
Proposed Plan Change 21

Greenbelt Residential Zone and Urban Growth

Plan Text and Planning Map Amendments

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

AMENDMENT 10 [Rule 21.8]

Amend Rule 21.8(g)(i) by adding reference to the Greenbelt Residential Zone as follows:

(i) In all urban zones, ~~and rural township~~ and greenbelt residential zones, all vehicle parking spaces and access aisles required by this Plan shall be formed, metalled, and sealed to an all-weather hard surface standard and shall be provided with surface water drainage in accordance with the requirements of Section 20.

Any new text that is proposed to be added is underlined, while any text proposed to be deleted has been ~~struck through~~.

AMENDMENT 1

Add a new Section 6A for the issues and objectives for the Greenbelt Residential Environment:

6A.1 OVERVIEW OF GREENBELT RESIDENTIAL ENVIRONMENT

There is increasing demand for rural living in the Horowhenua. The greenbelt residential zones are at the urban edge and provide a residential choice for people wanting the opportunities that come with larger areas of open space and a semi-rural context. The opportunities include for example larger sized gardens, small scale productive activities, and a relatively open outlook.

The locations of the greenbelt residential zones have been identified to provide ready proximity to urban day-to-day services, to enable short trip distances to the centres they relate to, and to provide an urban edge interface with rural areas that limits reverse sensitivity conflicts and provides for the protection of the wider rural productive land and more open landscape of the District.

The layout of the greenbelt residential zones will be planned in more detail as part of their implementation through the District Plan to provide publicly accessible walking/cycling links around and into urban areas for recreational and non-vehicular transport purposes. They will also be planned to provide linked road networks within and between different land title ownerships, potential service infrastructure, sustainable stormwater management, and clusters of housing which will allow for shared open space outlook.

6A.2 SIGNIFICANT RESOURCE MANAGEMENT ISSUES FOR THE GREENBELT RESIDENTIAL ENVIRONMENT

Issue 6A.2: The need to provide for a choice of different types of residential environments and ancillary activities to enable current and future residents to meet their lifecycle and lifestyle aspirations within the District.

Issue 6A.3: The recognition of reverse sensitivity effects between activities within the Greenbelt Residential Zone, and at the interface with the rural and urban areas.

Issue 6A.4: The pattern of subdivision and development and nature of access and servicing could compromise the efficient use of land and infrastructure.

Issue 6A.2: The need to provide for a choice of different types of residential environments and ancillary activities to enable current and future residents to meet their lifecycle and lifestyle aspirations within the District.

Providing a range of choice in residential environments enables people to decide what place best suits their particular lifecycle needs and lifestyle aspirations. By enabling a range of choices within the District, people have an opportunity to remain within the same community but to change the type of residential property they live in depending on their life stage or lifestyle at the time.

With the lower density of residential development provided for in the Greenbelt Residential Zone, provision is made for a range of small scale typically only rurally possible land uses, such as small scale hobby farms, orchards or other activities which rely on larger sites. It is expected that land within the Greenbelt Residential Zone will transition over time, but could continue until take up for residential purposes as primary production, including dry stock grazing, horticulture and forestry.

The Greenbelt Residential Zone is part of the District-wide strategy of providing a range of residential living environments. To date, this type of residential environment has not been specifically provided for in a planned manner and larger lot rural-residential developments have tended to be scattered across the rural area. It is now recognised that identifying appropriate locations for this type of residential environment will encourage a more sustainable form of development for the future.

Locating the Greenbelt Residential Zone immediately adjacent to existing or future residential areas of the existing urban areas would enable the sustainable management of the natural and physical resources. In these locations, if reticulated infrastructure is available, it can be extended in an efficient manner to minimise the effects on the natural environment, such as groundwater. In addition, being adjacent to urban areas enables the effective connection to the existing transport infrastructure, and for different modes of transport to be used for people to move from where they live to access day to day amenities such as schools, shops and other services.

<u>OBJECTIVE 6A.2.1: To provide for residential and ancillary activities that maintain and enhance the character and amenity values of the Greenbelt Residential Zone.</u>
<u>POLICY 6A.2.2: Identify areas which are appropriate for Greenbelt Residential purposes which are in close proximity to an urban settlement, have capacity for reticulated infrastructure or managed servicing on-site, the ability to connect to the existing urban area, and avoid areas of natural hazards.</u>
<u>POLICY 6A.2.3: Provide for a range of activities within the Greenbelt Residential Zone to enable sufficient flexibility for residential living and other compatible activities that are consistent with the character and amenity values for the area.</u>
<u>POLICY 6A.2.4: Maintain overall low density of development in the Greenbelt Residential Zone with large section size, sufficient to accommodate a standard contemporary house and a large area of open space for amenity and/or productive purposes.</u>

POLICY 6A.2.5: Maintain a high quality and open streetscape.

POLICY 6A.2.6: Maintain the residential character and high standards of building quality and appearance in the Greenbelt Residential areas.

POLICY 6A.2.7: Maintain low overall building height with exceptions for necessary community facilities and utility services where such height would not adversely affect local environmental amenities.

POLICY 6A.2.8: Maximise opportunities for sunlight access to buildings and private areas of open space; and minimise shading of private open space and buildings caused by structures on adjacent sites.

POLICY 6A.2.9: Maximise opportunities for the creation of private outdoor spaces on greenbelt residential properties, to maintain and enhance amenity values.

POLICY 6A.2.10: Minimise the amount of signage present in the landscape of the Greenbelt Residential Zone, so as not to detract from the character or visual amenity of the area.

POLICY 6A.2.11: Maintain overall quiet daytime and night-time noise conditions in the Greenbelt Residential Zone with few extraordinary loud noise events and minimal noise nuisance to residents.

POLICY 6A.2.12: Ensure that subdivided sections have sufficient area, shape, and access suitable to maintain the character, scale and intensity of development in the Greenbelt Residential zone, including recognising the different servicing capacity in different locations.

POLICY 6A.2.13: Maintain residential environments that are safe from traffic hazards and have a high quality of streetscape amenity.

POLICY 6A.2.14: Ensure that all activities involving delivery and collection of wastes and goods and materials are provided with easily-accessible spaces for vehicle loading and unloading clear of conflict with pedestrian and vehicle users of public roads.

POLICY 6A.2.15: Ensure that any storage of goods, materials, or waste products is contained within individual sites; is maintained in a tidy manner without causing litter to spill beyond the site; and without detracting from the visual amenities of the environment.

POLICY 6A.2.16: Where no reticulated servicing is available, ensure that all activities within the Greenbelt Residential Zone dispose of wastes in a manner that avoids, remedies or mitigates adverse effects.

POLICY 6A.2.17: Require any activity which does not comply with minimum environmental standards to be considered as an application for resource consent in terms of the policies and criteria of this plan and the effects on the environment.

Explanation and Principal Reasons

The Plan acknowledges that the Greenbelt Residential Zone is place that provides an area for people to reside, as well as other ancillary activities which are compatible with this residential character and amenity. The Plan intends to enable the establishment and operation of activities and will specify minimum standards for their establishment and operation. However, other activities, such as intensive farming and industrial activities may be incompatible with the character and amenity values of this Zone. The policies clearly identify the environmental qualities and amenities that are to be maintained and enhanced.

Methods for Issue 6A.2 and Objective 6A.2.1

Plan Rules

- Plan maps will define the geographic extent of the Greenbelt Residential Zone based on the areas identified in the Horowhenua Development Plan.
- Rules will identify permitted land uses with the Greenbelt Residential Zone.
- Rules will specify minimum standards for the effects or amenities discussed in the policies above.
- Any activity or proposal which is not a permitted activity or does not comply with stated standards will be considered pursuant to an application for resource consent.
- Land use consents will be assessed in terms of their effects and the policies outlined above.
- In assessing resource consent applications the Council will have regard to relevant industry codes of practice/guidelines.
- Council will encourage land users to use Codes of Practice and other good practice guidelines.

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 neighbours which is important for community understanding of what environmental quality is expected.

Other Statutory Plans

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

Annual Plan

- Council will continue to maintain and develop public infrastructure services, recovering costs from users as appropriate over time.

Council is operator of most public infrastructure services.

Issue 6A.3: The recognition of reverse sensitivity effects between activities within the Greenbelt Residential Zone, and at the interface with the rural and urban areas.

