

# Introduction to the District Plan Rules for Subdivisions and Land Use

## Purpose:

This sheet is a quick guide on how to find the rules around subdivisions and land use activities in the Horowhenua District Plan.

- All subdivision require a Resource Consent – check the rules to see what is required (eg Lot sizes etc.)
- Land use activities – check the rules to see what is required (eg. Set back from boundaries etc)

## Activity Status:

- Permitted activities are allowed. If you meet the rules no resource consent is required.
- Controlled activities, Restricted Discretionary activities and Discretionary activities require a resource consent.

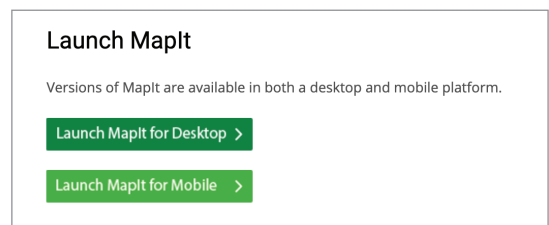
## Guidance Steps:

1. Head to Council's website -  [horowhenua.govt.nz](http://horowhenua.govt.nz)

2. In the search bar type 'Online Maps'



3. Launch MapIt



4. Search for the property



(Top Left)

5. Click the Planning tab



(Top Right)

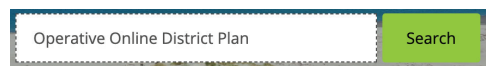
6. Double click on the site and click the Planning Info tab

Rates Info		Planning Info
Planning Information		
Category		Value(s)
Zoning		RESIDENTIAL
District Plan Overlay(s)		NONE
Designation(s)		NONE
Horizons Flood Control Designation(s)		NONE
Versatile Land (LUC Class I and II Soil)		NO
Landscape Domain(s)		LEVIN KOPUTAROA
Outstanding Natural Features and Landscapes		NONE
Historic Heritage Building, Structure or Site		NONE
Notable Tree(s)		NONE

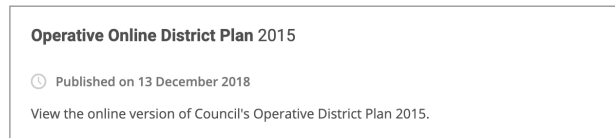
7. Head back to Council's website -  [horowhenua.govt.nz](http://horowhenua.govt.nz)

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8. In the search bar type  
'Operative Online District Plan'



9. Select 'Operative Online District Plan 2015'

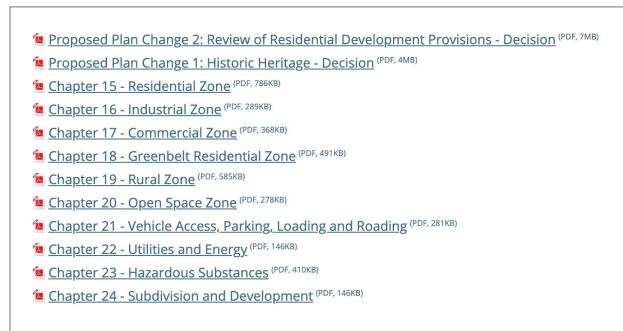


10. Then click Part C – Rules

• [Part C - Rules](#)

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11. Choose the zoning that relates to the property you are looking at.



12. If you need resource consent, see Part E - Chapter 28 of the District Plan for the information you'll need for your application.

## Do I need Resource Consent?

The following steps will help you to determine whether an activity is permitted or whether you need resource consent.

### Step 1

Check the Planning Maps to determine the Zone where your site is located.

Is it the Rural Residential, Greenbelt Residential, Commercial, Industrial or Open Space Zone?



### Step 2

Check the Planning Maps to determine whether any Overlay Areas or other special features are located on the property.

Use the Key of the Planning Maps to identify all other annotations, Character Areas, Hazard Areas and any other details that relate to the site. This may include road hierarchy, natural hazards, designations, heritage sites and air noise boundaries.



### Step 3

See the "Rules" Chapter for the relevant Zone. Determine what status your activity has under the Zone Rules (eg permitted, controlled, restricted discretionary, non complying). Check whether your activity complies with all the relevant conditions. If your activity is a 'permitted' activity and complies with all the permitted activity conditions, you don't need a resource consent. All other activities require resource consent.



### Step 4

If you need resource consent, see Part E - Chapter 28 of the District Plan for the information you'll need for your application.