
Proposed Plan Change 20

Rural Subdivision

Plan Text and Planning Map Amendments

The following text identifies the amendments proposed. Each of these amendments is listed in the format as follows:

The diagram illustrates the format of a proposed amendment. It features a central text block with three callout boxes pointing to specific parts of the text:

- A callout box labeled "Proposed amendment reference" points to the title "AMENDMENT 19 (Rule 19.6a)".
- A callout box labeled "District Plan provision affected by proposed amendment" points to the text "(a) Buildings and structures ~~and the subdivision of land~~ in the Coastal Buffer Area (refer to the Planning Maps).".
- A callout box labeled "Brief commentary on proposed amendment" points to the italicized text "Amend text to remove reference to subdivision in Rule 19.6 (a) as follows:". A separate callout box labeled "Proposed amendment" points to the letter "(a)".

At the bottom of the diagram, a shaded box contains the following text: "Any new text that is proposed to be added is underlined, while any text proposed to be deleted has been ~~struck through~~."

AMENDMENT 1 (Introduction)

Delete the text in the Introduction on Non-Complying Activities as follows:

~~NOTE: There are no non-complying activities in the Plan (refer to the following text).~~

Non-Complying Activities

~~It is important to note that the Act makes provision for "non-complying activities" but that this Plan does not include any "non-complying activities".~~

~~A "non-complying activity" is one which contravenes a rule in the Plan and is allowed only if a resource consent is obtained in respect of that activity. This Plan deliberately requires that any activity which is not otherwise provided for (e. g. as permitted, controlled or limited discretionary, shall be considered as a "discretionary activity" and not as a "non-complying activity". The Plan deliberately excludes "non-complying activities".~~

AMENDMENT 2 (Introduction)

Add new text relating to Non-Complying Activities below the existing list of bullet points on "How the Rules Work" as follows:

- Any activity that is listed as a **non-complying activity** is only allowed if a resource consent is obtained. Council has **full discretion whether to grant or refuse consent to any application** for a non-complying activity.

AMENDMENT 3 (Section 2.1)

Delete the text in the Section 2.1 Overview of Rural Environment as follows:

~~Horowhenua's rural environment encompasses a diverse range of resources and landscapes from the coast to the Tararua Ranges. There are three main land "types":~~

- ~~• Coastal sands and sand country~~
- ~~• Inland plains and river terraces~~
- ~~• Hill country and State Forest Park~~

2.1.1 Coastal Sand Country

~~Sand dune formations extend inland along the whole coastal plain. The soils closest to the coastline are light and the more inland soils are more stable. All soils are vulnerable to wind and water erosion particularly where they are exposed by the removal of surface vegetation. There are numerous areas of ecological significance including rivers, river mouths and estuaries, indigenous vegetation and coastal wetlands and lakes. The coastal plains are also home to a significant number of archaeological sites and sites of particular value to tangata whenua resulting from the historical pattern of settlement of the area. The landscape is distinctively coastal being based on the rolling sand dune formations and general grazing land use. There are significant areas of commercial exotic forest plantations along the coast. Land is owned in a variety of allotment sizes and fencelines reflect historical ownership and management.~~

2.1.2 Inland Plains And River Terraces

~~The inland plains have a characteristic flat to gently rolling landform with river terraces. The soils are generally highly fertile sand and silt loams. Rivers and streams are active in shaping the landscape and~~

land management practices are important in influencing susceptibility of the land to erosion. The overall landscape has a "green", farmed character reflecting the predominant grazing, cropping, and horticultural land use. There is a mix of large and small holding sizes reflected in the patchwork of paddocks and fencelines in the landscape. There are localised areas of remnant vegetation (native and exotic). Large waterways, like rivers, were of course used as highways over which tangata whenua travelled. They were also boundary markers between iwi and hapu where food gathering areas were clearly delineated so that all iwi members were able to access resources within their allotted area.

2.1.3 Hill Country

The Tararua State Forest Park is dominant in the whole District's landscape. Although it is not farmed as part of the rural environment, it is significant as the backdrop to the rural character of the District. The Ranges and foothills also provide a significant recreation resource for the District and Region. The hill country, at the foothills of the Ranges, are characterised by steep hills and steepland soils which are vulnerable to erosion by wind and water. There are areas of ecological importance scattered throughout the steeper country including stands of indigenous vegetation. Land use has historically been low to medium intensity stock grazing and property boundaries reflect the larger land holdings associated with this land use. There are substantial plantations of exotic forestry throughout the hill country which are maturing at different rates and new plantations are being added.

The hill country, like the Tararua Ranges and foothills, were areas of major mahinga kai and mahinga taonga. The Tararua Ranges and particularly its peaks, have major cultural significance to the identity associated with the tangata whenua.

AMENDMENT 4 (Section 2.1)

Add new text to Section 2.1 Overview of Rural Environment as follows:

The rural environment covers the majority of the Horowhenua District, and is an important land resource. The rural character, amenity values and productive use of rural land underpins the social, economic and cultural well-being of the people of the District. It supports a diversity of land based primary production activities, particularly dry stock, dairying, cropping, market gardening, exotic forestry and small niche primary production land uses. Providing for a range of land use activities in the Rural Zone is important in adding diversity and resilience to the rural economy by providing additional employment and economic opportunities.

The Horowhenua's rural area is a varied environment with three broad land types: being the distinctive coastal environment characterised by sand dune formations and natural features with typically large-scale primary production activities; the inland plains and river terraces comprising flat fertile land with extensive areas of developed pasture, cropping and other agricultural activities; and the hill country that forms the backdrop to the District, from the foothills through to the rugged Tararua Ranges. Within these three broad land types, there are distinct landscape character areas (called domains) which exhibit individual landscape character and qualities. The Council commissioned a report to assess the character and qualities of each land domain (see Appendix 1 for a summary of the landscape assessment of the rural environment). Each of these main land types and domains are described below.

Overall, the rural landscape and character is shaped by the interaction between human activities and the natural and physical resources in the area. While the identified land domains exhibit a range of qualities, there are common rural character and amenity values that are valued throughout the rural environment.

The rural landscape includes a high degree of open space with vegetation predominating over built elements, productive working landscapes, including the potential to create nuisance effects such as noise, odour and dust, the occasional reasonably large utilitarian building associated with primary production, and self-serviced properties with respect to water supply, wastewater disposal, and stormwater management. Remnant areas of indigenous forest and wetlands are also a key characteristic of the rural environment.

2.1.1 Coastal Sand Country

The coastal sand country varies in width from north to south in the District. At the northern end near Foxton Beach and Foxton, the coastal landscape extends inland a significant distance, with the Manawatu River providing a clearly visible delineation between the coastal sand country and inland plains environment. At the southern end of the district near Waikawa Beach and Kuku Beach, the coastal landscape extends only a short distance until the inland plains become evident. This whole area has strong rural and coastal characteristics, including natural areas and features, large scale landholdings and primary production activities, and sites of cultural and historical significance.

Within the coastal environment are a range of natural areas and features, including the Manawatu and Ohau River estuaries, dune lakes (including Lake Horowhenua and Lake Papaitonga), and smaller wetland areas. Since the early 1900's the dunelands have been reduced by approximately 70%. Much of the remaining area of dunes contains locally threatened plant species, and some are considered national priority sites for conservation.

The soils closest to the coastline are light, while the inland soils are more stable. However, all soils are vulnerable to wind and water erosion particularly where they are exposed by the removal of surface vegetation.

Primary production activities are predominantly large-scale dry stocking grazing and commercial exotic forest plantations. Dairying has increased in recent years with the development of irrigation. The type and form of irrigation (in particular, centre pivot irrigators), has resulted in changes to the dune landforms and associated land use.

The coastal areas are also home to a significant number of archaeological sites and sites of particular value to tangata whenua resulting from the historical pattern of settlement of the area.

Within the coastal sand country land type are three land domains, being Coastal Environment, Foxton Dunefields and Coastal Lakes. The characteristics and qualities of these three land domains are identified and described in Appendix 1.

2.1.2 Inland Plains and River Terraces

The inland plains and river terraces are located centrally within the district, extending the full length of the district between the coastal sand country and the hill country. The inland plains have a characteristic flat to gently rolling landform with river terraces. The soils are generally highly fertile sand and silt loams. Rivers and streams are active in shaping the landscape and land management practices are important in influencing susceptibility of the land to erosion. The overall landscape has a "green", farmed character reflecting the predominant grazing, cropping, and horticultural land use. There is a mix of large and small holding sizes reflected in the patchwork of paddocks and fence lines in the landscape. The rivers and streams crossing this landscape are another key feature of the plains. Large waterways, like rivers, were used historically as highways over which tangata whenua travelled. They were also boundary markers between lwi and hapu delineating food gathering areas.

There are limited areas of remnant indigenous vegetation on the inland plains and river terraces in terms of size. Most remnant areas are less than 1.0 hectare in size, with the exceptions being the kahikatea forests near the Manawatu River west of Shannon/Opiki and Waiopehu Scenic Reserve east of Levin.

Within the inland plains and river terraces land type are five land domains, being Moutoa-Opiki Plains, Levin-Koputaroa, Levin-Ohau, Kuku and Manakau Downlands. The characteristics and qualities of these five land domains are identified and described in Appendix 1.

2.1.3 Hill Country

The Tararua State Forest Park is dominant in the whole District's landscape. The majority of this land is publicly owned, as it is part of the Tararua State Forest Park. Although it is not farmed as part of the rural environment, the Tararua Ranges act as a significant backdrop to the rural character of the District. The Ranges and foothills also provide a significant recreation resource for the District and Region. The hill country, at the foothills of the Ranges, are characterised by steep hills and steepland soils which are vulnerable to erosion by wind and water. There are areas of ecological importance scattered throughout the steeper country including stands of indigenous vegetation. Land use has historically been low to medium intensity stock grazing and property boundaries reflect the larger land holdings associated with this land use. There are substantial plantations of exotic forestry throughout the hill country which are maturing at different rates and new plantations are being added.

The foothills have a mixed land use pattern, with areas of remnant indigenous forest vegetation, regenerating indigenous scrub vegetation, pastoral farming and forestry blocks. The foothills are relatively undeveloped, with only a small number of buildings and other structures constructed in this area.

Within the hill country land type are two land domains, being Tararua Terraces and Hill Country. The characteristics and qualities of these five land domains are identified and described in Appendix 1.

AMENDMENT 5 (Section 2.2)

Delete Issue 5 in Section 2.2 Significant Resource Management Issues for the Rural Environment as follows:

Issue 5: ~~The effect of inappropriate subdivision, use, and development on the availability of soils to meet the reasonably foreseeable needs of future generations.~~

AMENDMENT 6 (Section 2.2)

Add new Issues to replace Issue 5 in Section 2.2 Significant Resource Management Issues for the Rural Environment as follows:

Issue 5: The effects of more intensive subdivision, use and development of rural land on:

- (a) the amenity values and character of the rural environment**
- (b) the natural character, landscape, biodiversity, historic heritage and cultural features of value to the community**
- (c) the safety and efficiency of the roading and other infrastructure services.**

Issue 5A: The effects that fragmentation through subdivision has on the ability to safeguard the life-supporting capacity of Horowhenua's finite soil resource within the rural environment, so that both current and future generations are able to sustainably use this resource, particularly the highly versatile soils, for a wide range of

productive purposes, including those uses that may not currently be present in the Horowhenua.

Issue 5B: The demand for residential sites through subdivision in rural areas that are generally unsuitable for residential use due to;

- (i) significant risks from natural hazards, or
- (ii) the adverse external effects of primary production activities, and large scale processing and infrastructure facilities.

AMENDMENT 7 (Section 2)

Delete Issue 5 and associated Objectives, Policies and Methods in Section 2.2 Significant Resource Management Issues for the Rural Environment as follows:

Issue 5: ~~The effect of inappropriate subdivision, use, and development on the availability of soils to meet the reasonably foreseeable needs of future generations.~~

~~Parts of the Horowhenua District have particular qualities of highly fertile loam soils and climate which make them highly versatile and suitable for a diverse range of uses. The areas within New Zealand and within the Horowhenua District which have these highly versatile soils are, however, in relatively limited and finite supply. In the Horowhenua District, the soils which could be described as being the most versatile and having the greatest potential capability for a range of land uses are the sandy, silt, and stoney loams which make up about one third (or 38,981 hectares) of the rural land area.~~

~~Horowhenua has historically experienced strong growth in the subdivision and development of rural land. A 1994 Study demonstrates that this development has been concentrated on the most highly versatile soil areas. This has been particularly evident since the Horowhenua County Council through a District Scheme Change in August 1983 allowed for the creation of "stepping stone farm lots" (minimum area of 6000m²) and "dwelling house lots" (between 2000m² & 6000m²). Some of the consequences of that development have been:~~

- ~~• The development of buildings and access to sites which takes a certain amount of land out of the available supply of highly versatile soils;~~
- ~~• High levels of land fragmentation into small certificates of title forecloses land use options for present and future generations. A number of lots of different sizes enables reasonable use by a range of activities while maintaining a relatively constant pool of titles.~~
- ~~• Intensive "urbanisation" of rural land can have adverse effects on the natural character of the rural area.~~

~~The possible long term adverse effects of these historical and cultural trends on the availability of highly versatile soils for future generations is a significant cultural resource management issue for the District. Some fertile soils were previously wetlands which were, and remain, an important food and mahinga taonga source for tangata whenua. Whilst the issue is particularly acute for the highly versatile Land Use Capability (LUC) Class 1 and 2, it is also a concern for the less versatile land classes.~~

OBJECTIVE 1: ~~To protect the long term sustainability of soils for a range of activities.~~

POLICY 1.1:	Manage the rate and location of subdivision of land by limiting the number of new certificates of title created on highly versatile soils to ensure the future availability of these soils are not compromised.
POLICY 1.2:	Ensure that allotments and developments intended for rural-residential, residential, and other non-farming activities do not adversely affect the soils in the balance area of the site.

Explanation and Principal Reasons

Based on the information held by Council in various background reports and studies on rural development, rural subdivision issues and options are a significant resource management issue for the Horowhenua District. As such rural development warrants its own issue, objectives and policies as detailed above, with associated methods for implementation.

In terms of effects, the issue is not rural subdivision per se. The adverse effects of concern stem from the subdivisional and consequent development of land. These adverse effects include:

- the construction of dwellings and buildings causing soil compaction*
- the increased sewage loading causing poor water quality*
- the potential effects on underground aquifers*
- the effects on amenity values*
- the increased traffic on rural roads and inappropriately located vehicle entrances*
- the pressure from non-farming issues being placed on legitimate rural operations to either cease or modify spray drift, noise and odour.*

The significant issues stemming from the adverse effects mentioned above are:

- changes to the amenity values and to the open character of the rural landscape*
- the ability to supply potable water and absorb additional waste*
- the effects on traffic flow*
- the existence of relatively limited areas of soil types considered to have high potential productive capacity and the need to protect the full range of soil types for future generations*
- the need to address the non-farming sensitivity problem.*

For the reasons discussed above, the objective and policies under Issue 1 target the highly versatile soils comprising (LUC) Class 1 and 2, as one of the resource management issues in the rural environment, along with sustainable land management in general, and managing the effects of activities in the rural environment. An evaluation of alternative options concluded that a mix of approaches would most effectively address the issue for the District. The policies and associated rules for rural subdivision and development are intended to ensure that it remains possible to continue to subdivide and develop in order to maintain a range of allotment sizes of sufficient size to accommodate a range of activities.

METHODS FOR ISSUE 1

District Plan

- ~~• The Plan will identify an area of "highly versatile soils" (being predominantly Land Use Capability (LUC) Class 1 and 2).~~
- ~~• Rules will control the rate of subdivision permitted within this area of "highly versatile soils" in the following manner:~~

~~▣ **For certificates of title created before 1 August 1983**~~

- ~~(a) Having an area less than 4 hectares, a rule shall permit the subdivision and alteration of boundaries provided no additional certificates of title are thereby created.~~
- ~~(b) For titles between 4 and 10 hectares, a rule shall permit no more than 1 additional certificate of title to be created.~~
- ~~(c) For titles between 10 and 20 hectares, a rule shall permit no more than 2 additional titles to be carried; and~~
- ~~(d) For titles having greater than 20 hectares, a rule shall permit no more than 3 additional titles to be created.~~

~~▣ **For certificates of title created between 1 August 1983 and 1 August 1996**~~

- ~~(a) Having an area less than 7 hectares, a rule shall permit the subdivision and alteration of boundaries provided no additional certificates of title are thereby created.~~
- ~~(b) For titles between 7 and 10 hectares, a rule shall permit no more than 1 additional certificate of title to be created.~~
- ~~(c) For titles between 10 and 20 hectares, a rule shall permit no more than 2 additional titles to be carried.~~
- ~~(d) For titles having greater than 20 hectares, a rule shall permit no more than 3 additional titles to be created.~~

~~—(Rules are a fixed and certain method which can be applied consistently; Subdivision is the process which sets in train future development patterns; It is considered to be important to control subdivision.)~~

AMENDMENT 8 (Section 2.3)

Add new Section 2.3 Objectives, Policies and Methods for the Rural Environment as follows:

2.3. OBJECTIVES, POLICIES AND METHODS FOR THE RURAL ENVIRONMENT

Issue 5:	<p><u>The effects of more intensive subdivision and subsequent use and development of rural land on:</u></p> <ul style="list-style-type: none"> <u>(a) the amenity values and character of the rural environment in different localities</u> <u>(b) the natural character, landscape, biodiversity, historic heritage and cultural features of value to the community</u>
-----------------	--

(c) the safety and efficiency of the roading and other infrastructure services.

