

HOROWHENUA DISTRICT PLAN PLAN CHANGE 20 Rural Subdivision

January 2009

What is a Plan Change?

A Plan Change is when a Council makes a change to the existing District Plan provisions or zoning of an area. The Council is required to follow a formal process to undertake a Plan Change, which involves publicly notifying the changes to enable submissions to be made.

Have your say

Any member of the public can make a submission. You can make a submission in support and/or opposition to the Plan Change by writing to the Council giving details of your reasons for supporting or opposing change. It is also possible to make a neutral submission, which provides information that you think the Council should consider when making its decision.

The closing date for submissions is 5.00 pm Friday 27 February 2009.



Background

Plan Change 20 seeks to address the existing rural subdivision provisions in the District Plan.

The existing rural subdivision rules have been part of the Horowhenua District Plan since September 1999. Since then, Horowhenua has experienced a steadily increasing number of rural subdivision applications, and in more recent years an increasing number of large scale rural subdivisions.

The current rural subdivision rules are based on soil classification. In areas of "highly versatile soils" (classified as LUC Class I and II) the subdivision rules are based on the size and date of the Certificate of Title of the property being subdivided. In areas of "non-highly versatile soils" (classified as LUC Class III - VIII), the subdivision rules are based on a minimum lot size of 2,000m².

The current rural subdivision rules for Horowhenua, in comparison to other adjoining districts, are relatively flexible, but are not fully effective in ensuring the protection of environmental values or well designed subdivisions.

The current rules effectively apply a "one size fits all" approach. For example, the subdivision rules are the same for properties north of Foxton as they are for properties south of Manakau even though these areas have quite different characteristics and values. The current rules have resulted in increasing amounts of rural-residential development creating a tension between those relying on the productive capability of the rural land and those who choose to live in the rural areas. In addition, subdivision can result in changes to the rural character and amenity values, which is a valued part of the Horowhenua's identity.





What do you need to understand about Plan Change 20?

Rather than keeping the existing one size fits all approach by simply changing the minimum subdivision standards, Plan Change 20 introduces a new approach that is based on recognising the many different landscapes within the Horowhenua rural environment and providing policies and rules that specifically reflect these differences.

The Plan Change would require people subdividing to give greater consideration to the environmental impacts and design of rural subdivisions. The Plan Change aims to protect the productive values and landscape characteristics of the rural environment from inappropriate forms of subdivision. It does this by limiting the subdivision opportunities in areas where the landscape characteristics and qualities warrant protection, and by providing opportunities for subdivision development where the landscape is capable of accommodating further subdivision development, so that different subdivision outcomes across the district can be achieved. A landscape assessment of the Horowhenua rural environment identified and mapped 10 landscape character areas (called "landscape domains") which exhibit individual qualities and landscape character. The 10 landscape domains identified are shown on the following map. The assessment identified the sensitivities, opportunities and constraints to further development for each of the identified landscape domains. The proposed objectives and policies seek to reflect the different landscape types and values of each domain and their respective opportunities, constraints and sensitivities.

This Plan change specifically relates to the current significant resource management issues, objectives, policies and rules for rural subdivision only (there would be no change to the existing rural land use provisions).

Plan Change 20 amends the following parts of the District Plan:

- Introduction
- Section 2 - Issues, Objectives: Rural Environment
- Section 19 - Rules: Rural Environment
- Section 24A - Assessment Criteria (New section)
- Schedules - Rural Subdivision Design Guide (New schedule)
- Planning Maps – Maps 38 and 39: Landscape Domains (New Maps)

This Plan Change should be considered with Plan Change 21 (Greenbelt Residential and Urban Growth development), which specifically identifies areas to be rezoned for urban expansion and rural-residential development.



Who will be affected by this Plan Change?

This Plan Change would potentially affect all rural landowners. The Plan Change would change the subdivision opportunities for all rural properties. For some rural landowners the Plan Change would result in increased subdivision opportunities, while for other rural landowners the Plan Change would reduce the subdivision opportunities from those currently provided for by the existing District Plan provisions.