Within a rural district such as the Horowhenua there is a risk of urban areas encroaching on the viability of land based production activities due to the incompatible nature of resident's urban environment expectations relative to the working needs of rural activities. These incompatibilities tend to occur at the edges of urban areas where they interface with the rural context.

Reverse sensitivity can occur from the sensitivity of urban residents to, for example, odour, air quality, noise, pet roaming, and building scale.

The Greenbelt Residential Zone provides an opportunity to moderate the level of incompatibility between urban and rural land uses by introducing a larger lot density (and so more space for dispersing the rural effects), fewer resident people (so less potential for sensitivity), greater tolerance (given people's aspirations to live in the greenbelts close to rural areas), more opportunity to provide for careful planning and design of development in greenbelt zones (in terms of the location of houses relative to the rural areas), and greater certainty for rural operators to know where the residential areas are (compared to a more random distribution of lifestyle blocks).

In the same way that compatibility with the rural areas needs to be considered, the compatibility of land uses within the Greenbelt Residential Zones must also be recognised and provided for to ensure that more intensive land base production activities (for example poultry or pig farming) are not established where those effects could occur within.

OBJECTIVE 6A.3.1: To provide for compatible land use activities in the Greenbelt Residential Zone, and avoid or mitigate the adverse effects of activities within the Zone and at the urban and rural zone interfaces.

POLICY 6A.3.2: Provide for land uses in the Greenbelt Residential Zone that have similar amenity expectations, and are management through environmental standards as necessary to avoid, remedy or mitigate the adverse effects.

POLICY 6A.3.3: Provide buffers at the immediate interface between Rural and Greenbelt Residential Zones to mitigate residential dwellings from the adverse effects of rural activities.

POLICY 6A.3.4: Provide interface controls on primary production and other activities that may have adverse effects on adjoining activities.

Explanation and Principal Reasons

Providing for a wide range of activities to occur within the zone increases the potential for conflict to occur between activities. Similarly, there is also potential for inter-zone conflicts to occur between activities on adjoining zones. Where conflict occurs, it is usually at the boundary between activities.

These policies seek to ensure the ongoing efficient and effective function of activities in the Rural Zone, as well as maintaining the amenity values in the adjoining urban environments. Minimising reverse sensitivity effects both within the Greenbelt Residential Zone and at its boundaries with other zones, will ensure the respective amenity values of the adjoining areas are not compromised. These policies will require controls on siting of sensitive activities, such as dwellings, to avoid or mitigate the potential for reverse sensitivity effects. Conversely, the policies manage activities which may create significant adverse external effects to avoid future conflicts. Setback distances for activities from boundaries are an important method in implementing these policies.

Methods for Issue 6A.3 and Objective 6A.3.1

Plan Rules

- Rules on those activities within the Greenbelt Residential Zone that could conflict with the amenity values of residential activity, or efficient functioning of the adjoining Rural Zone.
- Any activity or proposal which is not a permitted activity or does not comply with stated standards will be considered pursuant to an application for resource consent.
- Land use consents will be assessed in terms of their effects and the policies outlined above.
- In assessing resource consent applications the Council will have regard to relevant industry codes of practice/guidelines.
- Council will encourage land users to use Codes of Practice and other good practice guidelines.

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 neighbours which is important for community understanding of what environmental quality is expected.

Other Statutory Plans

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

Issue 6A.4: The pattern of subdivision and development and nature of access and servicing could compromise the efficient use of land and infrastructure.

The Greenbelt Residential Zone indicates an area of land is generally suitable for low density rural-residential development. Care is required in the design and layout of the Greenbelt Residential areas to ensure the land and infrastructure is developed and used in an efficient manner. In addition, the lifestyle of residents in the Greenbelt Residential areas value the special opportunities and qualities of these locations, in that it provides an environment in which they reside as well as undertaking small scale ancillary activities. Some of the particular qualities that are important to these areas and are important in managing the pattern of subdivision and development include:

- The level of accessibility and connections by walking and cycle paths to urban areas and within the zone are important for the distance and time of trips required to access urban services and amenities – long trips (due to lack of connections or distance of zone from an urban area) means less accessibility, reliance on motor vehicles and more impact on road infrastructure. Short trips enable people to walk, cycle or use cars less for day to day needs saving time and cost for residents and increasing accessibility to all including those without access to a vehicle (such as children).
- The level of public space provision and linked reserve or public accessible open space is important to establish and maintain a network for recreation or movement at the edges to urban areas – no connected recreational networks means people will drive to walk/cycle for recreation, and the opportunity to provide for alternatives to roads as a way to connect to urban centres is missed. Connected networks of open space within the zone mean that the ‘townbelt’ concept can start to form, recreational needs are provided close to each neighbourhood, people have alternative routes for walking or cycling to and from destinations, and the ‘greenbelt’ concept gains some public support for retention as a public asset and so prevents urban areas from sprawling further into rural land.
- The level of planning for infrastructure provisions is important to enable efficient servicing of the zone - no planning means services are circuitous, more expensive and less efficient to maintain and less flexible to accommodate change. A planned network of services enables the costs to be known in advance and apportioned fairly to the user, for the most efficient placement and at the least cost, as well as providing best for future change.
- The nature of development design is important to ensure that it reflects the low density residential environment for the Greenbelt Residential Zone. No, or poor design, means there will be a tendency for each subdivider to

do their own unconnected and individual development. Appropriate development design means a hierarchy of roads which are generally low speed lanes that connect to one another, tree lined lanes and roads with stormwater management that enhance the 'greenness' and ecological performance, and separation of walking and cycle paths from vehicular traffic, houses which are situated in clusters or groups to enable the larger open areas to have a 'shared' visual amenity, publicly accessible walking paths, and the use of appropriate fence, hedges and lighting to define boundaries and street frontages.

OBJECTIVE 6A.4.1: To ensure areas within the Greenbelt Residential Zone are developed in an efficient and sustainable development pattern responding to the natural and physical resources of the area.

POLICY 6A.4.2: Manage the form and pattern of development and subdivision within the Greenbelt Residential Zone on a comprehensive basis to ensure a structured and integrated pattern of development, which recognise the environmental qualities and physical resources of the land are fully identified and sustainably managed.

POLICY 6A.4.3: The form and pattern of development and subdivision seeks to:

- Ensure the location, density and orientation of developable areas are compatible with the character and amenity values of the location;
- In reticulated areas, ensure the coordinated and integrated provision of infrastructure; and in unreticulated areas, ensure the sustainable on-site provision of water supply, wastewater disposal and stormwater management;
- Ensure a connected transport infrastructure for different modes of transport;
- Provide a connected and accessible network of open space;
- Protect and enhance natural features, areas of ecological value and sites of historic heritage importance;
- Avoid areas at risk from natural hazards, or mitigate the risks of natural hazards;
- Minimise amenity conflicts with adjoining land uses; and
- Provide opportunities for energy efficiency through road layout and lot orientation.

POLICY 6A.4.3: Manage subdivision and development to connect with the existing infrastructure and transportation network, according to the capacity limitations of that network and the potential requirements for upgrading its capacity.

POLICY 6A.4.4: Ensure that staging of development in the Greenbelt Residential Zone in the Horowhenua Development Plan is efficient, consistent with and supported by adequate infrastructure and that development is otherwise deferred until the required upgrading of infrastructure has occurred.

Explanation and Principal Reasons

The subdivision and development in the Greenbelt Residential Zone needs to be undertaken in an effective and efficient manner to ensure the sustainable management of natural and physical resources. The development process should occur in a planned and structured approach, taking into account the environmental qualities and features of the land, as well as the need to provide strong and efficient connections with the existing urban area.

New subdivision and development will be assessed to ensure they have access to existing water and wastewater systems, roads and reserves or that new infrastructure can be provided. Any additional demand from new activities on existing infrastructure, will be assessed to ensure the designed capacity of the system is not overloaded through servicing new users. If services need to be upgraded, the subdivider would be required to provide reasonable contribution to fund such improvements or extensions.

Furthermore, where significant upgrades or extensions to infrastructure are required prior to the area being developed, a deferred zoning will apply and remain until such time as infrastructure is sufficient. This deferred zoning method signals the long term use of the land while providing for its continued use by rural activities.