To provide a long term and strategic framework for the management of subdivision and development in the District, including the rural environment, the Council prepared and adopted the Horowhenua Development Plan in 2008. This Development Plan identifies the key planning principles and strategic direction for managing subdivision and development in the rural environment. These principles include maintaining the productive values of the rural environment, retaining the rural character as an important part of the District's identity, providing for a safe and efficient rural transport network and adopting best practice solutions for on-site disposal of wastewater and the supply of potable water.

One of the key drivers for preparing the Development Plan was the increasing pressure and amount of subdivision, use and development for rural-residential living in the rural environment. This demand for rural-residential living creates a tension between those relying on the productive capability of the rural land resource and those who, for a variety of reasons, elect to reside in the rural areas. Often the rural amenity provided in a primary production area is also highly regarded by those who wish to live outside an urban environment. However, the demand for such rural living can in turn undermine the viability of primary production activities and erode the amenity and environmental qualities that make the rural area an attractive place in which to live. The Development Plan seeks to provide for rural-residential living opportunities in areas that consolidate and support existing communities and settlements, retain rural and coastal character, and promote environmental restoration and enhancement.

As described above, the rural environment has three distinct land types being the Coastal Sand Country, Inland Plains and River Terraces and the Hill Country. Within these three land types, ten landscape domains have been identified which exhibit individual qualities and landscape character. Given the character and qualities in each land domain, they have different capacity and ability to manage the effects of subdivision, use and development.

The rural environment has many areas of high quality landscape and ecological value, as well as many significant sites containing cultural and historic values. These important areas and sites are susceptible to degradation through subdivision, use and development, and where appropriate, can be protected through various provisions in the District Plan.

Increasing density of subdivision can also increase pressure on the range of infrastructure servicing, including the roading network and any reticulated services in the locality. Furthermore, intensively developed areas of rural-residential development with individual on-site wastewater treatment facilities in relatively close proximity can have cumulative effects leading to saturation of soils and groundwater contamination.

OBJECTIVE 1: A) **To ensure that subdivision and land development maintains and enhances the character and amenity values of the rural environment, and that on-site servicing and other infrastructure does not adversely effect the environment.**

RURAL ENVIRONMENT WIDE POLICIES

POLICY 1.1: **Identify the following landscape domains within the Horowhenua Rural Environment in recognition of the specific landscape character, visual**

quality, and sensitivity of different areas:

- **Coastal Environment**
- **Foxton Dunefields**
- **Coastal Lakes**
- **Moutoa-Opiki Plains**
- **Tararua Terraces**
- **Levin-Koputaroa**
- **Levin-Ohau**
- **Kuku**
- **Manakau Downlands**
- **Hill Country**

POLICY 1.2: **Manage subdivision and land development based on the landscape domains through subdivision controls that reflect the different characteristics and qualities of the landscape domains.**

POLICY 1.3: **Provide for subdivision where it is compatible with the character and qualities of the landscape domain, and limit subdivision where the character and qualities of the landscape domain would be degraded by subdivision and land development.**

POLICY 1.4: **Manage the design of rural subdivision to ensure that it is appropriate for the character and qualities of the landscape domain in which it is located.**

POLICY 1.5: **Retention of an open and spacious character to the rural areas of the District, with a dominance of open space and plantings over buildings, and within which the potential for conflict between rural and residential activities is minimised.**

POLICY 1.6: **Minimise obtrusive built elements in the rural environment by integrating building location and design with the surrounding landform and landscape qualities.**

POLICY 1.7: **Ensure that adequate physical or spatial buffers or other mitigation measures are applied when allowing new allotments or buildings primarily or exclusively for residential purposes in rural areas, so that productive land use opportunities are not compromised.**

POLICY 1.8: **Avoid, remedy or mitigate adverse effects of subdivision, use and development of land on areas or features of landscape, biodiversity, historical or cultural value.**

POLICY 1.9: **Provide for the subdivision of land to create Conservation Lots for the protection of natural habitats or wetland areas.**

POLICY 1.10: **Support the protection and restoration of natural habitats or wetland areas on sites to be subdivided through formal protection, rehabilitation and**

planting of appropriate species.

POLICY 1.11: Ensure that the ecological health of any waterway, stream or river adjacent to or within a subdivision is enhanced or protected through esplanade reserves and strips and riparian planting and management.

POLICY 1.12: Ensure that any rural subdivision does not adversely affect the ecological values of the Manawatu, Ohau, Tokomaru River and Waikawa Stream environments.

POLICY 1.13: Ensure that rural residences can access on-site adequate quantities of potable water to avoid risks to human health and amenity.

POLICY 1.14: Manage the scale, intensity, size and design of subdivision and land development to ensure the on-site wastewater treatment and disposal systems do not result in contamination of soil, groundwater or other natural resources.

POLICY 1.15: Provide for the creation of smaller lots to provide for the effective management and development of network utilities and other critical infrastructure.

POLICY 1.16: Ensure that subdivision and land development adjoining State Highways, other arterial roads and the North Island Main Trunk Railway, avoid, remedy or mitigates any adverse effects on the safe and efficient operation of the roading and rail networks.

LANDSCAPE DOMAIN POLICIES

Coastal Environment Domain Policies

POLICY CE.1: Protect the sensitive, distinctive and dynamic nature of the Coastal Environment landscape from inappropriate subdivision and land development.

POLICY CE.2: Protect the natural character of the coastal environment by avoiding inappropriate subdivision and land development.

POLICY CE.3: Limit subdivision to small scale and/or low intensity developments reflecting the sensitivity of the natural character and rural character and qualities of the coastal landscape.

POLICY CE.4: Protect from further subdivision and development, land that has been retained as open space either within any allotment or as an allotment, in an approved subdivision in the Coastal Environment Domain, for its productive, rural or coastal character, landscape, amenity, or wastewater or stormwater discharge management value.

POLICY CE.5: Avoid subdivision and land development of the coastal environment that results in unplanned expansions to existing coastal urban areas or new coastal urban areas.

<u>POLICY CE.6;</u>	<u>Maintain soil stability, landscape character and amenity values of the dune country landscape of the Coastal Environment Domain through subdivision design that minimises earthworks and vegetation clearance.</u>
<u>POLICY CE.7;</u>	<u>Ensure that any new or upgraded roads, right-of-ways and driveways to be provided as part of any subdivision are sited sensitively to fit the natural dune landform and to minimise the visual and landscape effects.</u>
<u>POLICY CE.8;</u>	<u>Ensure that existing vegetation that contributes to soil stability and the landscape character of the site is retained and incorporated into the subdivision design to reduce the visual and landscape effects of the subdivision</u>
<u>POLICY CE.9;</u>	<u>Minimise obtrusive built elements in the dune country landscape by integrating building location and design with the surrounding landform and landscape qualities, including by avoiding buildings on dune ridgelines and elevated sites.</u>
<u>POLICY CE.10;</u>	<u>Ensure that the coastal edge and margins of rivers, streams, estuaries and wetlands are identified and protected from inappropriate subdivision and development.</u>
<u>POLICY CE.11;</u>	<u>Ensure that the natural habitats of the parabolic dunefields and inter-dunal areas, particularly dune habitats, coastal lakes and wetland areas, are identified and protected from inappropriate subdivision and development.</u>
<u>POLICY CE.12;</u>	<u>Maintain and enhance public access to the coast in strategic locations, in conjunction with environmental protection, enhancement or restoration and in a way that does not adversely affect coastal processes and natural character and natural habitats.</u>

<u>Foxton Dunefields Policies</u>	
<u>POLICY FD.1;</u>	<u>Manage the scale, intensity, size and design of subdivision and land development to ensure that it reflects and retains the distinctive dune landform pattern, natural habitats and landscape character and qualities of the Foxton Dunefields Domain.</u>
<u>POLICY FD.2;</u>	<u>Maintain soil stability, the parabolic dunefield landscape character and amenity values of the dune country of the Foxton Dunefields Domain through subdivision design that minimises earthworks and vegetation clearance.</u>
<u>POLICY FD.3;</u>	<u>Ensure that any new or upgraded roads, right-of-ways and driveways to be provided as part of any subdivision are sited sensitively to fit the natural dune landform and to minimise the visual and landscape effects.</u>
<u>POLICY FD.4;</u>	<u>Ensure that existing vegetation that contributes to soil stability and the landscape character of the site is retained and incorporated into the subdivision design to reduce the visual and landscape effects of the subdivision.</u>

<u>POLICY FD.5;</u>	<u>Minimise obtrusive built elements in the dune country landscape by integrating building location and design with the surrounding landform and landscape qualities, including by avoiding buildings on dune ridgelines and elevated sites.</u>
<u>POLICY FD.6;</u>	<u>Ensure that the natural habitats of the parabolic dunefields and inter-dunal areas, particularly remnant indigenous forest areas and wetland areas, are identified and protected from inappropriate subdivision and development.</u>

<u>Coastal Lakes Domain Policies</u>	
<u>POLICY CL.1;</u>	<u>Manage the scale, intensity, size and design of subdivision and land development to ensure that it reflects and retains the distinctive dune landform pattern, natural habitats and landscape character and qualities of the Coastal Lakes Domain.</u>
<u>POLICY CL.2;</u>	<u>Protect the natural character of the coastal lakes landscape, including wetlands, lakes, rivers and their margins, by avoiding inappropriate subdivision and land development.</u>
<u>POLICY CL.3;</u>	<u>Protect from further subdivision and development, land that has been retained as open space either within any allotment or as an allotment, in an approved subdivision in the Coastal Lakes Domain, for its productive, rural or coastal character, landscape, amenity, or wastewater or stormwater discharge management value.</u>
<u>POLICY CL.4;</u>	<u>Maintain soil stability, the parabolic dunefield landscape and amenity values of the dune country of the Coastal Lakes Domain through subdivision design that minimises earthworks and vegetation clearance.</u>
<u>POLICY CL.5;</u>	<u>Ensure that any new or upgraded roads, right-of-ways and driveways to be provided as part of any subdivision are sited sensitively to fit the natural dune landform and to minimise the visual and landscape effects.</u>
<u>POLICY CL.6;</u>	<u>Ensure that existing vegetation that contributes to soil stability and the landscape character of the site is retained and incorporated into the subdivision design to reduce the visual and landscape effects of the subdivision.</u>
<u>POLICY CL.7;</u>	<u>Protect the landscape, natural, ecological, historical and cultural values of the Coastal Lakes landscape, particularly Lake Horowhenua and Lake Papaitonga and their surrounding areas, from inappropriate subdivision and land development.</u>
<u>POLICY CL.8;</u>	<u>Protect the tallest and most dominant dune, Moutere Hill, by avoiding subdivision and land development on this outstanding natural feature.</u>

<u>Moutoa-Opiki Plains Domain Policies</u>

<u>POLICY MO.1;</u>	<u>Maintain the expansive, open and productive landscape of the Moutoa-Opiki Plains Domain landscape by restricting the number, size and shape of new lots created through subdivision of land.</u>
<u>POLICY MO.2;</u>	<u>Avoid further fragmentation of the Moutoa-Opiki Plains Domain landscape into more intensive lots to protect the open and productive landscape, particularly from the cumulative effects of subdivision.</u>
<u>POLICY MO.3;</u>	<u>Provide for the amalgamation of land parcels and adjustments of the boundaries of land parcels where this would enable a greater range of primary production activities.</u>
<u>POLICY MO.4;</u>	<u>Ensure that the natural habitats of the open plains, particular remnant indigenous forest areas, oxbow lakes and wetland areas, are identified and protected from inappropriate subdivision and development.</u>

<u>Tararua Terraces Domain Policies</u>	
<u>POLICY TT.1;</u>	<u>Manage the scale, intensity, size and design of subdivision and land development to ensure that it reflects and responds to the varied topography and elevated landform, productive capacity and hill backdrop that contribute to the landscape character and qualities of the Tararua Terraces domain.</u>
<u>POLICY TT.2;</u>	<u>Avoid, remedy or mitigate any adverse effects from earthworks as part of any subdivision on waterbodies, land stability, the landscape and vegetation.</u>
<u>POLICY TT.3;</u>	<u>Ensure that any new or upgraded roads, right-of-ways and driveways to be provided as part of any subdivision are sited sensitively to fit the natural terraced landform and to minimise the visual and landscape effects.</u>
<u>POLICY TT.4;</u>	<u>Ensure that existing vegetation that contributes to soil stability and the landscape character of the site is retained and incorporated into the subdivision design to reduce the visual and landscape effects of the subdivision.</u>
<u>POLICY TT.5;</u>	<u>Minimise obtrusive built elements in the terraced landscape by integrating building location and design with the surrounding landform and landscape qualities, including by avoiding buildings close to terrace edges and on elevated sites.</u>
<u>POLICY TT.6;</u>	<u>Ensure that the natural habitats of the terraces and foothills, particular remnant and regenerating indigenous forest and scrub areas, are identified and protected from inappropriate subdivision and development.</u>

<u>Levin-Koputaroa Domain Policies</u>	
<u>POLICY LK.1;</u>	<u>Manage the scale, intensity, size and design of subdivision and land development to ensure that it reflects and responds to the varied and undulating topography, productive capacity and open views that contribute</u>

	<u>to the landscape character and qualities of the Levin-Koputaroa Domain.</u>
<u>POLICY LK.2;</u>	<u>Avoid, remedy or mitigate any adverse effects from earthworks as part of any subdivision on waterbodies, land stability, the landscape and vegetation.</u>
<u>POLICY LK.3;</u>	<u>Ensure that existing taller vegetation that contributes to the landscape character of the site is retained and incorporated into the subdivision design to reduce the visual and landscape effects of the subdivision.</u>
<u>POLICY LK.4;</u>	<u>Ensure that the natural habitats, particularly remnant indigenous forest areas and wetland areas, are identified and protected from inappropriate subdivision and development.</u>

<u>Levin-Ohau Domain Policies</u>	
<u>POLICY LO.1;</u>	<u>Manage the scale, intensity, size and design of subdivision and land development to ensure that it reflects and responds to the flat and terraced landform, productive capacity and open views that contribute to the landscape character and qualities of the Levin-Ohau Domain.</u>
<u>POLICY LO.2;</u>	<u>Avoid, remedy or mitigate any adverse effects from earthworks as part of any subdivision on waterbodies, land stability, the landscape and vegetation.</u>
<u>POLICY LO.3;</u>	<u>Ensure that existing taller vegetation that contributes to the landscape character of the site is retained and incorporated into the subdivision design to reduce the visual and landscape effects of the subdivision.</u>
<u>POLICY LO.4;</u>	<u>Minimise obtrusive built elements in the open and elevated landscape by integrating building location and design with the surrounding landform and landscape qualities, including by avoiding buildings in prominent sites on elevated terraces or uplands.</u>
<u>POLICY LO.5;</u>	<u>Ensure that the natural habitats, particularly remnant indigenous forest areas, riparian areas adjacent to river and stream corridors and wetland areas, are identified and protected from inappropriate subdivision and development.</u>

<u>Kuku Domain Policies</u>	
<u>POLICY K.1;</u>	<u>Maintain the expansive, open and productive landscape of the Kuku Domain landscape by restricting the number, size and shape of new lots created through subdivision of land.</u>
<u>POLICY K.2;</u>	<u>Avoid further fragmentation of the Kuku Domain landscape into more intensive lots to protect the open and productive landscape, particularly from the cumulative effects of subdivision.</u>
<u>POLICY K.3;</u>	<u>Provide for the amalgamation of land parcels and adjustments of the</u>

	<u>boundaries of land parcels where this would enable a greater range of soil-based production activities.</u>
<u>POLICY K.4;</u>	<u>Ensure that existing vegetation that contributes to the landscape character of the site is retained and incorporated into the subdivision design to reduce the visual and landscape effects.</u>
<u>POLICY K.5;</u>	<u>Ensure that natural habitats and the margins of rivers, streams, estuaries and wetlands, particularly riparian areas adjacent to the Ohau River, Waikawa Stream and Manakau Stream, and remnant indigenous forest areas, are identified and protected from inappropriate subdivision and development.</u>

<u>Manakau Downlands Domain Policies</u>	
<u>POLICY MD.1;</u>	<u>Manage the scale, intensity, size and design of subdivision and land development to ensure that it reflects and responds to the varied topography, productive capacity, aesthetic appeal and hill backdrop that contribute to the landscape character and qualities of the Manakau Downlands domain.</u>
<u>POLICY MD.2;</u>	<u>Avoid, remedy or mitigate any adverse effects from earthworks as part of any subdivision on waterbodies, land stability, the landscape and vegetation.</u>
<u>POLICY MD.3;</u>	<u>Ensure that existing vegetation that contributes to the landscape character of the site is retained and incorporated into the subdivision design to reduce the visual and landscape effects of the subdivision.</u>
<u>POLICY MD.4;</u>	<u>Minimise obtrusive built elements in the open and elevated landscape by integrating building location and design with the surrounding landform and landscape qualities, including by avoiding buildings in prominent sites on elevated land.</u>
<u>POLICY MD.5;</u>	<u>Ensure that natural habitats and the margins of rivers, streams, estuaries and wetlands, particularly the Waikawa Stream and Manakau Stream, and remnant indigenous forest areas, are identified and protected from inappropriate subdivision and development.</u>

<u>Hill Country Domain Policies</u>	
<u>POLICY HC.1;</u>	<u>Protect the natural, unmodified and sensitive nature of the Hill Country landscape from inappropriate subdivision and land development.</u>
<u>POLICY HC.2;</u>	<u>Avoid subdivision in the Hill Country landscape that would compromise the visual and landscape qualities of this area through more intensive subdivision.</u>
<u>POLICY HC.3;</u>	<u>Limit subdivision to small scale and/or low intensity developments reflecting the sensitivity of the natural and rural character and qualities of the hill</u>

	<u>landscape.</u>
POLICY HC.4;	<u>Avoid, remedy or mitigate any adverse effects from earthworks and vegetation clearance as part of any subdivision on landscape and biodiversity values and land stability.</u>
POLICY HC.5;	<u>Ensure that any new or upgraded roads, right-of-ways and driveways to be provided as part of any subdivision are sited sensitively to fit the natural hill landform and to minimise the visual and landscape effects.</u>

Explanation and Principal Reasons

The Plan seeks to protect the character and amenity values in the District's rural environment, as they contribute towards the identity and wellbeing of the district. The District's rural character and amenity values are represented by a diverse range of primary production activities resulting in an open and working landscape; predominance of vegetation (including indigenous and exotic vegetation), and a low level of built development with a few large utilitarian buildings.

