

Horowhenua District Plan

Proposed Plan Variation 1

Miscellaneous Matters (including Land Rezoning) and Update and Alignment of Greenbelt Residential Zone

Plan Text Amendments

August 2014



Proposed Plan Variation 1: Miscellaneous Matters (including Land Rezoning) and Update and Alignment of Greenbelt Residential Zone

Plan Text Amendments

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

AMENDMENT 1 Chapter 18: Greenbelt Residential Zone

Amend Chapter 18: Greenbelt Residential Zone Rules as detailed in Appendix 1 to update and align the rules with those in the Proposed District Plan.

AMENDMENT 2 Rule 19.1 – Rural Zone Permitted Activities

Insert the following new clauses to clarify residential activities and accessory buildings are permitted activities:

(x) Residential Activities

(y) Accessory Buildings

AMENDMENT 3: Rule 19.1 – Rural Zone Permitted Activities

As consequential amendments to Amendment 2, relocate the standards for the number of permitted dwellings and family flats from the list of Permitted Activities to the Conditions for Permitted Activity in Rule 19.6. Also, consequentially amend Rule 19.6.1 to clarify the application of this rule relating to maximum floor area of family flat as follows:

19.1 Permitted Activities

...

- ~~(b) One residential dwelling unit and one family flat per site on sites up to 40 hectares.~~
- ~~(c) Two residential dwelling units and one family flat per site on sites between 40 hectares up to 100 hectares.~~
- ~~(d) Three residential dwelling units and one family flat per site on sites 100 hectares and over.~~

19.6 Conditions for Permitted Activities

19.6.1 Number of Residential Dwelling Units and Family Flats

- (a) One residential dwelling unit and one family flat per site on sites up to 40 hectares.
- (b) Two residential dwelling units and one family flat per site on sites between 40 hectares up to 100 hectares.
- (c) Three residential dwelling units and one family flat per site on sites 100 hectares and over.

19.6.1-19.6.2 Family Flats Maximum Floor Area

- (a) Each family flat shall have a maximum gross floor area of up to 70m² in maximum gross floor area plus a covered verandah up to 10m² per site.

Except on sites of 5,000m² or less, where each family flat should have a the maximum gross floor area up to 50m² plus a covered verandah up to 10m² per site

AMENDMENT 4 Rule 19.3.7(b): Rural Zone – Restricted Discretionary Activity:
Subdivision and Buildings in Individual Landscape Domains

Insert the following clauses to improve the cross-referencing in the Plan and avoid potential confusion regarding rules applying to the Muhunoa West Forest Park Overlay, Waikawa Beach – Strathnaver Coastal Natural Character Area Overlay and the Coastal Natural Character and Hazard Overlay Area.

- (b) Buildings within those parts of the Coastal Environment and Coastal Lakes Landscape Domains that are not Outstanding Natural Features and Landscapes except for:
- (i) Buildings, additions and alterations that do not exceed 5m in height.
 - (ii) Buildings, additions and alterations that do not exceed 5m in height and are on a dune or part of a dune that is no greater than 10m from toe to summit.
 - (iii) Primary production buildings.
 - (iv) Buildings for temporary activities.
 - (v) Buildings in the Muhunoa West Forest Park Overlay (Refer Rule 19.1(aa)).
 - (vi) Buildings and structures within the Waikawa Beach - Strathnaver Coastal Natural Character Area Overlay (Refer Rule 19.3.9).
 - (vii) Buildings and structures within the Coastal Natural Character and Hazard Overlay Area (Refer Rule 19.4.7)

AMENDMENT 5 Rule 19.4.8(iv): Rural Zone – Discretionary Activity: Flood Hazard Overlay Area (excluding Moutoa Floodway)

Amend clause (iv) to clarify that the hazardous substances listed in Rule 23.1 Exemptions do not apply in the Flood Hazard Overlay Area.

(iv) Any activity involving the storage or disposal of hazardous substances excluding those activities listed in Rule 23.1 Exemptions.

AMENDMENT 6 Rule 19.6.16 Note: Rural Zone – Permitted Activity Condition: Wastes Disposal

Amend the Note for Rule 19.6.16 to clarify this rule does not apply to different types of effluent and sewerage treatment and disposal:

Note: This rule does not relate to For-farm and other effluent and other sewerage treatment and disposal systems. For these resource consent may be required from Horizons Regional Council.

AMENDMENT 7 Rule 19.7.2 Note: Rural Zone – Matters of Control and Conditions for Controlled Activities: Subdivision Conditions applying to all Rural Landscape Domains

Amend the Note for Rule 19.7.2 as follows to remove a requirement on separation distances to align with changes to the Horizons Regional Council One Plan:

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

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

(i) ...

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

- (i) Minimum area of 400m²;
- (ii) Separate minimum reserve area of 200m² on the same lot for future use;
- ~~(iii) 20 metres separation distance between any neighbouring disposal fields;~~
- (iv) Setback of 1.5 metres from any boundary;
- (v) Setback of 20 metres from any river, lake, natural wetland or artificial water course or coastal marine area;
- (vi) No part of the area shall have a gradient over 18 degrees (3 horizontal – 1 vertical);

...

AMENDMENT 8 Table 21-3 Accessway Dimensions: Vehicle Access, Parking, Loading & Rooding – Conditions for Vehicle Access, Parking, Loading and Rooding

Amend Table 21-3 as follows to simplify the accessway standards for the Greenbelt Residential Zone:

Plan Zone	Number of Allotments/Site Served	Required Minimum Legal Width	Required Minimum Formation	Maximum Permitted Length
Rural	Up to 2	6m	2.5m formed and metalled to an all-weather standard	3km
	more than 2	8-10m	5m formed and metalled to an all-weather standard	3km
Residential	<u>1</u>	<u>3m</u>	<u>2.5m formed and sealed to an all-weather standard</u>	<u>50m</u>
	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
Greenbelt Residential (including Waitarere Rise Overlay)	<u>1</u>	<u>3m</u>	<u>2.5m formed and metalled to an all-weather standard</u>	<u>50m</u>
	Up to 3	6m	4m formed and metalled to an all-weather standard	150m

Plan Zone	Number of Allotments/Site Served	Required Minimum Legal Width	Required Minimum Formation	Maximum Permitted Length
<u>and Foxton Beach North Overlay)</u>	4 or more	8m	5m formed and metalled to an all-weather standard	150m
Greenbelt Residential Waitarere Rise Overlay	4	3m	2.5 formed and metalled to an all-weather standard	150m
	Up to 3	6m	4m formed and metalled to an all-weather standard	150m
	4 or more	8m	5m formed and metalled to an all-weather standard	150m
Greenbelt Residential (Foxton Beach North Overlay)	Up to 3	6m	4m formed and metalled to an all-weather standard	150m
	4 or more	8m	5m formed and metalled to an all-weather standard	150m
Residential and Greenbelt Residential (excluding Greenbelt Residential Waitarere Rise Overlay and Greenbelt Residential (Foxton Beach North Overlay))	4	3m	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
Commercial	3 or less	4.5m	4.5m formed and sealed to an all-weather standard	50m
	4 or more	7m	6m formed and sealed to an all-weather standard	100m
Industrial	1 or more	6m	5m formed and sealed to an all-weather standard where 2 or more allotments are served by the access	100m

AMENDMENT 9 Table 21-4 Vehicle Parking Space Ratios: Vehicle Access, Parking, Loading & Roading – Conditions for Vehicle Access, Parking, Loading and Roading

Amend Table 21-4 as follows to clarify no parking standards apply to the Pedestrian Overlay Area for retail activities:

Activity	Number of Spaces Required
Retail Activities and Retail Shops	1 per 20m ² gross floor area (only applies in the Commercial Zone <u>outside of the Pedestrian Overlay Area</u>).

AMENDMENT 10 Home Occupation Definition: Section 26 - General Provisions: Definitions

Amend part (b) of the definition of 'home occupation' as follows to clarify the intent of this definition:

(b) is undertaken or operated by a member of the household residing on the property ~~on or~~ in which the home occupation occurs and can include one ~~(4)~~ other person (full time equivalent) who resides off the property and but is employed ~~in~~for the activity.

AMENDMENT 11 Network Utilities Definition: Section 26 - General Provisions: Definitions

Amend part (h) of the definition of 'network utility' as follows to clarify its application to water supply, sewerage and drainage systems:

(h) water supply, drainage and sewerage systems, pipe, including any pipes that collect, drain, dispose and for conveyance or drainage of water, stormwater, or sewage and/or other wastes or natural gas;

AMENDMENT 12 Building Coverage Definition: Section 26 - General Provisions: Definitions

Amend definition of 'building coverage' as follows:

Building Coverage (or Site Coverage) means the portion of the net site area, when viewed in plan, which is covered by buildings excluding roof overhangs or eaves having a width of 1 metre or less, expressed as a percentage.

AMENDMENT 13 Earthworks Definition: Section 26 - General Provisions: Definitions

Amend definition of 'earthworks' as follows:

"Earthworks means any alteration to the existing natural ground level including re-shaping, re-contouring, excavation, backfilling, compaction, stripping or vegetation and top soil and depositing of clean fill. In particular, earthworks does not include:

- a. Aggregate Extraction;
- b. activities such as cultivation and harvesting of crops, planting trees, removal of trees and horticultural root ripping, where these activities do not reshape or recontour the land;
- c. digging post holes;

d. drilling bores, digging offal pits, and burials of dead stock and plant waste and installation of services except for the application of Rules 18.6.32(b) and 19.6.14(b) National Grid Corridor."

AMENDMENT 14 Gladstone Green Structure Plan: Schedule 8 – Structure Plan

Amend Schedule 8 by inserting the Gladstone Green Structure Plan in Appendix 2 to give this Structure Plan statutory weight.

AMENDMENT 15 Documents Incorporated by Reference: Subdivision and Development Principles and Requirements document

Amend all references within the District Plan as follows to refer to the latest version of this document:

Subdivision and Development Principles and Requirements (Version: ~~November 2012~~July 2014)

AMENDMENT 16 Chapter 17: Commercial Zone

Amend Chapter 17: Commercial Zone to clarify the requirements relating to road boundaries (e.g. setbacks, frontage) do not apply to service lanes as detailed below.

17.6.2 Building Frontage and Size

- (a) Within the Pedestrian Overlay Areas in Levin, Foxton and Shannon, the following conditions apply:
- (i) All buildings shall be built to the front road boundary of the site.
 - (ii) ...
 - (v) Within the Pedestrian Area Overlay in Levin, all building frontages shall have a minimum height of 6 metres.
 - (vi) The above standards (i) – (v) do not apply to service lane frontages.
- (b) In Levin, outside the Pedestrian Overlay Area, the following conditions apply:
- (i) Minimum building setback....
 - (iv) The above standards (i) – (iii) do not apply to service lane frontages.
- (c) In Foxton, outside the Pedestrian Overlay Area, the following conditions apply:
- (i) No minimum building setback....
 - (iv) The above standards (i) – (v) do not apply to service lane frontages.

17.6.3 Verandahs

- (a) Any parts of a building fronting a street or other public space, excluding service lanes, shall have a verandah. The verandah shall comply with the following conditions:
- (i) A minimum clearance...
- (b) Or where a building is setback from the front boundary, a canopy of at least 2 metres in depth shall be provided over the full width of the main entrance to the building. This standard does not apply to buildings setback from service lanes.

AMENDMENT 17 Chapter 17: Commercial Zone

Amend Chapter 17: Commercial Zone to insert the following section to create a Commercial (Deferred) Zone. :

17.9 COMMERCIAL (DEFERRED) ZONE

Areas of Commercial (Deferred) Zone are identified on the Planning Maps.

Until such time that deferred status is uplifted, the rules of the Open Space Zone shall apply within any area identified as Commercial (Deferred) Zone.

Commercial (Deferred) Zone will cease to have effect and the Commercial Zone provisions will apply by the passing of a Council resolution that there is adequate demand for commercial land and adequate capacity in a local-authority operated reticulated infrastructure to service the particular area of land subject to the Commercial (Deferred) Zone.

AMENDMENT 18 Planning Maps – Foxton Beach
Amend the following Planning Map as shown in Appendix 3

Planning Maps 12 and 13: Seabury Avenue, Hall Place, Dawick Street, Foxton Beach – Rezone one area from Open Space to Commercial Deferred and a second area from Open Space to Road.

AMENDMENT 19 Planning Maps – Foxton
Amend the following Planning Map as shown in Appendix 3

Planning Map 15A: Main Street, Foxton – Rezone area from Residential to Open Space

AMENDMENT 20 Planning Maps – Levin
Amend the following Planning Map as shown in Appendix 3

Planning Map 26: Hamaria Road, Levin – Rezone area from Industrial to Rural

AMENDMENT 21 Planning Maps – Levin
Amend the following Planning Map as shown in Appendix 3

Planning Map 28: MacArthur Street, Levin – Rezone area from Open Space to Residential

AMENDMENT 22 Planning Maps – Levin
Amend the following Planning Map as shown in Appendix 3

Planning Map 28A: North Service Lane, Levin – Rezoned area from Rural to Road

AMENDMENT 23 Planning Maps – Waikawa Beach
Amend the following Planning Map as shown in Appendix 3

Planning Map 36: Waikawa Beach: Rezone area from Open Space to Rural

18. GREENBELT RESIDENTIAL ZONE

18.1 PERMITTED ACTIVITIES

The following activities are permitted activities in the Greenbelt Residential Zone provided activities comply with all relevant conditions in Rule 18.6 and Chapters 21, 22, 23 and 24.

- (a) Residential activities.
- (b) Primary production activities.
- (c) Accessory buildings.
- (d) Relocated buildings up to and including 40m² in gross floor area.
- (e) Visitor accommodation for up to four people per site within any residential dwelling unit and/or family flat.
- (f) Home occupations.
- (g) Open space.
- (h) The construction, alteration of, and addition to, and demolition of buildings and structures for any permitted activity.
- (i) Use of, and internal alterations to, existing community facilities (including education facilities and grounds) for community activities including services having a social, community, ceremonial, cultural, educational, recreational, worship, or spiritual purpose.
- (j) The following network utilities and energy activities:
 - (i) The construction, operation, maintenance and upgrading of network utilities.
 - (ii) Domestic scale renewable energy devices.
- (k) The following types of signs:
 - (i) Advertising signs located on the site to which the activity relates, including public facility or information signs identifying a building, property or business.
 - (ii) Official Signs.
 - (iii) Temporary Signs.
 - (iv) Signs advertising sale or auction of land or premises.
 - (v) Health and safety signs.
- (l) Within the Flood Hazard Overlay Areas only, the following activities:

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- (i) Primary production activities.
- (ii) Soil conservation, erosion protection, river control or flood protection works undertaken by, or on behalf of, Horizons Regional Council.
- (iii) Maintenance or minor upgrading of existing network utilities.
- (iv) Installation of underground network utilities.
- (v) New above ground line including support poles.
- (vi) New network utility masts.
- (vii) New network utility cabinets/buildings.

Notes:

- For the definitions of 'maintenance' and 'minor upgrading' refer to Rules 22.1.10(a) and (c) in relation to existing network utilities.
 - Refer to rules in Horizons Regional Council's Proposed One Plan relating to activities in the bed of lakes and rivers, for land adjacent to rivers, all land use activities in the coastal marine area, coastal foredunes, areas with flood control and drainage schemes, and erosion protection works that cross or adjoin mean high water springs.
- (m) Soil conservation, erosion protection, river control or flood protection works undertaken by, or on behalf of Horizons Regional Council.
 - (n) Where a building or structure is listed in Schedule 2 – Historic Heritage, the following are permitted activities:
 - (i) The maintenance, redecoration and repair of the interior and exterior of a Group 1 or 2 building or structure.
 - (ii) Internal alteration of a Group 2 building.
 - (o) Where a site is listed in Schedule 2 – Historic Heritage, the following are permitted activities:
 - (i) Maintenance and repair of existing lawns, gardens, structures (including fences), buildings and signage on any site.
 - (ii) Removal of vegetation on any site.
 - (p) Where a tree is listed in Schedule 3 – Notable Trees the following are permitted activities:
 - (i) The removal or partial removal of a Notable Tree.
 - (ii) Any activities within the drip line of a Notable Tree.
 - (iii) Any trimming and maintenance of a Notable Tree.

Note: The above activities must comply with all Conditions for Permitted Activities specified in Rule 18.6.27.

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- (q) Temporary activities.
- (r) Temporary military training activities.
- (s) Earthworks (refer to Rule 18.4(j)(v) Earthworks within the heritage setting of a Group 1 or 2 building or structure and Rule 18.4(k)(ii) Earthworks within a site that is listed in Schedule 2 – Historic Heritage)

National Environmental Standards:

- For any activities on contaminated or potentially contaminated land, refer to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011.
- For any Telecommunication or Radiocommunication facilities / activities that are located within a legal road reserve, refer to the Resource Management (National Environmental Standard for Telecommunications Facilities) Regulations 2008.
- For any activities involving the operation, maintenance, upgrading, relocation, or removal of an existing transmission line that is part of the national grid, as defined in the regulation, refer to the National Environmental Standards for Electricity Transmission Activities Regulations 2009. The regulations contain a separate code of rules for those activities listed. Except as provided for by the regulation, no rules in this District Plan apply to such activities.

18.2 **CONTROLLED ACTIVITIES**

The following activities shall be controlled activities in the Greenbelt Residential Zone provided activities comply with all relevant conditions in Rule 18.7 and Chapters 21, 22, 23 and 24. Refer to Rule 18.7 for matters of control and conditions.

- (a) Any subdivision of land (Refer Rule 18.7.1).
Except
Subdivision in the Greenbelt Residential Zone (Foxton Beach North Overlay), other than subdivision activities provided in Rule 18.2(b) below.
- (b) Within the Greenbelt Residential Zone (Foxton Beach North Overlay), the following subdivision activities:
 - (i) Any boundary adjustment; and
 - (ii) The creation of an allotment that is for the exclusive use of a network utility.
- (c) Any boundary adjustment subdivision within Flood Hazard Overlay Areas (Refer Rule 18.7.2)
- (d) Road-side sales activities on roads other than State Highways (Refer Rule 18.7.3).
- (e) The placement of any relocated building and/or accessory building (Refer Rule 18.7.4).

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Except

Any relocated buildings up to and including 40m² in gross floor area.

- (f) Earthquake strengthening of any Group 2 building listed in Schedule 2 - Historic Heritage (Refer Rule 18.7.5).
 - (g) Any temporary filming activity that exceeds the duration standard set out in Rule 18.6.29(b)(i). (Refer Rule 18.7.6).
 - (h) Any temporary military training activity that does not comply with the permitted activity conditions in Rule 18.6.30. (Refer Rule 18.7.7).
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18.3 RESTRICTED DISCRETIONARY ACTIVITIES

The following activities shall be restricted discretionary activities in the Greenbelt Residential Zone provided activities comply with all relevant conditions in Rule 18.8. Refer to Rule 18.8 for matters of discretion and conditions.