Methods for Issue 6A.4 and Objective 6A.4.1

Plan Rules

- The Council will prepare Structure Plans to guide development in the Greenbelt Residential Zone. The Structure Plans will identify the location of key movement routes, provision of infrastructure, and open space network and other obvious features (there may be other features not noted on Structure Plans that are important to consider and retain). Development within an area covered by a Structure Plan shall be in accordance with the Structure Plan.
- Assessment of environmental effects through the resource consent process for development and subdivision proposals.
- Proposed subdivisions and developments will be assessed in terms of Plan criteria (including Design Guideline) and standards for new services and road connections.
- Proposed new roads will be considered, subject to resource consent applications for subdivision, in terms of the accepted roading hierarchy.
- Plan rules will set minimum standards for connection to and extension of infrastructure services.
- Plan rules for the Greenbelt Residential Zone (Deferred) to manage subdivisions prior to a Structure Plan for an urban growth area being adopted.

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 neighbours

which is important for community understanding of what environmental quality is expected.

Other Statutory Plans

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

Annual Plan

- Council will continue to maintain and develop public infrastructure services, recovering costs from users as appropriate over time.

Council is operator of most public infrastructure services.

Design Guides

- Council will prepare a design guide to promote the pattern and form of subdivision and development in the Greenbelt Residential Zone. This guide will assist landowners and subdividers to be innovative in the development of the Greenbelt Residential Zone, and to assist Council in assessing resource consent applications.

6A.5 ANTICIPATED ENVIRONMENTAL RESULTS

The outcomes for the Greenbelt Residential environment which are anticipated to result from the combined implementation of the above policies and methods are as follows:

- Structured urban growth that is well connected to and compatible with the adjacent urban and surrounding rural environment.
- Form and pattern of land use and development that is compatible with the values, character and qualities of a predominantly residential environment with some ancillary activities based on an open space network.
- The provision of a range of transport modes and infrastructure servicing able to meet the needs of the residents long-term and not adversely effect the environment.
- A living environment which recognises and provides for its natural features and so promotes an attractive, distinctive and 'place-based' design.

AMENDMENT 2

Add a new Section 19A for the rules for the Greenbelt Residential Zone:

19A RULES: Greenbelt Residential Zone

19A.1 PERMITTED ACTIVITIES

Any of the following activities is a permitted activity in the Greenbelt Residential Zone provided:

- It is not a discretionary, limited discretionary, or controlled activity; and
 - It complies with all relevant conditions in Clause 19A.2 below and Section 20, 21, 22 and 23 and the definition in Section 25 where applicable.
- (a) Residential activities.
- (b) Residential dwelling unit and one family flat.
- (c) Accessory buildings.
- (d) Visitor accommodation for up to 4 persons within a residential dwelling unit.
- (e) Home occupations.
- (f) Primary productive activities.
- (g) Open space.
- (h) Temporary activities and buildings associated with that activity.
- (i) Use of community facilities in existence at 1 August 1996 (including education facilities and grounds) for community activities including services having a social, community, ceremonial, cultural, educational, recreational, worship, or spiritual purpose.
- (j) Network utilities and any structures associated with network utilities.
- (k) Activities for soil conservation, erosion protection, river control or flood protection works undertaken by, or supervised by, the Manawatu-Wanganui Regional Council or other agencies including Tangata Whenua responsible for the management of these works and activities.
- (l) Temporary military training activities.
- (m) Advertising signs located on the site to which the activity relates.
- (n) Official signs.
- (o) The clearance, modification, damage, destruction or removal of indigenous vegetation or habitats of indigenous fauna.
- (p) The minor trimming and maintenance of a Scheduled Notable Tree in order to maintain its state of health.
- (q) The removal of a Scheduled Notable Tree by Council where this is required as an emergency work.

19A.2 <u>Conditions for Permitted Activities</u>
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The following performance conditions shall apply to all permitted activities.

19A.2.1 Maximum Building Height

No part of any building shall exceed a height of 8.5 metres, except accessory buildings shall not exceed 6.0 metres in height.

19A.2.2 Daylight Setback Envelope

No part of any building shall encroach outside an envelope created, in relation to each site boundary except a boundary with a street, by a line drawn vertically 2.7 metres above the ground level at the boundary and inclined at an angle of 45 degrees (1:1 slope) inwards from that point.

19A.2.3 Building Setback From Boundaries and Separation Distances

- (a) No building shall be located closer than 9.0 metres from any road boundary or private road/accessway boundary;
- (b) No building shall be located closer than 3.0 metres from any other site boundary;
- (c) No building shall be located closer than 15 metres from any State Highway boundary;
- (d) No buildings shall be located closer than 15 metres from any bank or stream edge;
- (e) No buildings shall be located closer than 15 metres from any Significant Natural Area where the boundary is defined by the perimeter fence line, or where the area is not fenced, the mapped boundary as identified on the Planning Maps.
- (f) No dwelling shall be located closer than 15 metres from any Rural Zone boundary.

19A.2.4 Separation Distance Between Detached Residential Dwelling Units

No detached residential dwelling unit shall be located closer than 3 metres from any other detached residential dwelling unit.

19A.2.5 Safety and Visibility at Road and Rail Intersection

No person shall be permitted to erect any structure, or deposit any materials, or plant any tree that would obscure the sight distances from any road and rail intersection as shown in Diagram 8 (Section 21) (Traffic Sight Lines).

Where any vehicle access crosses a rail level crossing, it shall be formed at the same level as the level crossing for 20 metres either side of the level crossing.

19A.2.6 Maximum Building Coverage

The proportion of any site covered by buildings, other than network utilities on sites less than 200m², shall not exceed 35% of the net site area.

19A.2.7 Minimum Net Site Area Per Unit

Each residential dwelling unit shall have a minimum net site area, i.e. site available exclusively for that unit in accordance with the standards set out in Table 19A.1. Residential unit site requirements i.e. minimum area and shape factor must conform with subdivision allotment standards even though the land may not be undergoing subdivision.

19A.2.8 Noise

No activity shall give rise to any noise which, when measured at any boundary of the site, exceeds the following noise levels:

On Any Day -

7am - 10pm: 55dBA (L10)

10pm - 7am: 40dBA (L10)

10pm - 7am: 65dBA(A) (Lmax)

The above Rules relating to noise shall not apply to fire and civil emergency sirens.

All noise shall be measured and assessed in accordance with N.Z. 6801:1991 "Methods of Measuring Sound" and 6802:1991 "Assessment of Environmental Sound".

All noise emitted in the course of any construction work shall comply with N.Z.S. 6803:1984.

Note: Notwithstanding this rule, Section 16 of the Resource Management Act 1991 imposes a duty on every person to avoid unreasonable noise.

19A.2.9 Odour

No activity shall give rise to offensive odours able to be detected at the boundary of any adjoining residential property or at the boundary of any property in any residential zone.

For the purpose of this condition, an offensive odour is that odour which can be detected and is considered to be offensive by at least two independent observers; including at least one council officer.

19A.2.10 Storage of Goods and Materials

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

19A.2.11 Water Supply

All sites shall be provided with a water supply to meet the capacity and quality requirements of the activities undertaken on the site.

19A.2.12 Wastes Disposal

All wastes (including sewage, effluent, and refuse) that are generated or stored on any site shall be collected, treated, and disposed of in a manner that avoids any significant adverse effects or nuisance for adjoining properties.

19A.2.13 Surfacewater Disposal

All activities shall make provision for the collection, treatment, and disposal of surfacewater run-off in a manner that avoids any significant adverse effects or nuisance.

19A.2.14 Development within Stopbanks

No development including buildings and earthworks shall be permitted within 20 metres from the inland toe of authorised stop banks. Flood protection works undertaken by Manawatu Wanganui Regional Council shall be exempt from the 20 metre setback.

19A.2.15 Engineering Works & Financial Contributions

- (i) All activities subdivisions and developments shall comply with the requirements as specified in Section 20 relating to engineering works and land development.
- (ii) All activities, subdivisions, and developments shall meet the requirements for financial contributions (if any) as specified in Section 20.

19A.2.16 Vehicle Access

All activities shall be provided with practicable vehicle access from a public road in accordance with the requirements as specified in Section 21.

19A.2.17 Vehicle Parking, Manoeuvring, and Loading

All activities, except network utilities on sites less than 200m², shall be provided with vehicle parking spaces, manoeuvring areas, and loading facilities as specified in Section 21.

19A.2.18 Hazardous Substances

The threshold hazard factor for all activities using or storing hazardous substances shall not exceed 'low', as specified in Section 23, and all activities involving hazardous substances shall comply with the permitted activity conditions specified in Section 23.