The Plan recognises there are differences in the rural landscape character that exists throughout various parts of (landscape domains) the Horowhenua. It is therefore appropriate and important that the District Plan recognises the differences between these landscapes, particularly in the management of the effects of subdivision, land development and the resulting land use change. Different techniques and thresholds are applied to the land domains in response to the particular characteristics and qualities of each land domain.

The policies seek to maintain or enhance the features and values that contribute to the landscape character of each domain through the management of subdivision. Controls over the scale, intensity, size and dimensions of new allotments is an effective way of addressing the effects on character and amenity values where intensification through subdivision could compromise and degrade the character and amenity values of the respective land domains. Additional controls are applied in individual landscape domains where the characteristics and qualities are sensitive to modification associated with subdivision, such as new roads, earthworks and vegetation clearance.

METHODS FOR ISSUE 5

District Plan

- Maps will define the geographic extent of the identified Landscape Domains
- All subdivisions will require resource consent.
- The District Plan rules will specify minimum conditions for subdivision within each landscape domain recognising the differences between the domains to provide for subdivision and land subdivision that is compatible with the character and qualities of each domain.
- Subdivision consents will be assessed in terms of their environmental effects against both the policies of the Rural zone and those policies relating specifically to each domain
- Assessment of environmental effects through the resource consent process for subdivision proposals, including using assessment criteria and standards, both those that are zone wide and those specific to each domain.

- Conditions on resource consent such as consent notices and covenants on Certificates of Title to manage the effects of subdivision
- Design guidelines relating to rural subdivision

Standards expressed as Plan rules are considered to be the most appropriate and effective method of maintaining minimum standards for the matters over which the Council has jurisdiction. Rules provide certainty for resource users and for the neighbours which is important for community understanding of what environmental quality is expected.

Other Statutory Plans

- The Manawatu-Wanganui Regional Council will control discharges to air, land and water under the provisions of its regional plans.

ISSUE 5A **The effects that fragmentation through subdivision, has on the ability to safeguard the life-supporting capacity of Horowhenua’s finite soil resource within the rural environment, so that both current and future generations are able to sustainably use this resource, particularly the highly versatile soil, for a wide range of productive purposes, including those uses that may not currently be present in the Horowhenua.**

Parts of the Horowhenua District have particular qualities of highly fertile soils and climate which make them highly versatile and suitable for a diverse range of uses. The areas within New Zealand and within the Horowhenua District which have these highly versatile soils are, however in relatively limited and finite supply. Highly Versatile soils are described as those soils that have Land Use Capability Classification of I or II. This classification is based on the New Zealand Land Resource Inventory which give eight classes, ranging from Class I land which has very few limitations to use and can be used for a wide range of productive purposes to Class VIII which has extreme limitations and is unsuited to any use except catchment and protection planting.

In the Horowhenua District, the soils that are considered to be most versatile and having the greatest potential capability for a range of land uses are the sandy, silt, and stoney loams which make up about one third (or 38,981ha) of the rural land area. Versatile land is a finite non renewable resource, that for a number of reasons is worthy of greater protection. The highly versatile soil can be used for the widest range of potential uses of any land. It can be used for intensive production without the need for extensive artificial inputs such as fertiliser. It has the greatest potential capacity of supporting life. Safe guarding the life-supporting capacity of soil is part of the purpose and principles of achieving sustainable management in Section 5 of the Resource Management Act 1991.

Rural land is a significant resource due to its contribution to the economic wellbeing of the Horowhenua. The Horowhenua District has a significantly rural based economy with primary production a very important part of it. Many of the primary production activities that occur within the Horowhenua are not only located within areas of highly versatile soils, they are also dependent on this resource for their livelihood. The use of this resource is constantly changing, in response to economic demands and conditions.

It is recognised that soil quality is just one of several factors that influence how it is actually used. Other factors include current levels of land use, location, water, climate, community values, scarcity, drainage and infrastructure.

Some fertile soils were previously wetlands which were, and remain, an important food and mahinga taonga source for tangata whenua. The possible long term adverse effects of these historical and cultural trends on the availability of highly versatile soils for future generations is significant resource management issue for the District. Whilst the issue is particularly acute for the highly versatile soils, it is also a concern for the less versatile land classes which also offer opportunities for a range of different productive uses. The effect of land fragmentation on productive potential is also significant for less productive land, where soil, climate or other natural characteristics currently present limitations to intensive use.

A principal issue of concern with highly versatile soils is the continued fragmentation of rural land into ever-smaller lot sizes. Some of the consequences of this subdivision and land development are

- The development of buildings, curtilage and access to sites takes a certain amount of land out of the available supply of highly versatile soils or restricts the ability to use the land productively,
- Fragmentation of land into small certificates of title forecloses land use options for present and future generations,
- Small lots primarily used for residential purposes on rural land can result in issues of reverse sensitivity.

While fragmentation may allow for more intensive use of rural land for soil-based and other rural activities, with resulting social and economic benefits, the principal effect of land fragmentation is the cumulative reduction in opportunities for the productive potential of land. As subdivided lots become smaller, and as new structures or services are established, the range of primary production activities that can be physically or economically undertaken progressively reduces in scope. The reduction in productive potential of any land, together with the physical coverage of productive land, may reinforce the demand for further fragmentation. This cumulative effect is particularly significant for the relatively small amount of land in the District with high productive value (approximately five percent). As highly versatile soils are a finite resource, its loss through fragmentation is effectively irreversible.

OBJECTIVE 1A: To protect the long term sustainability of the highly versatile soils for a wide range of primary production activities and safeguard the life-supporting capacity of the rural land resource for future generations.

POLICY 1A.1: Manage the scale, intensity, scale and design of subdivision of land containing highly versatile soils to ensure that the future availability of these soils is not compromised through fragmentation or poor subdivision design.

POLICY 1A.2: Avoid further fragmentation of land in the predominant areas of the District containing highly versatile soils to safeguard the life-supporting capacity of this finite resource, in particular, from the cumulative effects of intensive subdivision.

POLICY 1A.3: Provide for the amalgamation of land parcels and adjustments of the boundaries of land parcels where this would enable a greater range of soil-based production activities.

POLICY 1A.4: Ensure that land use activities on highly versatile soil are undertaken sustainably and not in a manner that would compromise the long term sustainability of the soil.

POLICY 1A.5: Ensure that rural based land use activities are undertaken in a way that recognizes the finite nature of the land resource and maintains and protects its life-supporting capacity.

Explanation and Principal Reasons

The area of highly versatile soils is a finite resource. Primary production activities that utilise this resource contribute to the economic and social wellbeing of the district. The potential and cumulative adverse effects of land fragmentation include the progressive loss of this land for primary production uses and opportunities. Similar effects occur with fragmentation of less productive land, but the significance of the loss is likely to be less in terms of the soil resource and the potential needs of future generations. In order to maintain an acceptable level of availability of land for productive use, controls are required on subdivision. The policies seek to provide for a range of primary production opportunities to be retained, providing flexibility in land use in response to economic demands and conditions.

The highly versatile soils effectively apply as an overlay on the land domains for the Rural Zone. The subdivision thresholds and techniques provide limited opportunities to subdivide, to provide flexibility for a range of productive uses to be made of the soil and land resource to sustaining its long-term capacity for production. Subdivision below the threshold will be restricted to that which supports the objective.

For people wishing to live in a rural environment, some opportunities for smaller lot subdivision is provided in areas which do not contain highly versatile soils. In addition, Greenbelt Residential areas have been identified and provided for in the District Plan specifically for the purpose of rural-residential living. These identified areas are intended to relieve ongoing pressure for fragmentation of the rural land resource.

Amalgamations and adjustments to boundaries of land parcels that will assist in achieving the objective will be allowed. Boundary adjustments and relocations where no new land parcels are created may actively assist in achieving the objective.

METHODS FOR ISSUE 5A

District Plan

- The Plan will identify an area of “Highly Versatile Soils” (being those predominantly identified as Land Use Capability (LUC) Class 1 and 2).
- Rules will control the intensity, size and design of subdivision provided for within areas containing ‘Highly Versatile Soils’ that are within the Rural Zone.
- Assessment of environmental effects through the resource consent process for subdivision proposals, including using assessment criteria and standards.
- Conditions on resource consent such as consent notices and covenants on Certificates of Title to manage the effects of subdivision.

Subdivision rules and standards provide a high degree of certainty in achieving the objective. Where subdivision applications are not able to meet the Controlled Activity standards, the effects of the

subdivision, including the cumulative effects on the long term sustainability of highly versatile soils, will be thoroughly assessed.

ISSUE 5B: **The demand for residential sites through subdivision in rural areas that are generally unsuitable for residential use due to;**

- (i) significant risks from natural hazards, or**
- (ii) the adverse external effects of primary production activities and large scale processing and infrastructure facilities.**

Human activity can exacerbate natural occurrences such as flooding, but by developing in hazard prone areas such as flood plains, we increase the potential for damage should an event occur. Due to the proximity of rural properties to rivers, streams and stopbanks there is a risk of potential damage and inconvenience particularly if precautions have not been taken. The Council will focus on reducing the risk of known hazards on development together with reducing the effects of development on hazards.

Where land, or any structures on that land is likely to be subject to damage by erosion, subsidence, slippage, or inundation from any source, or may increase the risk of natural hazards, the Resource Management Act provides that Council must not grant a subdivision consent unless those adverse effects can be avoided, remedied or mitigated.

Subdivision and subsequent development in the rural locations also has the potential to create reverse sensitivity issues as residential and rural activities increasingly adjoin each other. People moving into rural areas are often not aware of the effects created by rural activities, in particular odour and noise. Therefore, the presence of residential activities in rural locations may create pressure to impose controls on primary production activities as the effects may not be acceptable to residential neighbours. This incompatibility between land uses may constrain the efficient operation or viability of some primary production activities.

Reverse sensitivity issues may also arise near to existing large-scale processing activities and infrastructure facilities which may generate external adverse effects on the immediate area. In most cases, the rural environment is the only place where large-scale processing and infrastructure facilities such as landfills or treatment plants can be sited to have sufficient land to operate and be sufficiently far enough away from residential dwellings to avoid adversely affecting occupants. It is important that this requirement is recognised and provided for, and that increased residential development resulting from rural subdivision is not encouraged in these locations.

OBJECTIVE 1B: **To avoid subdivision in areas where there is a significant risk from natural hazards or where reverse sensitivity issues may compromise the efficient and effective operation of primary production activities and large-scale processing and infrastructure facilities.**

POLICY 1B.1: **Identify the locations at significant risk from natural hazards and existing large scale processing and infrastructure facilities to be protected from residential activities.**

POLICY 1B.2: **Restrict subdivision in areas identified as being at significant risk from natural hazards or the external effects of existing large scale processing and infrastructure facilities.**

POLICY 1B.3: **Ensure that adequate physical or spatial buffers or other techniques are applied when allowing new allotments or buildings primarily or exclusively for residential purposes in rural areas, so that the effective and efficient operation of primary production activities are not compromised.**

POLICY 1B.4 **Ensure that any measures used to avoid, remedy or mitigate the risks of natural hazards do not have significant adverse effects on the environment.**

Explanation and Principal Reasons

The rural environment contains a wide range of hazards that can place limitations on the extent to which the land can be further modified and developed. While the Natural Hazards (Section 8) deals with the risks throughout the District, this objective and policies ensures that more intense subdivision of land in the rural environment addresses any hazard limitations. Subdivision usually leads to some form of further land development, and the size of allotments can influence future use of the land, particularly where hazards are present.

In using measures to avoid, remedy or mitigate the risks of natural hazards it is also necessary to consider the effects of the mitigation measures themselves, which can also have significant adverse environmental effects. An example of this is carrying out earthworks to create access or building platforms which may interfere with the functioning of natural flood plains and ponding areas.

Primary production activities and large-scale processing and infrastructure facilities contribute significantly to the district's economic and social wellbeing. Conflicts can occur when subdivision and land development, principally residential activities, are sensitive to the effects of these activities and facilities, particularly, when it occurs within close proximity (a phenomenon called 'reverse sensitivity'). As a result of these conflicts, there can be demands to restrict legitimate primary productive activities and the existing large scale processing and infrastructure facilities in order to reduce what in the circumstances, are normally regarded as acceptable effects. For this reason, it is important to limit potential future conflicts by preventing the intensification of residential activities within close proximity of these activities and facilities.

METHODS FOR ISSUE 5B

District Plan

- Identify the areas at significant risk from natural hazards and areas where the external adverse effects from rural land use activities and physical resources may be incompatible with residential activity.
- Rules will control the intensity, size and design of subdivision within areas at significant risk from natural hazards or the external adverse effects from land use activities and physical resources.
- Assessment of environmental effects through the resource consent process for subdivision proposals, including using assessment criteria.
- Conditions on resource consent such as consent notices and covenants on Certificates of Title to manage the effects of subdivision

Subdivision rules and standards provide a high degree of certainty in achieving the objective. Where subdivision applications are not able to meet the Controlled Activity standards, the effects of the subdivision, including the risks to occupiers of future residential activities, will be thoroughly assessed.

Other Statutory Plans

- The Manawatu-Wanganui Regional Council will control discharge to air, land and water under the provisions of its regional plans.

AMENDMENT 9 (Section 2.3)

Amend numbering for Anticipated Environmental Results as follows:

2.3-2.4 ANTICIPATED ENVIRONMENTAL RESULTS

AMENDMENT 10 (Section 2.3)

Add new text to Anticipated Environmental Results as follows:

- Avoidance of subdivision on land subject to natural hazards or potential natural hazards where the potential adverse effects can not be avoided, remedied or mitigated.
- Avoidance of subdivision where it could accelerate or worsen the risk of natural hazards
- Limited or no increase in conflicts between residential activities and adjacent primary production activities or other land uses and physical resources.

AMENDMENT 11 (Section 2)

Add new Appendix 1 to Section 2 as follows:

Appendix 1: Rural Environment Landscape Assessment

A Landscape Assessment of the Horowhenua rural environment, has been undertaken and identified 10 Landscape Domains (Areas).

The Landscape Assessment has considered several layers of information in determining the location of the Landscape Domains. In some cases the boundary between two Landscape Domains is a very distinct and an identifiable point, in other cases the boundary is blurred as the transition between the Landscape Domains occurs over a larger area. Despite this the boundary between the Landscape Domains has been identified as a single line and it is important to realize that where this occurs the Domain may contain features or landscape characteristics that are the same or similar to those identified within an adjoining Landscape Domain. As detailed in the Landscape Assessment Report (*Landscape Assessment of the Rural Environment of the Horowhenua District, October 2008*) many adjoining Landscape Domains do share some similarities, however it is the overall combination of characteristics together with their context that gives each Landscape Domain its own identity.

The important characteristics such as the landscape character, visual quality, sensitivity, opportunities and constraints that distinguish each of the 10 Landscape Domains are summarized from this Assessment and are set out below.

1. Coastal Environment

LANDSCAPE CHARACTER

The Coastal Environment contains a mix of both mobile and stable dune systems. Although primary production is not a dominant element, pine forestry covers a large proportion of the dunes in the area.

Landform

The dune systems result in a dynamic landscape, with the strong prevailing winds contributing to the constant movement of sand on the dunes near the coastal edge. Inter-dunal hollows provide dune lakes and swamps where the water table is elevated; and the area also includes the estuaries for the District's lakes.

Landcover

Apart from exotic forestry, land cover is predominantly sand dune species and exotic pastoral grasses. In the estuarine areas particularly, there are significant areas of indigenous vegetation which support a wide range of indigenous fauna. Similarly, the remnant wetland and kanuka/manuka forest areas also provide important habitats.

Landuse

Land use in this area is restricted to exotic plantation forestry and some pastoral farming. There is increasing residential development in the coastal settlement areas.

VISUAL QUALITY

Natural Science Factors

The unique parabolic dune system has high value, due to its rarity and the sheer magnificence of the large dune ridges. Additionally, the dune system is fragile and is easily damaged through modification. The estuaries are also specific to this district's coastline and support a wide range of indigenous fauna.

Aesthetic values

The aesthetic values stem directly from the natural values, described above.

SENSITIVITY

The uniqueness and dynamism of the coast and its processes result in a high level of sensitivity to modification.

Visual absorption capability (VAC)

The VAC for this domain is reduced through its very simple but distinctive landscape character. The only exception to this would be in the areas of large pine plantations, or where modification is such that the character to have almost gone completely.

Opportunities and Constraints

The existing coastal settlements present opportunities for expansion as identified in the Horowhenua Development Plan. Any future development should provide ecological and amenity benefits through design that enhances biodiversity through the rehabilitation of wetlands and the planting of appropriate indigenous coastal vegetation.