- (a) Any permitted activity which does not comply with any conditions in Rule 18.6 and Chapters 21, 22, 23 and 24. (Refer Rule 18.8.1)
- (b) Any controlled activity which does not comply with any conditions in Rule 18.7. (Refer 18.8.2)
- (c) Within Flood Hazard Overlay Areas any permitted activities that do not comply with the permitted activity conditions in Rule 18.6.13. (Refer Rule 18.8.6)
- (d) Earthquake strengthening of any Group 1 building listed in Schedule 2 - Historic Heritage. (Refer Rule 18.8.7)
- (e) Any signs attached to, or within the heritage setting of, a building, structure or site listed in Schedule 2 – Historic Heritage that do not comply with the relevant permitted activity conditions. (Refer Rule 18.8.8)
- (f) Remote advertising signs. (Refer Rule 18.8.9)
- (g) Community Entrance signs. (Refer Rule 18.8.9)
- (h) Any subdivision within 32 metres of the centre line of High Voltage Transmission Lines provided the standards for Controlled Activities in Rules 18.7.1 are met (Refer to 18.8.11).
- (i) Within the Greenbelt Residential Waitarere Rise Overlay, any subdivision that does not comply with the minimum shape factor standard in Table 18-4, Rule 18.7.1(b)(i). (Refer to Rule 18.8.12)
- (j) Within the Greenbelt Residential Zone (Foxton Beach North Overlay), any subdivision that complies with the conditions set out in Rule 18.8.13(b)(i). (Refer to Rule 18.8.13)

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Note: Refer to Chapter 25 for Assessment Criteria as a guide for preparing an assessment of environmental effects to accompany a resource consent application for any of the above activities.

18.4 **DISCRETIONARY ACTIVITIES**

The following activities are discretionary activities in the Greenbelt Residential Zone:

- (a) Any activity that is not a permitted, controlled, restricted discretionary or a non-complying activity.
- (b) Two or more residential dwelling units/family flats per site.
- (c) Any subdivision that is not in accordance with the requirements as specified in a Structure Plan in Schedule 8.
- (d) Intensive farming.
- (e) Any subdivision that does not comply with the conditions for Controlled Activities in Rule 18.7.1(b)

Except

- (i) Subdivision in the Greenbelt Residential Waitarere Rise Overlay that is a Restricted Discretionary Activity in Rule 18.3(i) and complies with Rule 18.7.1(b)(i) or is a Non-complying Activity in Rule 18.5(b); and
- (ii) Subdivision in the Greenbelt Residential (Foxton Beach North Overlay) that is a Restricted Discretionary Activity in Rule 18.3(i) and complies with Rule 18.8.13(b)(i) or is a Non-complying Activity in Rule 18.5(e).
- (f) Community Entrance signs that do not comply with the restricted discretionary activity conditions in Rule 18.8.9(b).
- (g) New community facilities or external additions and alterations to existing community facilities (including education facilities and grounds) for community activities including services having a social, community, ceremonial, cultural, educational, recreational, worship, or spiritual purpose.
- (h) Lines and support structures (including towers, masts and poles) for conveying electricity at a voltage exceeding 110kV.
- (i) Any activities within the Flood Hazard Overlay Areas that are not listed as a permitted or restricted discretionary activities, including but not limited to the following:
 - (i) Any erection, placement, alteration of, or addition to, any habitable building or structure.
 - (ii) Any new network utilities (except installation of underground network utilities, above ground lines, network utility masts, and network utility cabinets/buildings which are a permitted activity under Rule 18.1(j)).

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- (iii) Any subdivision of land (except for boundary adjustments which are a controlled activity under Rule 18.2(c)).
- (iv) Any activity involving storage of hazardous substances.
- (v) Visitor accommodation.
- (j) Where a building or structure is listed in Schedule 2 – Historic Heritage the following are discretionary activities:
 - (i) Alteration to, or relocation of, a Group 1 or 2 building or structure.
 - (ii) Demolition of a Group 2 building or structure.
 - (iii) Subdivision within the heritage setting of a Group 1 or 2 building or structure.
 - (iv) New building or additions to an unlisted building located within the heritage setting of a Group 1 or 2 building or structure.
 - (v) Earthworks within the heritage setting of a Group 1 or 2 building or structure.
- (k) Where a site is listed in Schedule 2 – Historic Heritage, the following are discretionary activities:
 - (i) New building or the extension of the footprint of an existing building or structure on a site.
 - (ii) Earthworks.
 - (iii) Subdivision of land.
- (l) Any permitted work to a listed tree in Schedule 3 - Notable Trees, or any activity within the drip line of a listed Notable Tree, that does not comply with the permitted activity conditions in Rule 18.6.27.

18.5 NON-COMPLYING ACTIVITIES

The following shall be non-complying activities in the Greenbelt Residential Zone:

- (a) Any activity within the National Grid Corridor that does not comply with the permitted activity conditions in Rule 18.6.32.
- (b) Within the Greenbelt Residential Waitarere Rise Overlay:
 - (i) Any subdivision that does not comply with the controlled activity conditions in Rule 18.7.1(b); or
 - (ii) Any subdivision that does not comply with the conditions for restricted discretionary activity conditions in Rule 18.8.12(a).
- (c) Within the Greenbelt Residential Zone (Foxton Beach North Overlay), any building or structure within the 'buffer area' shown on the Site Plan contained in Schedule 14.

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- (d) Within the Greenbelt Residential (Foxton Beach North Overlay) Zone, any dwelling, building or structure in any area set aside as open space as a result of a condition on a resource consent granted after 1 June 2012.

Except:

- (i) Any weir, outlet structure, fence, walkway or pedestrian bridge; or
- (ii) Where any proposed dwelling, building or structure was approved by the Council within the decision to grant the consent that required the area to be set aside as open space.

- (e) Within the Greenbelt Residential Zone (Foxton Beach North Overlay), any subdivision of an allotment, including a balance lot, that was created pursuant to a consent granted under Rule 18.3(i) or 18.4(e).

Except:

- (i) Any boundary adjustment subdivision where no additional lots are created;
- (ii) Any subdivision for the sole purpose of creating an allotment exclusively for a network utility;
- (iii) Any subdivision of a balance lot to implement a further stage of development shown on a comprehensive development plan previously submitted to Council with a successful application for consent under Rule 18.3(i) or Rule 18.4(e).

- (f) Demolition or destruction of a Group 1 building, structure or a site listed in Schedule 2 - Historic Heritage.
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18.6 CONDITIONS FOR PERMITTED ACTIVITIES

The following conditions shall apply to all permitted activities:

18.6.1 Number of Residential Dwelling Units and Family Flats

- (a) One residential dwelling unit per site.
- (b) One family flat up to 50m² in maximum gross floor area plus a covered verandah up to 10m² per site.

18.6.2 Maximum Building Height

- (a) No part of any building shall exceed a height of 8.5 metres.

Except

No part of any accessory building or family flat shall exceed 6 metres in height.

18.6.3 Daylight Setback Envelope

- (a) 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

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metres above the ground level at the boundary and inclined at an angle of 45 degrees (1:1 slope) inwards from that point.

18.6.4 **Building Setbacks From Boundaries and Separation Distances**

- (a) No building shall be located closer than 9 metres from any road boundary or private road/accessway boundary.

Except

Within the Greenbelt Residential (Foxton Beach North Overlay) Zone, the building setback shall be 5 metres.

- (b) No building shall be located closer than 3 metres from any other site boundary;
- (c) No building shall be located closer than 15 metres from any State Highway boundary;
- (d) No building shall be located closer than 15 metres from any bank or stream edge;
- (e) No building shall be located closer than 20 metres from the bed of any water body listed in Schedule 12 - Priority Water Bodies.
- (f) No dwelling shall be located closer than 15 metres from any Rural Zone boundary.
- (g) No dwelling shall be located closer than 15 metres from any railway boundary;

18.6.5 **Separation Distance Between Detached Residential Dwelling Units**

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

18.6.6 **Maximum Building Coverage**

- (a) The proportion of any net site area covered by buildings shall not exceed 35%.

Except:

There shall be no building coverage requirements for network utilities on sites less than 200m².

18.6.7 **Fencing**

- (a) The maximum height of a fence on a boundary shall not exceed 2 metres.

18.6.8 **Home Occupations**

- (a) Home occupations shall not exceed 50m² in total gross floor area dedicated to this activity.

18.6.9 **Noise**

- (a) Noise from any activity shall not exceed the following limits when measured at, or

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within, any point within any other site:

- (i) On Any Day -
 - 7.00am – 7.00pm: 55dB L_{Aeq} (15 mins)
 - 7.00pm – 10.00pm: 50dB L_{Aeq} (15mins)
 - 10.00pm – 7.00am: 40dB L_{Aeq} (15mins)
 - 10.00pm - 7.00am: 65dB L_{max}
- (b) Sound levels shall be measured and assessed in accordance with the provisions of NZS 6801:2008 Acoustics - Measurement of environmental sound and assessed in accordance with the provisions of NZS 6802:2008 Acoustics - Environmental noise.
- (c) Construction, maintenance and demolition work shall be measured, assessed, managed and controlled in accordance with the provisions of NZS 6803:1999 Acoustics - Construction noise.
- (d) The noise limits in 18.6.9(a) and (b) shall not apply to the following activities:
 - (i) Fire and civil emergency sirens.
 - (ii) Construction, maintenance and demolition work.
 - (iii) The operation of the Main North Island Trunk Railway.
 - (iv) Vehicles being driven on a road (within the meaning of Section 2(1) of the Transport Act 1963), or within a site as part of, or compatible with, a normal residential activity.
 - (v) Temporary military training activities.
 - (vi) Temporary events.

Notwithstanding the above rules, Section 16 of the RMA imposes a duty on every occupier of land and any person carrying out an activity in, or under a water body to adopt the best practicable option to avoid unreasonable land.

18.6.10 Vibration

- (a) No activity shall create any vibration which exceeds the limits in the following standards:
 - (i) AS 2670.1-2001 Evaluation of human exposure to whole-body vibration – General requirements.
 - (ii) AS 2670.2-1990 Evaluation of human exposure to whole-body vibration - Continuous and shock-induced vibration in buildings (1 to 80 Hz).
 - (iii) DIN 4150-3:1999 Effects of vibration on structures.
 - (iv) NZS 4403:1976 – Code of Practice for Storage, Handling and Use of Explosives, and any subsequent amendments.

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18.6.11 Noise Insulation

- (a) Any habitable room in a new noise sensitive activity or any alteration(s) to an existing noise sensitive activity constructed within 40 metres (measured from the nearest painted edge of the carriageway) of a State Highway, or land that is subject to a notice of requirement or designation for a State Highway shall be designed, constructed and maintained to meet an internal noise level of 40dBA L_{Aeq} (24 hours).
- (i) Compliance with Rule 18.6.11(a) shall be achieved by, prior to the construction of any noise sensitive activity, an acoustic design certificate from a suitably qualified acoustic engineer is to be provided to Council demonstrating that the above internal sound levels will be achieved.
- (b) Any habitable room in a new noise sensitive activity or any alteration(s) to an existing noise sensitive activity constructed within 30 metres (measured from the nearest edge of the rail corridor) of the North Island Main Trunk Railway shall be designed, constructed and maintained to meet an internal noise level of:
- (i) 35dBA L_{Aeq} (1 hour) inside bedrooms.
- (ii) 40dBA L_{Aeq} (1 hour) inside other habitable rooms.

Compliance with Rule 18.6.11(b) shall be achieved by, prior to the construction of any noise sensitive activity, an acoustic design certificate from a suitably qualified acoustic engineer is to be provided to Council demonstrating that the above internal sound levels will be achieved.

18.6.12 Odour

- (a) No activity shall give rise to offensive or objectionable odours able to be detected at the boundary of any adjoining property.

Note: For the purpose of this condition, an offensive or objectionable odour is that odour which can be detected and is considered to be offensive or objectionable by at least two independent observers; including at least one Council officer. In determining whether an odour is offensive or objectionable, the "FIDOL factors" may be considered (the frequency; the intensity; the duration; the offensiveness (or character); and the location of the odour). Section 14.2 of the Proposed One Plan as well as the Good Practice Guide for Assessing and Managing Odour in New Zealand (Ministry for the Environment, 2003) contains further guidance.

18.6.13 Flood Hazard Overlay Area

- (a) Within a Flood Hazard Overlay Area earthworks shall not exceed 20m³ per site within any 12 month period.
- Except
- The earthworks volume limit does not apply to tracks where the existing ground level is not altered by greater than 0.1 metres in any 12 month period or to the installation of underground network utilities undertaken in accordance with (c) below.
- (b) Within a Flood Hazard Overlay Area, the erection, placement, alteration of, or addition to any non-habitable structure, with an unsealed or permeable floor shall

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not exceed a gross floor area of 40m².

Exceptions

- (i) The above two standards (a) and (b) do not apply to any soil conservation and river/flood control works carried out or on behalf of, Horizons Regional Council.
- (ii) The standard in (b) above does not apply to non-habitable structures/buildings or activities for primary production activities. For the purpose of this rule, "non-habitable" means a structure where people will not sleep.
- (c) Within a Flood Hazard Overlay Area, earthworks associated with the installation of underground network utilities shall reinstate ground level as close as practicable to its state prior to disturbance and the standards in (a) above do not apply.
- (d) Within a Flood Hazard Overlay Area, new network utility cabinets/buildings shall not exceed 5m² gross floor area.

18.6.14 Storage of Goods and Materials

- (a) 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.

18.6.15 Unsightly Buildings

- (a) No building shall be left unfinished or be permitted to deteriorate such that its external appearance adversely affects the amenity of the neighbourhood in which it is situated.

18.6.16 Wrecked Motor Vehicles

- (a) 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.

18.6.17 Water Supply

- (a) All sites shall be provided with a water supply to meet the capacity and quality requirements of the activities undertaken on the site in accordance with Chapter 24.

18.6.18 Wastes Disposal

- (a) All wastes (including sewage, effluent, and refuse) that are generated or stored on

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any site shall be collected, treated, and disposed of in a manner that avoids any significant adverse effects or nuisance for adjoining properties.

18.6.19 Surfacewater Disposal

- (a) All activities shall make provision for the management of stormwater as means of dealing with water quantity and water quality to avoid significant adverse effects or nuisance.

18.6.20 Engineering Works

- (a) All activities subdivisions and developments shall comply with the permitted activity conditions in Chapter 24.

18.6.21 Vehicle Access

- (a) All activities shall be provided with practicable vehicle access from a public road in accordance with the permitted activity conditions in Chapter 21.

18.6.22 Vehicle Parking, Manoeuvring, and Loading

- (a) All activities shall provide onsite vehicle parking spaces, manoeuvring areas, and loading facilities in accordance with the permitted activity conditions in Chapter 21.

18.6.23 Safety and Visibility at Road and Rail Intersection

- (a) No building or structure shall be erected, no materials shall be placed, or vegetation planted that would obscure the railway level crossing approach sight triangles as detailed in Rule 21.1.11 in Chapter 21.

18.6.24 Network Utilities and Energy

- (a) All network utilities and structures associated with network utilities shall comply with the permitted activity conditions in Chapter 22.
- (b) All other permitted activity conditions specified in this Chapter of the District Plan shall also apply to any new network utility or associated structure.

18.6.25 Hazardous Substances

- (a) All activities using or storing hazardous substances shall comply with the Hazardous Substances Classification parameters for the Greenbelt Residential Zone in Chapter 23 and shall comply with all relevant permitted activity standards in that Chapter.

18.6.26 Signs

- (a) All signs shall comply with the Maximum Face Area set out in Table 18-1.

Table 18-1: Maximum Face Area for Signs

Type of Sign	Maximum Face Area (m²) per site
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<u>Type of Sign</u>	<u>Maximum Face Area (m²) per site</u>
<u>Official signs</u>	<u>N/A</u>
<u>Temporary signs</u>	<u>3m²</u>
<u>Signs advertising the sale or auction of land or premises</u>	<u>2m² (combined total area of signs)</u>
<u>Advertising signs, located on the site to which the activity relates identifying the building, property or business which can include a sign attached to the building</u>	<u>1m²</u>
<u>A permanent free standing sign, which may be double sided, for each frontage of the site</u>	<u>1m² (on one side)</u>
<u>Public facility signs including any church, school or hall</u>	<u>2m²</u>
<u>Health and safety signs</u>	<u>N/A</u>

- (b) Any temporary sign shall be displayed for no longer than two (2) calendar months of a 12 month period and removed within seven (7) days after the event. Temporary signs do not need to be on the site of the temporary activity.
- (c) Signs advertising the sale or auction of land or premises shall be removed within 10 days of the property being sold, leased or withdrawn from the market.
- (d) All signs shall comply with the height, and where applicable, recession plane requirements, but shall not be required to comply with rules relating to setbacks from road boundaries.
- (e) No sign shall be illuminated.
- (f) No signs attached to a building shall exceed the highest point of the roof.
- (g) No sign shall be erected on or adjacent to a road which will:
- (i) obstruct the line of sight of any corner, bend, intersection or vehicle crossing;
 - (ii) obstruct, obscure or impair the view of any traffic sign or signal;
 - (iii) physically obstruct or impede traffic or pedestrians;
 - (iv) resemble or be likely to be confused with any traffic sign or signal;
 - (v) use reflective materials that may interfere with a road user's vision;
 - (vi) use flashing or revolving lights; or
 - (vii) project light onto the road so as to cause a hazard or distraction to users of the road (including pedestrians).
- (h) The minimum lettering sizes in below shall apply to all signs located within 15 horizontal metres of a road:

Table 18-2: Minimum Lettering Sizes for Signs

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	Posted speed limit 70kph and above
Maximum number of words	6 or symbols
Maximum number of characters	40
Minimum lettering height	160mm

18.6.27 Notable Trees

- (a) Any removal or partial removal of a tree listed in Schedule 3 - Notable Trees shall comply with the following conditions:
- (i) Council has confirmed the tree is dead; or
 - (ii) Removal or partial removal is required as an emergency work to safeguard life or habitable buildings from immediate danger (as confirmed by a qualified arborist).
- (b) Within the drip line of any tree listed in Schedule 3 - Notable Trees, any activities shall not involve the following works:
- (i) The construction of any building or structure.
 - (ii) The laying of overhead or underground services.
 - (iii) Any sealing, paving, soil compaction, or any other impervious surfaces.
 - (iv) The alteration of existing ground levels by excavation or deposition of soil including thrust boring and directional drilling.
 - (v) The discharge of any toxic hazardous substance.
- (c) Any trimming and maintenance of a tree listed in Schedule 3 - Notable Trees shall be limited to:
- (i) Minor trimming necessary to maintain the health of the tree where the work is carried out by, or under the supervision of, a qualified arborist who has advised the Council in advance of the work to be carried out.
 - (ii) the removal of branches interfering with buildings, structures, overhead wires or utility networks, but only to the extent that they are touching those buildings, or structures, or likely to compromise the effective operation of those overhead wires or utility networks and only where the work is carried out by, or under the supervision of a qualified arborist who has advised the Council in advance of the work to be carried out..
 - (iii) The removal of broken branches, dead wood or diseased vegetation (as confirmed by a qualified arborist).
 - (iv) Required as an emergency work.

