Figure 17: Definition of Hawke's Bay Coastal Environment (Hawke's Bay Hazard Portal)*



## District Plan Zoning

The Partially Operative Hastings District Plan (district plan) was formally adopted by Hastings District Council in March 2020. The inoperative provisions of the Plan relate to Section 16.1 Wahi Taonga District Wide Activity, which does not have implications for this application. The Partially Operative Hastings District Plan is therefore the legal plan for resource consenting purposes.

The site is within the Rural Zone of the district plan, and the district plan reports that this zone encompasses approximately 473,000 ha of land. In general, the district plan seeks to retain this land as a significant resource for productive purposes, but does accept that the soils are not as highly valued as those of the Heretaunga Plains.

The site is also within a River Hazard Overlay relating to the Esk River Valley.

The residential development lots of North Shore Road and six lots of the inland row of houses are within the Coastal Settlements Zone and the beach frontage is within the Open Space Zone. The remaining surrounding land, including the remaining houses of Pohutukawa Drive, are within the Rural Zone.

To the north of the site, the Whirinaki Road residential development is also within the Coastal Settlements Zone. The Pan Pac Mill and adjoining Whirinaki power station are within a specific Whirinaki Industrial Zone that recognises these as established activities.

The zoning pattern across the site and the surrounding area is shown in the district plan map extract provided at Figure 18.



*Figure 18: District Plan Zoning (HDC GIS)*