The forested dunes can provide screening and absorption of development where this is carefully located. Alternatively, sites currently with a forestry cover also provide opportunities for development that promotes the planned harvesting of the pines and the replanting of the sites with indigenous, local dunal species.

The limited road access from SH1 to the coastal settlements places constraints on where development can be successfully located, in terms of existing infrastructure and community building.

While development can enhance degraded sites, the Coastal Environment has particular and unique ecosystems and biological processes that require protection. This includes the integrity of the dune formations and protection of them from modification; the functioning of wetlands and swamps; and protection of the high water tables, aquifers and other hydrological systems, above and below ground.

This environment also provides habitats for a range of indigenous fauna; some of which are at risk from the modification of the above environmental elements. This includes indigenous fish species, wading birds and those that nest within the dunes.

This environment is known for the presence of cultural sites of importance to tangata whenua.

The dunes in the Coastal Environment are an important characteristic of the area, by virtue of being visible from much of the district, they form part of the character of the district itself. Construction on or modification to the dunes will therefore also be visible and together with the potential to adversely affect the environmental sensitivities of the dunes, should be restricted.

2. Foxton Dunefields

LANDSCAPE CHARACTER

The Foxton Dunefields landscape domain is located between the Coastal Environment domain and the Moutoa-Opiki Plains domain. The landscape is characterised by the dissected parabolic dunefields, large areas of pastoral grazing and pine forestry, resulting in dynamic topography with diverse vegetation cover.

Landform

The linear dunes stretch some 20km plus in a northwest-southeast orientation. The inland dunes are of the Foxton sands, which began accumulating 6500 years before present (BP). The age of the dune-building phase means the dunes are stable, and the planting of forestry has further settled the elevated areas and contributed to the developed soil surface. Some modification to the dunes has occurred to allow for the use of irrigation devices, but in general they remain intact and are a distinctive landscape element of the area.

Nearer the coast, the dunes are younger and of the Motuiti phase (1720 years BP), with those closest to the coast being of the Older Waitarere phase (400 years BP). Both of these phases are also stable, and large areas are covered in forest plantations.

The inter-dunal areas still contain some important remnant wetland areas, including Lake Koputara, however most swamp areas have been drained and are used for grazing. High class soils (LUC 1 and 2) are found in the south-western part of the domain where it extends to the fertile river terraces.

Despite the significant modification through pastoral and forestry activities, the area contains some remnant areas of indigenous vegetation, including Himatangi Scenic Reserve and Roundbush Reserves.

Landcover

Due to their age, the dunes themselves would have been forested prior to human occupation of the area. Species within the plant communities would have included tawa, matai, hinau, miro, totara, pukatea and kahikatea. At the time of European settlement, however, clearance by the first people meant the vegetation on both Motuiti and Old Waitarere dunes was largely bracken fern, scrub, and natural grasses.

Now the dominant cover is pastoral in nature, with forestry plantations on many of the dunes. The inter-dunal swamp areas and peaty backswamps would have originally contained swamp forest and

wetland species – where these landforms remain intact, the wetland shrub and reed species have persisted.

Landuse

Due to the peaty wet soils, flax production was integral to the initial economic growth of the area; at one time 50 mills were operating within a 16 km radius of Foxton. Later reliance on pastoral use meant that the soils became dryer through drainage and flood management, and much of the flax and kahikatea has now gone.

Dairy and sheep farming are now the dominant productive activities in the rural area, along with market gardening and poultry farming.

VISUAL QUALITY

Natural science factors

The dune field system in this area is unique to the country – and contributes strongly to the character of this area. As noted above, the dunes in this area are of the oldest occurring along the coast of the Kapiti and Horowhenua districts and as such have a high level of value in their rarity and distinctiveness.

The scale and linear form of the field is quite distinct from other local elevated topographical features (such as terraces and foothills) and is a product of the processes of winds, wave action and hydrology. The linear advancement of the dunes inland is a particular characteristic of this domain, and has influenced the location and direction of roads, siting of houses and provided view shafts through to both the Tasman Sea and the Tararua Ranges.

Aesthetic values

Subsequent human activities of deforestation and re-forestation have added other aspects to the quality of the dunes, both in terms of the natural processes and also the aesthetic qualities.

While the forestry emphasises the difference in elevation between the dunes and inter-dunal depressions, it also has a homogenising effect in terms of texture, light and density of the dunes themselves. The height and dense nature of the vegetation also blocks views within and through the dunes and therefore the extended visual combinations of dunes, wetlands and coastal features that would have been previously available.

Similarly, the drainage of the wetlands and conversion to pasture has removed the changeable, delicate textures provided by reed species and grasses. However, the usually lush bright green of the pasture grasses contributes strongly to the perceptions of rural character, providing a sense of openness and expanse.

SENSITIVITY

The dunes are of high value and are sensitive to modification through earthworks. The rarity of this type of formation, and its importance in contributing to the landscape character of this domain requires continued protection be afforded to the dunes, in particular.

Visual absorption capability

Despite its complex evolution, this landscape presents as relatively simple in its topography. As mentioned above, part of its particular character comes from the two visually distinct topographical elements – the inter-dunal flats/hollows and the extensive, linear elevated forms of the dunes themselves.

This simplicity results in the landscape's ability to absorb change as being low; structures, landform modification and even alteration in vegetation will impact at a level higher than that in a more complex and varied landscape.

Currently, despite the elevated sites the dunes offer, built structures on the tops of dunes are relatively few and where this has occurred, buildings have been reasonably well integrated through planting and other measures.

OPPORTUNITIES & CONSTRAINTS

This is one of the few domains that is not characterised by high class soils. This in itself creates more flexibility for development location, however the distinctive landform and land patterning requires any development, or change in land use, to acknowledge the domain's particular characteristics.

Foxton township itself is situated on SH1, however the locations of the main arterial routes within the majority of the domain area are strongly influenced by the dune ridges extending inland. This results in long straights running east-west, with few secondary roads intersecting these. This has meant that in the main, the dune formations have been protected from major modification, and their linear form is somewhat accentuated. It also results in the roads forming permanent view shafts from the mountains to the sea and vice versa.

The existing parcels also reflect the road and dune patterning; they tend to be large, with frontages on the roads and boundaries across the dune ridges indeterminately defined by shelterbelts and/or forestry plantations.

Therefore, the insertion of additional intersecting roads or significant driveways running perpendicular to the existing roads and cutting through the dunes would be ecologically and visually at odds with the character of this domain.

Similarly, settlement types need to acknowledge the integrity of the dune formation; measures to ensure this include the considered design and location of the development itself in relation to the strong linear patterning, and the avoidance of the dune ridges when locating fencelines, building sites and structures.

The opportunity exists, however, to use development as a means to enhance biodiversity through the rehabilitation of wetlands and the dune vegetation cover. The change in land use from forestry to residential development can enhance the ecological and environmental values of the domain, but the process involved in the physical change needs to be carefully staged and managed so as to avoid disturbance of the dune structures and related wetlands, while utilising remaining pines for screening and absorption purposes.

The Foxton Dunefields are renowned and unique to the country; their presence is a dominant characteristic of the area and their form and role in the landscape requires protection from visual degradation or damage from modification.

3. Coastal Lakes

LANDSCAPE CHARACTER

The Coastal Lakes landscape domain is so named because of its proximity to the Coastal Environment domain and the inclusion of dune lakes within this area. It is of a very diverse nature, with high, dry dunes interspersed with low wetland hollows, as well as the regionally significant lakes.

Landform

Most of this domain consists of parabolic dunefield topography, which extends in a latitudinal fashion over 10km inland. It tends to be of the younger dune-building phase than others in the district, which

results in the dunefields extending less of a distance inland, but the topography is no less distinctive. The most significant of the dunes, Moutere Hill can be viewed from most parts of the district.

The hydrology is complex and dynamic, although extensive modification has occurred through the imposition of deep channelled drains. Meandering streams and contiguous wetlands maintain their natural patterning under the grid-like drain system. Despite the drainage systems, the elevated water table allows the remaining wetland areas to function naturally and provide habitats for a range of indigenous flora and fauna.

There are a number of freshwater dune lakes in this domain, two of which - Waipuahau (Lake Horowhenua) and Waiwiri (Lake Papaitonga) - are significant natural features which have high historical and cultural values.

Waipuahau – Lake Horowhenua has a surface area of 290 ha and an average depth of less than 2 metres. It is drained by a single outlet, Hokio Stream, and the lake level is controlled by a weir within this outlet. Water input is received from both surface flow and groundwater; the latter via a number of submerged springs.

Waiwiri - Lake Papaitonga is a 61.8 ha dune lake with two islands, Motukiwi and Motungarara. It is located within a 122 ha protected scenic reserve, managed by the Department of Conservation (DoC).

Soils are generally low nutrient sands, except in areas adjacent to the Manawatu River margins where peaty wet soils exist. Isolated pockets of high class soils are found near the two lakes, but otherwise are not a dominant soil class of this landscape.

Landcover

Much of the dunefield near the coast has been planted for extensive commercial forestry production, while the stable inland fields have a mix of scattered small-scale forests on the residual dunes and pastoral activities on the low and inter-dunal areas.

However, the Lake Papaitonga scenic reserve is a significant habitat for indigenous flora and fauna; to a lesser level the remnant bush areas scattered throughout the area and the functioning wetland swamps also provide habitat for indigenous fauna.

Landuse

Despite the continuation of the quite elevated dunes from the coastal edge, the domain includes extensive areas of pastoral grazing, although this tends to occur mainly on the inter-dunal flats. The dunes themselves are generally utilised for exotic forestry and for the location of dwellings associated with the farms.

VISUAL QUALITY

Natural science factors

The diverse nature of this landscape domain, despite the modification that has occurred, results in a fairly high level of natural value. This is, of course, enhanced by sites such as Waiwiri - Lake Papaitonga and Waipuahau – Lake Horowhenua.

The dunes in the Coastal Lakes domain are parabolic and run in a linear fashion in a northwest-southeast direction, but do not extend as far inland as the older dunes. However, they are still distinctive and a dominant landscape characteristic of this domain.

As mentioned above, the Lake Papaitonga scenic reserve includes some 122ha of protected indigenous flora; together with a number of other significant natural habitats that supporting a wide

range of indigenous flora and fauna. These include remnant areas of indigenous vegetation, such as kanuka/manuka forests and broadleaf remnants, as well as a number of significant wetlands.

Aesthetic values

Deforestation and drainage of the area has resulted in a major change to the 'look' of the area. Similarly, the re-forestation of the dunes in a very limited number of species has lessened the intricacy and diversity of the texture of the vegetation cover, although the result is a strong contrast between the elevated areas and the grassed flats.

Such a reduction in complexity of the landscape as well as the contrast between the two dominant topographical elements results in this landscape's ability to absorb change being low; structures and roads on either land form will require careful location to avoid having prominence.

Both the lakes discussed above contribute significantly to the aesthetic values of the area. Amenity values provided by the waterbodies themselves, together with the scenic reserve and park-like surrounds of Waipuahau –Lake Horowhenua are highly valued by the local community.

SENSITIVITY

As with the other domains on the western coastal part of the district the dune system, including the lakes, presents high value in landscape terms and therefore requires consideration as to the effects of development and landform modification.

Residential development already extends from Levin to within 1km from the eastern side of Waipuahau – Lake Horowhenua, whereas Waiwiri - Lake Papaitonga is located in a more rural and currently less populated area to the south, although rural residential development is increasing. The reserve area surrounding Waiwiri - Lake Papaitonga acts as a visual and physical buffer between the lake and settlement areas, but the reserve itself requires protection from potential visual and other effects of development.

The ongoing efforts by Muaupoko iwi to rehabilitate the Lake require that serious consideration be given to any developments that could hinder those efforts or exacerbate the existing ecological problems. Projects that encourage regeneration of indigenous flora and fauna – at any scale – will assist in providing ecological corridors and seed source for revegetation of the lake's margins, while storm water and waste water management will help reduce eutrophication.

Visual absorption capability

The presence of the significant dunes, Moutere Hill, as well as the two significant lakes in an otherwise flat environment results in the VAC for this area being low. The level of the landscape values in this area is high because of the natural character, amenity value and aesthetic values.

OPPORTUNITIES & CONSTRAINTS

This domain has very limited high class soil areas and the potential to enhance natural values further. The roading network provides a good level of connectivity within this domain.

The extensive areas of pine forestry also provide visual integration of potential development within this area.

Constraints to development include the sensitive ecological nature of the area; however as mentioned above, the existing natural values of the area (wetlands, streams and remnant bush areas) would benefit through rehabilitation and enhancement that could result from land use change.

Consideration should be given to the effects of building site location, effluent disposal design and location, earthworks and road construction on existing vegetation and waterways to ensure impacts are not adverse, visually or ecologically.

4. Moutoa-Opiki Plains

LANDSCAPE CHARACTER

The Moutoa-Opiki Plains landscape domain is situated in the northern portion of the Horowhenua, and includes the Manawatu River and its terraces and plains to the south.

The domain's proximity to the river provides a character that results from the intense activity of the hydrological system – both above and under ground. Related to this is the imposition of flood management processes – the stop banks, canals and sluice gates provide an 'engineered' topography that, in its purpose, conflicts both visually and physically with the natural hydrological processes.

Landform

The landscape is comprised of extensive open plains with alluvial, clay-rich and relatively fertile soils and high water tables.

Wetland areas exist in remnant river locations; the shapes of which reveal past oxbows and meandering patterns. The southern part of the domain forms part of the Manawatu flood plain where the peaty wet soils exist through which deep drainage canals have been cut to allow the land to be used agricultural purposes.

Landcover

Intense land use has resulted in the loss of indigenous vegetation cover and there are fewer shelter belts and exotic trees than in other domains. Prior to clearance the indigenous vegetation would have consisted of kahikatea and flax in the wetter area, with podocarp forest in the area further away from the river and in the more elevated areas to the east.

The soils within this area are predominantly Highly Versatile (having a Land Use Capability (LUC) classification of Class 1 or 2) and as a result the scale of the primary production activities is generally large and intensive with dairying, market gardening and cropping occurring throughout the domain.

Landuse

The fertile soils in this area support primary production at a range of scales. The 'patchwork' effect from this land use is a strong visual element; the grid patterning distorted by the river courses and flood plains.

The pattern of human settlement also reflects the productive character of the area; large utilitarian buildings and farm worker dwellings, as well as the established rural dwellings associated with the properties are found either as individual isolated structures or small clusters.

VISUAL QUALITY

Natural science factors

Within the plains area, very little of the original indigenous vegetation remains and the modification of the hydrological system has meant that a large proportion of the original habitat for fauna has been lost.

Where the topography remains unmodified, such as the meandering streams, their interesting formation contributes positively to the landscape values, despite the significance of these elements being heightened through the removal of vegetation.

Aesthetic values

While many of the factors mentioned above are the product of the reduction of natural values through deforestation and modification to landform and hydrology, the level of the perceived aesthetic values of this landscape type is an indication of the resilient nature of the 'picturesque' model of landscape appreciation.

The expansive plains that characterise this domain would have not been of such visual significance when covered in their original vegetation. Similarly, the organic forms of the stream courses would have been in less contrast to these landforms when hidden within riparian vegetation.

SENSITIVITY

The presence of high class soils and long-established horticultural activities contributes to this domain's high level of sensitivity to change. The parcels are generally large and reflect the dominant land use, which is an essential component of the domain's character. Therefore, intensive subdivision and close-density development is not appropriate in this domain.

In visual terms, this landscape requires careful consideration of the location of buildings and roading, as these elements will be quite distinct within the open expanse of the plains.

Where possible and appropriate to land use, re-vegetation in indigenous species would reduce the sensitivity somewhat and raise the level of natural character, as would riparian management and rehabilitation.

OPPORTUNITIES & CONSTRAINTS

A significant constraint on development is the extent of high class soils within this domain. As a result of this, issues of reverse sensitivity and connectivity are also apparent; primary production is the dominant activity and the large parcel size has restricted the need for secondary or connecting roads.

The limited amount of existing development or indeed the number of built structures, and the wide open areas that surround them are significant influences on this domain's character. More intensity of development or a significant increase in the density or number of buildings could result in adverse effects on the strong rural character of this domain.

5. Tararua Terraces

LANDSCAPE CHARACTER

This domain extends from the north-eastern boundary of the District and acts as a transition zone between the northern plains and the Hill Country.

Landform

Generally, this area is a combination of elevated plateaux dissected by gullies, some areas of steep erosion-prone faces to the east and flatter or gently sloping/undulating land towards the west.

Within this domain are some discrete areas sheltered from the prevailing winds by individual ridges that extend further to the east. These areas present a slightly different character because the climatic factors tend to be humid frost-free air, and significant cloud cover.

Landcover

The mainly pastoral nature of this area also contains a number of significant natural habitats, including remnant areas of indigenous vegetation of both forest and wetland types.

Vegetation in the sheltered 'alcove'-type areas also includes nikau palms and other vigorous species suited to the gentler environment. Volcanic soils found within the area also contribute to growth rates and vegetation types.

Landuse

Low intensity pastoral farming is the dominant land use in this area. The presence of market gardening reflects the high class soils that extend in some areas to the 100m contour of the foothills. Associated dwellings and buildings reflect this dominant usage, however there are some smaller parcels that are either rural-residential or niche primary production activities.

VISUAL QUALITY

Natural Science Factors

The variation within this domain results in a range of indigenous species in a range of micro-environments. This results in bio-diversity having the potential to be of a high level, despite the extensive modification and clearance through farming activities on the lower terrace areas.