18.6.28 Sites of significance to Tangata Whenua

- (a) No activity or development shall modify, demolish or remove any site of significance to Māori where such site has been identified to Council and recorded by the Council

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in a register of sites prior to the time that any activity or development is proposed.

18.6.29 Temporary Activities

- (a) In addition to the other permitted activity conditions, temporary events, including, but not limited to, festivals, sports events, and markets; shall comply with the following conditions:
- (i) the duration of any temporary event shall not exceed seven (7) consecutive days. For the purpose of this rule, 'day' means a whole day, or part of a day;
 - (ii) any temporary event shall operate between the hours of 7.00am – 10.00pm;
 - (iii) the duration of a series of temporary events shall not exceed a cumulative period of 30 days in a calendar year;
 - (iv) all temporary buildings and structures are exempt from the maximum height and maximum building coverage standards set out in 18.6.2 and 18.6.6; and
 - (v) noise from any temporary events shall not exceed the following noise levels, at any site in the Residential Zone, at the notional boundary of any noise sensitive activity within the Rural Zone, or anywhere within the site boundary of any noise sensitive activity within the Commercial, Industrial, Open Space or Greenbelt Residential Zones:
 - Amplified Sound including sound testing: 80dB_{L_{Aeq}} (10 mins).
 - Activities other than amplified sound: 70dB_{L_{Aeq}} (10 mins).
 - Crowd noise is exempt from these limits.
- (b) In addition to the other permitted activity conditions, temporary filming activities, shall comply with the following:
- (i) The total occupation of the site for filming activities shall not exceed seven (7) consecutive days.
 - (ii) All temporary buildings and structures are exempt from the maximum height and maximum building coverage standards set out in 18.6.2 and 18.6.6.

18.6.30 Temporary Military Training Activities

- (a) All temporary military training activities shall, in addition to the other conditions, also comply with the following conditions:
- (i) No permanent structures shall be constructed.
 - (ii) The activity shall not require excavation (permanent or mechanical), unless provided for in this District Plan.
 - (iii) The duration of any temporary military training activity shall not exceed 31 consecutive days.

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- (iv) Noise generated from mobile sources (other than weapons firing and use of explosives) shall be assessed in accordance with and not exceed the limits as set out in Table 2 of NZS 6803:1999 Acoustics - Construction noise.

Noise levels shall be measured and assessed in accordance with that Standard as if it were construction noise.

- (v) Noise generated from any fixed source (other than weapons firing and/or use of explosives) shall not exceed the following limits when measured at the site boundary:

- On any day -
 - 7.00am – 7.00pm: 55 dB $L_{Aeq(15min)}$
 - 7.00pm – 10.00pm: 50 dB $L_{Aeq(15min)}$
 - 10.00pm – 7.00am: 45 dB $L_{Aeq(15min)}$
 - 10.00pm – 7.00am: 75 dB L_{AFmax}

Noise levels shall be measured and assessed in accordance with the provisions of NZS 6801:2008 Acoustics - Measurement of environmental sound and assessed in accordance with the provisions of NZS 6802:2008 Acoustics - Environmental noise.

- (vi) Noise generated from the use of helicopters shall be assessed in accordance with NZS6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas and comply with the limits set out therein.

Noise levels shall be measured in accordance with NZS6801:2008 Acoustics - Measurement of Sound.

- (vii) Any training activities involving the use of explosives and/or firing of weapons shall comply with either:

- The separation distances identified in Table 18-3; or
- If minimum separation distances in Table 18-3 cannot be met:
 - Daytime sound levels do not exceed a peak sound pressure level of 120 dBC when measured at the site boundary; and
 - Night time sound levels do not exceed a peak sound pressure level of 90 dBC when measured at the site boundary; and
 - Provided the New Zealand Defence Force produces and undertakes the activity in accordance with a Noise Management Plan submitted to the Council at least 15 working days prior to the activity being undertaken (refer 28.2.6 for information requirements for Noise Management Plan).

Table 18-3: Separation Distances for Temporary Military Training Activities involving explosives and/or weapons.

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<u>Type of military noise source</u>	<u>Standards</u>	
	<u>Time (Monday to Sunday)</u>	<u>Separation distance required from any site within the Greenbelt Residential Zone.</u>
<u>1. Live firing of weapons and single or multiple explosive events</u>	<u>7.00am to 7.00pm (daytime hours)</u>	<u>At least 1500m</u>
	<u>7.00pm to 7.00am (night time hours)</u>	<u>At least 4500m</u>
<u>2. Firing of blank ammunition</u>	<u>7.00am to 7.00pm (daytime hours)</u>	<u>At least 750m</u>
	<u>7.00pm to 7.00am (night time hours)</u>	<u>At least 2250m</u>

18.6.31 Waitarere Rise Overlay Effluent Disposal Rate

- (a) Any onsite effluent treatment system installed shall not pump grey water to the reticulated system at a rate of more than 0.50 litres/second.

18.6.32 National Grid Corridor

- (a) No building or sensitive activity shall be located closer than:
- (i) 10 metres either side of the centreline of any high voltage (110kV) transmission line shown on the Planning Maps.
 - (ii) 12 metres either side of the centreline of any high voltage (220kV or more) transmission line shown on the Planning Maps.
 - (iii) 12 metres from the outer edge of any support structure of any high voltage transmission line shown on the Planning Maps.

Note: The requirements of New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) also need to be met and contact should be made with the line owner.

Exceptions:

The following are exempt from the setback requirements in Rule 18.6.32 (a):

- Fences up to 2.5 metres in height
- Mobile machinery and equipment
- Utilities within a road or rail corridor and electricity infrastructure

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- Crop support structures and crop protection structures that meet the requirements of New Zealand Electrical Code of Practice of Electrical Safety Distances (NZECP 34:2001) for minimum distance beneath conductors and are 12 metres from the support structure of high voltage transmission lines.
- Crop support structures and crop protection structures (including any connected catenary or support cables or wires) that are at least 8 metres from the outer edge of a pole (not tower) support structure of high voltage transmission line and that:
 - Meet the requirements of New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) for minimum distance beneath conductors: and
 - Are no more than 2.5 metres high; and
 - Are removable or temporary, to allow a clear working space 12 metres from the pole when necessary for maintenance purposes; and
 - Allow all weather access to the pole and a sufficient area for maintenance equipment, including a crane.
- Non-habitable buildings associated with primary production activities (excluding milking sheds) that meet the requirements of New Zealand Electrical Code of Practice of Electrical Safety Distances (NZECP 34:2001) for minimum distance beneath conductors and are 12 metres from the support structure of high voltage transmission lines.
- Recreation activities and facilities.

(b) Earthworks

(i) Earthworks around Poles shall be:

- No deeper than 300mm within 2.2 metres of a transmission pole support structure or stay wire; and
- No deeper than 750mm between 2.2 to 5 metres from a transmission pole support structure or stay wire.

Except that:

Vertical holes not exceeding 500mm diameter beyond 1.5 metres from the outer edge of a pole support structure or stay wire are exempt from 18.6.32(b) above.

(ii) Earthworks around Towers shall be:

- No deeper than 300mm within 6 metres of the outer visible edge of a transmission tower support structure; and
- No deeper than 3 metres between 6 to 12 metres from the outer visible edge of a transmission tower support structure.

(iii) Earthworks 12 metres either side of a high voltage transmission line shall not:

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- Create an unstable batter that will affect a transmission support structure; and/or
- Result in a reduction of the existing conductor clearance distances as required by NZECP34:2001.

Exceptions:

The following activities are exempt from 18.6.32 (b)(i), (b)(ii) and (b)(iii) above:

- Earthworks undertaken by a Network Utility operator; or
- Earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a road, footpath or driveway. For the purposes of clarification, this does not include drilling bores, digging offal pits, and burials of dead stock and plant waste and installation of services.

18.7 MATTERS OF CONTROL AND CONDITIONS FOR CONTROLLED ACTIVITIES

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

18.7.1 Subdivision of Land (Refer to Rule 18.2(a))

(a) Matters of Control

- (i) The design and layout of the subdivision, including the size, shape and position of any lot, distribution of open space, 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) The protection and enhancement of any natural habitat of indigenous species within the subdivision.
- (vii) Site contamination remediation measures and works.
- (viii) Avoidance or mitigation of natural hazards.

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- (ix) Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control.
- (x) The management of potential reverse sensitivity effects, including but not limited to noise, vibration, odour, dust and visual effects.
- (xi) The staging of development and timing of any works.
- (xii) The development is generally in accordance with any applicable Structure Plan in Schedule 8.
- (xiii) Subdivision design is generally in accordance with the Greenbelt Residential Design Guide (Schedule 7).
- (xiv) Compliance with the Council's Subdivision and Development Principles and Requirements (Version July 2014).
- (xv) Those matters described in Section 108 and 220 of the RMA

Controlled Activities are to be assessed against the relevant assessment criteria set out in Chapter 25.

(b) Conditions

- (i) Minimum Allotment Area and Shape:
 - Each allotment shall comply with the following site area and shape factor standards in Table 18-4.

Table 18-4: 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 General Serviced</u>	<u>2000 square metres</u>	<u>20 metres diameter</u>
<u>Greenbelt Residential General Unserviced</u>	<u>5000 square metres</u>	<u>20 metres diameter</u>
<u>Greenbelt Residential Waitarere Rise Overlay</u>	<u>4000 square metres</u>	<u>55 metres diameter (excluding any areas subject to rights of way)</u>

Note 1: "Greenbelt Residential General Serviced" refers to the areas within the 'Greenbelt Residential Zone' that are serviced by Council's reticulated water and wastewater infrastructure, such as Levin and Foxton Beach.

Note 2: "Greenbelt Residential General Unserviced" refers to the areas within the 'Greenbelt Residential Zone' that are not serviced by Council's reticulated water and wastewater infrastructure, such as Waikawa Beach and Manakau.

Note 3: "Greenbelt Residential Waitarere Rise Overlay" refers to the area identified on the Planning Maps.

- (ii) Water Supply, Wastewater Disposal, and Other Services: All subdivisions

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shall comply with the requirements as specified set out in Chapter 24.

- (iii) Roads and Access: All subdivisions shall comply with the requirements as specified in Chapter 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 to avoid, remedy, or mitigate 'edge effects' associated with development
- Specific design for any on site wastewater or stormwater disposal system associated with a dwelling
- Provision for the undergrounding of services.

18.7.2 **Boundary Adjustment - Flood Hazard Overlay Areas (Refer Rule 18.2(c))**

(a) Matters of Control

- (i) The probability and magnitude of the natural hazard event, and the type, scale and distribution of the risks from the natural hazard. Includes consideration of the influence of climate change, adopting a precautionary approach for the frequency and intensity of events.
- (ii) The location, nature, scale and design of the allotments, their intended use, and the degree to which people or property are put at risk as a result of the subdivision.
- (iii) Avoidance or mitigation measures to address the risks from natural hazards.
- (iv) The effects of the mitigation measures in terms of any increasing the likelihood of erosion, inundation or any other hazard event occurring, or increasing its magnitude on the site and to other properties which may or may not currently be at risk from the effects of the natural hazards.

18.7.3 **Road-Side Sales Activities (Refer Rule 18.2(d))**

(a) Matters of Control

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- (i) The location of buildings.
- (ii) The location of entrance and exit lanes and the configuration and dimensions of access driveways and vehicle parking and turning areas.
- (iii) The location and design of any advertising sign.
- (b) Conditions
 - (i) The maximum gross floor area of premises used for retail sales shall not exceed 50m²
 - (ii) In all other respects, road-side sales activities shall comply with the relevant conditions for permitted activities.

18.7.4 Relocated Buildings (Refer Rule 18.2(e))

- (a) Matters of Control
 - (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:
 - re-decoration 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; or
 - details and length of time to complete site landscaping.
 - (iii) A bond, of the nature provided for in the RMA, 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.
- (b) Conditions
 - (i) Relocated buildings shall comply, in all respects, with the relevant permitted activity conditions in other parts of the District Plan.
- (c) Non-Notification

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- (i) Under section 77D of the RMA, an activity requiring resource consent under Rule 18.7.2 shall not be publicly notified, except where:
 - The Council decides special circumstances exist (pursuant to Section 95A(4), or
 - The applicant requests public notification (pursuant to Section 95A(2)(b).

18.7.5 **Historic Heritage – Buildings (Refer to Rule 18.2(f))**

(a) Matters of Control

- (i) The potential effects of earthquake strengthening work on the heritage values associated with the building.

18.7.6 **Temporary Filming Activities (Refer to Rule 18.2(g))**

(a) Matters of Control

- (i) The hours of operation of the temporary filming activity.
- (ii) The size and positioning of temporary buildings and structures.
- (iii) The provisions of safe and efficient vehicular access and car parking for staff, service delivery and customers or the public.
- (iv) Where appropriate, the provision of safe pedestrian entry and exit.
- (v) The provision for waste collection, storage and site cleanup.
- (vi) The actual and potential adverse effects on the amenity of the surrounding environment, and any measures to avoid, remedy or mitigate these effects.
- (vii) The actual and potential adverse effects on the safety and efficiency of the road network, and any measures to avoid, remedy or mitigate these effects.
- (viii) The actual and potential adverse effects on recreation, heritage or cultural values, and any measures to avoid, remedy or mitigate these effects.

(b) Conditions

- (i) The duration of the temporary filming activity shall not exceed 31 consecutive days. For the purpose of this rule, 'day' means a whole day, or part of a day.
- (ii) Submit a draft management plan demonstrating how the temporary filming activity avoids, remedies or mitigates adverse effects on local amenity. The scale and detail of this draft management plan is to be commensurate with the scale of the temporary filming activity and the nature of the potential effects on local amenity.

18.7.7 **Temporary Military Training Activities (Refer to Rule 18.2(h))**

(a) Matters of Control

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- (i) The size and positioning of buildings and structures;
 - (ii) The measures used to avoid, remedy or mitigate adverse effects from excavation;
 - (iii) Methods to manage effects on the amenity and character of the area as a result of non-compliance with the noise and duration permitted activity conditions;
 - (iv) The actual and potential adverse effects on the safety and efficiency of the road network, as a result of additional traffic generation for a prolonged period of time; and
 - (v) The provision of safe and efficient vehicular access and on-site car parking to avoid, remedy or mitigate potential traffic effects.
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18.8 **MATTERS FOR DISCRETION AND CONDITIONS FOR RESTRICTED DISCRETIONARY ACTIVITIES**

The matters over which the Council has restricted its discretion for each restricted discretionary activity, and the conditions for each activity, are detailed below:

18.8.1 **Non-compliance with Permitted Activity Conditions (Rule 18.6) and Permitted Activity Conditions in Chapters 21, 22, 23 and 24. (Refer to Rule 18.3(a))**

- (a) Matters of Discretion
 - (i) Avoiding, remedying or mitigating of any effects deriving from non-compliance with the particular condition(s) that is not met, except where specifically identified in other rules below.

18.8.2 **Non-Compliance with Controlled Activity Conditions Rule 18.7 (Refer to Rule 18.3(b))**

- (a) Matters of Discretion
 - (i) Avoiding, remedying or mitigating of any effects deriving from non-compliance with the particular condition(s) that is not met, except where specifically identified in other rules below.

18.8.3 **Road Setback (Rule 18.3(a))**

- (a) Matters of Discretion
 - (i) The effect of the design and appearance of the building on the overall streetscape, amenities and character of the locality.
 - (ii) The effect of the proposal on the safety, efficiency, or convenience of any adjoining road or footpath.

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- (iii) 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.

18.8.4 Home Occupations (Refer to Rule 18.3(a))

(a) Matters of Discretion

- (i) Avoiding, remedying or mitigating of any effects deriving from non-compliance with the particular condition(s) that are not met.

(b) Conditions

- (i) The total floor area dedicated to home occupations on a site, shall not exceed 70m².

18.8.5 Fencing (Refer Rule 18.3(a))

(a) Matters of Discretion

- (i) The height, design and visual appearance of the fence
- (ii) The impact of the fence on the existing street character
- (iii) The visual contribution the fence makes to the streetscene
- (iv) The impact that the fence may have on the perceived safety of motorists and pedestrians

(b) Non-Notification

- (i) Under Section 77D of the RMA, an activity requiring resource consent under Rule 18.8.5 shall not be publicly notified, except where:
 - The Council decides special circumstances exist (pursuant to Section 95A(4)), or
 - The applicant requests public notification (pursuant to Section 95A(2)(b)).

18.8.6 Flood Hazard Overlay Areas (Refer to Rule 18.3(c))

(a) Matters of Discretion

- (i) The probability and magnitude of the natural hazard event, and the type, scale and distribution of the risks from the natural hazard. Includes consideration of the influence of climate change, adopting a precautionary approach for the frequency and intensity of events.
- (ii) The location, nature, scale and design of the buildings, earthworks or allotments, its intended use, including whether the building, earthworks or use is temporary or permanent, and the degree to which people or property are put at risk as a result of the activity.

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- (iii) Avoidance or mitigation measures to address the risks from natural hazards.
- (iv) The effects the mitigation measures in terms of increasing the likelihood of erosion, inundation or any other hazard event occurring, or increasing its magnitude, including to other properties which may or may not currently be at risk from the effects of the natural hazards.
- (v) The effects on the effectiveness of existing flood hazard avoidance or mitigation measures, including works and structures within river and drainage schemes, natural landforms that protect against inundation, and overland stormwater flow paths.

18.8.7 **Historic Heritage – Buildings (Refer Rule 18.3(d))**

- (a) Matters of Discretion
 - (i) The potential effects of earthquake strengthening work on the heritage values associated with the building.

18.8.8 **Historic Heritage – Signs (Refer Rule 18.3(e))**

- (a) Matters of Discretion
 - (i) The colour and materials of any sign.
 - (ii) The design of any sign.
 - (iii) The location of any sign.
 - (iv) The size of any sign.
 - (v) The number of any signs.

18.8.9 **Signs (Refer Rule 18.3(f) and 18.3(g))**

- (a) Matters of Discretion
 - (i) The size, siting, design and content of the sign.
 - (ii) The effects on character and amenity values.
 - (iii) The likely duration that the sign will be in place.
 - (iv) The impact of the sign on traffic safety and the efficiency of the transport network.
 - (v) The approval of NZTA where the sign fronts a State Highway.
 - (vi) Cumulative effects arising from other signs in the vicinity.

- (b) Conditions

The maximum face area of a Community Entrance sign is 9.0m².

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(c) Non-Notification:

- (i) Under Section 77D of the RMA, an activity requiring resource consent under Rule 18.8.9 shall not be publicly notified, except where:
- The Council decides special circumstances exist (pursuant to Section 95A(4)), or
 - The applicant requests public notification (pursuant to Section 95A(2)(b)).

Note: For consent applications involving activities close to State Highways, NZTA may be an affected party for the purposes of limited notification.