19A.2.19 Advertising Signs

The following advertising signs may be displayed:

- (a) Any complying temporary sign having a total face area not exceeding 2.0m².
- (b) Any public information sign identifying the name only of any building property or business and which has a face area not exceeding 1.0m².
- (c) Any public facility sign including any church, school or hall which has a face area not exceeding 2m²;
- (d) Any sign advertising the sale or auction of land or premises which shall have a combined total face area not exceeding 2.0m² and be removed from the site within 5 working days of settlement of the sale;
- (e) All on-site signs attached to buildings which do not exceed the profile of the building.

provided that all signs comply with the following:

(i) Only one permanent free standing sign for each frontage of the site shall be permitted. It may be double sided.

(ii) Comply with the following specifications:

	<u>Posted speed limit less than 70kph</u>	<u>Posted speed limit above 70kph</u>
<u>Maximum number of words</u>	<u>11 or symbols</u>	<u>6 or symbols</u>
<u>Maximum number of characters</u>	<u>90</u>	<u>40</u>
<u>Minimum lettering height</u>	<u>120mm</u>	<u>160mm</u>

(iii) Shall not exceed 4.0 metres in height.

(iv) Not be flashing, animated, trivision, lasers or aerial or which could produce glare or could dazzle.

19A.2.20 Network Utilities

All network utilities and structures associated with network utilities shall comply with the conditions as specified in Section 22. All other relevant conditions specified in this part of the Plan shall also apply to any network utility or associated structures.

19A.2.21 Protection of Areas of Significant Indigenous Vegetation and Significant Habitats if Indigenous Fauna

Indigenous vegetation clearance, modification, damage, destruction or removal may not take place in an area which:

(i) Is within the coastal foredune area (as defined in the proposed Manawatu-Wanganui land and water plan i.e. MHWS to 200 metres inland of the first line of vegetation); or

(ii) Is an area of 0.5 hectares or greater irrespective of land ownership which has an actual or emerging predominance of indigenous tree species of any height located landward of the coastal foredune area as defined in paragraph (i) above and less than 100 metres in elevation above sea level. For the purpose of this rule, if the greater part of the area to be cleared is below 100 metres in elevation above sea level, then this rule applies; or

(iii) Is an area of 1 hectare or greater irrespective of land ownership which has an actual or emerging dominance of indigenous tree species of any height located more than 100 metres in elevation above sea level. For the purpose of this rule, if the greater part of the area to be cleared is above 100 metres in elevation above sea level. Then this rule applies.

(iv) contains indigenous trees (excluding manuka/kanuka) over 6 metres in height, unless the area to be cleared is less than 500 square metres in any 10 year period; or

- (v) contains manuka or kanuka over 6 metres in height in the coastal environment as identified on Maps 32 and 33, unless the area to be cleared is less than 500 square metres in any 10 year period; or
- (vi) is a wetland over 100 square metres in area with an average width of at least 5 metres; or
- (vii) is within 10 metres or a third or higher order stream/river (mapped at 1:50,000) or a lake or wetland, or a permanent flowing stream or river that feeds a wetland(s) or lake(s) within the coastal environment as identified on Planning Maps 32 or 33. What constitutes a third or higher order stream is to be determined pursuant to Strahler's 1952 Classification System and as otherwise defined in Part 25 of the Plan under the heading "Stream Order"; or
- (viii) contains rare or threatened species defined in Schedule 3; or

Indigenous vegetation clearance, modification, damage, destruction or removal does not include:

- Vegetation that has grown under the canopy of a plantation forest
- Scattered trees, shrubs and scrub amongst pasture or horticultural land or production forestry land; or
- Actions necessary for the avoidance of imminent danger to human life; or
- Actions necessary for the current operation and maintenance of existing infrastructure, including roads, tracks, drains, stream or river access, structures and fence lines and the maintenance, replacement and upgrading of network utilities consistent with rule 22.1.9 of this Plan; or
- The disturbance or damage (but not destruction) of indigenous vegetation as the consequence of harvesting of plantation forest; including where the harvesting involves:
 - (i) the lifting and/or dragging of logs, and/or
 - (ii) the construction and maintenance of forestry roads and stream crossings.
- And the modification is temporary and minor and does not compromise the ecological functioning of the area;
- Diseased vegetation that creates an environmental or ecological risk.

19A.2.22 Protection of Heritage Features

- (i) No activity or development work shall result in any modification, demolition, alteration or removal of any heritage feature identified in Schedule Two of this Plan. However, normal maintenance and repair work will be permitted.
- (ii) No activity is permitted within the dripline of a Scheduled Notable Tree where that activity could result in any adverse effect on the tree.
- (iii) No person may remove, destroy or damage a tree that may adversely affect the values for which it was considered worthy of protection.

Council may grant consent as a discretionary activity where it is satisfied that one or more of the following circumstances exist:

- The tree is dead or diseased
- The tree has become a danger to life, is causing damage to property, or is likely to do so.

19A.2.23 Temporary Military Training Activities

All Temporary Military Activities shall, in addition to the aforesaid conditions, also comply with the following conditions:

- (i) The written consent of the owner shall have been obtained;
- (ii) No permanent structures may be constructed;
- (iii) The activity shall not require excavation (permanent or mechanical), unless provided for in this District Plan;
- (iv) Flying activity shall be in compliance with Civil Aviation regulations or in agreement with the local controlling authority;
- (v) The activity shall be limited to a period not exceeding thirty-one days;
- (vi) Noise from any temporary military training shall not exceed the noise levels provided for the activity in the Noise Conditions for permitted activities for the particular zone.”

19A.2.24 Sites of significance to Tangata Whenua

No activity or development shall lead to the modification, demolition or removal of any site of significance to Maori where such site has been identified to Council prior to the time that any activity or development is proposed.

19A.2.25 Fencing

The maximum height of a fence on a boundary shall not exceed 2.0m.

19A.2.26 Unsightly Buildings

No building shall be left unfinished, or constructed, or become in such a state so that its external appearance is a distraction from the amenities of the neighbourhood in which it is situated.

19A.2.27 Wrecked Motor Vehicles

No wrecked and/or unroadworthy vehicle or vehicles shall be placed or located on a residential property where any such vehicle may be viewed from any public place or road.

For the purpose of this condition:

“Vehicle” shall include any car, bus, truck, van, motorcycle, trailer or house bus or caravan, and

“Wrecked and Unroadworthy” shall include any of the above which is unregistered and/or unwarranted and/or beyond reasonable repair and includes vehicles being stripped for sale or disposal of parts.

19A.2.28 Vibration

No activity shall create any vibration which exceeds the limits in NZS/ISO 2631.2:1989 – Continuous and Shock-Induced Vibration in Buildings and NZS 4403:1976 – Code of Practice for Storage, Handling, and Use of Explosives, and any subsequent amendments.

19A.3 CONTROLLED ACTIVITIES

The following shall be controlled activities in the Greenbelt Residential Zone:

- (a) Any subdivision of land (19A.4.1).
- (b) The placement of any re-located residential dwelling unit and/or accessory building on any site (19A.4.2).
- (c) Any Temporary Military Training activities that is not a permitted activity (19A.4.3).

19A.4 Controlled Matters and Conditions

The matters over which Council may reserve its control and the required conditions are detailed below for each controlled activity:

19A.4.1 Subdivision of Land

Controlled Matters

The matters over which Council reserves its control are as follows:

- (i) The design and layout of the subdivision, including the size, shape and position of any lot, including the future land use and development of each lot. In addition, the location of building sites, separation distances, orientation of buildings, and screening/landscape treatment.
- (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 of servicing, 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) Site contamination remediation measures and works.
- (vii) Avoidance or mitigation of natural hazards.

- (viii) Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control.
- (ix) Staging of the subdivision.
- (x) In accordance with any applicable Structure Plan in Schedule 8.
- (xi) In accordance with the Greenbelt Residential Design Guide in Schedule 7.
- (xii) Compliance with the Horowhenua District Council Engineering requirements.
- (xiii) 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.

19A.4.1.A Conditions

- (i) Minimum Allotment Area and Shape:
Each allotment shall comply with the following site area and shape factor standards in Table 19A.1.