Aesthetic values

Varied landscapes have their own particular attractiveness, with the presence of streams, dense vegetation, lush grass and undulating landform usually appealing to most people.

Additionally, the nearby ranges and the steep elevation of some terraces is exaggerated by the contrast to the plains areas to the west, providing further aesthetic interest

SENSITIVITY

The variation within this domain calls for recognition that 'one size will *not* fit all' despite the elements all being components of a particular landscape character. Development needs to respond directly to the types of landform and acknowledge the high or potentially high biodiversity and ecological value.

The domain's proximity to the Tararua Ranges also affects the level of sensitivity; and requires care as to the location, height and visibility of structures to avoid adverse visual or landscape effects on the landscape.

Visual absorption capability

The variable landscape does provide a range of site-types that differ in their ability to absorb built structures and roads. The open plains of this landscape require careful consideration of the location of buildings and roading, as these elements will be quite distinct within the open expanses and against the backdrop of the highly visible Tararua Range.

OPPORTUNITIES & CONSTRAINTS

Close to the Shannon and Tokomaru townships, this domain's location presents some opportunities for development in response to this connectivity. The presence of high class soils places constraints on both the type and location of development.

Land instability on the terraces also presents constraints, and the high visibility of these areas could pose problems with adverse visual effects should building sites be located on the elevated sites.

The variation of the domain's topography, particularly to the west, does provide opportunities for sites that do not have the same constraints as those discussed above – however where these areas also contain high natural values (such as remnant areas of vegetation or wetland) or have potential for ecological enhancement, development should respond to this.

6. Levin-Koputaroa

LANDSCAPE CHARACTER

The landscape character of the Levin-Koputaroa domain is a direct result of flooding processes. Situated north of Levin, the domain displays the range of variation in topography contained in this dynamic geomorphological intersection.

Landform

The domain's mid-catchment location results in the topography that is a product of both flood processes and loess, including fertile alluvial plains, low lying peat swamps, elevated areas and deeply incised gullies.

The low lying peat areas also are affected by rises in the water table which results in ponding at various times. The dynamic streams within this domain and the influences of fluvial processes mean that areas within the domain are under threat from flooding.

Landcover

As with much of the district, the original landcover has been reduced to remnant patches; primary production has resulted in deforestation and drainage, with pasture grasses, agricultural plant species and exotic shelterbelts becoming the dominant vegetation.

The remnant bush areas, as well as the remaining significant wetland areas provide habitat for a range of indigenous flora and fauna.

Landuse

The land use in the area is a product of the varied topography, with soil fertility, climate, aspect and proximity to water (above and underground) promoting a range of activities. In general, the high class soils result in primary production as being the most dominant, with smaller-scale production also featuring.

The location and density of dwellings tends to be that associated with primary production and rural lifestyle settlement. Both State Highway 1 and 57 cross this domain, resulting in the rural areas being less isolated than in some domains.

VISUAL QUALITY

Natural Science Factors

The variation in topography and the proliferation of gullies and streams reveals the remnant natural textures of the complex environmental processes of this area; the added overlay of the regular geometry of pastures, shelterbelts and drains results in a multi-patterned and visually dynamic landscape.

Aesthetic values

The sense of this area being an intermediate zone is heightened by the ability to obtain views of both the beginning and conclusion of the catchment process. These views tend to be either framed by landforms and vegetation, or unobstructed and expansive when obtained across open pasture.

Alternatively, the undulating landscape can also result in a sense of enclosure within localised areas – particularly toward the elevated terrace and foothill areas.

SENSITIVITY

The level of sensitivity depends largely on the part of the domain in question. In terms of ecological sensitivity, the areas in which the hydrological system dominates require consideration of any impacts on this – particularly where it is unmodified.

Maintaining view shafts across the plains is also important; the ability to capture a view extending from the ranges to the sea is an important characteristic of the domain – and also in other domains within this relatively short and intense catchment that provides this opportunity.

Visual absorption capability

Because of the reasons above, the open expansive areas maintain a lower level of VAC, although the existence of mature shelter belts will provide a level of absorption for appropriate development. The more complex, undulating areas containing the gullies provides a higher level of VAC; however these also tend to be within or close to the more elevated areas so a clustered approach to development would be more appropriate than large lots containing isolated large dwellings.

OPPORTUNITIES & CONSTRAINTS

This domain has extensive areas of high class soil but the mixed nature of the landform provides the potential to enhance natural values. The roading network in this domain provides a good level of connectivity.

The extensive areas of pine forestry also provide visual integration of potential development within this area.

Constraints to development include the sensitive ecological nature of the area; however as mentioned above, the existing natural values of the area (wetlands, streams and remnant bush areas) would benefit through rehabilitation and enhancement that could result from land use change.

The effects of building site location, effluent disposal design and location, earthworks and road construction on existing vegetation and waterways need consideration to ensure impacts are not adverse, visually or ecologically.

7. Levin-Ohau

LANDSCAPE CHARACTER

This domain's rather varied character is influenced by its location in the volcanic lowland terrace area of the district. The domain's character is strongly influenced by the hydrological system.

Landform

Terracing is a dominant landscape element in the eastern part of this domain; the impact of the Ohau River in its various permeations is clear. Flood and loess action has created the terracing but also the wide expanses of river-plain in the central part of the domain.

Landcover

The original vegetation cover in this domain has been heavily modified or destroyed through farming activities; the dominant cover is now pasture grasses, crops, exotic shelter belts and some areas of pine forest. The volcanic and alluvial soils provide a high level of fertility, so market gardening and more recently small scale horticultural enterprises are also contributing to the dominance of cultivated species in the area.

Remnant areas of indigenous vegetation occur – usually in close proximity to the river. Some of these have been designated as reserves, the largest being the Kimberley Scenic Reserve.

Land use

The existence of high class soils in this domain results in farming and horticulture being dominant land uses. The exception to the wide distribution of high quality soils is an elevated band of sandstone just north of Muhunua East and West Roads. The land parcels within this band are correspondingly smaller, and reflect the change in land use towards Levin itself, where it becomes progressively residential in nature.

VISUAL QUALITY

Natural Science Factors

The hydrological system is the main contributing element to natural landscape values in the area; the land form's distinctive shape is a result of the paths of the river and streams, the high class soils a result of alluvial matter and the remnant wetlands a result of high water tables and/or uncontrolled streams and springs.

Aesthetic values

The most influential factor in terms of aesthetic values is probably the rural amenity created by the existing land uses. The reserves in the area also contribute examples of 'naturalness' to the area, as do views of the Tararua Ranges (located outside this domain) however, naturalness is not a dominant element.

SENSITIVITY

The high level of modification to this area lowers its sensitivity to activities, except as mentioned above, where it may impact on rural character/amenity.

Further modification to the hydrological system is to be avoided, however – as the formation created through river and stream movement is a strong characteristic of the area. Development that enhances and rehabilitates waterways is desirable in this area.

Visual absorption capability

Despite the high levels of modification, the overall topography of this domain combined with the lack of extensive or densely vegetated areas means that the VAC is not particularly high. However, the elevated and visible nature of the terraces reduces the VAC of these particular areas.

The relatively high density of the area of the domain located near Levin itself (north of Muhunua East Road) does present a higher level of VAC, because there is already a visible level of activity in terms of built structures and landscape modification that could be increased without negative impact.

OPPORTUNITIES & CONSTRAINTS

Proximity to both state highways and a fairly comprehensive roading network and a mix of parcel sizes presents opportunities for effective development in this domain. However, the varied landscape character and strong hydrological presence present constraints on how this should be approached.

The geomorphological processes of this domain result in areas of high class soils separated by bands of uplifted sandstone, rock outcrops, waterways and peaty swamps. These areas would be more appropriate for future development that encourages environmental enhancement and riparian rehabilitation, with the areas of good soil retained for primary production purposes.

Consideration of adverse visual effects resulting from prominent sites on elevated terraces or uplands will also be required.

8. Kuku

LANDSCAPE CHARACTER

This domain has many of the same components that make up the character of the Levin-Ohau domain. The domain is located south of the Ohau settlement and extends to the southern boundary of the district.

Landform

The flat fertile plains are the dominant topographical element, and the domain also includes a series of former river terraces from the Ohau River, Waikawa Stream and Manakau Stream. The active hydrological system in this area results in flood risks from these waterways, and this is exacerbated by the elevated water table in the area which are subject to ponding in prolonged wet weather.

Landcover

The presence of the fertile soil has resulted in a predominantly pastoral and market gardening environment. The original land cover of flax, kahikatea and other forest species found in areas of inundation has almost completely been cleared; however some isolated remnant areas of indigenous vegetation remain, which together with a number of significant wetlands support a wide range of indigenous flora and fauna.

Landuse

Land uses in this domain are a mix of dairying, pastoral farming and market gardening, at a range of scales – including some smaller and more intensive than in the other domains of similar character. There is also rural living associated with these activities, including farm worker accommodation.

VISUAL QUALITY

Natural Science Factors

The hydrology of the area is important to the character in visual terms as well as ecological. It underpins the land form, land use and land cover; the combination of which provides a particular visual quality, albeit different from that existing prior to the cultivation of the area.

The remnant bush and functioning wetlands are of high quality and the Ohau River functions as a valuable ecological corridor despite the scale of primary productive land use which commonly impacts negatively on waterways. Rehabilitation projects are progressing well, however, mainly as a result of the reasonably healthy ecological networks in place.

Aesthetic values

The productive landscape has its own aesthetic, which is contributed to by the market garden element present in this domain. The sense that the land is fertile, giving and well-tended are all qualities for which this domain can be appreciated.

Also present but no less important is the appreciation of naturalness gained from the high quality remnant bush stands and the wetlands.

SENSITIVITY

The waterways and remnant bush require protection, but so too does the productive/rural amenity of the area which is so important to the landscape character of this domain.

Visual absorption capability

The flat expansive plains reduce the VAC of this domain, as do the elevated terraces. Given that the insertion of structures or groups of structures will have highly visibility, it is important that the location and design of these is carefully considered, and that parcel size remains similar to that existing, in appearance at least.

OPPORTUNITIES & CONSTRAINTS

In this domain there is a strong sense of an established culture of local productivity which requires protection and encouragement, but does not necessarily preclude complementary residential development.

Alongside this is an intensification of ecological processes, driven by the narrowing of the catchment between the Tararua Range and the coastal edge, which provides both constraints in terms of the presence of high natural values but also the potential to use development as a means to enhance and rehabilitate those in some areas.

This would particularly involve the streams, swamps and 'engineered' or modified waterways running through the catchment, which are at risk through stock activity and nitrification.

Visually, care is required that development is located to avoid prominent sites on the terraces to the east, and that existing vegetation and shelterbelts are utilised to screen and/or integrate structures in the more open areas to the west.

9. Manakau Downlands

LANDSCAPE CHARACTER

Varied landform and particular cultural/economic qualities make up this domain, which wraps around the eastern side of Manakau village. The village of Manakau has its own distinct character which is different from any other settlement in the district and it seems as if this character has permeated through into the environment beyond the village boundaries.

Landform

The landform is a mix of types with discrete areas of more varied topography, particularly on the eastern side of the domain. Here, where the catchment is at its narrowest, the proximity of the foothills provides small enclosed areas, similar but more distinct to those found in the southern part of the Tararua Terrace domain.

Landcover

Within the eastern area of the foothills, the vegetation is mainly pine forest except in some areas where indigenous forest is regenerating. Otherwise, cover is predominantly pastoral grass and exotic trees, including shelter belts, although there are some small isolated remnant bush stands within the pastoral areas.

Landuse

Pastoral farming is the most dominant of the land uses, ranging from small to large scale farms. Small scale horticultural activities also occur in this domain, reflecting the presence of fringe areas of high class soil from the adjoining domain. More recently, lifestyle development has been occurring, in addition to the small settlements or isolated buildings associated with the rural activities.

VISUAL QUALITY

Natural Science Factors

Natural values in the area are restricted to the remnant bush and wetland areas, as well as the regenerating bush on the foothills. Modification of the hydrological system through farm drains has also reduced the visual quality of the waterways.

Aesthetic Value

The high level of rural character provides a 'picturesque' aesthetic. This also results in there being a vulnerability to development that is not in keeping with the current character.

SENSITIVITY

As mentioned, the distinct character of this domain requires consideration of location, design and size of any development.

Care should also be taken that no negative effects of development impact on the backdrop and views of the Tararua Range.

Visual absorption capability

The varied topography, and in particular the enclosed areas, provide a reasonably high level of VAC, as does the backdrop of dense forestry. Building on top of the elevated inland areas should be avoided so views of the Tararua Range are not compromised.

Opportunities and Constraints

The particular character of this domain presents both opportunities and constraints in terms of development. So far, subdivision of parcels has been executed in a way that this domain retains its scale, which reflects that of the village itself. It is important that this character is maintained, as the domain is small and the particular characteristics could easily be overwhelmed by inappropriate development.

While the limited presence of high class soil is not a constraint, the narrowing of the catchment in the southern part of the district means that the existing ecological and hydrological systems are intense and distinct and require protection and enhancement where possible.

The topography and existing vegetation allows integration and screening of future development where these are located in such a way that this is achievable. Adverse impacts from locating structures in prominent sites, or in such a way that the integrity of the Tararua Range is affected are possible if inappropriate development occurs.

10. Hill Country

LANDSCAPE CHARACTER

The Hill Country extends the full length of the western side of the district and is characterised by its consistent elevated nature. The character is also influenced by the climate of the area; the range and it's proximity to the Cook Strait produce a very high rainfall and north westerly winds up to gale force sweep up over the lower parts of the area.

Landform

The domain contains all land above the 100m contour line where the gradient of the hills becomes noticeably steeper and includes the taller of the foothills as well as the highest peaks of the Tararua mountain range at some 1570msl (metres above sea level).

The range consists of parallel ranges interspersed with deep river valleys. It covers some 3,168 square kilometres, stretching from the Manawatū Gorge approximately 100 kilometres to the south.

Landcover

On the western side of the ranges themselves, the vegetation is predominantly conifers, ferns, shrubs and vines, largely due to the approximate 5,000 millimetres of rain received annually.

On the lower levels of the ranges and on the foothills, the vegetation is largely scrub species resulting from areas reverting to bush after being farmed. Species include manuka, kamahi, tauhinu and bracken.

Landuse

Landuse in this domain very much depends on the elevation of the site. The highest levels form part of Tararua Forest Park, and the foothills contain large scale forestry, pastoral farming as well as remnant and regenerating areas of indigenous bush and scrub.

This domain contains the headwaters of many of the hydrological catchments in the district and therefore influences, to some degree, all of the other landscape domains. The significant natural habitats found in this area are important for any future remediation work within these catchments, often forming one 'end' of the ecological corridors.

Exotic vegetation and fauna are also dominant features in this area.

Residential, or indeed rural, living is not a strong feature of this domain however this area does afford a range of recreation opportunities, which in their limited number are not inappropriate to this landscape.

VISUAL QUALITY

Natural Science Factors

The natural unmodified landscape of the Tararua Range is a dominant factor in the level of quality in this domain. Additionally, the areas that are reverting to indigenous bush cover are adding to the level of biodiversity in the area.

Aesthetic values

The range has 'iconic' qualities. The foothills have a different aesthetic quality that contributes to the amenity factor with the gentle undulating form and rural character they possess through farming activities.

SENSITIVITY

For all the reasons discussed above and below, this domain has a high level of sensitivity, and in general, development should be discouraged.

Visual absorption capability

The range provides limitations on the ability of this landscape to absorb change. It is important that views of this element are not affected by the insertion of structures above a certain level.

Lower down in the foothill area, there is a greater ability, through the undulating topography and the presence of forestry; however care still needs to be taken that visual effects of any development in this area do not adversely impact on the outstanding landscape area and maintain the rural amenity values.

OPPORTUNITIES & CONSTRAINTS

This landscape is highly sensitive. It is important that the amenity, landscape and natural values that are inherent in that level of sensitivity and the character that results in the domain's iconic value be enhanced, or at the very least, maintained.

Residential or other inappropriate development should be severely restricted because of issues of high visibility and the level of landscape values.

AMENDMENT 12 (Section 19.3(b))

Delete text to 19.3(b) Controlled Activities as follows:

~~(b) Any subdivision of land (19.4.2).~~

AMENDMENT 13 (Section 19.3(b))

Add replacement text to 19.3(b) Controlled Activities as follows:

(b) Any subdivision that complies with all of the conditions in 19.4.2 is a Controlled Activity.