18.8.10 Temporary Activities (Refer Rule 18.3(a) and 18.3(b))

(a) Matters of Discretion

- (i) The duration of the temporary activity, including daily hours of operation.
- (ii) The size and positioning of temporary buildings and structures.
- (iii) The provisions of safe and efficient vehicular access and car parking for staff, service delivery and customers or the public.
- (iv) Where appropriate, the provision of safe pedestrian entry and exit.
- (v) The provision for waste collection, storage and site cleanup.
- (vi) The actual and potential adverse effects on the amenity of the surrounding environment, and any measures to avoid, remedy or mitigate these effects;
- (vii) The actual and potential adverse effects on the safety and efficiency of the road network, and any measures to avoid, remedy or mitigate these effects.
- (viii) The actual and potential adverse effects on the recreation, heritage or cultural values, and any measures to avoid, remedy or mitigate these effects.

(b) Conditions

- (i) Submit a draft management plan demonstrating how the temporary activity avoids, remedies or mitigates adverse effects generated by the activity.

18.8.11 Subdivision within 32 metres of the Centre Line of High Voltage Transmission Lines (Refer Rule 18.3(h))

(a) Matters of Discretion

- (i) Measures necessary to protect existing high voltage transmission lines and people's health and safety.

(b) Non-Notification

In respect of Rule 18.3(h), for the purposes of notification/non-notification, Transpower New Zealand Limited may be identified as a potentially affected party.

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18.8.12 Within the Greenbelt Residential Waitarere Rise Overlay, Non-Compliance with the Minimum Shape Factor (Rule 18.3(i))

(a) Matters of Discretion

- (i) The effect of the lot shape on the character and amenity of the Waitarere Rise subdivision development.
- (ii) The ability to construct a future dwelling on any allotment to comply with Rule 18.6.
- (iii) The environmental effects of the reduced minimum shape factor.

(b) Conditions:

- (i) The minimum shape factor is no less than 50 metres diameter (excluding any areas subject to rights of way);
- (ii) The minimum area per allotment/site is no less than 4000m²;
- (iii) That the number of lots with a minimum shape factor below 55 metres diameter (excluding any areas subject to rights of way) is no more than 15% of the lots in any proposed subdivision application;
- (iv) That the reduced minimum shape factor shall be due to one of the following:
 - A geometrical constraint created by the Structure Plan layout and or the external boundaries that leave an odd or difficult shape to deal with.
 - Physical features including contour limitations.
 - Significant features such as historic sites.

18.8.13 Subdivision within the Greenbelt Residential (Foxton Beach North Overlay) Zone (Rule 18.3(i))

(a) Matters of Discretion

- (i) The design and layout of the subdivision, including the size, shape and position of any lot, distribution of open space, including the future land use and development of each lot, and the provision of an appropriate incorporated Community Owned Management Structure for the ownership, management, and maintenance of open space. 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, 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, and, where those services are to be privately owned, the provision of an appropriate incorporated Community Owned Management structure for

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their ownership, management, and maintenance;

- (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, geological 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) Whether the proposal is consistent with the Greenbelt Residential Foxton Beach North Design Guide in Schedule 14;
 - (xi) Compliance with the Horowhenua District Council Engineering requirements;
 - (xii) Those matters described in Section 108 and 220 of the Resource Management Act 1991;
 - (xiii) Provision for an incorporated Community Owned Management Structure for the ownership, management, and maintenance of open space;
 - (xiv) In the case of Water Supply, Wastewater Disposal, and Other Services: Compliance with the requirements as specified in Chapter 24;
 - (xv) In the case of Roads and Access: Compliance with the requirements as specified in Chapter 21.
- (b) Conditions
- (i) In the case of subdivision provided for in Rule 18.3(b), the activity shall comply with the following conditions:
 - Minimum Allotment Area and Shape:
 - Each allotment shall comply with the following site area and shape factor standards in Table 18-5.

Table 18-5: 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 (Foxton Beach North Overlay) Serviced</u>	<u>330 square metres</u>	<u>15 metres diameter</u>
<u>Greenbelt Residential (Foxton Beach North Overlay) Unserviced</u>	<u>5000 square metres</u>	<u>20 metres diameter</u>

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Note 1: "Greenbelt Residential (Foxton Beach North Overlay) Serviced" refers to the areas which are serviced either by Council's reticulated water and wastewater infrastructure or by private infrastructure that has either been approved as part of an earlier subdivision consent or which is included as an integral part of the development being proposed.

Note 2: "Greenbelt Residential (Foxton Beach North Overlay Unserviced" refers to the areas within the 'Greenbelt Residential Zone' which are not serviced either by Council's reticulated water and wastewater infrastructure or by comprehensive private infrastructure.

- Minimum Average Lot Area and Open Space
 - Allotments created shall comply with the minimum average area per allotment set out in Table 18-6.
 - Each subdivision shall comply with the maximum and minimum open space requirements set out in Table 18-6.

Table 18-6: Average Lot Area and Open Space Standards Applying to Subdivision

<u>Type of Allotment, or Subdivision</u>	<u>Minimum Open Space (P)</u>	<u>Maximum Open Space (P)</u>	<u>Minimum Average Area Per Allotment/Site (square metres)</u>
<u>Greenbelt Residential (Foxton Beach North Overlay) Zone</u>	<u>0.3</u>	<u>0.7</u>	$\frac{A(1 - P)}{\left(\frac{A}{3500}\right)(1 + P)}$

Note 1:

A = Total parent lot area (square metres)

P = Percentage of Open Space (as a decimal e.g. 0.5), which includes roads and buffer areas.

Note 2: The calculation of the average allotment area and open space is only to be applied to the stage being developed.

- A comprehensive development plan must be prepared for each stage and/or the entire site that demonstrates connectivity between development stages.

Restricted Discretionary Activities are to be assessed against the relevant assessment criteria set out in Chapter 25.

(c) Notification

- (i) The Department of Conservation must be notified of any subdivision application subject to this rule but otherwise the notification provisions of the Resource Management Act 1991 shall apply.

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18.9 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.

18.10 GREENBELT RESIDENTIAL (DEFERRED) ZONE

Areas of Greenbelt Residential (Deferred) Zone are identified on the Planning Maps.

Until such time that deferred status is uplifted, the rules of the Rural Zone shall apply within any area identified as Greenbelt Residential (Deferred) Zone or Greenbelt Residential (Foxton Beach North Overlay) Zone (Deferred).

To meet the requirements for uplifting the deferred zone status either of the following must be satisfied:

- (a) Greenbelt Residential (Deferred) Zone will cease to have effect and the Greenbelt Residential Zone provisions will apply when either of the following occurs:
- For an area not covered by a Structure Plan in the District Plan, a District Plan Change is approved incorporating a Structure Plan for the area; or
 - For an area covered by a Structure Plan in the District Plan, 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) Zones.
- (b) The Greenbelt Residential (Foxton Beach North Overlay) (Deferred) Zone will cease to have effect and the Greenbelt Residential (Foxton Beach North Overlay) provisions will apply, without further formality, when a Council resolution is passed confirming that:
- All land within the Greenbelt Residential (Foxton Beach North Overlay) Zone has been subject of a subdivision consent granted under Rule 18.3(i) or 18.4(e) and 60% of the resulting lots within the overlay area have been issued with individual certificates of title and sold.

Note: An applicant that considers that such a resolution should be passed, should complete and submit to the Council the certification form contained in Schedule 14.

~~18. GREENBELT RESIDENTIAL ZONE~~

~~18.1 PERMITTED ACTIVITIES~~

~~The following activity is a permitted activity in the Greenbelt Residential Zone provided:~~

- ~~— It is not a discretionary, restricted discretionary, controlled, or non-complying activity; and~~
- ~~— It complies with all relevant conditions in Rule 18.6 below and Chapters 21, 22, 23 and 24 and the definitions in Chapter 26 where applicable.~~

- ~~(a) Residential activities.~~
- ~~(b) One Residential dwelling unit and one family flat per lot.~~
- ~~(c) Accessory buildings.~~
- ~~(d) Visitor accommodation for up to four 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 Horizons 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.~~

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- ~~(g) The removal of a Scheduled Notable Tree by Council where this is required as an emergency work.~~
-

18.2 CONTROLLED ACTIVITIES

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

- ~~(a) Any subdivision of land (Refer Rule 18.7.1 and 18.7.2), except subdivision (other than a boundary adjustment or the creation of an allotment that is for the exclusive use of a network utility) in the Greenbelt Residential (Foxton Beach North Overlay) Zone.~~
- ~~(b) The placement of any Relocated residential dwelling unit and/or accessory building on any site (Refer Rule 18.7.3).~~
- ~~(c) Any Temporary Military Training activities that is not a permitted activity (Refer Rule 18.7.4).~~
-

18.3 RESTRICTED DISCRETIONARY ACTIVITIES

- ~~(a) Any permitted or controlled activity which fails to comply with any condition in Rules 18.6 and 18.7 and Chapters 21-24 and Chapter 28 of this Plan shall be a restricted discretionary activity, except where those activities are listed as a discretionary or non-complying activity.~~
- ~~(b) Subdivision in the Greenbelt Residential (Foxton Beach North Overlay) Zone that is not a controlled activity and that complies with the applicable conditions in Rule 18.8(h). The Department of Conservation must be notified of any subdivision application subject to this rule but otherwise the notification provisions of the Resource Management Act 1991 shall apply.~~
-

18.4 DISCRETIONARY ACTIVITIES

- ~~(a) Any activity that is not a permitted, controlled, restricted discretionary, activity, or a non-complying activity is a discretionary activity.~~
- ~~(b) Intensive farming.~~
- ~~(c) Any subdivision that does not comply with the conditions for Controlled Activities in Rule 18.7.2, with the exception of subdivision in the Greenbelt Residential Waitarere Rise overlay that does not comply with Rule 18.7.2(a) and subdivision in the Greenbelt Residential (Foxton Beach North Overlay) that complies with Rule 18.8(h).~~
- ~~(d) Any subdivision of land that contains all or part of a site with any heritage feature identified in Schedule 2 of this Plan.~~
-

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18.5 ~~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.~~
- ~~(b) Any building or structure within 12 metres either side of the centre line of high voltage (110kV or more) transmission line.~~
- ~~(c) Any subdivision within the Greenbelt Residential Waitarere Rise Overlay that does not comply with the conditions for controlled activities in Rule 18.7.2, or as a restricted discretionary activity in Rule 18.8(d), or as a discretionary activity is a non-complying activity.~~
- ~~(d) Any building or structure within the area identified as 'buffer area' in the Greenbelt Residential (Foxton Beach North Overlay) Site Plan contained in Schedule 14.~~
- ~~(e) Any dwelling, building or structure (except for a weir, outlet structure, fence, walkway or pedestrian bridge in any area in the Greenbelt Residential (Foxton Beach North Overlay) Zone set aside as open space as a result of a condition on a resource consent granted after 1 June 2012 unless full details of the proposed dwelling, building or structure were provided to the Council and were approved by the Council in writing within the decision to grant the consent that required the area to be set aside as open space.~~
- ~~(f) Any subdivision of an allotment, including a balance lot, in the Greenbelt Residential (Foxton Beach North Overlay) Zone that was created pursuant to a consent granted under Rule 18.3(b) or 18.4(c), excluding:
 - ~~(i) A boundary adjustment subdivision where no additional lots are created;~~
 - ~~(ii) A subdivision for the sole purpose of creating an allotment exclusively for a network utility;~~
 - ~~(iii) A subdivision of a balance lot to implement a further stage of development shown on a comprehensive development plan previously submitted to Council with a successful application for consent under Rule 18.3(b) or Rule 18.4(c).~~~~

18.6 ~~CONDITIONS FOR PERMITTED ACTIVITIES~~

The following performance conditions shall apply to all permitted activities.

18.6.1 ~~Maximum Building Height~~

- ~~(a) No part of any building shall exceed a height of 8.5 metres, except accessory buildings shall not exceed 6 metres in height.~~

18.6.2 ~~Daylight Setback Envelope~~

- ~~(a) 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.~~

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~~18.6.3 Building Setback From Boundaries and Separation Distances~~

- ~~(a) — No building shall be located closer than 9 metres from any road boundary or private road/accessway boundary, except that in the Greenbelt Residential (Foxton Beach North Overlay) Zone the setback shall be 5 metres.~~
- ~~(b) — No building shall be located closer than 3 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.~~
- ~~(g) — No dwelling shall be located closer than 15 metres from any railway boundary;~~
- ~~(h) — No building or structure shall be located closer than 32 metres either side of the centreline of any high voltage (110kV or more) transmission line.~~

~~18.6.4 Separation Distance Between Detached Residential Dwelling Units~~

- ~~(a) — No detached residential dwelling unit shall be located closer than 3 metres from any other detached residential dwelling unit.~~

~~18.6.5 Safety and Visibility at Road and Rail Intersection~~

- ~~(a) — 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 1 (Chapter 21 – Traffic Sight Lines at Road and Rail Intersections).~~

- ~~(b) — 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.~~

~~Note: Any person proposing to build within or adjacent to a level crossing should contact the New Zealand Railways Corporation for calculation of the view lines for the crossing.~~

~~18.6.6 Maximum Building Coverage~~

- ~~(a) — 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.~~

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~~18.6.7 Minimum Net Site Area Per Unit~~

- ~~(a) — 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 18-1. 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.~~

~~18.6.8 Noise~~

- ~~(a) — No activity shall give rise to any noise which, when measured at any boundary of the site, exceeds the following noise levels:~~
- ~~(i) — On Any Day—~~
- ~~— 7.00am — 10.00pm: 55dBA (L10)~~
 - ~~— 10.00pm — 7.00am: 40dBA (L10)~~
 - ~~— 10.00pm — 7.00am: 65dBA(A) (Lmax)~~
- ~~(ii) — The above Rules relating to noise shall not apply to fire and civil emergency sirens.~~
- ~~(iii) — 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".~~
- ~~(iv) — 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 RMA imposes a duty on every person to avoid unreasonable noise.~~

~~18.6.9 Odour~~

- ~~(a) — 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.~~

~~18.6.10 Storage of Goods and Materials~~

- ~~(a) — 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.~~

~~18.6.11 Water Supply~~

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

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~~18.6.12 Wastes Disposal~~

- (a) ~~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.~~

~~18.6.13 Surfacewater Disposal~~

- (a) ~~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.~~

~~18.6.14 Development within Stopbanks~~

- (a) ~~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 Horizons Regional Council shall be exempt from the 20 metre setback.~~

~~18.6.15 Engineering Works~~

- (a) ~~All activities subdivisions and developments shall comply with the requirements as specified in Chapter 24 relating to engineering works and land development.~~

~~18.6.16 Vehicle Access~~

- (a) ~~All activities shall be provided with practicable vehicle access from a public road that is not obtained by crossing a railway line in accordance with the requirements as specified in Chapter 21.~~

~~18.6.17 Vehicle Parking, Manoeuvring, and Loading~~

- (a) ~~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 Chapter 21.~~

~~18.6.18 Hazardous Substances~~

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

~~18.6.19 Advertising Signs~~

- (a) ~~The following advertising signs may be displayed:~~
- ~~(i) Any complying temporary sign having a total face area not exceeding 2m².~~
 - ~~(ii) Any public information sign identifying the name only of any building property or business and which has a face area not exceeding 1m².~~

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- ~~(iii) Any public facility sign including any church, school or hall which has a face area not exceeding 2m²;~~
- ~~(iv) Any sign advertising the sale or auction of land or premises which shall have a combined total face area not exceeding 2m² and be removed from the site within 5 working days of settlement of the sale;~~
- ~~(v) All on-site signs attached to buildings which do not exceed the profile of the building.~~

~~provided that all signs comply with the following:~~

- ~~— Only one permanent free standing sign for each frontage of the site shall be permitted. It may be double sided.~~
- ~~— Comply with the following specifications:~~

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

- ~~— Shall not exceed 4 metres in height.~~
- ~~— Not be flashing, animated, trivision, lasers or aerial or which could produce glare or could dazzle.~~

~~18.6.20 Network Utilities~~

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

~~18.6.21 Protection of Areas of Significant Indigenous Vegetation and Significant Habitats if Indigenous Fauna~~

- ~~(a) 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~~~~

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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 the Planning Maps, 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 of 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 the Planning Maps. 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 Threatened Species; 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 22.1.10 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:~~
- ~~(ix) The lifting and/or dragging of logs, and/or~~
 - ~~(x) 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.~~

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~~18.6.22 Protection of Heritage Features~~

- ~~(a) — No activity or development work shall result in any modification, demolition, alteration or removal of any heritage feature identified in Schedule 2 of this Plan. However, normal maintenance and repair work will be permitted.~~
- ~~(b) — No activity is permitted within the dripline of a Scheduled Notable Tree where that activity could result in any adverse effect on the tree.~~
- ~~(c) — No person may remove, destroy or damage a tree that may adversely affect the values for which it was considered worthy of protection.~~
- ~~(d) — Council may grant consent as a discretionary activity where it is satisfied that one or more of the following circumstances exist:
 - ~~(i) — The tree is dead or diseased~~
 - ~~(ii) — The tree has become a danger to life, is causing damage to property, or is likely to do so.~~~~

~~18.6.23 Temporary Military Training Activities~~

- ~~(a) — All Temporary Military Training 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.~~~~

~~18.6.24 Sites of significance to Tangata Whenua~~

- ~~(a) — No activity or development shall lead to the modification, demolition or removal of any site of significance to Iwi where such site has been identified to Council prior to the time that any activity or development is proposed.~~

~~18.6.25 Fencing~~

- ~~(a) — The maximum height of a fence on a boundary shall not exceed 2 metres.~~

18 RULES: Greenbelt Residential Zone

~~18.6.26 Unsightly Buildings~~

- ~~(a) — 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.~~

~~18.6.27 Wrecked Motor Vehicles~~

- ~~(a) — 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.~~

~~18.6.28 Vibration~~

- ~~(a) — 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.~~

~~18.6.29 Waitarere Rise Overlay Effluent Disposal Rate~~

- ~~(a) — Any onsite effluent treatment system installed shall not pump grey water to the reticulated system at a rate of more than 0.50 litres/second.~~

~~18.7 MATTERS OF CONTROL AND CONDITIONS FOR CONTROLLED ACTIVITIES~~

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

~~18.7.1 Subdivision of Land~~

~~Controlled Matters~~

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

- ~~(a) — The design and layout of the subdivision, including the size, shape and position of any lot, distribution of open space, 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.~~
- ~~(b) — 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.~~

18 RULES: Greenbelt Residential Zone

- (c) ~~The provision of servicing, including water supply, wastewater systems, stormwater management and disposal, streetlighting, telecommunications and electricity.~~
- (d) ~~Provision of reserves, esplanade reserves, esplanade strips and access strips, including connections to existing and future reserves.~~
- (e) ~~Effects on significant sites and features, including natural, cultural and historical sites.~~
- (f) ~~Site contamination remediation measures and works.~~
- (g) ~~Avoidance or mitigation of natural hazards.~~
- (h) ~~Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control.~~
- (i) ~~Staging of the subdivision.~~
- (j) ~~Whether the development is generally in accordance with any applicable Structure Plan in Schedule 8.~~
- (k) ~~Whether the development is generally in accordance with the Greenbelt Residential Design Guide in Schedule 7.~~
- (l) ~~Compliance with the Horowhenua District Council Engineering requirements.~~
- (m) ~~Those matters described in Section 108 and 220 of the RMA~~