Table 19A.1 Standards Applying to Subdivision and Residential Dwelling Units

<u>Type of Allotment, or Subdivision</u>	<u>Minimum Area Per Allotment/Site</u>	<u>Minimum Shape Factor</u>
<u>Greenbelt Residential Serviced</u>	<u>2000 square metres</u>	<u>20 metres diameter</u>
<u>Greenbelt Residential Unserviced</u>	<u>5000 square metres</u>	<u>20 metres diameter</u>

Note 1: “Greenbelt Residential Serviced” refers to the ‘Greenbelt Residential Zone’ areas serviced by Council’s reticulated water and wastewater infrastructure, such as Levin and Foxton Beach.

Note 2: “Greenbelt Residential Unserviced” refers to the ‘Greenbelt Residential Zone’ areas not serviced by Council’s reticulated water and wastewater infrastructure, such as Waikawa Beach and Manakau.

- (ii) Water Supply Disposal, and Other Services: All subdivisions shall comply with the requirements as specified set out in Section 20.
- (iii) Roads and Access: All subdivisions shall comply with the requirements as specified in Section 21.

(iv) Network Utilities Lots: There shall be no minimum site area requirements for lots for network utility purposes.

(v) Structure Plan: All subdivisions shall be in accordance with the requirements of the Structure Plan for the area in Schedule 8.

(vi) 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.

19A.4.2 Re-located Buildings

Controlled Matters

The matters over which Council reserves its control are as follows:

(i) The length of time taken to re-construct, repair, or refurbish the building.

(ii) Conditions for upgrading the exterior of the building and upgrading and reinstating the site, including any one or more of the following:

- Redecoration or reinstatement of any roof or exterior cladding
- Reinstatement of any porches, terraces, baseboards and steps
- Replacement of broken window panes, broken or rotten timber, guttering, drainpipes
- Reinstatement of that part of a dwelling where a chimney has been removed
- Reinstatement of the site and access to the site.
- Details and length of time to complete site landscaping.

(iii) A bond, of the nature provided for in the Resource Management Act 1991, further secured by deposits of cash with the District Council, bank guarantee, or otherwise, to the satisfaction of the District Council, to ensure compliance with consent conditions. The bond is to be paid prior to the movement of the building to its new site, and shall be to the value of the work required, as assessed by a suitably qualified person approved by the Environmental Services Manager at the cost of the applicant. The required work will be expected to be completed within a 12 month period. Portions of the bond may be refunded as substantial portions of the work are completed.

(iv) The payment of administrative charges.

Conditions

- (i) Re-located buildings shall comply, in all respects, with the conditions specified for permitted activities in other relevant parts of the Plan.

19A.4.3 Temporary Military Training Activities

Controlled Matters

The matters over which Council reserves its control are as follows:

- (i) The avoidance, remedying or mitigating any adverse effects on the environment.

19A.5 LIMITED DISCRETIONARY ACTIVITIES

- (a) Any permitted or controlled activity which fails to comply with any condition in Clauses 19A.2 and 19A.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 applicable conditions or standards.

- (b) In the case of any building located closer to the road boundary of a site than the minimum standard distance, the matters over which Council will exercise its discretion shall be limited to the following:

- The effect of the design and appearance of the building on the overall amenities and character of the locality; and
- The effect of the proposal on the safety, efficiency, or convenience of any adjoining road or footpath; and
- Where the building is intended to house vehicles, the ability to gain access into and out of the building from the road without interfering with the safety or convenience of any road or footpath user; and
- The effect of the building's location on opportunities for access to the rear of the site.

19A.6 DISCRETIONARY ACTIVITIES

- (a) Any activity that is not a permitted, controlled or a limited discretionary, activity, is a discretionary activity.
- (b) Intensive farming
- (c) All earthworks and new roading within Outstanding Landscapes and on natural features in Schedule 4.

- (d) Any subdivision that does not comply with the conditions for Controlled Activities in Rule 19A.4.1.A.

19A.7 Conditions for Discretionary Activities

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 conditions of such consent.

19A.8 NON-COMPLYING ACTIVITIES

- (a) Any subdivision that is not in accordance with the requirements as specified in a Structure Plan in Schedule 8 is a non-complying activity.

AMENDMENT 3 (Section A7)

Add "Greenbelt Residential" Zone to the table page 7 as follows:

Below 'The Urban Environment' add the line:

"Greenbelt Residential – 6A – Issues, Objectives, Policies and Methods"

Below 'Rural Zone' add the line:

"Greenbelt Residential – 19A – Rules"

AMENDMENT 4 (Section 6)

Delete the following text (the Explanation from below Issue 13 (page 68) up to Objective 8 (page 70)):

~~The factors which most strongly influence the sustainability of urban settlements are highlighted in the bullet points of the issue.~~

~~Urban Form, Shape, and Location~~

~~There is no absolute model for what is an appropriate and sustainable urban form and shape. The form, density, extent, and location of settlements can, though, impact on issues of sustainability such as distances people have to travel by vehicle; fuel consumption; need for energy-reliant systems for wastes disposal; efficient take-up of land supply; efficient use of reticulated services.~~

~~In a District such as Horowhenua, sustainability of urban settlements is necessarily linked to sustainability of resource use and settlement beyond the District boundaries. The District, and each settlement within it, does not exist in isolation. They are all linked by national and local transport corridor where national vehicle use and fuel consumption patterns influence sustainability. District residents have a range of choices of where to live, where to work, which schools and other facilities to use, attractions in other centres. Much of the District's urban infrastructure is well-established.~~

~~In the light of these choices and constraints, it is not possible to "impose" a fixed form or layout of settlement or a fixed "ideal" pattern of lifestyle on residents which meets the "sustainable" goal. Sustainability in the Horowhenua urban context is, rather, an approach to managing these urban entities: sustainable management. Part of this sustainable management approach is to ensure that any changes to the extent or location or density of urban development meet certain sustainable management criteria.~~

~~Council undertook an "Urban Growth Study" in 1993 which examined likely future demand for urban growth and options for accommodating that growth within the District.~~

~~The key findings of that Study were:~~

~~Past Trends:~~

- ~~(a) There has been significant house construction in rural areas associated with steppingstone farmlet and rural dwelling subdivision. The growth in numbers of households is not matched by any significant growth in population numbers. Dwelling occupancy rates have declined (in rural and urban Horowhenua as in the whole of N.Z.).~~
- ~~(b) There has been little population growth in Levin in the last 15 years as a consequence of economic change and restructuring of Government agencies in the 1970's and 1980's.~~
- ~~(c) There has been some growth at coastal settlements - particularly at Foxton Beach.~~
- ~~(d) There has been no growth at Shannon or Foxton which is consistent with trends dating back 30 years.~~
- ~~(e) There has been variable but moderate growth in the rural and coastal townships although total numbers are not a significant proportion of District population.~~

~~Future Growth Prospects:~~

- ~~(f) Statistics N.Z.'s medium forecast of population for the District would see an increase in the order of 19% within the District, in the period 1991 to 2016.~~

~~Note: The 1996 Census information shows that from 1991 to 1996 the population of Horowhenua District increased by 0.2% to 29,453.~~

- ~~(g) Based on historic trends, future growth is expected to be concentrated in urban Levin and coastal townships (particularly Foxton Beach and Waitarere).~~
- ~~(h) There is sufficient land available within these centres for future growth of this order.~~

~~The Study examined a number of alternative growth areas around Levin using the following criteria to assess the suitability and relative merits of each site:~~

- ~~• Land suitability (slope, stability, versatility of soil, natural hazards, existence of natural areas warranting protection);~~

- ~~Feasibility of providing sewerage, water supply, stormwater, electricity, solid waste disposal services;~~
- ~~Compatibility with established roading pattern;~~
- ~~Ease of access to community facilities and services;~~
- ~~Attractiveness of the land for residential development;~~
- ~~Access to employment centres.~~

~~Analysis using the criteria (with weighting of variables where appropriate) concluded that:~~

- ~~(i) There is sufficient land within the established Levin boundaries to accommodate in excess of the forecast future population. There is also vacant land at Foxton and Shannon although that is less likely to be taken up for development.~~
- ~~(ii) Consideration of new growth sites is not warranted with the exception that there is a possible future growth area in the vicinity of south-eastern Levin.~~
- ~~(iii) There may be a need for additional residential-serviced land at Foxton Beach which should be investigated in more detail.~~

~~The Study put forward a number of growth "objectives":~~

- ~~(a) To provide adequately for expected future urban growth.~~
- ~~(b) To provide flexibility of location.~~
- ~~(c) To give preference to areas shown as most preferred in the (study's) matrix.~~
- ~~(d) To encourage growth where viability of assets, facilities, or services is otherwise at risk.~~

~~These objectives have been incorporated into the objective and policies for the urban environment.~~

AMENDMENT 5 (Section 6)

Replace the above text as follows:

In 2007/08 the Council completed the Horowhenua Development Plan and this was formally adopted as Council policy in July 2008. The purpose of this Plan was to provide the strategy to direct the future subdivision and development in the district for a 20 year planning period.