AMENDMENT 14 (Section 19.4.2)

Delete the following text (19.4.2 Subdivision of Land) as follows:

Controlled Matters

Council reserves its control over the following matters:

- ~~(i) The provision of:~~
- ~~• Vehicular and Pedestrian Access;~~
 - ~~• Water supply;~~
 - ~~• Sewage disposal;~~
 - ~~• Surface water disposal;~~
 - ~~• Lighting of Vehicle Access Ways and Roads;~~
 - ~~• Electricity supply and telecommunication connections;~~
- ~~to the subdivision, within the subdivision, and to other land in the vicinity which is expected to be developed in the future.~~
- ~~(ii) The disturbance of land and effects of earthworks on any outstanding natural features or landscapes and any natural habitat, particularly the Lake Horowhenua and Hokio Stream catchments.~~
- ~~(i) The degree to which any subdivision and subsequent development of the land is likely to adversely affect any natural habitat, Significant Natural Area, Outstanding Landscape or Natural Feature or Cultural Feature located on the land being subdivided or developed, Conditions for the protection of such habitats, areas or features may include;~~
- ~~• The protection of any habitat~~
 - ~~• Covenanted an area~~
 - ~~• Creation of an esplanade strip or reserve~~
 - ~~• Creation of a buffer zone to avoid any “edge effects” associated with the development. In determining the buffer zone requirement, consultation will be had with the Department of Conservation and horizons.mw.~~
- ~~(iv) The degree to which the subdivision and subsequent development of the land is likely to adversely affect any land or feature having significant natural values, vegetation, natural landscape, buildings or sites of historic archaeological cultural or other significance, or wildlife habitats, whether identified in this Plan or not.~~
- ~~v) Protection and revegetation of the riparian margins of waterways and the access to them.~~
- ~~(vi) The size or shape of any allotment having regard to:~~
- ~~• The maximisation of the usable area of Land Use Capability (LUC) Class 1 & 2 for primary production purposes and~~
 - ~~• The consolidation into usable shapes and areas the distribution of (LUC) Class 1 and 2 available within any allotment; and~~
 - ~~• The minimisation of areas to accommodate any buildings, vehicle access, and associated household gardens and features; and~~
 - ~~• The avoidance of close density urban residential patterns of subdivision; and~~
 - ~~• The protection of any natural habitat and any required buffer zone surrounding that habitat required to protect natural values.~~

- ~~Retention of sufficient land to ensure the disposal of sewage wastes from any existing or anticipated future dwelling house.~~
- ~~The location of existing intensive farming activities.~~
- ~~The location of existing effluent storage, treatment and disposal activities.~~
- ~~The ability to construct a future dwelling on any allotment to comply with 19.2.4.~~
- ~~The relationship of the subdivision to existing transmission lines, and the degree to which the design ensures that there will be no need to erect residential buildings within 20 metres of the centre line on each side of high voltage transmission lines.~~

(vii) ~~The degree to which Environmental Lot Subdivision is likely to preserve the value of any natural habitat.~~

19.4.2.2 Conditions

Numbers of Allotments Permitted in Areas of Highly Versatile Soils

(Being land of Class 1 or 2 as shown in Landcare Research NZ Ltd, Land Use Capability Sheets S24 and S25 and Planning Maps.)

~~• For certificates of title created before 1 August 1983~~

- (a) ~~Having an area less than 4 hectares, a rule shall permit the subdivision and alteration of boundaries provided no additional certificates of title are thereby created.~~
- (b) ~~For titles between 4 and less than 10 hectares, a rule shall permit no more than 1 additional certificate of title to be created.~~
- (c) ~~For titles between 10 and less than 20 hectares, a rule shall permit no more than 2 additional titles to be created; and~~
- (d) ~~For titles having greater than 20 hectares, a rule shall permit no more than 3 additional titles to be created.~~

~~• For certificates of title created between 1 August 1983 and 1 August 1996~~

- (a) ~~Having an area less than 7 hectares, a rule shall permit the subdivision and alteration of boundaries provided no additional certificates of title are thereby created.~~
- (b) ~~For titles between 7 and less than 10 hectares, a rule shall permit no more than 1 additional certificate of title to be created.~~
- (c) ~~For titles between 10 and less than 20 hectares, a rule shall permit no more than 2 additional titles to be created.~~
- (d) ~~For titles having greater than 20 hectares, a rule shall permit no more than 3 additional titles to be created.~~

Note: ~~The subdivision of certificates of title of less than 7 hectares created after 1 August 1983 are a discretionary activity.~~

- ~~For separate certificates of title created by subdivision consents given after 1 August 1996~~

- (a) ~~Complying with the above minimum standards may not be further subdivided other than to provide for boundary adjustments.~~

NOTE:

~~Where the (LUC) Class 1 and 2 boundary passes through or appears likely to pass through a property to be subdivided, a site specific survey and report will be required to determine the classification in the property for the purpose of applying the above rules. The classification will be deemed to be the one whose boundary most closely approximates the title boundaries.~~

- ~~Allotments on land having no Land Use Capability Class 1 or 2~~

- (a) ~~Minimum allotment size – 2000m² or such larger area as is necessary to comply with the relevant conditions in Section 19.2 of this Plan.~~

Network Utilities: ~~There shall be no minimum area requirements for network utility purposes.~~

Water Supply, Wastes and Surfacewater Disposal, and Other Services: ~~All subdivisions shall comply with the conditions set out in Section 20.~~

Roads and Access: ~~All subdivisions shall comply with the conditions set out in Section 21.~~

Subdivision of land containing a natural habitat of indigenous species:

~~Where an application is received for the subdivision of land containing all or part of a natural habitat and where a development is, or may be proposed within the vicinity of the area, Council may require one or more of the following conditions:~~

- ~~Covenanted the area~~
- ~~Creation of a buffer zone in an effort to avoid ‘edge effects’ associated with development. In determining the buffer zone requirements, consultation will be had with the Department of Conservation and horizons.mw.~~
- ~~Specific design for any on site wastewater or stormwater disposal system associated with a dwelling~~
- ~~Provision for the undergrounding of services.~~

AMENDMENT 15 (Section 19.4.2)

Add replacement text to 19.4.2 Subdivision of Land as follows:

19.4.2.A Controlled Matters

The Council reserves its control over the following matters

- (i) The size, shape and location of any allotment including;
 - the avoidance of close density urban patterns of subdivision,
 - the maximization and consolidation of usable areas of Highly Versatile soils for primary production,

- the provision of sufficient land for effluent disposal storage and treatment from existing and proposed systems,
 - the ability to construct a future dwelling on any allotment to comply with 19.2.4
 - the location of existing intensive farming activities,
 - the protection of any natural habitat and any required buffer zone surrounding that habitat required to protect natural values,
 - the relationship of the subdivision to existing or designated high voltage transmission lines,
 - the degree to which a proposed Conservation Lot is likely to preserve the value of any natural habitat.
- (ii) The provision of any new roads, cycleways, footpaths, provision of linkages to existing roads, access over or under railway lines, the diversion or alteration of any existing roads, the provision of access, passing bays, parking and manoeuvring areas, and any necessary easements.
- (iii) The provision and design of servicing and network utilities, including water supply, wastewater systems, stormwater management and disposal, streetlighting, telecommunications and electricity.
- (iv) Provision of reserves, esplanade reserves, esplanade strips and access strips, including connections to existing and future reserves.
- (v) Effects on significant sites and features, including natural, cultural and historical sites.
- (vi) The degree to which the proposed subdivision would adversely affect the existing landscape character and amenity values of the area, including the effects of development resulting from subdivision such as the siting and design of buildings.
- (vii) The effects of earthworks and modifications to the landscape character, particularly on the values of any outstanding natural feature, outstanding landscape, natural habitat and the Lake Horowhenua and Hokio Stream catchments.
- (viii) Protection and revegetation of the riparian margins of waterways, including the protection and enhancement of the ecological health of waterways.
- (ix) The protection and enhancement of any natural habitat of indigenous species within the subdivision.
- (x) The management of reverse sensitivity effects, including but not limited to noise, odour, dust and visual effects
- (xi) Site contamination remediation measures and works.
- (xii) Avoidance or mitigation of natural hazards.
- (xiii) Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control.
- (xiv) The staging of development and timing of any works.
- (xv) Subdivision design in accordance with the Horowhenua Rural Subdivision Design Guide (Schedule 6).
- (xvi) Compliance with the Horowhenua District Council Engineering requirements.
- (xvii) Those matters described in Section 108 and 220 of the Resource Management Act 1991.

Assessment Criteria

Controlled Activities are to be assessed against the relevant assessment criteria set out in Section 24A.

Note to Plan Users in Interpreting Subdivision Rules

In considering subdivision within the Rural Zone, it is necessary for Plan users to consider the application of the rules at two different levels.

It is first necessary to consider rules that are applicable to any property within the Rural Zone regardless of the location of the property. Requirements relating to all Rural Zone properties are set out under the headings ‘...All Landscape Domains’.

Secondly it is necessary to consider rules that are applicable to the property based on its location within the rural environment. The rural environment has been divided into 10 Landscape Domains (more details about these Domains can be found in Section 2 of this Plan). Each Domain has specific rules and requirements that are applicable to the properties located within that Landscape Domain. The rules and requirements for each Landscape Domain can be found under the headings 'Individual Landscape Domains' where they are then separated into individual domain based headings.

Where a proposal may be subject to two different activity status, the more restrictive of the two will apply.

As an example, a subdivision proposal within the Foxton Dunefields Landscape Domain complies as a Controlled Activity. However the same proposal also involves creating a new access onto State Highway 1, and therefore under the provisions relating to all Landscape Domains in the whole Rural Zone, the proposal would be a Limited Discretionary Activity.

The more restrictive activity status in this case is the Limited Discretionary Activity status and therefore although the proposal would need to be considered against both provisions, it would overall be assessed as a Limited Discretionary Activity.

Amalgamated Lots: For the purpose of the subdivision rules and conditions where any allotment has been or is to be amalgamated or held together on the same certificate of title with another adjoining allotment on the same survey plan or any land of an adjoining owner in accordance with a condition of subdivision, the combined area shall be deemed to be a single allotment for the purpose of determining compliance with the subdivision rules and conditions within this Plan.

19.4.2.B Conditions applying to all Rural Landscape Domains

Any subdivision shall comply with the all of the following conditions:

(i) Public Works and Network Utilities: Any lots created exclusively for public works, network utility operations, reserves and access shall not comply with the minimum area requirements and shall not be counted as part of any lot entitlement where they form part of a subdivision creating other lots, except any lot for the exclusive use of network utilities shall not exceed a maximum lot area of 200m². To avoid any doubt, this exclusion does not apply to lots that would accommodate wind energy generating facilities and ancillary equipment.

(ii) Water Supply, Wastes and Surfacewater Disposal, and Other Services: All subdivisions shall comply with the conditions set out in Section 20.

(iii) Roads and Access: All subdivisions shall comply with the conditions set out in Section 21.

(iv) Financial Contributions for Reserves and Biological Diversity: All subdivisions shall comply with the conditions set out in Section 20.

(v) Esplanade Reserves/Strips: All subdivisions shall comply with the conditions set out in Section 20.2.6.

(vi) Building Area and Effluent Disposal Area: Any vacant lot (except for those lots to be used exclusively as a site for network utilities or public works including reserves or access) shall contain a Building Area and Effluent Disposal Area in compliance with the requirements below. These areas shall be shown on the Scheme Plan at the time of application. Any lot containing existing buildings

and/or an existing effluent disposal system shall ensure that all new boundaries are sited to ensure that the existing buildings and/or effluent disposal system comply with the requirements of 19.2 Conditions for Permitted Activities.

Note: For the purpose of the subdivision rules in Chapter 19, an existing dwelling is one that is in existence at 10/01/2009 or has been legally established and constructed prior to 10/01/2009.

For the purpose of this rule, a Building Area shall comply with the following:

- a. Shape factor of 18 metres by 18 metres; and
- b. Setback of 9 metres from any right-of-way boundary or road boundary of any road that is not a State Highway; and
- c. Setback of 15 metres from the road boundary of any road that is a State Highway; and
- d. Setback of 9 metres from any side or rear boundary; and
- e. Setback of 15 metres from any bank or edge of a river, stream, wetland, or waterway; and
- f. Setback of 15 metres from any Significant Natural Area
- g. Setback of 20 metres from the inland toe of authorised stopbanks
- h. Setback of 32 metres from the centre line of High Voltage Transmission line; and
- i. Not located within any flooding or inundation hazard area identified on the Horowhenua Flooding and Ponding Maps.

For the purpose of this rule, an Effluent Disposal Area shall comply with the following:

- a. Minimum area of 400m²;
 - b. Separate minimum reserve area of 200m² on the same lot for future use;
 - c. 20 metres separation distance between any neighbouring disposal fields;
 - d. Setback of 1.5 metres from any boundary;
 - e. Setback of 20 metres from any river, lake, natural wetland or artificial water course or coastal marine area;
 - f. No part of the area shall have a gradient over 18 degrees (3 horizontal – 1 vertical);
- OR
- g. Be a design for effluent fields based on soil type and other considerations as detailed in Horizons Manual for On-Site Wastewater Design and Management which will include:
 - (i) A maximum discharge to land not to exceed 2000 litres/day per disposal field, and
 - (ii) Have suitable soils and groundwater conditions, and the loading rate shall not exceed 3.0 Litres/m²/day.

Note: Once approved the development of each lot does not necessarily need to be restricted to the Building Areas and Effluent Disposal Areas identified on the proposed scheme plan. It should be noted that where an area is to be used that is not within an area identified at the time of the subdivision then the proposal will require a more stringent assessment prior to the granting of the Building Consent.

19.4.2.C Conditions applying to Individual Rural Landscape Domains

(i) Lot Design and Parameters: Any subdivision shall comply with all of the following conditions for the respective landscape domain:

<u>Landscape Domain</u>	<u>Number of additional lots that can be created</u>	<u>Minimum Parent title size</u>	<u>Parent title issued date or consent issued date (note 1)</u>	<u>Minimum lot size</u>	<u>Maximum lot size</u>	<u>Minimum balance lot size</u>	<u>Minimum average lot size</u>	<u>Minimum Road frontage</u>	<u>Minimum Shape factor</u>
<u>Coastal Environment</u>	0 (boundary adjustment)	NA	NA	5000m ²	NA	NA	NA	NA	NA
<u>Coastal Lakes</u>	0 (boundary adjustment)	NA	NA	5000m ²	NA	NA	NA	NA	NA
<u>Foxton Dunefields</u>	0 (boundary adjustment)	NA	NA	5000m ²	NA	NA	NA	NA	NA
	1	10ha	Before 10/01/09	5000m ²	NA	NA	NA	NA	NA
	2	20ha	Before 10/01/09	5000m ²	NA	NA	NA	NA	NA
<u>Hill Country</u>	0 (boundary adjustment)	NA	NA	NA	NA	NA	NA	NA	NA
<u>Kuku</u>	0 (boundary adjustment)	NA	NA	5000m ²	NA	NA	NA	NA	NA
	1 (lot shall contain an existing dwelling – note 2)	NA	Before 10/01/09	5000m ²	1ha	10ha	NA	NA	NA
	1+	20ha	NA	10ha	NA	NA	NA	100m	100m diameter
<u>Levin-Koputaroa Any Soil</u>	0 (boundary adjustment)	NA	NA	5000m ²	NA	NA	NA	NA	NA
<u>Levin-Koputaroa Non HV Soil</u>	1	3ha	Before 10/01/09	5000m ²	NA	NA	NA	NA	NA
<u>Levin-Koputaroa Non HV Soil</u>	2	6ha	Before 10/01/09	5000m ²	NA	NA	NA	NA	NA
<u>Levin-Koputaroa HV Soil</u>	1 (lot shall contain an existing dwelling – note 2)	NA	Before 10/01/09	5000m ²	1ha	10ha	NA	NA	NA
<u>Levin-Koputaroa HV Soil</u>	1+	20ha	NA	10ha	NA	NA	NA	100m	100m diameter
<u>Levin-Ohau Any Soil</u>	0 (boundary adjustment)	NA	NA	5000m ²	NA	NA	NA	NA	NA
<u>Levin-Ohau Non HV Soil</u>	1	3ha	Before 10/01/09	5000m ²	NA	NA	NA	NA	NA
<u>Levin-Ohau Non HV Soil</u>	2	6ha	Before 10/01/09	5000m ²	NA	NA	NA	NA	NA

<u>Landscape Domain</u>	<u>Number of additional lots that can be created</u>	<u>Minimum Parent title size</u>	<u>Parent title issued date or consent issued date (note 1)</u>	<u>Minimum lot size</u>	<u>Maximum lot size</u>	<u>Minimum balance lot size</u>	<u>Minimum average lot size</u>	<u>Minimum Road frontage</u>	<u>Minimum Shape factor</u>
<u>Levin-Ohau HV Soil</u>	<u>1 (lot shall contain an existing dwelling – note 2)</u>	<u>NA</u>	<u>Before 10/01/09</u>	<u>5000m²</u>	<u>1ha</u>	<u>10ha</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<u>Levin-Ohau HV Soil</u>	<u>1+</u>	<u>20ha</u>	<u>NA</u>	<u>10ha</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>100m</u>	<u>100m diameter</u>
<u>Manakau Downlands</u>	<u>0 (boundary adjustment)</u>	<u>NA</u>	<u>NA</u>	<u>7000m²</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
	<u>1</u>	<u>4ha</u>	<u>Before 10/01/09</u>	<u>7000m²</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<u>Moutoa-Opiki Plains</u>	<u>0 (boundary adjustment)</u>	<u>NA</u>	<u>NA</u>	<u>5000m²</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
	<u>1 (lot shall contain an existing dwelling – note 2)</u>	<u>NA</u>	<u>Before 10/01/09</u>	<u>5000m²</u>	<u>1ha</u>	<u>20ha</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
	<u>1+</u>	<u>40ha</u>	<u>NA</u>	<u>20ha</u>			<u>NA</u>	<u>100m</u>	<u>100m diameter</u>
<u>Tararua Terraces (Any Soil)</u>	<u>0 (boundary adjustment)</u>	<u>NA</u>	<u>NA</u>	<u>7000m²</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<u>Tararua Terraces Non HV Soil</u>	<u>1</u>	<u>5ha</u>	<u>Before 10/01/09</u>	<u>7000m²</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<u>Tararua Terraces HV Soil</u>	<u>1 (lot shall contain an existing dwelling – note 2)</u>	<u>NA</u>	<u>Before 10/01/09</u>	<u>5000m²</u>	<u>1ha</u>	<u>15ha</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<u>Tararua Terraces HV Soil</u>	<u>1+</u>	<u>30ha</u>	<u>NA</u>	<u>15ha</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>100m</u>	<u>100m diameter</u>

Note:

1. The Parent Title Issued Date means the date that the Certificate of Title for the site being subdivided was issued. The Consent Issued Date means the date that the subdivision resource consent for the site was issued.
2. The existing dwelling shall have a gross floor area of greater than 50m² and shall not have been approved by Council as a second dwelling. The dwelling shall be one that is in existence at 10/01/2009 or has been legally established and constructed prior to the 10/01/2009.
3. HV Soil means Highly Versatile Soils; Non-HV Soil means Not Highly Versatile Soils:
4. If the Highly Versatile Soils (LUC Class 1 and 2) boundary passes through the area being subdivided, for the purposes of determining which rules apply, where a site is located within a landscape domain that has separate subdivision rules for titles containing Highly Versatile Soils, the following criteria shall be used:
 - a. Where the proposed subdivision would:
 - i. not result in any lots being created within the area(s) of land containing Highly Versatile Soil, and
 - ii. where the Highly Versatile Soil is retained as a single allotmentthen the subdivision shall be assessed using the rules relating to titles containing no Highly Versatile Soil.
 - b. Where any subdivision would result in the lot(s) being created within area(s) of land containing highly versatile soil (i.e. new boundaries through the areas of highly versatile soil) then the landscape domain rules relating to titles containing Highly Versatile Soil shall be applied.
5. If there is doubt regarding the accuracy of the mapped soil records, a site specific soil survey and report shall be prepared by a suitably qualified and experienced person in soil science and independently peer reviewed by another suitability qualified and experienced person in soil science to determine the soil classification for the area. The classification is to be based on the criteria as detailed in Land Use Capability (LUC) system of Landcare Research NZ Limited. The site specific soil survey shall identify the classification and location of the LUC Class 1 or 2 for the subject area, with the application of the relevant subdivision rules to be based on the soil classification determined by the site specific soil surveys and reports.
6. NA means Not Applicable.