Assessment Criteria

~~Controlled Activities are to be assessed against the relevant assessment criteria set out in Chapter 25.~~

18.7.2 Conditions

- (a) ~~Minimum Allotment Area and Shape:~~

~~Each allotment shall comply with the following site area and shape factor standards in Table 18-1.~~

Table 18-1 Standards Applying to Subdivision and Residential Dwelling Units

Type of Allotment, or Subdivision	Minimum Area Per Allotment/Site	Minimum Shape Factor
Greenbelt Residential General Serviced	2000 square metres	20 metres diameter
Greenbelt Residential General Unserviced	5000 square metres	20 metres diameter
Greenbelt Residential Waitare Rise Overlay	4000 square metres	55 metres diameter (excluding any areas subject to rights of way)

18 RULES: Greenbelt Residential Zone

~~Note 1: "Greenbelt Residential General Serviced" refers to the areas within the 'Greenbelt Residential Zone' that are serviced by Council's reticulated water and wastewater infrastructure, such as Levin and Foxton Beach.~~

~~Note 2: "Greenbelt Residential General Unserviced" refers to the areas within the 'Greenbelt Residential Zone' that are not serviced by Council's reticulated water and wastewater infrastructure, such as Waikawa Beach and Manakau.~~

~~Note 3: "Greenbelt Residential Waitarere Rise Overlay" refers to the area identified on the Planning Maps.~~

- ~~(b) Water Supply, Wastewater Disposal, and Other Services: All subdivisions shall comply with the requirements as specified set out in Chapter 24.~~
- ~~(c) Roads and Access: All subdivisions shall comply with the requirements as specified in Chapter 21.~~
- ~~(d) Network Utilities Lots: There shall be no minimum site area requirements for lots for network utility purposes.~~
- ~~(e) Structure Plan: All subdivisions shall be in accordance with the requirements of the Structure Plan for the area in Schedule 8.~~
- ~~(f) 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 to avoid, remedy, or mitigate 'edge effects' associated with development~~
 - ~~— Specific design for any on-site wastewater or stormwater disposal system associated with a dwelling~~
 - ~~— Provision for the undergrounding of services.~~~~

~~18.7.3 Relocated Buildings~~

~~Controlled Matters~~

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

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

18 RULES: Greenbelt Residential Zone

- ~~—— 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.~~
- (c) ~~—— A bond, of the nature provided for in the RMA, 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.~~
- (d) ~~—— The payment of administrative charges.~~

Conditions

- (a) ~~—— Relocated buildings shall comply, in all respects, with the conditions specified for permitted activities in other relevant parts of the Plan.~~

18.7.4 Temporary Military Training Activities

Controlled Matters

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

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

18.8 MATTERS FOR DISCRETION AND CONDITIONS FOR RESTRICTED DISCRETIONARY ACTIVITIES

~~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.~~

Matters of Discretion

- (a) ~~—— 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:~~
 - (i) ~~—— The effect of the design and appearance of the building on the overall amenities and character of the locality; and~~
 - (ii) ~~—— The effect of the proposal on the safety, efficiency, or convenience of any adjoining road or footpath; and~~
 - (iii) ~~—— 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~~

18 RULES: Greenbelt Residential Zone

- ~~(iv) The effect of the building's location on opportunities for access to the rear of the site.~~
- ~~(b) In the case of any building or structure within 12-32 metres either side of the centre line of high voltage (110kV or more) transmission lines, the matters over which Council will exercise its discretion shall be limited to the following:
 - ~~(i) The design or location of buildings and structures to enable the Transmission line to be efficiently used, operated and accessed;~~
 - ~~(ii) Building orientation with regard to the location and visual impacts of the transmission lines;~~
 - ~~(iii) Measures necessary to ensure the transmission line's security and minimise risk of injury or property damage from or to transmission lines;~~
 - ~~(iv) Measures to ensure public safety, such as compliance with the New Zealand Electrical Code of Practice for Electrical Safety Distances: NZECP: 34:2001;~~
 - ~~(v) The manner in which adverse effects associated with reverse sensitivity are avoided, remedied or mitigated.~~~~
- ~~(c) Any subdivision within 32 metres of the centre line of high voltage (110kV or more) transmission lines, the matters over which Council will exercise its discretion shall be limited to the following:
 - ~~(i) The lot design and configuration to enable the transmission line to be efficiently used, operated and accessed;~~
 - ~~(ii) Future building location and orientation with regard to the location and visual impacts of the transmission lines;~~
 - ~~(iii) Measures necessary to ensure the transmission line's security and minimise risk of injury or property damage from or to transmission lines;~~
 - ~~(iv) Measures to ensure public safety, such as compliance with the New Zealand Electrical Code of Practice for Electrical Safety Distances: NZECP: 34:2001;~~
 - ~~(v) The manner in which adverse effects associated with reverse sensitivity are avoided, remedied or mitigated.~~~~
- ~~(d) In the case of any subdivision within the Greenbelt Residential Waitarere Rise Overlay that does not comply with the minimum shape factor standard, the subdivision shall be a restricted discretionary activity. The matters over which Council will exercise its discretion shall be limited to the following:
 - ~~(i) The effect of the lot shape on the character and amenity of the Waitarere Rise subdivision development.~~
 - ~~(ii) The ability to construct a future dwelling on any allotment to comply with Rule 18.6.~~
 - ~~(iii) The environmental effects of the reduced minimum shape factor.~~~~

~~In the case of subdivision provided for in Rule 18.3(d), the activity shall comply with the following conditions:~~

18 RULES: Greenbelt Residential Zone

- ~~(i) The minimum shape factor is no less than 50 metres diameter (excluding any areas subject to rights of way);~~
- ~~(ii) The minimum area per allotment/site is no less than 4000m²; and~~
- ~~(iii) That the number of lots with a minimum shape factor below 55 metres diameter (excluding any areas subject to rights of way) is no more than 15% of the lots in any proposed subdivision application~~
- ~~(iv) That the reduced minimum shape factor shall be due to one of the following:
 - ~~— A geometrical constraint created by the Structure Plan layout and or the external boundaries that leave an odd or difficult shape to deal with.~~
 - ~~— Physical features including contour limitations.~~
 - ~~— Significant features such as historic sites.~~~~
- ~~(e) In the case of any subdivision within the Greenbelt Residential (Foxton Beach North Overlay) Zone, the matters over which Council will exercise its discretion shall be limited to the following matters:
 - ~~(i) The design and layout of the subdivision, including the size, shape and position of any lot, distribution of open space, including the future land use and development of each lot, and the provision of an appropriate incorporated Community Owned Management Structure for the ownership, management, and maintenance of open space. 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, 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, and, where those services are to be privately owned, the provision of an appropriate incorporated Community Owned Management structure for their ownership, management, and maintenance;~~
 - ~~(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, geological 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;~~~~

18 RULES: Greenbelt Residential Zone

- ~~(x) Whether the proposal is consistent with the Greenbelt Residential Foxton Beach North Design Guide in Schedule 14;~~
- ~~(xi) Compliance with the Horowhenua District Council Engineering requirements; and~~
- ~~(xii) Those matters described in Section 108 and 220 of the Resource Management Act 1994~~
- ~~(xiii) Provision for an incorporated Community Owned Management Structure for the ownership, management, and maintenance of open space.~~
- ~~(xiv) In the case of Water Supply, Wastewater Disposal, and Other Services: Compliance with the requirements as specified in Chapter 24.~~
- ~~(xv) In the case of Roads and Access: Compliance with the requirements as specified in Chapter 21.~~

Conditions

- ~~(f) In the case of subdivision provided for in Rule 18.3(b), the activity shall comply with the following conditions:~~

- ~~(i) Minimum Allotment Area and Shape:~~

~~Each allotment shall comply with the following site area and shape factor standards in Table 18-2.~~

Table 18-2 Standards Applying to Subdivision and Residential Dwelling Units

Type of Allotment, or Subdivision	Minimum Area Per Allotment/Site	Minimum Shape Factor
Greenbelt Residential (Foxton Beach North Overlay) Serviced	330 square metres	15 metres diameter
Greenbelt Residential (Foxton Beach North Overlay) Unserviced	5000 square metres	20 metres diameter

~~Note 1: "Greenbelt Residential (Foxton Beach North Overlay) Serviced" refers to the areas which are serviced either by Council's reticulated water and wastewater infrastructure or by private infrastructure that has either been approved as part of an earlier subdivision consent or which is included as an integral part of the development being proposed.~~

~~Note 2: "Greenbelt Residential (Foxton Beach North Overlay) Unserviced" refers to the areas within the 'Greenbelt Residential Zone' which are not serviced either by Council's reticulated water and wastewater infrastructure or by comprehensive private infrastructure.~~

18 RULES: Greenbelt Residential Zone

(ii) ~~Minimum Average Lot Area and Open Space~~

~~Allotments created shall comply with the minimum average area per allotment set out in Table 18-3.~~

~~Each subdivision shall comply with the maximum and minimum open space requirements set out in Table 18-3.~~

Table 18-3 Average Lot Area and Open Space Standards Applying to Subdivision

Type of Allotment, or Subdivision	Minimum Open Space (P)	Maximum Open Space (P)	Minimum Average Area Per Allotment/Site (square metres)
Greenbelt Residential (Foxton Beach North Overlay) Zone	0.3	0.7	$\frac{A(1-P)}{\left(\frac{A}{3500}\right)(1+P)}$

Note 1:

A = Total parent lot area (square metres)

P = Percentage of Open Space (as a decimal e.g. 0.5), which includes roads and buffer areas.

Note 2: The calculation of the average allotment area and open space is only to be applied to the stage being developed.

(iii) ~~A comprehensive development plan must be prepared for each stage and/or the entire site that demonstrates connectivity between development stages.~~

~~Restricted Discretionary Activities are to be assessed against the relevant assessment criteria set out in Chapter 25.~~

18.9 ~~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.~~

18.10 ~~GREENBELT RESIDENTIAL (DEFERRED) ZONE~~

~~Areas of Greenbelt Residential (Deferred) Zone are identified on the Planning Maps.~~

~~Until such time that deferred status is uplifted, the rules of the Rural Zone shall apply within any area identified as Greenbelt Residential (Deferred) Zone or Greenbelt Residential (Foxton Beach North Overlay) Zone (Deferred).~~

~~To meet the requirements for uplifting the deferred zone status either of the following must be satisfied:~~

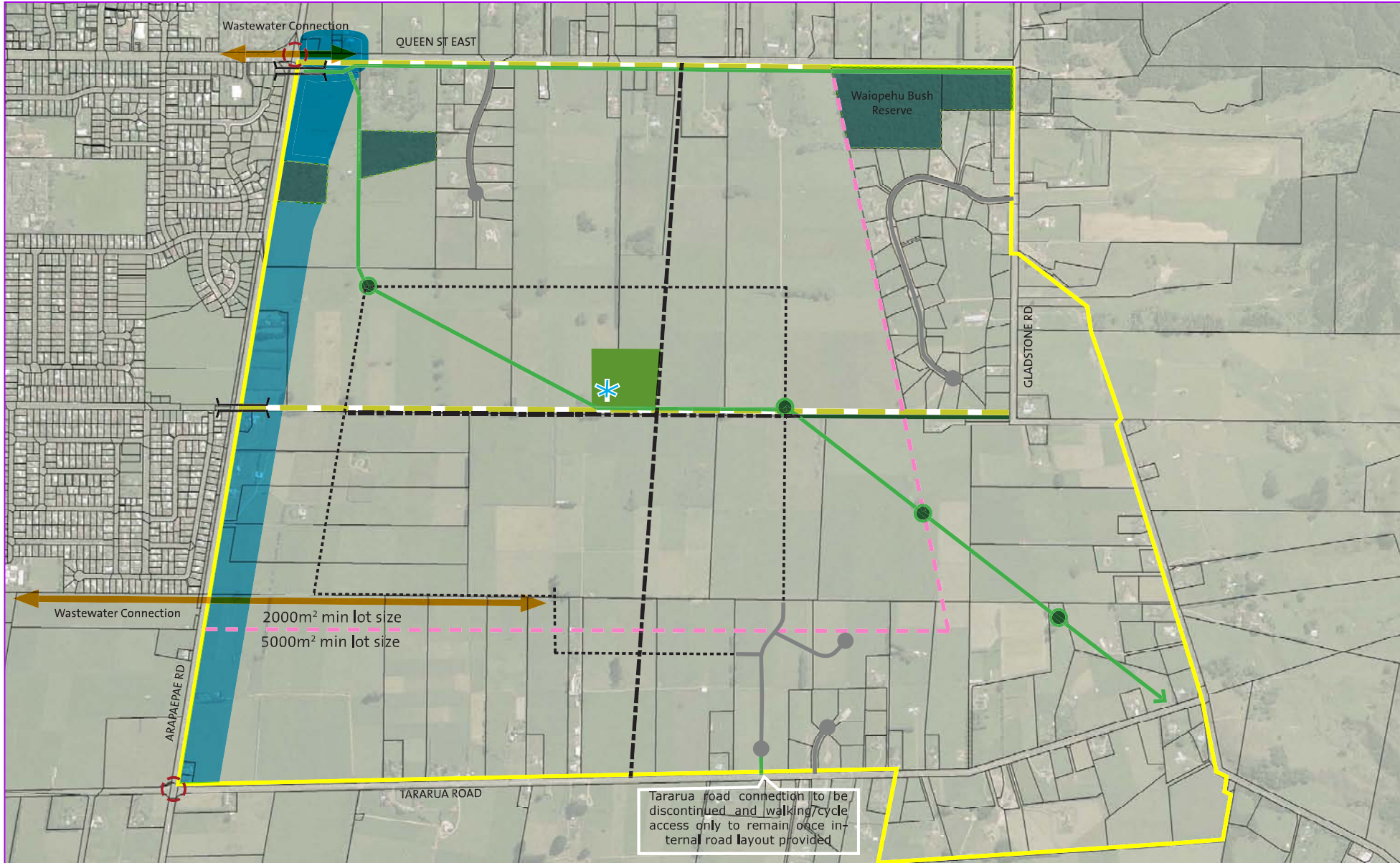
(a) ~~Greenbelt Residential (Deferred) Zone will cease to have effect and the Greenbelt Residential Zone provisions will apply when either of the following occurs:~~














18 RULES: Greenbelt Residential Zone

- ~~— For an area not covered by a Structure Plan in the District Plan, a District Plan Change is approved incorporating a Structure Plan for the area; or~~
 - ~~— For an area covered by a Structure Plan in the District Plan, 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) Zones.~~
- (b) ~~The Greenbelt Residential (Foxton Beach North Overlay) (Deferred) Zone will cease to have effect and the Greenbelt Residential (Foxton Beach North Overlay) provisions will apply, without further formality, when a Council resolution is passed confirming that:~~
- ~~— All land within the Greenbelt Residential (Foxton Beach North Overlay) Zone has been subject of a subdivision consent granted under Rule 18.3(b) or 18.4(c) and 60% of the resulting lots within the overlay area have been issued with individual certificates of title and sold.~~

~~Note: An applicant that considers that such a resolution should be passed, should complete and submit to the Council the certification form contained in Schedule 14.~~

Appendix 2 Gladstone Green Structure Plan



-  Existing Roads
-  Greenbelt Collector Road
-  Greenbelt Local Road
-  Reserve (public)
-  10m Landscape Buffer with Road Reserve
-  Existing Vegetation Block Retained
-  Future Local Commercial
-  Density Change
-  Transport Corridor (Future upgrades)
-  Urban Growth Area Boundary
-  Landscape, Stormwater, Pedestrian and Cycling Connection with Open Spaces
-  Future Pedestrian Overbridge
-  State Highway Intersection Modification

Appendix 3 Planning Maps

LEGEND

ZONES

- Commercial
- Industrial
- Residential
- Rural
- Open Space
- Proposed Commercial
- Proposed Industrial
- Proposed Residential
- Proposed Rural
- Proposed Open Space
- Proposed Road
- Greenbelt Residential
- Residential Deferred
- Greenbelt Residential Deferred

OVERLAYS

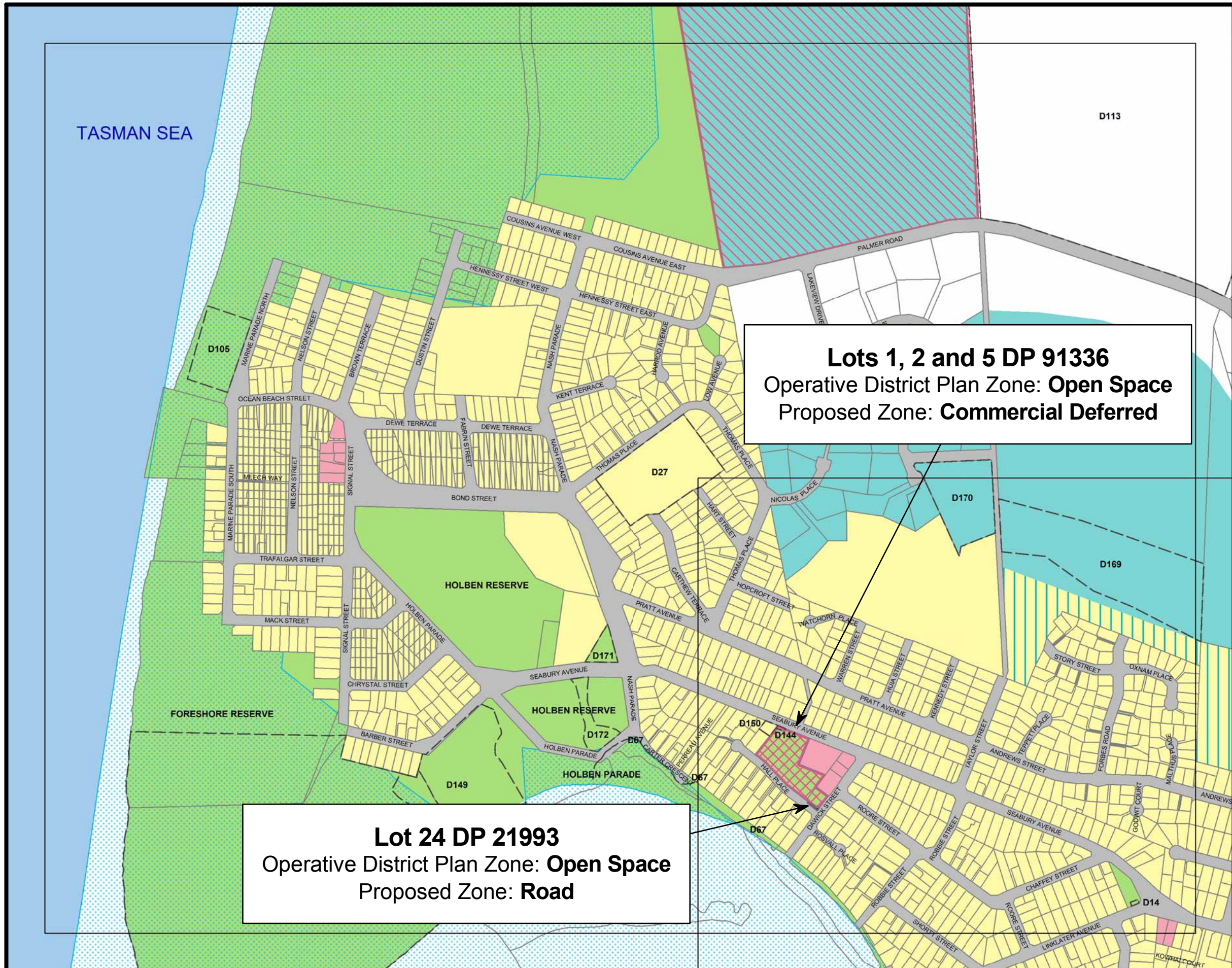
- Greenbelt Residential Waitare Rise
- Greenbelt Residential Foxton Beach North
- Strathnaver Coastal Natural Character Area
- Strathnaver Coastal Hazard Area
- Muhunua West Forest Park
- Muhunua West Forest Park Coastal Natural Character and Hazard Area
- Low Density Area
- Medium Density Area
- Large Format Retail Area
- Town Centre Heritage/Character Area
- Foxton Tourism Area
- Pedestrian Area
- Coastal Natural Character and Hazard Area
- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