The Development Plan reflects the Council's desire to provide a proactive framework for managing growth in the future.

For the urban environment, the key features of the Development Plan include:

- Defines the location of different types of development clearly so its effects (positive and negative) can be better planned for.
- Encourage a range of housing types and living environments (e.g. townhouses) in specific locations and with a community based format to better meet changing needs;

- Increase density within settlements in defined locations focused around existing town centres to better utilise existing urbanised land and minimise future infrastructure costs;
- Place less emphasis on ad-hoc infill throughout residential neighbourhoods to avoid loss of residential amenity;
- Assist business and employment opportunities by providing new locations for growth;
- Limit development to where infrastructure can be readily expanded/upgraded, has good accessibility to transport connections and will avoid areas of natural hazards;
- Avoid ad-hoc spread of rural-residential development by identifying suitable locations for it and manage the efficiency of it with a new “greenbelt” residential format.
- Avoiding fragmentation of urban growth areas to provide for integrated and efficient land utilising long term.
- Protect the natural character of the coastal environment by limiting the expansion of settlements.
- Recognise the significant contribution of the natural environment –hills, rivers, lakes and coast - and heritage as essential elements of the District’s identity.

The Development Plan details an implementation action list which will be progressively implemented, and includes actions such as changing the District Plan. The key contribution of the District Plan to the wider planning process is to provide an appropriate regulatory framework for managing urban growth.

AMENDMENT 6 [Rule 21.4(i) and 21.4(ii)]

Amend Rules 21.4(i) and 21.4(ii) by adding reference to the Greenbelt Residential Zone as follows:

- (i) For sites in urban zones, ~~or~~ rural township or Greenbelt Residential Zones, which have frontage of 30 metres or less to a public road, no more than one vehicle crossing place shall be permitted.
- (ii) For sites in urban zones, ~~or~~ rural township or Greenbelt Residential Zones, which have frontage of more than 30 metres to a public road, no more than two vehicle crossing places shall be permitted, provided there is a minimum distance of 7.5 metres between those crossing places.

AMENDMENT 7 [Rule 21.5]

Amend Rules 21.5(a) by adding reference to the Greenbelt Residential Zone as follows:

- (a) Rural Areas and Greenbelt Residential Zone**

AMENDMENT 8 [Rule 21.6]

Amend Rules 21.6 second line by adding reference to the Greenbelt Residential Zone as follows:

All roads in urban zones, ~~and~~ rural township and Greenbelt Residential Zones shall be formed and sealed to an all-weather hard surface standard and shall incorporate provision for surface water drainage.

AMENDMENT 9 [Table 21.4]

Amend Table 21.4 Accessway Dimensions by adding reference to the Greenbelt Residential Zone as follows:

Plan Zone	Number of Allotments/Site Served	Required Minimum Legal Width	Required Minimum Formation	Maximum Permitted Length
Residential 1,2,3 and 4 and <u>Greenbelt Residential</u>	1	3.0m	2.5m formed and sealed to an all-weather standard	50m
	up to 3	3.5m	3m formed and sealed to an all-weather standard	50m
	4 or more	5m	4m formed and sealed to an all-weather standard	50m

AMENDMENT 10 [Rule 21.8]

Amend Rule 21.8(g)(i) by adding reference to the Greenbelt Residential Zone as follows:

- (i) In all urban zones, ~~and rural township~~ and Greenbelt Residential Zones, all vehicle parking spaces and access aisles required by this Plan shall be formed, metalled, and sealed to an all-weather hard surface standard and shall be provided with surface water drainage in accordance with the requirements of Section 20.

AMENDMENT 11 [Rule 22.1.4]

Amend Rule 22.1.4 by adding reference to the Greenbelt Residential Zone as follows:

Notwithstanding any other conditions, where it is proposed to locate any network utility structure on a site adjoining any Residential, Greenbelt Residential or Rural Zone, the performance conditions of the adjoining zone shall apply in relation to the height and location of any network utility structure.

AMENDMENT 12 [Rule 22.1.7]

Amend Rule 22.1.7 second bullet point by adding reference to the Greenbelt Residential Zone as follows:

- 8.5 metres in the Residential 1,2,3,4, ~~and Commercial 2~~ and Greenbelt Residential Zones

AMENDMENT 13 [Rule 22.1.8]

Amend Rule 22.1.8 second bullet point by adding reference to the Greenbelt Residential Zone as follows:

- 13.5 metres in the Residential and Greenbelt Residential Zones

AMENDMENT 14 [Section 25]

Add a new definition of "Structure Plan" as follows:

Structure Plan – a framework to guide the subdivision, development or redevelopment of a particular area by defining the broad future form, areas of open space, layout and nature of infrastructure (including links), and other key features for managing the effects of development.

AMENDMENT 15 [Planning Maps]

Rezone identified areas to “Greenbelt Residential” and “Greenbelt Residential (Deferred)” as shown on the Maps in Appendix 2 for the areas below.

Map A: Foxton Beach

Map B: Foxton

Map C: Tokomaru

Map D: Shannon

Map F: Levin South

Map G: Waitarere Beach

Map H: Hokio Beach

Map I: Ohau

Map J: Manakau

Map K: Waikawa Beach

AMENDMENT 16 [Greenbelt Residential Design Guide]

Add a Greenbelt Residential Design Guide as Schedule 7 to the District Plan as detailed in Appendix 1.

AMENDMENT 17 [Section 24]

Add a new Section 24A on Assessment Criteria to assist assessing land use and subdivision resource consent applications, including for applications in the Greenbelt Residential Zone.

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.1.2 Greenbelt Residential Zone Criteria

- (a) Whether the subdivision accords with the Structure Plan for the respective area, and provides a design that meets the development requirements for buildings in the Greenbelt Residential Zone.
- (b) The extent to which the proposal is in accordance with the Greenbelt Residential Design Guide in Schedule 7.

AMENDMENT 18 [Section 6]

Delete Policy 8.4 as follows:

~~POLICY 8.4: Ensure that any proposed extension of the urban areas or townships is able to be justified in terms of the following (sustainable) criteria:~~

- ~~• The land shall have suitable slope and foundation stability;~~
- ~~• The land will not be subject to material damage from natural hazards;~~
- ~~• No significant loss of highly versatile soils will result from developing the land for urban purposes;~~

- ~~Future development of the land will not compromise the intrinsic values of any identified natural or heritage area(s) or areas of cultural or spiritual significance;~~
- ~~Necessary sewerage, water supply, stormwater, electricity, solid waste disposal services, and roading will be able to be provided or extended to the land without imposing unaffordable cost to the community;~~
- ~~Development shall be located at convenient distances from community facilities and services~~
- ~~The factors which most strongly influence the sustainability of urban settlements are highlighted in the bullet points of the issue.~~

AMENDMENT 19 [Section 6]

Add a new series of Policies 8.4 as follows:

POLICY 8.4a: Identify land suitable for new urban development and progressively rezone this land to facilitate development.

POLICY 8.4b: Prevent urban development in the rural environment outside of the identified urban growth areas.

POLICY 8.4c: Avoid the cumulative effect that incremental subdivision and consequent fragmented land ownership can have on the ability of the identified urban growth areas to provide for the future supply of land for urban development.

POLICY 8.4d: Manage subdivision and development within the identified urban growth areas by way of a Structure Plan in the District Plan to ensure a structured and integrated pattern of development, with the environmental qualities of the land provided for and sustainably managed.

POLICY 8.4e: Ensure that staging of development in the identified urban growth areas is efficient, consistent with and supported by adequate infrastructure and that development is otherwise deferred until the required upgrading of infrastructure has occurred.

POLICY 8.4f: Allow all permitted rural activities to continue in the identified urban growth areas until urban development occurs.

POLICY 8.4g: Allow new activities and development to connect to existing water and wastewater infrastructure where there is adequate capacity to be shared between existing users and future needs of the development.