Even if you are not thinking of subdividing in the near future, you may still be affected as the Plan Change would impact on the type of subdivision that your neighbour may be able to undertake.

How will the Plan Change affect the current rules?

The plan change includes different subdivision policies and rules for each of the 10 identified landscape domains (shown on the following map). The table below provides a summarised list of subdivision matters, and highlights how these matters under the current District Plan would change as a result of Plan Change 20.

	Current District Plan	Plan Change 20
Rural Subdivision Objectives, Policies, Methods	<ul style="list-style-type: none"> General district wide provisions. 	<ul style="list-style-type: none"> General district wide provisions and domain specific provisions
Subdivision Process	<ul style="list-style-type: none"> No defined design process. 	<ul style="list-style-type: none"> Defined design and pre-lodgement process
Subdivision of properties on Non-Highly Versatile soils <i>(Relevant to the following new domains</i> <ul style="list-style-type: none"> Coastal Environment Coastal Lakes Foxton Dunefields Hill Country Levin-Koputaroa Levin-Ohau Manakau Downlands Tararua Terraces) 	<ul style="list-style-type: none"> Minimum lot size 2000m². No restriction on the number of lots created or the type of subdivision. 	<ul style="list-style-type: none"> Minimum lot size increased to 5000m² or greater (based on landscape domain). Restrictions on the type of subdivision including the number of lots to be created, based on which landscape domain the site is located within and the size of the parent title. Restricted subdivision opportunities for sensitive landscape areas such as the Coastal Environment, Coastal Lakes, Hill Country domains.
Subdivision of properties on Highly versatile soils <i>(Relevant to the following new domains</i> <ul style="list-style-type: none"> Moutoa-Opiki Plains Kuku Levin-Koputaroa Levin-Ohau Tararua Terraces) 	<ul style="list-style-type: none"> Subdivision opportunities restricted based on the size and date of the parent title. No minimum lot size. 	<ul style="list-style-type: none"> Subdivision type limited to - Boundary adjustments, Subdivision of Surplus farm dwellings and Farm sized lots. Subdivision opportunities based on which landscape domain the site is located within and the size of the parent title. Minimum lot size 5000m². Minimum road frontage and shape factor requirements for Farm lots.
Subdivision Design Guidance	<ul style="list-style-type: none"> No subdivision design guidance. 	<ul style="list-style-type: none"> Introduction of a Rural Subdivision Design Guide.
Assessment Criteria	<ul style="list-style-type: none"> No Assessment Criteria provisions. 	<ul style="list-style-type: none"> Introduction of Assessment Criteria for rural subdivisions.
Subdivisions requiring access onto the State Highway or Railway lines	<ul style="list-style-type: none"> Standard subdivision process applied. 	<ul style="list-style-type: none"> Subdivision applications requiring access onto the State Highway or over Railway lines to be subject to more restrictive process.
Conservation Lot Subdivisions	<ul style="list-style-type: none"> No Conservation Lot provisions. 	<ul style="list-style-type: none"> Introduction of additional subdivision entitlements for subdivisions protecting indigenous vegetation or wetland areas as Conservation Lots.

Plan Change 20 contains a very detailed set of provisions, if you are in any doubt about whether you are potentially affected by this plan change you are advised to view a full copy of Plan Change 20 and the associated Section 32 analysis.

More information

Full copies of this Plan Change can be viewed at any of the following locations during opening hours:

- Horowhenua District Council Office – 126 Oxford Street, Levin
- Foxton Customer Service Centre – Main Street, Foxton
- Horowhenua Public Libraries – Levin, Foxton, and Shannon
- Tokomaru Store – 2 Tokomaru Road, Tokomaru

The Plan Change documents can also be viewed and downloaded from the Council website, www.horowhenua.govt.nz.

Submission forms are available from the places listed previously and can also be downloaded from the Council website.

The Council Planning staff can provide you with additional information on making a submission and the Plan change process. Further general information about the District Plan Change process is also available from the Ministry for the Environment www.mfe.govt.nz/rma/public/plans/index.html.

Any submission must be received by the Horowhenua District Council before 5.00 pm, on 27 February 2009.