FEATURES

- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road

Lots 1, 2 and 5 DP 91336
Operative District Plan Zone: **Open Space**
Proposed Zone: **Commercial Deferred**

Lot 24 DP 21993
Operative District Plan Zone: **Open Space**
Proposed Zone: **Road**

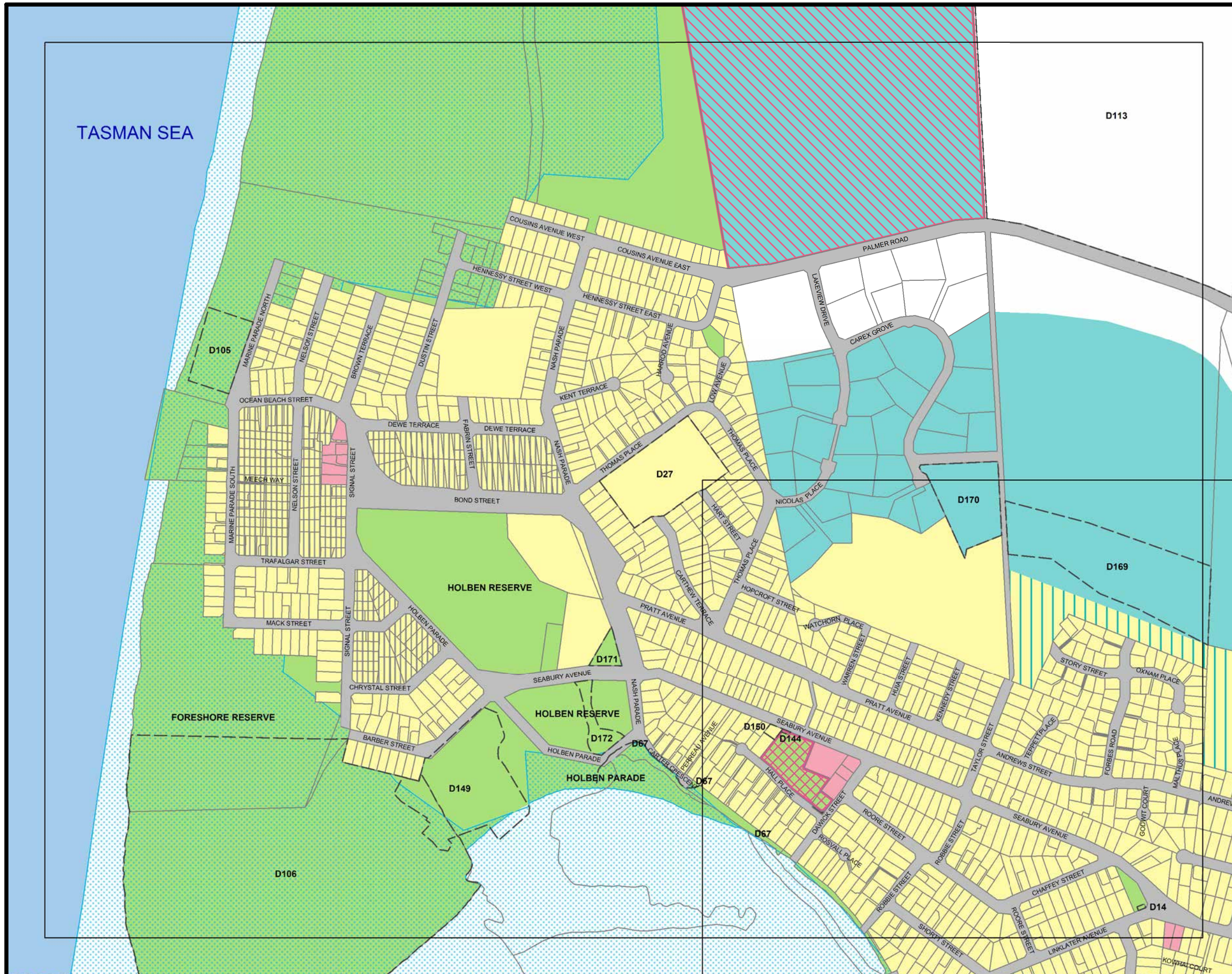


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HOROWHENUA DISTRICT PLAN
PROPOSED PLAN VARIATION 1
FOXTON BEACH

Planning Map 12

REZONING
LOCATION MAP



LEGEND

ZONES

- Commercial
- Industrial
- Residential
- Rural
- Open Space
- Greenbelt Residential
- Residential Deferred
- Greenbelt Residential Deferred
- Proposed Commercial
- Proposed Industrial
- Proposed Residential
- Proposed Rural
- Proposed Open Space
- Proposed Road

OVERLAYS

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- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

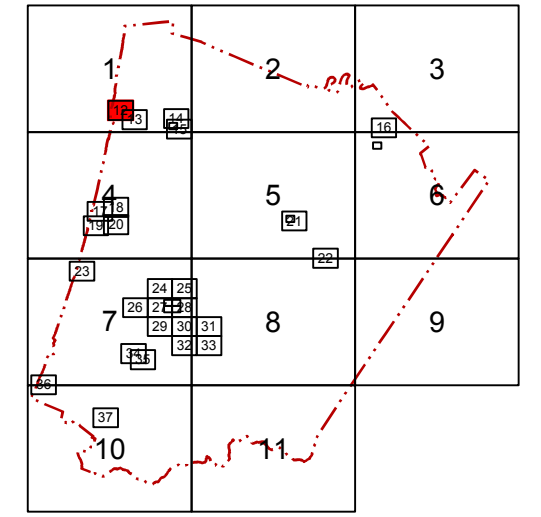
FEATURES

- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road

Scale 1 : 7,500

**HOROWHENUA DISTRICT PLAN
PROPOSED PLAN VARIATION 1
FOXTON BEACH**

Planning Map 12



Lots 1, 2 and 5 DP 91336
Operative District Plan Zone: **Open Space**
Proposed Zone: **Commercial Deferred**

Lot 24 DP 21993
Operative District Plan Zone: **Open Space**
Proposed Zone: **Road**

LEGEND

ZONES

- Commercial
- Industrial
- Residential
- Rural
- Open Space
- Proposed Commercial
- Proposed Industrial
- Proposed Residential
- Proposed Rural
- Proposed Open Space
- Proposed Road
- Greenbelt Residential
- Residential Deferred
- Greenbelt Residential Deferred

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FEATURES

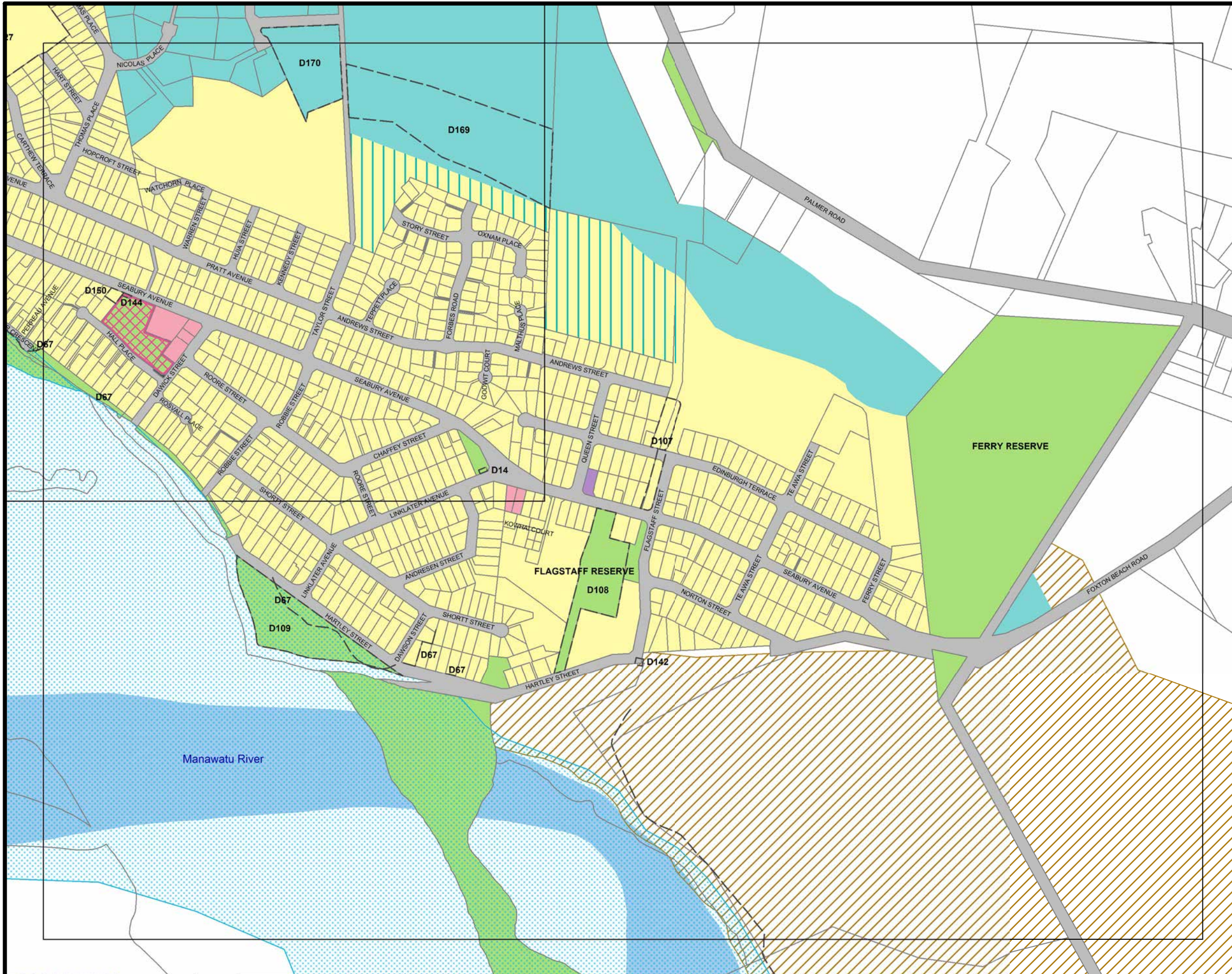
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- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road

 Scale 1:7,500
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HOROWHENUA DISTRICT PLAN
PROPOSED PLAN VARIATION 1
FOXTON BEACH

Planning Map 13

REZONING
LOCATION MAP



LEGEND

ZONES

- Commercial
- Industrial
- Residential
- Rural
- Open Space
- Greenbelt Residential
- Residential Deferred
- Greenbelt Residential Deferred
- Proposed Commercial
- Proposed Industrial
- Proposed Residential
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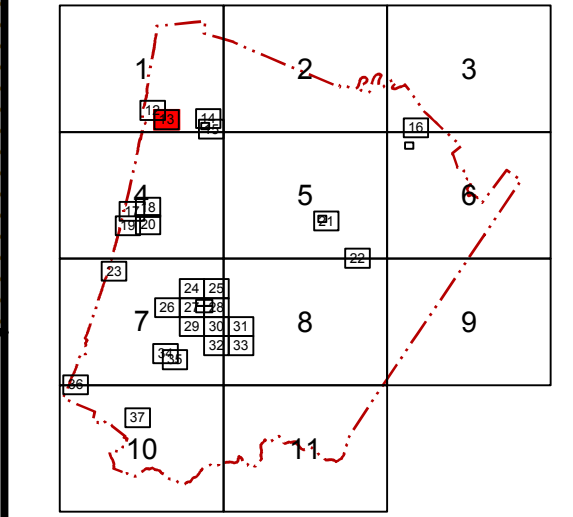
FEATURES

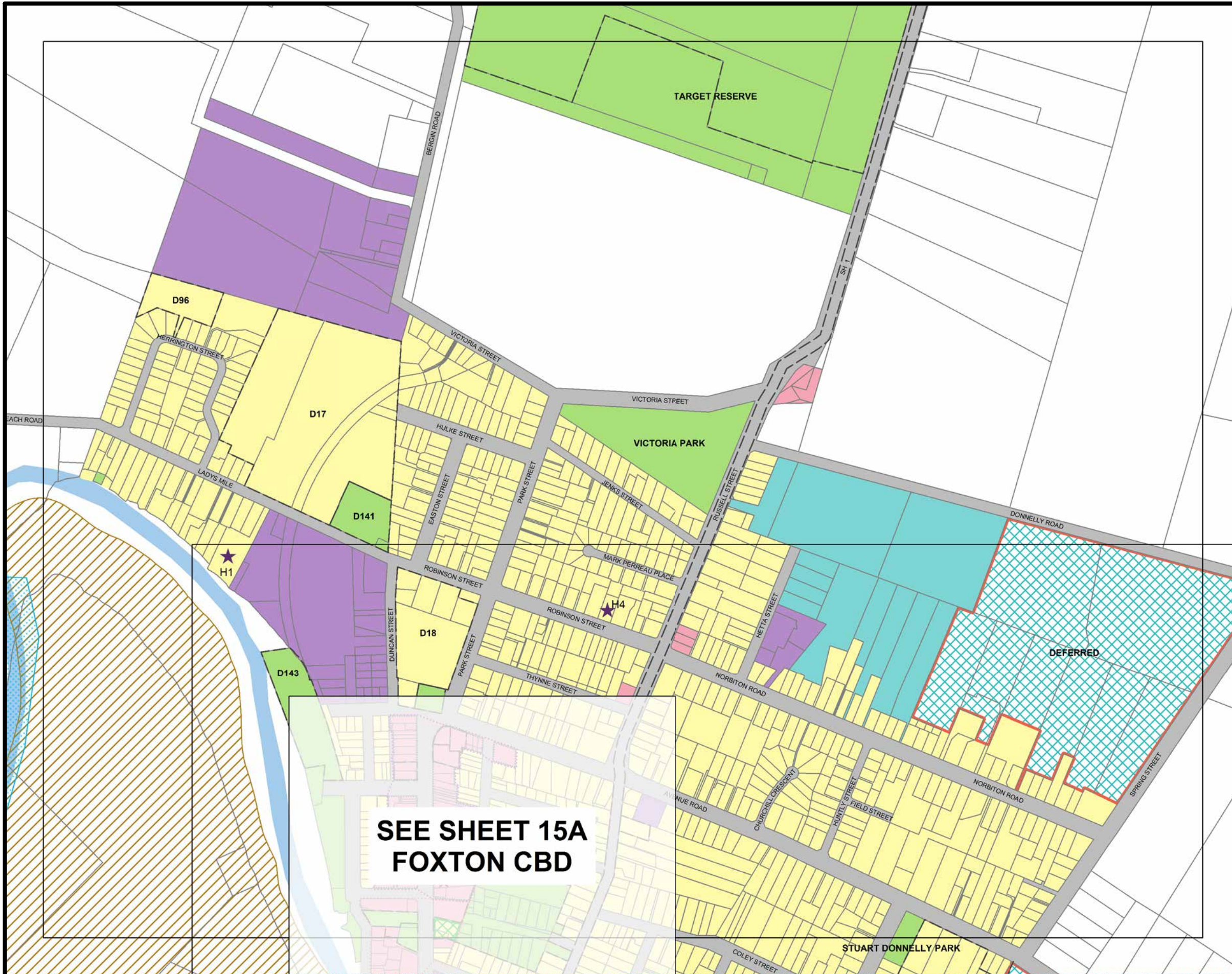
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- Road

Scale 1 : 7,500

HOROWHENUA DISTRICT PLAN
PROPOSED PLAN VARIATION 1
FOXTON BEACH

Planning Map 13





LEGEND

ZONES

- Commercial
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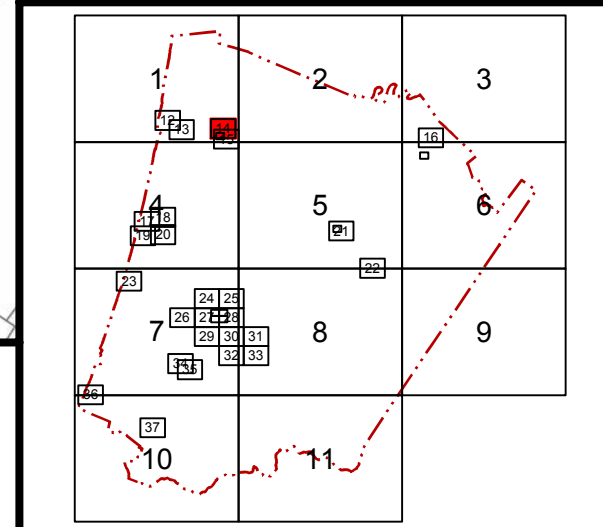
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- Strathnaver Coastal Hazard Area
- Muhunoa West Forest Park
- Muhunoa West Forest Park Coastal Natural Character and Hazard Area
- Low Density Area
- Medium Density Area
- Large Format Retail Area
- Town Centre Heritage/Character Area
- Foxton Tourism Area
- Pedestrian Area
- Coastal Natural Character and Hazard Area
- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