(ii) Vehicle Access: If there are two or more adjacent rear lots they shall share a single vehicle access and shall be designed in accordance with the requirement for accessways under this Plan.

(iii) Boundary Adjustment: For any boundary adjustment subdivision, no minimum lot size applies where the lot contains an existing dwelling and effluent disposal system.

AMENDMENT 16 (Section 19.5)

Add new text provisions and conditions for subdivisions to 19.5 Limited Discretionary Activities as follows:

The following are Limited Discretionary Activities:

- (a) Any permitted or controlled activity (excluding subdivision) which fails to comply with any condition in Clauses 19.2 and 19.4 and Sections 20-24 of this Plan shall be a limited discretionary activity. The matters over which the Council will exercise its discretion in granting or refusing any application shall be limited to the effect of the particular non-compliance on the environment.

All other aspects of the activity shall comply with any other applicable performance conditions or standards.

- (b) Consents for network utilities on outstanding landscapes and natural features shall be in accordance with Clause 22.1.10. The exercise of Council's discretion shall be restricted to the visual impact of the structures, the location of the structures, and the effect on the values for which the landscapes or features are regarded as outstanding.

19.5.1 All Landscape Domains

The following are Limited Discretionary Activities:

- (a) Any subdivision that does not comply with any condition in Clauses 19.2 and 19.4.2.B and Sections 20-24 of this Plan, provided that the conditions for Controlled Activities in Rule 19.4.2.C are met.

The matters over which the Council will exercise its discretion in granting or refusing any subdivision application shall be limited to the effect of the particular non-compliance on the environment, and the following matters:

- (i) Potable water supply, water storage and treatment;
- (ii) Wastewater collection, treatment and disposal;
- (iii) Stormwater collection, treatment and disposal; and
- (iv) Design, layout, size, number and location of lots.
- (v) Design in accordance with the Rural Subdivision Design Guide (Schedule 6)
- (vi) All matters specified in Rule 19.4.2.

- (b) Any subdivision with access to a State Highway or Limited Access Road provided the standards for Controlled Activities in Rules 19.4.2.B and 19.4.2.C are met. The exercise of Council's discretion shall be limited to

- (i) the approval of New Zealand Transport Agency as road controlling authority for State Highways and Limited Access Roads, or the Horowhenua District Council for any Limited Access Roads not controlled by New Zealand Transport Agency being obtained; and
- (ii) The location and design of access onto the State Highway network or Limited Access Road.

- (c) Any subdivision with access over or under the North Island Main Trunkline, provided the standards for Controlled Activities in Rules 19.4.2.B and 19.4.2.C are met. The exercise of Council's discretion shall be limited to:

- (i) the approval from ONTRACK as the rail controlling authority for the railway lines being obtained; and
- (ii) Location and design of access over or under the North Island Main Trunkline.

Note: The above two rules only apply to subdivision applications that have access to a State Highway or Limited Access Road or over or under the North Island Main Trunkline
The approach currently adopted by the Council is to refuse subdivision consent applications where the approval from the relevant controlling authority (New Zealand Transport Agency, ONTRACK, or Horowhenua District Council) cannot be obtained.

- (d) Any subdivision that creates a Conservation Lot except in the Hill Country landscape domain, provided the subdivision complies with the all conditions for Controlled Activities in Rules 19.4.2.B and 19.4.2.C (except for the number of additional lots that can be created), and the conditions for Limited Discretionary Activities in Rule 19.6.1.A are met. The exercise of Council's discretion shall be limited to:
- (i) The assessment criteria for Conservation Lots.
 - (ii) The design, layout, size, number and location of lots, including frontage width and access.
 - (iii) The impact on the productive capability and life-supporting capacity of highly versatile soils.

Non-Notification

In respect of Rules 19.5.1(b) and (c), applications need not be notified.

The written approval of affected persons will not be necessary in respect of Rule 19.5.1(d). Notice of applications need not be served on affected persons and applications need not be notified.

19.5.2 Individual Landscape Domains

The following are Limited Discretionary Activities:

- (a) Any subdivision within the Foxton Dunefields, Moutoa-Opiki Plains, Tararua Terraces, Levin-Koputaroa, Levin-Ohau, Kuku and Manakau Downlands Landscape Domains that does not comply with any of the conditions for Controlled Activities in Rule 19.4.2.C, provided that the conditions for Limited Discretionary Activities in 19.6.2 are met. The exercise of Council's discretion shall be limited to:
- (i) All matters specified in Rule 19.4.2.
 - (ii) Design, layout, size, number and location of lots, including frontage width and access.
 - (iii) Methods to avoid or mitigate the external effects of primary production activities on the proposed lots, including buffer setbacks, dwelling siting and planting.
 - (iv) Design in accordance with the Rural Subdivision Design Guide (Schedule 6).

Non-Notification

The written approval of affected persons will not be necessary in respect of Rule 19.5.2(a). Notice of applications need not be served on affected persons and applications need not be notified.

Assessment Criteria

Limited discretionary activities are to be assessed against the relevant assessment criteria set out in Section 24A.

19.6 Conditions for Limited Discretionary Activities

19.6.1 Conditions for all Landscape Domains

19.6.1.A Conservation Lots: Any subdivision that includes the provision of a Conservation Lot in accordance with the provisions below shall be entitled to:

- Create 2 additional lots (one of which must be the Conservation Lot) beyond the number of lots specified within the Controlled Activity rules for the Landscape Domain in which the site is located, or
- Undertake a subdivision that creates a maximum of 2 lots (one of which must be the Conservation Lot) from a certificate of title that has been issued after 10/01/2009.

A Conservation Lot shall comply with the following standards.

- (i) The lot shall contain an area of at least 5,000m² of indigenous vegetation, wetland or other biological or scientific significance and be clearly defined on the application.
- (ii) The subdivision shall result in the whole of the feature being contained in a single lot and being physically and legally protected in perpetuity. An agreement regarding an encumbrance, such as a consent notice, covenant or other legal instrument must be entered into before the issue of the section 224 certificate under the Resource Management Act, such instrument is to be registered on the certificate(s) of title of the relevant lot(s). The encumbrance, covenant, consent notice or other legal instrument shall be in accordance with the relevant terms of the Reserves Act 1977 or Queen Elizabeth II National Trust Act 1977 to the effect that the stand of native bush or other feature of significance be fenced with a stock proof fence where appropriate, kept free of livestock, be protected in perpetuity, and shall include enforcement and penalty provision. The encumbrance such as a consent notice, covenant or legal instrument is to be prepared by a Solicitor at the applicant's expense.
- (iii) Where the Conservation Lot is not held in common ownership it may contain a house site.
- (iv) Where a house site associated with the Conservation Lot is intended it must be on the property which contains the feature to be protected, but it may be distant from the feature. An area of at least 5000m² exclusive of the area being protected shall be available to accommodate a dwelling and associated effluent disposal systems and fields. There is no maximum lot size for a Conservation Lot.
- (v) Where the area to be protected has not been previously recorded by Council as a Significant Natural Area or Natural Habitat, the applicant shall provide certification from an appropriately qualified independent person. The certification shall be accompanied by a report prepared by the certifier detailing the attributes of the area recommended for protection and including ongoing management detailing any protective, enhancement or other measures deemed appropriate.

19.6.2 Conditions for Individual Landscape Domains

(i) Lot Design and Parameters: Any subdivision shall comply with all of the following conditions for the respective landscape domain:

<u>Landscape Domain</u>	<u>Number of additional lots that can be created</u>	<u>Minimum Parent title size</u>	<u>Parent title issued date or date consent issued (note 1)</u>	<u>Minimum lot size</u>	<u>Minimum balance lot size</u>	<u>Minimum average lot size</u>	<u>Balancing Lot (note 2)</u>	<u>Minimum Road frontage</u>	<u>Minimum Shape factor</u>
<u>Foxton Dunefields</u>	<u>0 (Boundary Adjustment)</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
	<u>1+</u>	<u>20ha</u>	<u>Before 10/01/09</u>	<u>5000m²</u>	<u>NA</u>	<u>NA</u>	<u>3ha</u>	<u>NA</u>	<u>NA</u>
<u>Kuku</u>	<u>1+</u>	<u>20ha</u>	<u>NA</u>	<u>10ha</u>	<u>10ha</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<u>Levin-Koputaroa</u>	<u>0 (Boundary Adjustment)</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<u>Levin-Koputaroa Non HV Soil</u>	<u>1+</u>	<u>NA</u>	<u>Before 10/01/09</u>	<u>5000m²</u>	<u>NA</u>	<u>3ha (note 3)</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<u>Levin-Koputaroa HV Soil</u>	<u>1+</u>	<u>20ha</u>	<u>Before 10/01/09</u>	<u>NA</u>	<u>NA</u>	<u>10ha (note 4)</u>	<u>NA</u>	<u>100m</u>	<u>100m diameter</u>
<u>Levin-Ohau</u>	<u>0 (Boundary Adjustment)</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<u>Levin-Ohau Non HV Soil</u>	<u>1+</u>	<u>NA</u>	<u>Before 10/01/09</u>	<u>5000m²</u>	<u>NA</u>	<u>3ha (note 3)</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<u>Levin-Ohau HV Soil</u>	<u>1+</u>	<u>20ha</u>	<u>Before 10/01/09</u>	<u>NA</u>	<u>NA</u>	<u>10ha (note 4)</u>	<u>NA</u>	<u>100m</u>	<u>100m diameter</u>
<u>Manakau Downlands</u>	<u>0 (Boundary Adjustment)</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
	<u>1+</u>	<u>10ha</u>	<u>Before 10/01/09</u>	<u>7000m²</u>	<u>50% of parent title (note 5)</u>	<u>2ha (note 6)</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<u>Moutoa-Opiki Plains</u>	<u>1+</u>	<u>40ha</u>	<u>NA</u>	<u>20ha</u>	<u>20ha</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<u>Tararua Terraces</u>	<u>0 (Boundary Adjustment)</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<u>Tararua Terraces Non HV Soil</u>	<u>1+</u>	<u>15ha</u>	<u>Before 10/01/09</u>	<u>7000m²</u>	<u>50% of parent title (note 5)</u>	<u>NA</u>	<u>2ha</u>	<u>NA</u>	<u>NA</u>
<u>Tararua Terraces HV Soil</u>	<u>1+</u>	<u>30ha</u>	<u>Before 10/01/09</u>	<u>NA</u>	<u>NA</u>	<u>15ha (note 7)</u>	<u>NA</u>	<u>100m</u>	<u>100m diameter</u>

Notes

1. The Parent Title Issued Date means the date that the Certificate of Title for the site being subdivided was issued. The Consent Issued Date means the date that the subdivision resource consent for the site was issued.
2. Balancing lot means for every lot with an area equal to or less than the specified size, there shall be a lot with an area greater than the specified size.
3. When calculating the minimum average lot size, any lot larger than 10 hectares shall be given a nominal size of 10 hectares.
4. When calculating the minimum average lot size, any lot larger than 15 hectares shall be given a nominal size of 15 hectares.
5. A single balance lot of at least 50% of the area of the original title or titles to be subdivided shall be provided as part of the subdivision. The balance lot may be owned in common by the owners of other lots within the subdivision. Where the balance lot is held in separate ownership it may contain a house site or existing dwelling.
6. When calculating the minimum average lot size, any lot larger than 20 hectares shall be given a nominal size of 20 hectares. Averaging shall only be applied where 2 or more additional lots are being created.
7. When calculating the minimum average lot size, any lot larger than 20 hectares shall be given a nominal size of 20 hectares.
8. HV Soil means Highly Versatile Soils; Non-HV Soil means Not Highly Versatile Soils;
9. If the Highly Versatile Soils (LUC Class 1 and 2) boundary passes through the area being subdivided, for the purposes of determining which rules to apply, where a site is located within a landscape domain that has separate subdivision rules for titles containing Highly Versatile Soils, the following criteria shall be used:
 - a. Where the proposed subdivision would:
 - i. not result in any lots being created within the area(s) of land containing Highly Versatile Soil, and
 - ii. where the Highly Versatile Soil is retained as a single allotmentthen the subdivision shall be assessed using the rules relating to titles containing no Highly Versatile Soil.
 - b. Where any subdivision would result in the lot(s) being created within area(s) of land containing highly versatile soil (i.e. new boundaries through the areas of highly versatile soil) then the landscape domain rules relating to titles containing Highly Versatile Soil shall be applied.
10. If there is doubt regarding the accuracy of the mapped soil records, a site specific soil survey and report may be prepared by a suitably qualified and experienced person in soil science and independently peer reviewed by another suitability qualified and experienced person in soil science to determine the soil classification for the area. The classification is to be based on the criteria as detailed in Land Use Capability (LUC) system of Landcare Research NZ Limited. The site specific soil survey shall identify the classification and location of the LUC Class 1 or 2 for the subject area, with the application of the relevant subdivision rules to be based on the soil classification determined by the site specific soil surveys and reports.
11. NA means Not Applicable.

(ii) Vehicle Access: If there are two or more adjacent rear lots they shall share a single vehicle access and shall be designed in accordance with the requirement for accessways under this Plan.

(iii) Manakau Downlands: Where three or more additional lots are being created, the maximum number of rural hamlet lots in any one cluster shall be 10. The cluster is a grouping of the lots (or dwellings) in one part of the subdivision, with the remainder as open space. Where the topography dictates more than one cluster of rural hamlet lots within the subdivision, the hamlet lots shall be grouped together and each group shall accommodate at least three hamlet lots.

AMENDMENT 17 (Rule 19.6)

Amend numbering as follows:

19.6 19.7 DISCRETIONARY ACTIVITIES

AMENDMENT 18 (Rule 19.6)

Amend text to include reference to Non-complying activities as follows:

Any activity that is not a permitted, controlled, ~~or~~ limited discretionary, or non-complying activity is a discretionary activity. In addition the following are discretionary activities:

AMENDMENT 19 (Rule 19.6a)

Amend text to remove reference to subdivision in Rule 19.6 (a) as follows:

- (a) Buildings and structures ~~and the subdivision of land~~ in the Coastal Buffer Area (refer to the Planning Maps).

AMENDMENT 20 (Rule 19.6)

Add new text to Discretionary Activities in Rule 19.6 (a) as follows:

19.7.1 All Landscape Domains

- (a) Any subdivision creating a Conservation Lot that does not comply with the conditions for Limited Discretionary Activities in Rule 19.6.1A, or is within the Hill Country Landscape Domain is a Discretionary Activity.

19.7.2 Individual Landscape Domains

- (a) Any subdivision in the Coastal Environment, Coastal Lakes, and Hill Country Landscape Domains that does not comply with the conditions for Controlled Activities in Rule 19.4.2.C is a Discretionary Activity provided that the conditions for Discretionary Activities in Rule 19.8.1 are met.
- (b) Any subdivision in the Moutoa-Opiki Plains and Kuku Landscape Domains that does not comply with the conditions for Controlled Activities in Rule 19.4.2.C, or a Limited Discretionary Activities in Rule 19.6.2, provided that the conditions for Discretionary Activities in Rule 19.8.1 are met.
- (c) Any subdivision in the Foxton Dunefields, Tararua Terraces, Levin-Koputaroa, Levin-Ohau, and Manakau-Downlands Landscape Domain that does not comply with the conditions for

Controlled Activities in Rule 19.4.2.C, or Limited Discretionary Activities in Rule 19.6.2 is a Discretionary Activity.

Assessment Criteria

Discretionary activities will be assessed but not limited to the relevant assessment criteria set out in Section 24A and the matters set out in 19.4.2.