POLICY 8.4h: Allotments that are not serviced by an off-site wastewater disposal system are to be of an adequate size to ensure that the proposed land use can operate and maintain appropriate on-site effluent and waste water treatment systems.

POLICY 8.4i: Ensure new activities and development adequately compensate for their impact on existing services, water and wastewater infrastructure through a contribution to ensure service delivery to existing users is not adversely affected.

POLICY 8.4j: Ensure new activities and the development design contributes to the provision and standard of reserves and open space amenity to meet the needs of the community.

POLICY 8.4k: Avoid, remedy or mitigate the adverse effects of new development and activities on the safe and efficient functioning of the existing and future roading networks.

AMENDMENT 20 [Section 6]

Delete the Explanation and Principal Reasons below Objective 8 as follows:

~~The extent of urban zoning shown on the Plan's maps reflects the current, and anticipated foreseeable future size of the settlements. Any proposed extensions to those boundaries would require a careful consideration of the adequacy of provision for environmental and community standards and of the necessity for and appropriateness of extending public services and roads.~~

~~Unconstrained expansion of the urban areas onto surrounding land would not necessarily be consistent with sustainable management of resources particularly where this would adversely affect highly versatile soils or introduce natural hazards or compromise natural features and where there remains excess capacity to absorb development within existing settlements.~~

~~It is important for the Plan to clarify the status of everyday activities which are necessary to sustain the economic and social needs of the communities. The Plan endeavours to do so within the constraints of sustainable management and avoiding, remedying, and mitigating adverse environmental effects.~~

AMENDMENT 21 [Section 6]

Add new Explanation and Principal Reasons below Objective 8 as follows:

The extent of urban zoning on the Plan's maps reflects the current size of the settlements. The policies and methods are designed to facilitate the change of existing rural land to urban use in the identified areas for each settlement. The identified growth areas are based on an evaluation process and community consultation, and they provide greater direction and integrated management of the growth areas to manage the effects from this future development.

A Council led Structure Plan process provides for a comprehensive approach to manage the overall framework for the identified growth areas, in particular, the location of key infrastructure, roads and open space. Subdivision and development are required to be undertaken in accordance with the Structure Plan to ensure efficient use of the land and physical resources. Subdivision and development should be avoided prior to any Structure Plan being adopted to avoid the long term future of the growth areas being compromised. Where upgrading of infrastructure is required to facilitate development, a series of deferrals will enable a stage provision of these services, rather than create a false expectation that all areas will be immediately available for development.

Existing community water and wastewater reticulation services have capacity constraints. As new development connects into the existing reticulation networks, the extra demand cumulatively reduces any surplus capacity, and could result in the inefficient use of this physical resource. Where a system has reached its capacity, or where new infrastructure is required to service the growth areas, it is reasonable for developers to contribute towards the cost of this infrastructure, either directly or through contributions.

Where urban areas have no reticulated servicing infrastructure, the growth areas are to be self-sufficient. At the time of subdivision and development, it is the responsibility of the developer to ensure the activity or development can adequately service the growth areas, such as individual or communal water supplies and wastewater treatment and disposal. It is important these systems are self-sustainable, reliable and do not adversely affect the environment, in particular, waterbodies.

The road network is also an important part of the District's infrastructure. Its carrying capacity and safety can be adversely affected by new activity. Therefore, when new or upgraded roading is required to service the subdivision and development, contributions may also be necessary.

Open space, recreation facilities and the reserves network are currently provided for throughout the District to meet the needs of the community. New development and activities can place increased pressure on these existing facilities when they increase the number of users of this resource. Establishment of new residential areas may require the provision of new neighbourhood reserves to meet the recreational needs of the increase in population in these locations.

The Plan also clarifies the status of everyday activities which are necessary to sustain the economic and social needs of the communities. The Plan endeavours to do so within the constraints of sustainable management and avoiding, remedying, and mitigating adverse environmental effects.

AMENDMENT 22 [Section 6]

Amend Methods for Issue 13 and Objective 8 as follows:

Plan Rules

- ~~Plan maps will define the geographic extent of all urban zones, including urban growth areas. Extensions of urban development beyond these boundaries will be assessed, subject to Plan change or resource consent application, in terms of the Act and Plan objectives and policies.~~
- Plan rules will set minimum standards for connection to and extension of infrastructure services.
- The Plan will require protection from certain levels of natural hazard risk.
- Proposed subdivisions and developments will be assessed in terms of Plan criteria and standards for new services and road connections.
- Proposed new roads will be considered, subject to resource consent applications for subdivision, in terms of the accepted roading hierarchy.
- The use of Structure Plans for urban growth areas to provide a framework for managing subdivision and development. Resource consent applications for subdivision and land use activities would be assessed for accordance with the Structure Plan for the growth area.

- Plan rules to require subdivision and development is undertaken in accordance with Structure Plans for urban growth areas.
- Plan rules for the Residential Zone (Deferred) to manage subdivisions prior to a Structure Plan for an urban growth area being adopted.

It is of considerable public interest that such standards be met consistently within the settlements. Plan rules are seen to be the most effective method of achieving this consistency

- Plan provisions will list permitted activities within each zone of the District - anticipating a broad range of activities which might usually be expected to establish there based on the usual nature of their effect; and permitted activities will be required to meet minimum environmental standards.
- Activities which fail to meet those conditions will be considered as applications for limited discretionary activity consent.
- Activities which do not fall within the description of activities permitted in the zone will be considered as applications for discretionary activity consent.
- The location of necessary public infrastructure will be recognised and provided for in the Plan by way of designations.

A clear statement, in the Plan, of the activities permitted and their performance standards will be important in providing certainty to residents and investors as to the status of any proposal.

Annual Plan/Long Term Council Community Plan

- Council will continue to maintain and develop public infrastructure services, recovering costs from users as appropriate over time.
- Preparation of Structure Plans for the identified growth areas, and adopted through the District Plan Change process.

Council is operator of most public infrastructure services. Council led Structure Plan process would apply a consistent and proactive approach to facilitate subdivision and development in the growth areas. This process would consider a wide range of issues, including the provision of infrastructure/servicing, roading, open space and sites of significance. Landowner and community consultation would be undertaken as part of the preparation of the Structure Plan and during the Plan Change process.

AMENDMENT 23 [Section 6]

Add a new Policy U.11 as follows:

POLICY U.11: Provide for low density residential development in the identified growth areas.

AMENDMENT 24 [Section 6]

Add a new Method for Methods for Issue 14 and Objective 9 as follows:

Plan Rules

The Plan will provide for areas of low density residential development by specifying minimum subdivision standards.

AMENDMENT 25 [Section 14]

Amend Rule 14.4.1 Subdivision of Land as follows:

14.4.1 Subdivision of Land

Controlled Matters

The matters over which Council reserves its control are as follows:

- (i) Those matters specified in Section 20.
- (ii) The degree to which the allotment/s are subject to, or likely to be subject to, material damage by erosion, falling debris, subsidence, slippage, or inundation and seismic events.
- (iii) 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:
 - o The protection of any habitat;
 - o Covenanteeing an area;
 - o Creation of an esplanade strip or reserve;
 - o 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 protection and revegetation of riparian margins of waterways and the access to them.
- (v) The amalgamation of any allotments and/or balance areas with other land owned by the subdivider.
- (vi) If applicable, accordance with the Structure Plan for the area in Schedule 8.

Minimum Allotment Area and Shape

Each allotment shall comply with the following site area and shape factor standards.

There shall be no minimum site area requirements for lots for network utility purposes.

Table 14.1 Standards Applying to Subdivision and Residential Dwelling Units

Type of Allotment, or Subdivision	Pre-Requisite Conditions	Minimum Area Per Allotment/Site	Minimum Shape Factor
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Residential Allotments (other than townhouse or infill subdivision allotments)	Nil	330 square metres provided that the average area of all allotments which are available for residential purposes shall be not less than 600 square metres. In calculating this averaged area, any allotment or balance area having an area larger than 680 square metres shall be counted as having 680 square metres. Averaging applies only to subdivisions creating more than 2 new allotments.	18 metres diameter
Town House Allotments	Nil	250 square metres	10 metres diameter
Residential Infill Allotments	The allotment being subdivided shall be contained in a certificate of title issued before 1.3.91; <u>and</u> Shall have no more than 1200 square metres area and contain no buildings; <u>or</u> Shall have no more than 2025 square metres area and shall contain a residential building or buildings. Subdivisions shall not create more than 3 infill allotments.	330 square metres	13 metres diameter
Shannon Special Residential Zone Thomson Street/ Nathan Terrace	Nil	2000m2	20 metres diameter
<u>Residential Allotments within the Low Density Overlay</u>	Nil	<u>1,000 square metres provided that the average area of all allotments which are available for residential purposes shall be not less than 2,000 square metres. In calculating this averaged area, any allotment or balance area having an area larger than 5000 square metres shall be counted as having 5000 square metres.</u>	<u>18 metres diameter</u>

Water Supply Disposal, and Other Services: All subdivisions shall comply with the requirements as specified set out in Section 20.