FEATURES

- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road

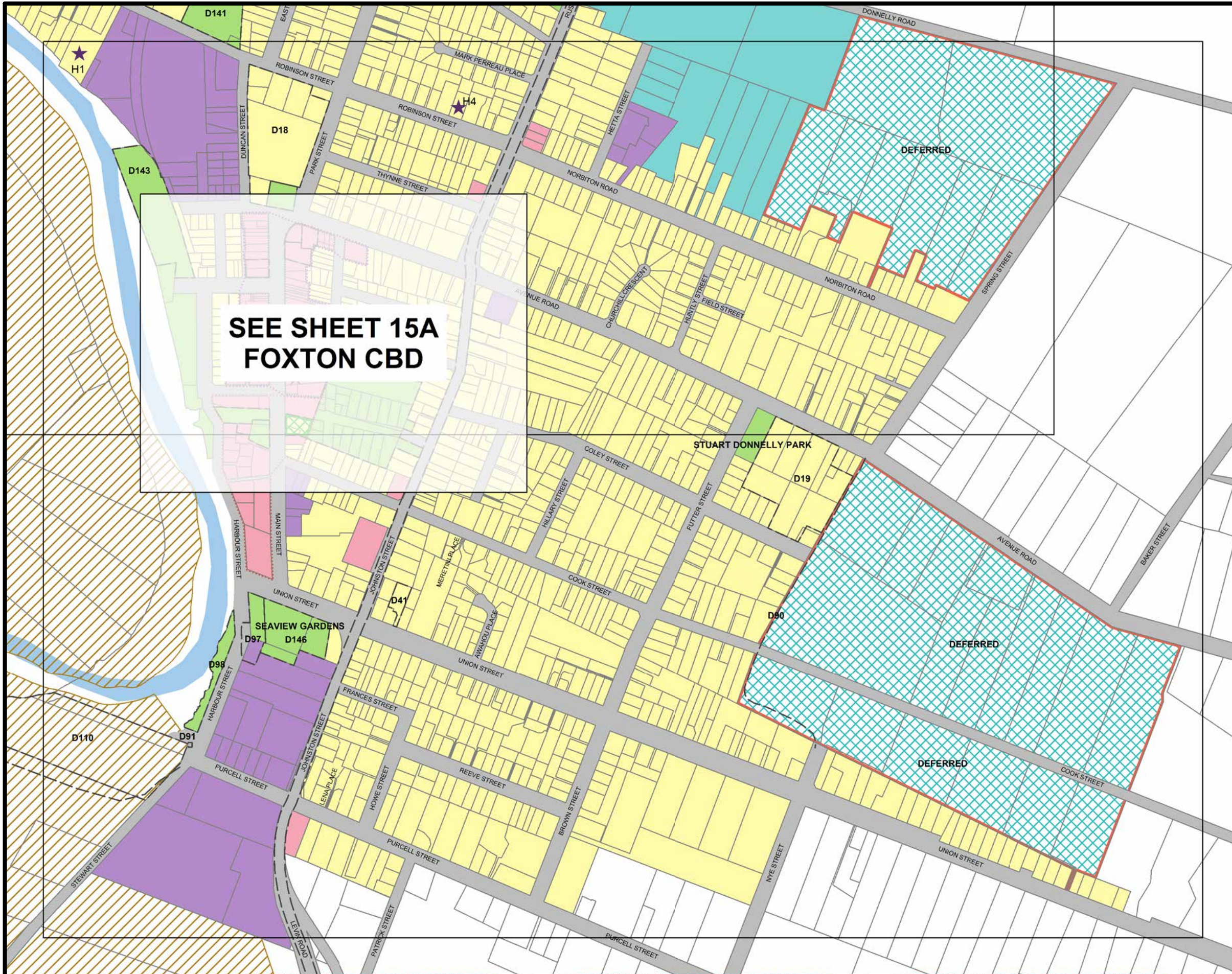
**SEE SHEET 15A
FOXTON CBD**



Scale 1 : 7,500

**HOROWHENUA DISTRICT PLAN
PROPOSED PLAN VARIATION 1
FOXTON**

Planning Map 14



**SEE SHEET 15A
FOXTON CBD**

**LEGEND
ZONES**

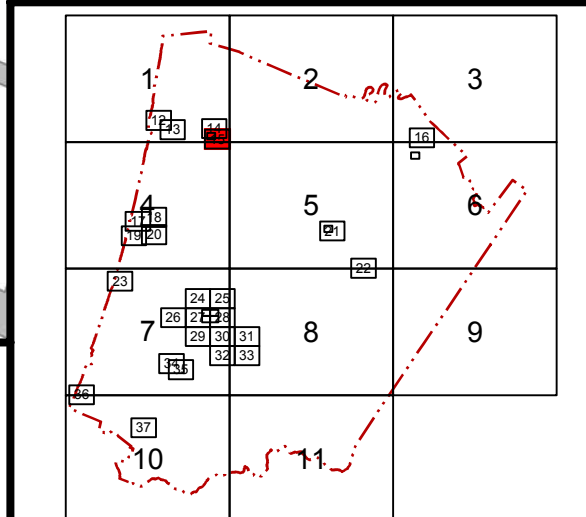
- | | |
|--------------------------------|----------------------|
| Commercial | Proposed Commercial |
| Industrial | Proposed Industrial |
| Residential | Proposed Residential |
| Rural | Proposed Rural |
| Open Space | Proposed Open Space |
| Greenbelt Residential | Proposed Road |
| Residential Deferred | |
| Greenbelt Residential Deferred | |

OVERLAYS

- Greenbelt Residential Waitare Rise
- Greenbelt Residential Foxton Beach North
- Strathnaver Coastal Natural Character Area
- Strathnaver Coastal Hazard Area
- Muhunua West Forest Park
- Muhunua West Forest Park Coastal Natural Character and Hazard Area
- Low Density Area
- Medium Density Area
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- Pedestrian Area
- Coastal Natural Character and Hazard Area
- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

FEATURES

- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



Scale 1 : 7,500

**HOROWHENUA DISTRICT PLAN
PROPOSED PLAN VARIATION 1
FOXTON**

Planning Map 15

LEGEND

ZONES

- Commercial
- Industrial
- Residential
- Rural
- Open Space
- Proposed Commercial
- Proposed Industrial
- Proposed Residential
- Proposed Rural
- Proposed Open Space
- Proposed Road
- Greenbelt Residential
- Residential Deferred
- Greenbelt Residential Deferred

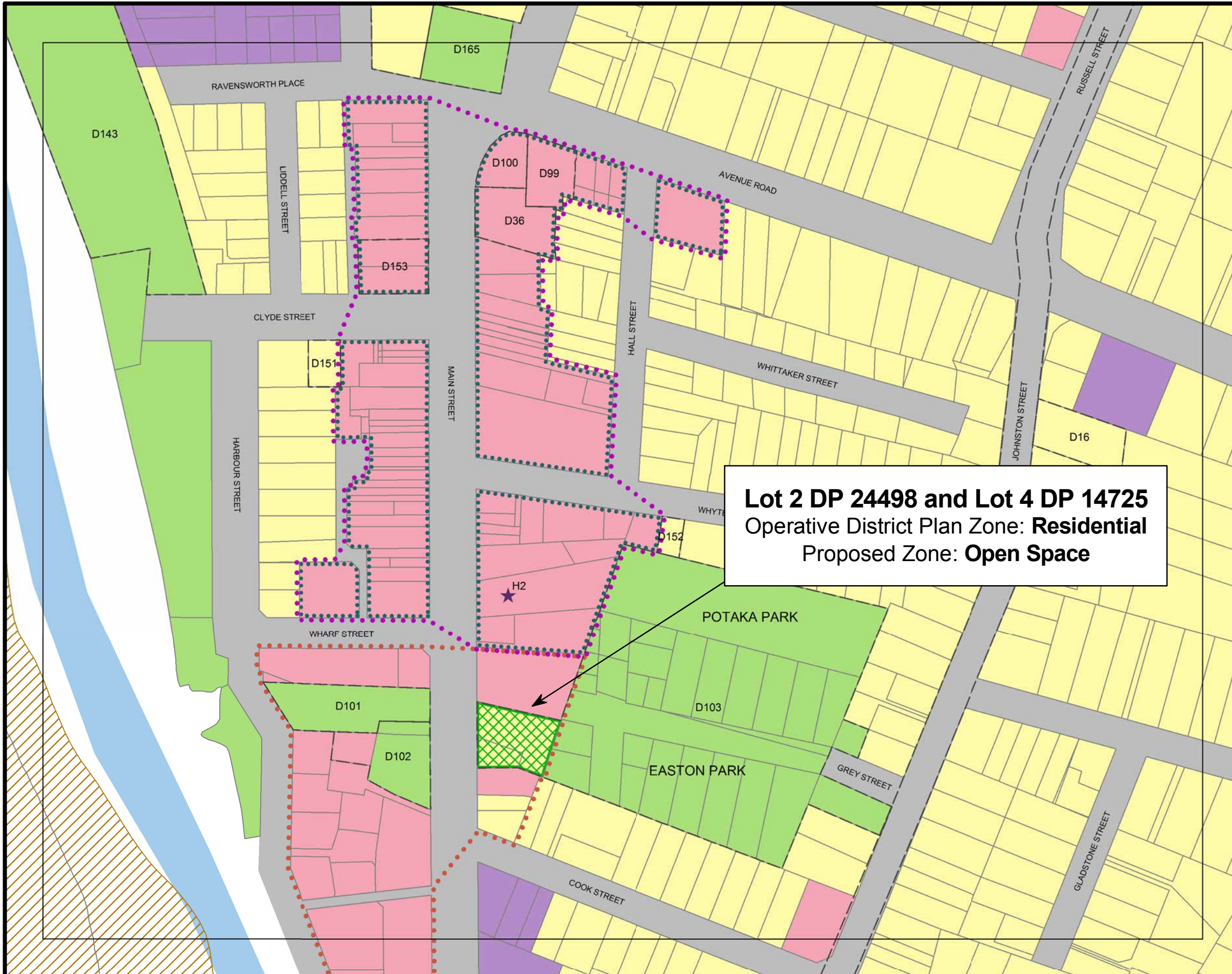
OVERLAYS

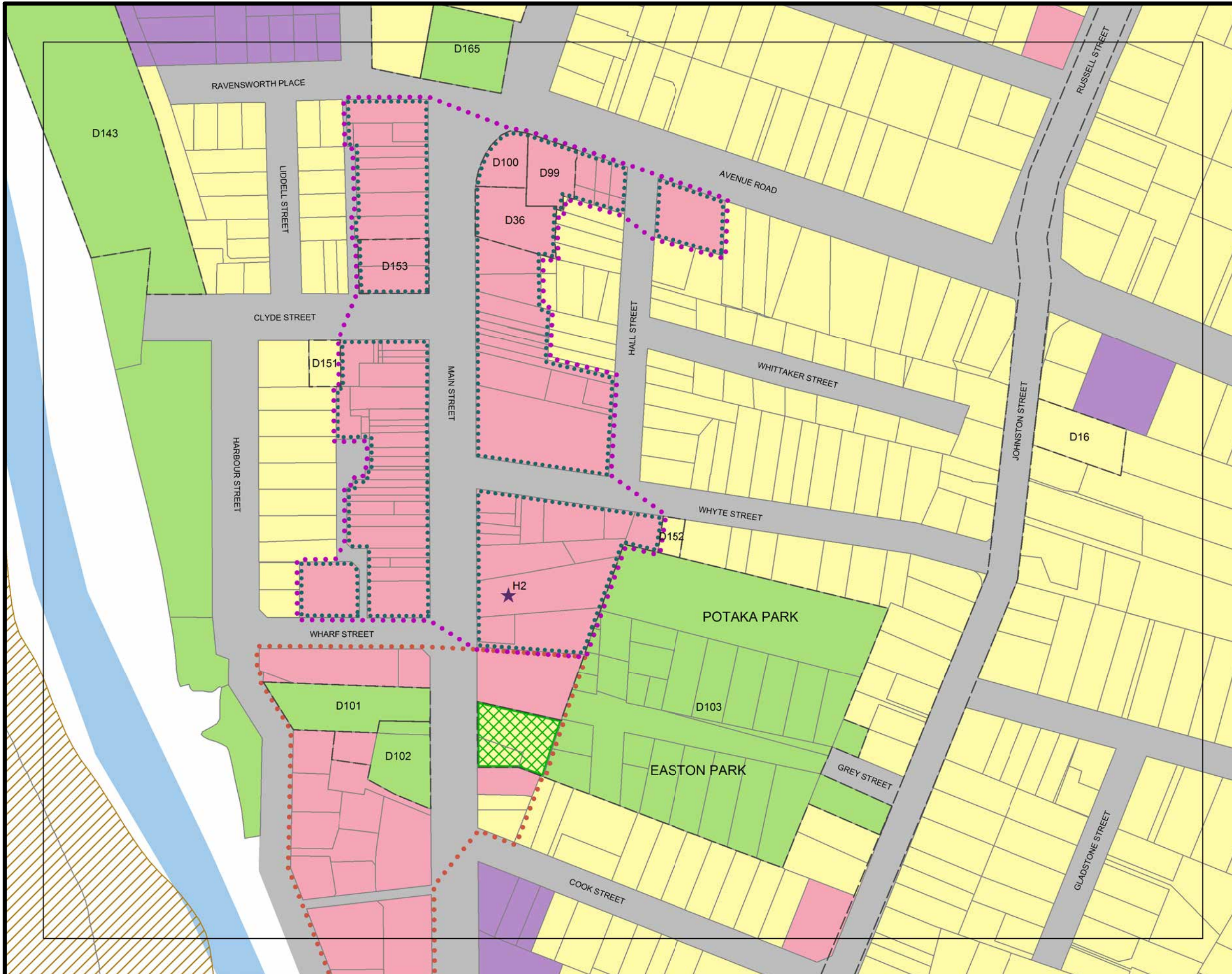
- Greenbelt Residential Waitarere Rise
- Greenbelt Residential Foxton Beach North
- Strathnaver Coastal Natural Character Area
- Strathnaver Coastal Hazard Area
- Muhunua West Forest Park
- Muhunua West Forest Park Coastal Natural Character and Hazard Area
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- Town Centre Heritage/Character Area
- Foxton Tourism Area
- Pedestrian Area
- Coastal Natural Character and Hazard Area
- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

FEATURES

- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road

Lot 2 DP 24498 and Lot 4 DP 14725
Operative District Plan Zone: **Residential**
Proposed Zone: **Open Space**





LEGEND

ZONES

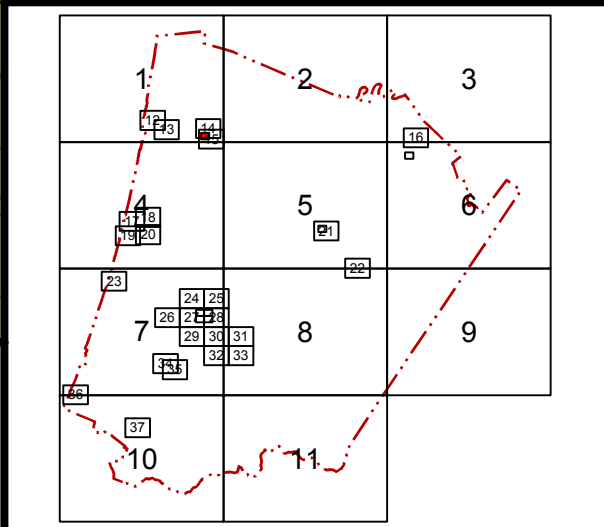
- Commercial
- Industrial
- Residential
- Rural
- Open Space
- Greenbelt Residential
- Residential Deferred
- Greenbelt Residential Deferred
- Proposed Commercial
- Proposed Industrial
- Proposed Residential
- Proposed Rural
- Proposed Open Space
- Proposed Road

OVERLAYS

- Greenbelt Residential Waitare Rise
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- Pedestrian Area
- Coastal Natural Character and Hazard Area
- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

FEATURES

- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



Scale 1 : 2,500

**HOROWHENUA DISTRICT PLAN
PROPOSED PLAN VARIATION 1
FOXTON CBD**

Planning Map 15A

LEGEND

ZONES

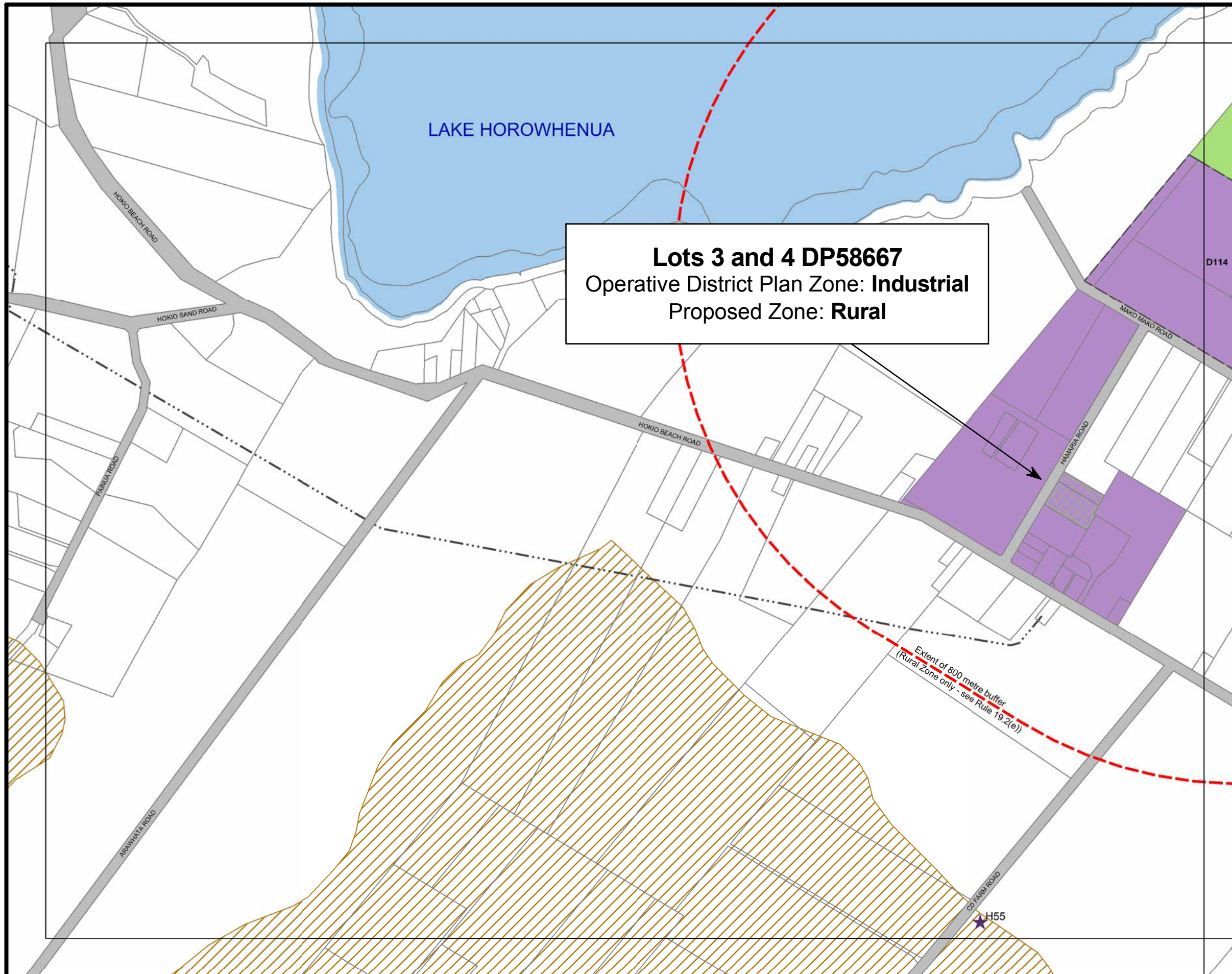
- Commercial
- Industrial
- Residential
- Rural
- Open Space
- Proposed Commercial
- Proposed Industrial
- Proposed Residential
- Proposed Rural
- Proposed Open Space
- Proposed Road
- Greenbelt Residential
- Residential Deferred
- Greenbelt Residential Deferred