AMENDMENT 21 (Rule 19.7)

Amend numbering of Conditions for Discretionary Activities as follows:

19.7 19.8 Conditions for Discretionary Activities

AMENDMENT 22 (Rule 19.7)

Delete text under Conditions for Discretionary Activities as follows:

~~The conditions specified for permitted activities shall, where appropriate, be referred to as a guideline when determining whether or not any resource consent should be granted and any condition of such consent.~~

AMENDMENT 23(Rule 19.7)

Add new text under Conditions for Discretionary Activities as follows:

19.8.1 Conditions for Individual Landscape Domains

(i) Lot Design and Parameters: Any subdivision shall comply with all of the following conditions for the respective landscape domain:

<u>Landscape Domain</u>	<u>Number of additional lots that can be created</u>	<u>Minimum Parent title size</u>	<u>Parent title issued date or consent issued date (note 1)</u>	<u>Minimum lot size</u>	<u>Minimum balance lot size</u>	<u>Minimum average lot size</u>
<u>Coastal Environment</u>	0 (Boundary Adjustment)	NA	NA	NA	NA	NA
	1+	20ha	Before 10/01/09	5000m ²	50% of parent lot (note 2)	5ha (note 3)
<u>Coastal Lakes</u>	0 (Boundary Adjustment)	NA	NA	NA	NA	NA
	1+	20ha	Before 10/01/09	5000m ²	50% of parent lot (note 2)	5ha (note 3)
<u>Hill Country</u>	0 (Boundary Adjustment)	NA	NA	NA	NA	NA
	1+	NA	NA	40ha (note 4)	NA	NA
<u>Kuku</u>	0 (Boundary Adjustment)	NA	NA	NA	NA	NA
	1+	NA	NA	NA	NA	10ha (note 5)
<u>Moutoa-Opiki Plains</u>	0 (Boundary Adjustment)	NA	NA	NA	NA	NA
	1+	NA	NA	NA	NA	20ha (note 6)

Notes

1. The Parent Title Issued Date means the date that the Certificate of Title for the site being subdivided was issued. The Consent Issued Date means the date that the subdivision resource consent for the site was issued.
2. A single balance lot of at least 50% of the area of the original title or titles to be subdivided shall be provided as part of the subdivision. The balance lot may be owned in common by the owners of other lots within the subdivision. Where the balance lot is held in separate ownership it may contain a house site or existing dwelling.
3. When calculating the minimum average lot size, any lot larger than 40 hectares shall be given a nominal size of 40 hectares. Averaging shall only be applied where more than 2 additional lots are being created.
4. Any lot on which a building is intended, is to have a nominated building and effluent disposal area for the future building.
5. When calculating the minimum average lot size, any lot larger than 15 hectares shall be given a nominal size of 15 hectares.
6. When calculating the minimum average lot size, any lot larger than 25 hectares shall be given a nominal size of 25 hectares.
7. NA means Not Applicable.

AMENDMENT 24 (Section 19)

Add new text for Non-Complying Activities as follows:

19.9 NON-COMPLYING ACTIVITIES

The following are Non-complying Activities

19.9.1 All Landscape Domains

- (a) Any subdivision with access to a State Highway or Limited Access Road which does not meet the conditions for Controlled Activities in Rule 19.4.2, Limited Discretionary Activities in Rule 19.6 or Discretionary Activity in Rule 19.7.
- (b) Any subdivision with access over or under the North Island Main Trunkline, which does not meet the conditions for Controlled Activities in Rule 19.4.2, Limited Discretionary Activities in Rule 19.6 or Discretionary Activity in Rule 19.7.

19.9.2 Individual Landscape Domains

- (a) Any subdivision within the Coastal Environment, Coastal Lakes, and Hill Country Landscape domains that is not a Controlled Activity, or does not comply with the minimum conditions for Discretionary Activities in Rule 19.8.
- (b) Any subdivision within the Moutoa-Opiki Plains and Kuku Landscape domains that is not a Controlled Activity, Limited Discretionary Activity, or does not comply with the minimum conditions for Discretionary Activities in Rule 19.8.1.

AMENDMENT 25 (Section 24A)

Add new Section 24A Assessment Criteria for Rural subdivision as follows:

24A ASSESSMENT CRITERIA

24A.1 ASSESSMENT CRITERIA FOR SUBDIVISION APPLICATIONS

The following criteria will be used in assessing subdivision applications.

24A.1.1 General Assessment Criteria

- (a) Whether the lots have a size and shape to enable uses, buildings and structures in compliance with the applicable Zone requirements.
- (b) Whether the design and layout of the subdivision recognises and gives due regard to the natural and physical characteristics of the land and avoids, remedies or mitigates any adverse effects on the environment.
- (c) The extent to which the subdivision would adversely affect the character and amenity values of the area, and provides for the efficient use of the land.
- (d) The extent of potential conflict between subdivision and development and other existing activities on adjoining properties, including the effectiveness of any mechanism to avoid or mitigate the reverse sensitivity effects.

- (e) Any actual and potential effects of the subdivision and development on sites and features of natural, cultural and historical value.
- (f) Whether the subdivision and subsequent land use could result in immediate or potential cumulative effects on the quality of the environment, in particular waterbodies, and the methods by which these adverse effects can be avoided, remedied or mitigated.
- (g) Whether the design and layout of the subdivision avoids, remedies or mitigates any adverse effects resulting from natural hazards or land contamination.
- (h) Whether provision has been made for reserves, or esplanade reserves and/or strips along the margins of any waterbody.
- (i) The imposition of conditions in accordance with Sections 108 and 220 of the Resource Management Act 1991.
- (j) The provision, design and location of network utility services, water supply, waste water systems, access ways and vehicle crossings, new and existing roads to service the needs of the subdivision, without adversely affecting the environment.
- (k) The cumulative effects on infrastructure and its efficient use and development, including the capacity, safety and efficiency of the roading and rail networks, and the ability of the area's utility services to function efficiently.
- (l) Whether the subdivision is consistent with the Council engineering requirements.

24A.1.3 Rural Zone Criteria - All Landscape Domains

The following assessment criteria will be used in assessing all subdivisions within the Rural zone regardless of the Landscape Domain in which the site is located.

24A.1.3.1 Rural Subdivision Design Guide

- (a) The extent to which the proposed subdivision is in accordance with the Rural Subdivision Design Guide

24A.1.3.2 Any subdivision with proposed vehicular or pedestrian access to a State Highway or Limited Access Road

- (a) Whether the approval of Transit New Zealand, as road controlling authority for State Highways and Limited Access Roads; or the relevant territorial authority for any Limited Access Roads not controlled by New Zealand Transport Agency has been obtained.
- (b) The location and design of access onto the State Highway network or Limited Access Road.
- (c) The extent to which the proposal is consistent with the requirements of the New Zealand Transport Agency.

24A.1.3.3 Any subdivision with proposed access over or under the North Island Main Trunkline

- (a) Whether the approval of ONTRACK, as the rail premises owner, and/or the railway access provider for the Railway within the Horowhenua, has been obtained for any access over or under the railway lines.
- (b) The location and design of access over and under the North Island Main Trunkline.

24A.1.3.4 Conservation Lots

- (a) In assessing if a Conservation Lot is justified, consideration will be given to whether the area of indigenous vegetation, wetland or other biological or scientific significance:
 - Consists of a coherent well-developed canopy of indigenous vegetation
 - Contains a significant percentage (at least 25%) of mature indigenous trees
 - Consists of a range of indigenous species appropriate to the area
 - Represents a significant or prominent landscape feature
 - Contains threatened indigenous species
 - Has wildlife habitat values, or provides or contributes to a habitat corridor facilitating the movement of wildlife in the local area
 - Is of sufficient size and shape to maintain its intrinsic qualities.
- (b) Consideration will be given to the extent to which the size of the proposed Conservation Lot might adversely affect the usability of the balance area. (There shall be no maximum area for a Conservation Lot).
- (c) In assessing the location and appropriateness of the lot, the effect that a dwelling will have on the protected feature will be considered. Where there is likely to be an adverse effect the Council may decline consent or require that the building site be located elsewhere on the property so as to avoid or mitigate such an adverse effect.
- (d) Consideration will be given to the provision of appropriate legal protection for the Conservation Lot in perpetuity, on the title of the land.

24A.1.3.5 Amalgamated Sites not adjoining

- (a) Council will have regard to whether one or more of the following factors apply in deciding whether a subdivision creating an amalgamation of titles not immediately adjoining is appropriate:
 - The titles are only separated by a topographical feature, such as a road, river, railway, stream or drain.
 - The titles are positioned in a manner that allows them to be effectively used together for sustained independent production.
 - The likelihood of a successful application being made to subdivide the titles in the future on the basis that they cannot effectively be used together is low.

24A.1.3.6 Natural Habitats and Wetlands

- (a) The degree to which any natural habitat or wetland areas on the sites to be subdivided are to be formal protected, rehabilitated and/or planted with appropriate species.

24A.1.3.7 Rivers, Streams, Waterways and Riparian Planting

- (a) The extent to which the health of the waterways would be enhanced or protected through riparian planting and management.
- (b) The degree to which the proposed subdivision design would adversely affect any waterway.
- (c) The degree to which the ecological values of the River Environments of the Manawatu, Ohau, Waikawa and Tokomaru Rivers are protected and maintained.

24A.1.4 Rural Zone Criteria – Individual Landscape Domain Criteria

The following assessment criteria will be used to assess subdivision applications against specific criteria based on the Landscape Domain(s) in which the site is located.

24A.1.4.1 Coastal Environment

- (a) Whether the subdivision is of a scale, design and location that is sympathetic and does not dominate the underlying landform or surrounding visual and landscape patterns of the Coastal Environment landscape.
- (b) The degree to which building areas have or can be sited to reduce the visibility of any future buildings or structures and integrate them into the Coastal Environment landscape.
- (c) The level of existing vegetation on the site and how this has been incorporated into the subdivision design to reduce the visual impact of the subdivision.
- (d) The extent to which boundaries have been located to reduce the likelihood of fencelines being sited on dune ridgelines.
- (e) The extent and location of any modifications to the landscape necessary to enable the subdivision to be undertaken.
- (f) Whether any roads, rights-of-way, driveways provided as part of the subdivision have been designed and sited sensitively to fit the natural landform and to minimise the visual and environmental effects on the landscape.

24A.1.4.2 Foxton Dunefields

- (a) Whether the subdivision is of a scale, design and location that is sympathetic and does not dominate the underlying landform or surrounding visual and landscape patterns of the Foxton Dunefields landscape.
- (b) The extent to which building areas have been sited to reduce the visibility of any future buildings or structures and integrate them into the Foxton Dunefields landscape.
- (c) The level of existing vegetation on the site and how this has been incorporated into the subdivision design to reduce the visual impact of the subdivision.
- (d) The extent to which boundaries have been located to reduce the likelihood of fencelines being sited on dune ridgelines.
- (e) The extent and location of any modifications to the landscape necessary to enable the subdivision to be undertaken.
- (f) Whether the location of any roads, right-of-ways and driveways have been sited sensitively to reduce the visual impact on the landscape.

24A.1.4.3 Coastal Lakes

- (a) Whether the subdivision is of a scale, design and location that is sympathetic and does not dominate the underlying landform or surrounding visual and landscape patterns of the Coastal Lakes landscape.
- (b) The degree to which building areas have or can be sited to integrate them into the Coastal Lakes landscape and reduce their visibility, particularly around the edges of Lake Horowhenua and Lake Papaitonga.
- (c) The level of existing vegetation on the site and how this has been incorporated into the subdivision design to reduce the visual impact of the subdivision.
- (d) The extent to which boundaries have been located to reduce the likelihood of fencelines being sited on dune ridgelines.
- (e) The extent and location of any modifications to the landscape necessary to enable the subdivision to be undertaken.
- (f) Whether any roads, rights-of-way, driveways provided as part of the subdivision have been designed and sited sensitively to fit the natural landform and to minimise the visual and environmental effects on the landscape.

24A.1.4.4 Moutoa-Opiki Plains

- (a) Whether the proposed subdivision would protect areas of highly versatile soils for primary production activities and maintain the availability of these soils for use by future generations.
- (b) The provision to mitigate reverse sensitivity effects where the nature of subdivision is likely to generate the potential for complaints about existing adjoining land based primary production activities.
- (c) In considering a balance area that is smaller than 20 hectares, consideration will be given to whether the balance site has greater potential for primary production than it would have had prior to the subdivision.
- (d) In considering lots that can not accommodate the necessary shape factor of a 100 metre diameter circle and/or 100 metre road frontage, consideration will be given to whether the shape of the lots maintain the open productive landscape and potential for primary production activities.
- (e) The degree to which the open productive landscape of this Landscape Domain is maintained through the size, shape and siting of new lots.

24A.1.4.5 Tararua Terraces

- (a) The extent to which any subdivision would lead to buildings and structures being highly visible against the backdrop of the Tararua Ranges.
- (b) The extent to which building areas have or can be sited using existing vegetation and topography to reduce the visual impact of future buildings or structures.
- (c) The extent and location of any modifications including earthworks and vegetation clearance necessary to provide access, building areas and undertake the proposed subdivision.
- (d) The extent of any of geotechnical works necessary to provide building sites for the lots within the subdivision.

- (e) Whether the proposed subdivision would protect areas of highly versatile soils for primary production activities and maintain the availability of these soils for use by future generations.
- (f) In considering a balance area that is smaller than 15 hectares for subdivisions containing highly versatile soils, consideration will be given to whether the balance site has greater potential for primary production opportunities than it would have had prior to the subdivision.
- (g) In considering lots that can not accommodate the necessary shape factor of a 100 metre diameter circle and/or 100 metre road frontage, consideration will be given to whether the shape of the lots maintain the open productive landscape and potential for primary production activities.
- (h) The compatibility of the proposal with the pattern of development on adjoining land and avoidance of conflict with land based activities.
- (i) The provision to mitigate reverse sensitivity effects where the nature of subdivision is likely to generate the potential for complaints about existing adjoining land based primary production activities.

24A.1.4.6 Levin–Koputaroa

- (a) Whether the proposed subdivision would protect areas of highly versatile soils for primary production activities and maintain the availability of these soils for use by future generations.
- (b) In considering a balance area that is smaller than 10 hectares for subdivisions containing highly versatile soils, consideration will be given to whether the balance site has greater potential for primary production opportunities than it would have had prior to the subdivision.
- (c) In considering lots that can not accommodate the necessary shape factor of a 100 metre diameter circle and/or 100 metre road frontage, consideration will be given to whether the shape of the lots maintain the open productive landscape and potential for primary production activities.
- (d) The compatibility of the proposal with the pattern of development on adjoining land and avoidance of conflict with land based activities.
- (e) The provision to mitigate reverse sensitivity effects where the nature of subdivision is likely to generate the potential for complaints about existing adjoining land based primary production activities.
- (f) The extent to which building areas have or can be sited using existing vegetation and topography to reduce the visual impact of future buildings or structures.
- (g) The extent and location of any modifications to the landscape necessary to enable the subdivision to be undertaken.

24A.1.4.7 Levin-Ohau

- (a) Whether the proposed subdivision would protect areas of highly versatile soils for primary production activities and maintain the availability of these soils for use by future generations.
- (b) In considering a balance lot area that is smaller than 10 hectares for subdivisions containing highly versatile soils, consideration will be given to whether the balance lot has greater potential for primary production opportunities than it would have had prior to the subdivision.

- (c) In considering lots that can not accommodate the necessary shape factor of a 100 metre diameter circle and/or 100 metre road frontage, consideration will be given to whether the shape of the lots maintain the open productive landscape and potential for primary production activities.
- (d) The compatibility of the proposal with the pattern of development on adjoining land and avoidance of conflict with land based activities.
- (e) The provision to mitigate reverse sensitivity effects where the nature of subdivision is likely to generate the potential for complaints about existing adjoining land based primary production activities.
- (f) The extent and location of any modifications to the landscape necessary to enable the subdivision to be undertaken.

24A.1.4.8 Kuku

- (a) Whether the proposed subdivision would protect areas of highly versatile soils for primary production activities and maintain the availability of these soils for use by future generations.
- (b) In considering a balance lot area that is smaller than 10 hectares for subdivisions containing highly versatile soils, consideration will be given to whether the balance lot has greater potential for primary production opportunities than it would have had prior to the subdivision.
- (c) In considering lots that can not accommodate the necessary shape factor of a 100 metre diameter circle and/or 100 metre road frontage, consideration will be given to whether the shape of the lots maintain the open productive landscape and potential for primary production activities.
- (d) The provision to mitigate reverse sensitivity effects where the nature of subdivision is likely to generate the potential for complaints about existing adjoining land based primary production activities.
- (e) The extent to which building areas have or can be sited using existing vegetation and topography to reduce the visual impact of future buildings or structures.

24A.1.4.9 Manakau Downlands

- (a) Whether the subdivision is of a scale, design and location that is sympathetic and does not dominate the underlying landform or surrounding visual and landscape patterns of the Manakau Downlands landscape.
- (b) The extent to which building sites have been identified to maintain the character of this Landscape Domain.
- (c) The extent and location of any modifications to the landscape necessary to enable the subdivision to be undertaken.

24A.1.4.10 Hill Country

- (a) The extent to which any subdivision would lead to buildings and structures being highly visible against the backdrop of the Tararua Ranges.
- (b) The extent of any modifications including earthworks and vegetation clearance necessary to provide access or building sites to the proposed subdivision.

AMENDMENT 26 (Schedules)

Add Rural Subdivision Design Guide as a new Schedule 6 of the District Plan as detailed in Appendix 1:

AMENDMENT 27 (Planning Maps)

Add new Planning Maps 38 and 39 Landscape Domains to the District Plan as detailed in Appendix 2:

APPENDIX 1: RURAL SUBDIVISION DESIGN GUIDE

APPENDIX 2: PLANNING MAPS 38 & 39