Roads and Access: All subdivisions shall comply with the requirements as specified in Section 21.

Structure Plans

Where any land is within a Structure Plan area in Schedule 8, all subdivisions shall be in accordance with the requirements as specified in the Structure Plan.

AMENDMENT 26 [Section 14]

Add to Rule 14.6 Discretionary Activities as follows:

(b) Any subdivision that is not in accordance with the requirements as specified in a Structure Plan in Schedule 8 is a discretionary activity.

AMENDMENT 27

Add a new Section 14A introducing a Residential 1 (Deferred) Zone as follows:

14A.1 RESIDENTIAL 1 (DEFERRED) ZONE

Until such time that deferred status is uplifted, the rules of the Rural zone shall apply within any Residential 1 (Deferred) Zone.

Residential 1 (Deferred) Zone will cease to have effect and the Residential 1 Zone provisions will apply when either of the following occurs:

- A District Plan Change is approved incorporating a Structure Plan for the area; or
- The passing of a Council resolution that there is adequate capacity in a local-authority operated reticulated infrastructure to service the particular area of land subject to the Residential 1 (Deferred) Zone.

AMENDMENT 28 [Section 15]

Amend Rule 15.4.1 Subdivision of Land as follows:

15.4.1 Subdivision of Land

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. Refer to Sections 20 and 21.

- (iv) The degree to which the allotment/s are subject to, or likely to be subject to, material damage by erosion, falling debris, subsidence, slippage, or inundation and seismic events.
- (v) 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:
 - o The protection of any habitat;
 - o Covenanteeing an area;
 - o Creation of an esplanade strip or reserve;
 - o 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 protection and revegetation of riparian margins of waterways and the access to them.
- (v) The creation of allotments of a size and shape that allows for a range of activities
- (vi) The amalgamation of any allotments and/or balance areas with other land owned by the subdivider.
- (vii) If applicable, accordance with the Structure Plan for the area in Schedule 8.

Minimum Allotment Area

Each allotment shall comply with the following site area standards.

There shall be no minimum site area requirement for lots for network utility purposes.

Residential 2 Zone

Minimum site area where reticulated sewerage disposal is available (Waitarere Beach, Mangaore and Tokomaru)	800 m ²
<u>Low Density Area minimum site area where reticulated sewerage disposal is available (Waitarere Beach)</u>	<u>1,000 m²</u>
	<u>Minimum average site area of 2,000 m².</u>
Minimum site area where reticulated sewerage disposal is not available (Hokio Beach and Waikawa Beach)	800 m ²
<u>Low Density Area minimum site area where reticulated sewerage disposal is not available (Hokio Beach)</u>	<u>1,000 m²</u>
	<u>Minimum average site area of 2,000 m².</u>

Residential 3 Zone

Minimum site area where reticulated sewerage disposal is not available 2000 m²

(Ohau West, Manakau, Waikawa Beach Road at State Highway 1 and Shannon at Thompson Street/Nathan Terrace)

Residential 4 Zone

Minimum site area where reticulated sewerage disposal is not available 8000 m²

(Ohau East)

Note: In calculating the minimum average site area, any allotment or balance area having an area larger than 5000m² shall be counted as having 5000m².

Minimum Allotment Shape:

Each allotment shall be capable of containing a circle of 18 metres diameter.

Structure Plans

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

AMENDMENT 29 [Section 15]

Add to Rule 15.6 Discretionary Activities as follows:

(b) Any subdivision that is not in accordance with the requirements as specified in a Structure Plan is a discretionary activity.

AMENDMENT 30

Add a new Section 15A introducing a Residential 2, 3 and 4 (Deferred) Zones as follows:

15A.1 RESIDENTIAL 2, 3 and 4 (DEFERRED) ZONES

Until such time that deferred status is uplifted, the rules of the Rural zone shall apply within any Residential 2, 3 and 4 (Deferred) Zones.

Residential 2, 3 and 4 (Deferred) Zones will cease to have effect and the Residential 2, 3 and 4 Zone provisions will apply when either of the following occurs:

- A District Plan Change is approved incorporating a Structure Plan for the area; or
- The passing of a Council resolution that there is adequate capacity in a local-authority operated reticulated infrastructure to service the particular area of land subject to the Residential 2, 3 and 4 (Deferred) Zones.

AMENDMENT 31 [Planning Maps]

Rezone identified areas to "Residential 1", "Residential 2", "Residential 3", "Residential 1 (Deferred)", "Residential 2 (Deferred)" and "Residential 3 (Deferred)", and identify areas as "Low Density" as shown on the Maps in Appendix 2 for the following areas:

Map A: Foxton Beach

Map E: Levin North

Map G: Waitarere Beach

Map H: Hokio Beach

Map I: Ohau

AMENDMENT 32 [Appendices]

Add Structure Plans as Schedule 8 of the District Plan as detailed in Appendix 3 for the following areas.

Structure Plan 1: Palmer Road, Edinburgh Terrace and Taylor Street, Foxton Beach

Structure Plan 2: Donnelly Road, Hetta Street and Norbiton Road, Foxton

Structure Plan 3: Makerua Street and Matipo Street, Tokomaru

Structure Plan 4: Stafford Street/East Road, Shannon

Structure Plan 5: Fairfield Road and Roslyn Road, Levin

Structure Plan 6: Kawi Road, Claremont Rise, Gordon Place, Levin

Structure Plan 7: Waitarere Beach Road and Kahukura Avenue, Waitarere Beach

Structure Plan 8: Muhunua West Road, Ohau

Structure Plan 9: Muhunua East Road, Ohau

Structure Plan 10: Drake Street and Arthur Street, Waikawa Beach

Structure Plan 11: Sarah Street and Strathnaver Drive, Waikawa Beach

Structure Plan 12: Honi Taipui Street, Manakau

AMENDMENT 33 [Section 24]

Add to the new Section 24A Assessment Criteria for applications in areas with Structure Plans and in the Residential 1 (Deferred), Residential 2 (Deferred), Residential 3 (Deferred) and Residential 4 (Deferred) Zones.

24A.1.5 Structure Plans and Residential 1 (Deferred), Residential 2 (Deferred), Residential 3 (Deferred) and Residential 4 (Deferred) Zones Criteria

- (a) The extent to which the subdivision is in accordance with the Structure Plan for the area.
- (b) Whether the subdivision can be effective and efficiently serviced by reticulated infrastructure. If not reticulated infrastructure is available or proposed, that the subdivision provides suitable on-site servicing which do not adversely affect the environment.
- (c) The extent to which the subdivision provides a safe and efficient transportation network, and the ability to provide access to each lot.

- (d) The extent to which the subdivision is compatible and connects with the surrounding environment.
- (e) The effects on sites of significance, including natural, cultural and historic values.
- (f) The extent of open space networks within the subdivision and linkages with adjoining areas to provide for recreational opportunities and landscaped areas.

AMENDMENT 34

Add a new Section 6B introducing a Greenbelt Residential (Deferred) Zone as follows:

6B.1 GREENBELT RESIDENTIAL (DEFERRED) ZONE

Until such time that deferred status is uplifted, the rules of the Rural Zone shall apply within any Greenbelt Residential (Deferred) Zone.

Greenbelt Residential (Deferred) Zone will cease to have effect and the Greenbelt Residential Zone provisions will apply when either of the following occurs:

- A District Plan Change is approved incorporating a Structure Plan for the area; or
- The passing of a Council resolution that there is adequate capacity in a local-authority operated reticulated infrastructure to service the particular area of land subject to the Greenbelt Residential (Deferred) Zone.

AMENDMENT 35

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 36

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.

APPENDIX 1: GREENBELT RESIDENTIAL DESIGN GUIDE

APPENDIX 2: PLANNING MAP AMENDMENTS – REZONING

APPENDIX 3: STRUCTURE PLANS