OVERLAYS

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- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

FEATURES

- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



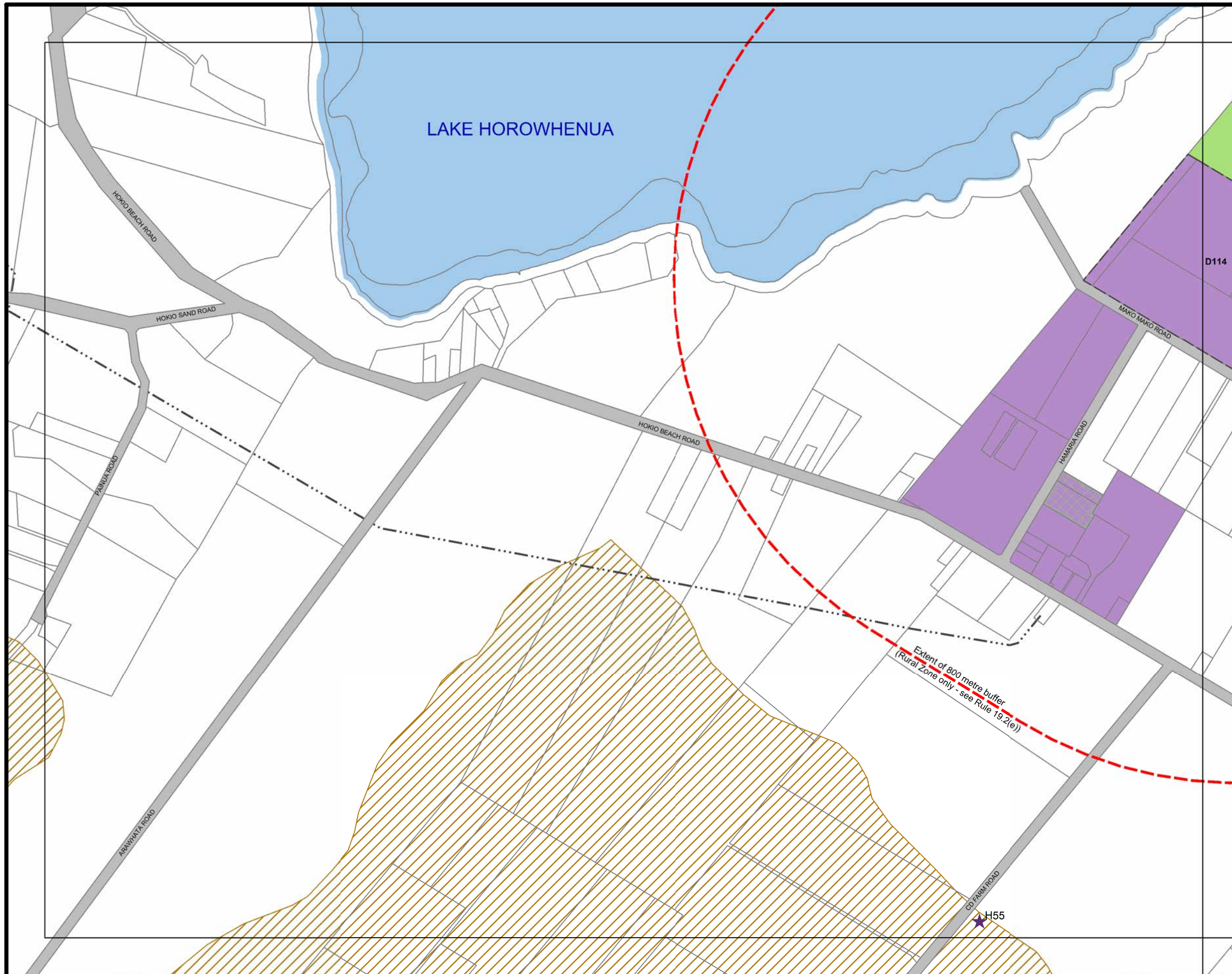
Lots 3 and 4 DP58667
Operative District Plan Zone: **Industrial**
Proposed Zone: **Rural**

Scale 1:7,500
@ A3

HOROWHENUA DISTRICT PLAN
PROPOSED PLAN VARIATION 1
LEVIN

Planning Map 26

REZONING
LOCATION MAP



**LEGEND
ZONES**

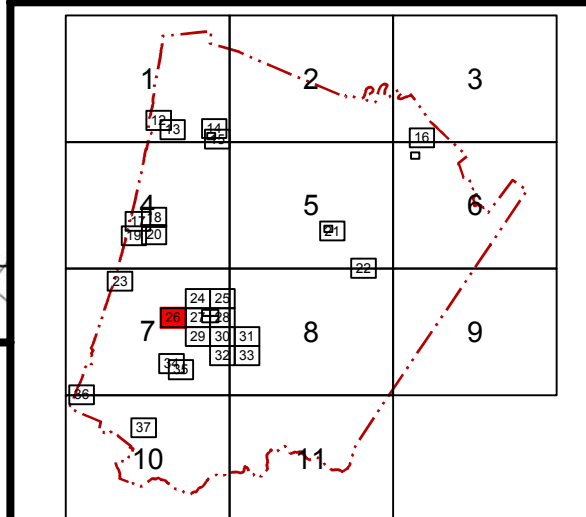
- | | |
|--------------------------------|----------------------|
| Commercial | Proposed Commercial |
| Industrial | Proposed Industrial |
| Residential | Proposed Residential |
| Rural | Proposed Rural |
| Open Space | Proposed Open Space |
| Greenbelt Residential | Proposed Road |
| Residential Deferred | |
| Greenbelt Residential Deferred | |

OVERLAYS

- Greenbelt Residential Waitare Rise
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- Coastal Natural Character and Hazard Area
- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

FEATURES

- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



Scale 1 : 7,500

**HOROWHENUA DISTRICT PLAN
PROPOSED PLAN VARIATION 1
LEVIN**

Planning Map 26

LEGEND

ZONES

- Commercial
- Industrial
- Residential
- Rural
- Open Space
- Proposed Commercial
- Proposed Industrial
- Proposed Residential
- Proposed Rural
- Proposed Open Space
- Proposed Road
- Greenbelt Residential
- Residential Deferred
- Greenbelt Residential Deferred

OVERLAYS

- Greenbelt Residential Waitare Rise
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- Coastal Natural Character and Hazard Area
- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

FEATURES

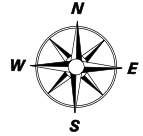
- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



**SEE SHEET 28A
LEVIN CBD**

**SEE SHEET 28B
LEVIN CBD**

Lot 3 DP 24427
Operative District Plan Zone: **Open Space**
Proposed Zone: **Residential**

 Scale 1:7,500
@ A3

**HOROWHENUA DISTRICT PLAN
PROPOSED PLAN VARIATION 1
LEVIN**

Planning Map 28

**REZONING
LOCATION MAP**



**SEE SHEET 28A
LEVIN CBD**

**SEE SHEET 28B
LEVIN CBD**

**LEGEND
ZONES**

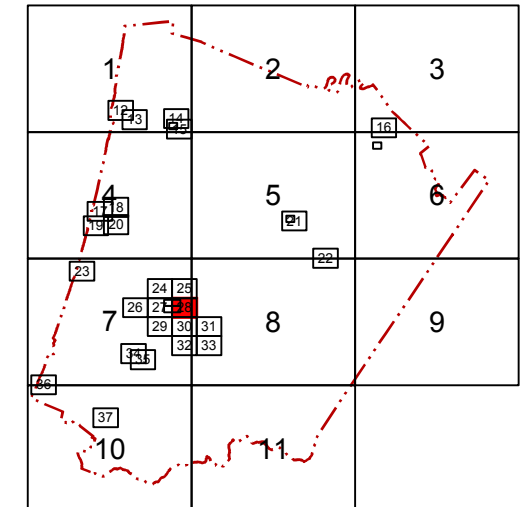
- | | | | |
|--|--------------------------------|--|----------------------|
| | Commercial | | Proposed Commercial |
| | Industrial | | Proposed Industrial |
| | Residential | | Proposed Residential |
| | Rural | | Proposed Rural |
| | Open Space | | Proposed Open Space |
| | Greenbelt Residential | | Proposed Road |
| | Residential Deferred | | |
| | Greenbelt Residential Deferred | | |

OVERLAYS

- Greenbelt Residential Waitare Rise
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- Pedestrian Area
- Coastal Natural Character and Hazard Area
- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

FEATURES

- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



**HOROWHENUA DISTRICT PLAN
PROPOSED PLAN VARIATION 1
LEVIN**

Planning Map 28

LEGEND

ZONES

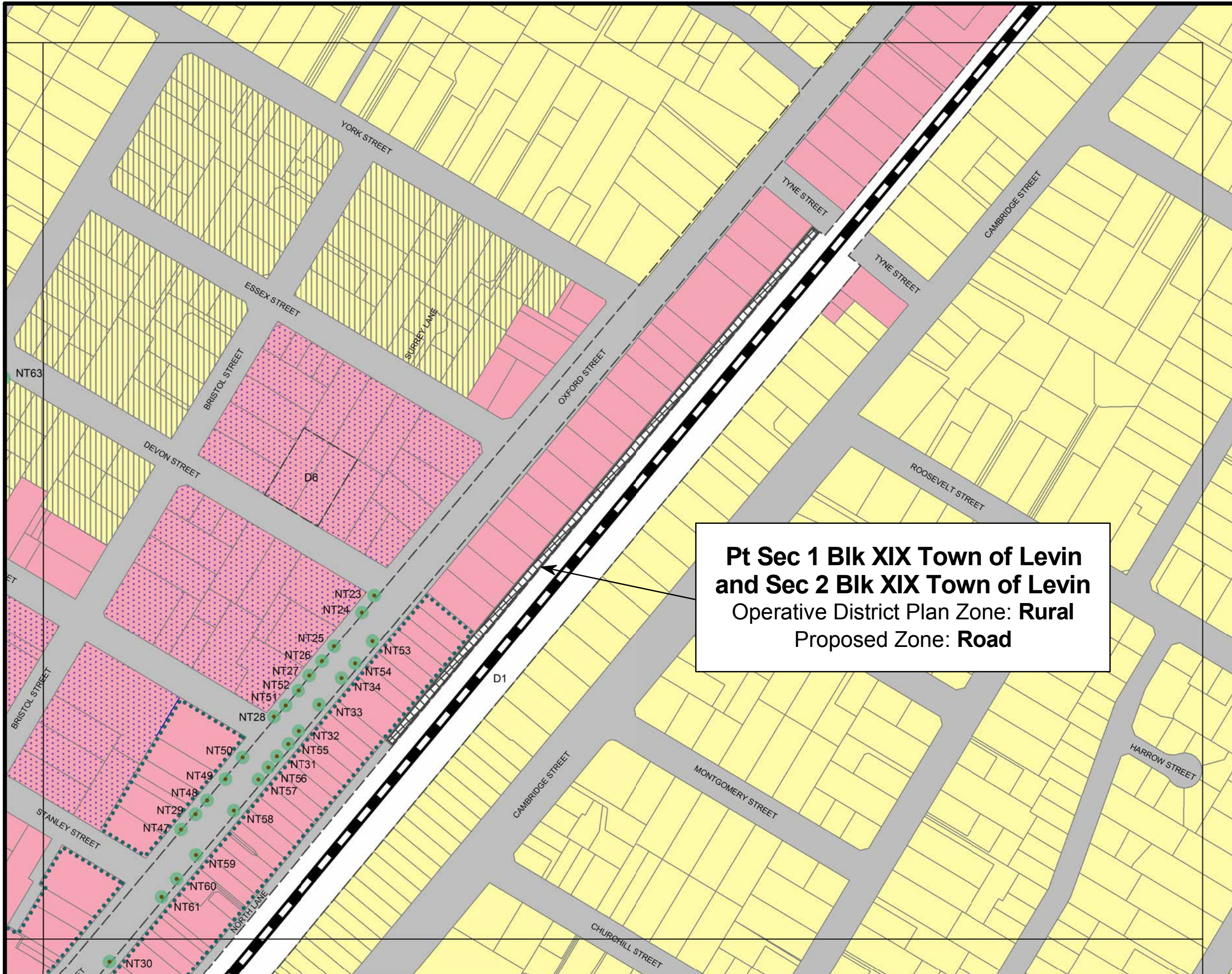
- Commercial
- Industrial
- Residential
- Rural
- Open Space
- Proposed Commercial
- Proposed Industrial
- Proposed Residential
- Proposed Rural
- Proposed Open Space
- Proposed Road
- Greenbelt Residential
- Residential Deferred
- Greenbelt Residential Deferred

OVERLAYS

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- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

FEATURES

- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



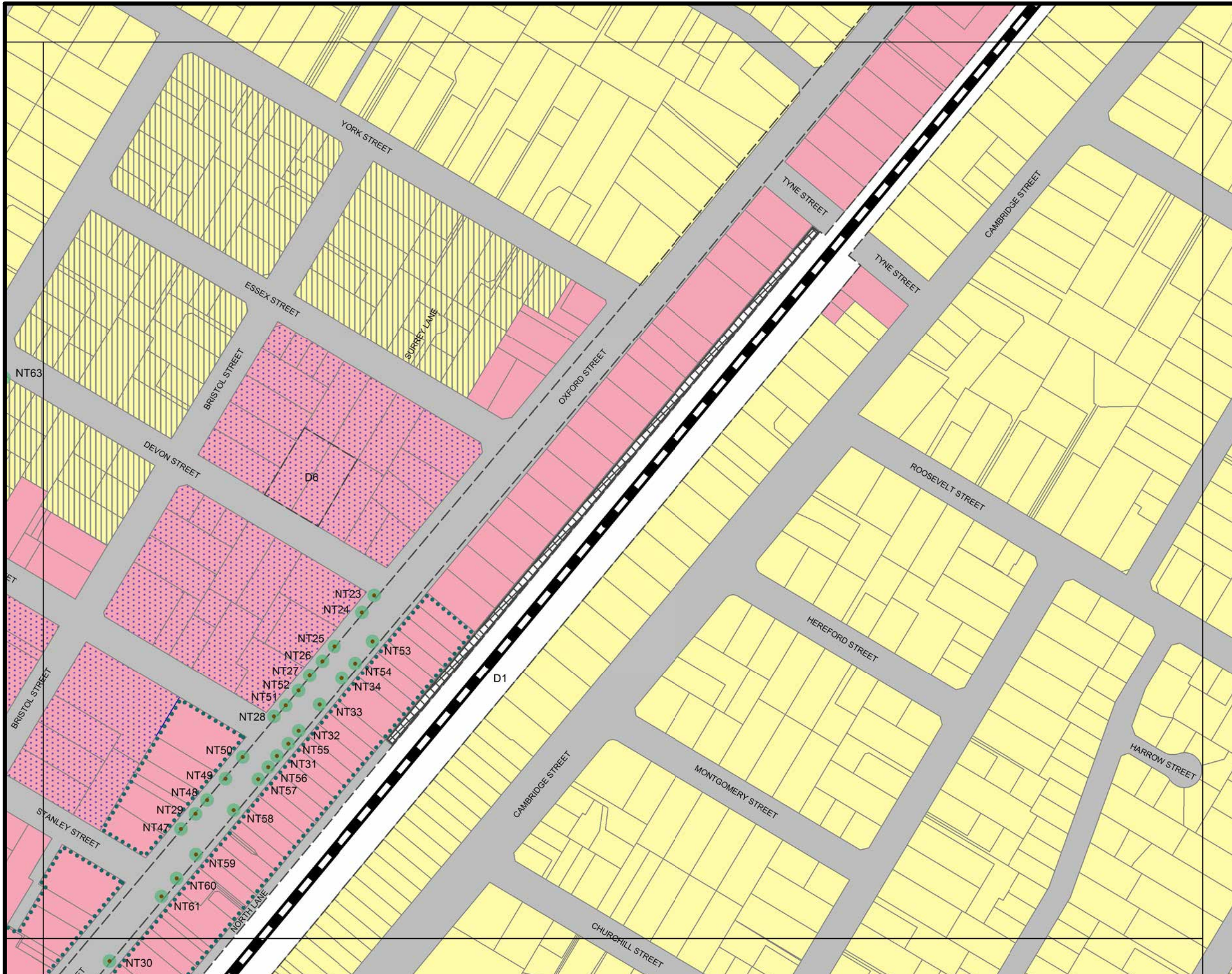
**Pt Sec 1 Blk XIX Town of Levin
and Sec 2 Blk XIX Town of Levin**
Operative District Plan Zone: **Rural**
Proposed Zone: **Road**

Scale 1:2,500
@ A3

**HOROWHENUA DISTRICT PLAN
PROPOSED PLAN VARIATION 1
LEVIN CBD**

Planning Map 28A

**REZONING
LOCATION MAP**



LEGEND

ZONES

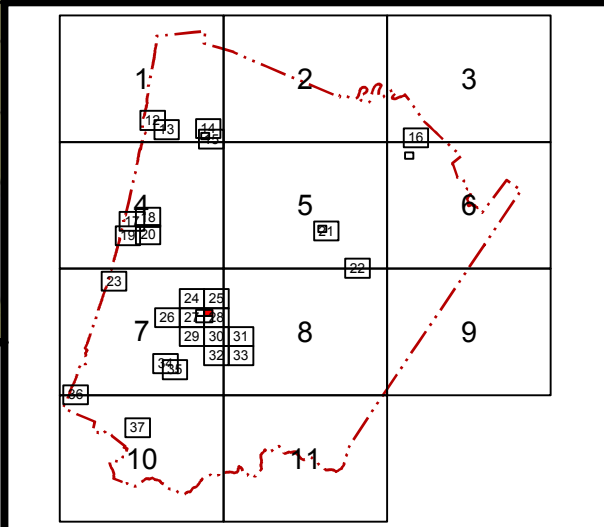
- Commercial
- Industrial
- Residential
- Rural
- Open Space
- Greenbelt Residential
- Residential Deferred
- Greenbelt Residential Deferred
- Proposed Commercial
- Proposed Industrial
- Proposed Residential
- Proposed Rural
- Proposed Open Space
- Proposed Road

OVERLAYS

- Greenbelt Residential Waitare Rise
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- Strathnaver Coastal Natural Character Area
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- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

FEATURES

- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



Scale 1 : 2,500

HOROWHENUA DISTRICT PLAN
PROPOSED PLAN VARIATION 1
LEVIN CBD

Planning Map 28A

LEGEND

ZONES

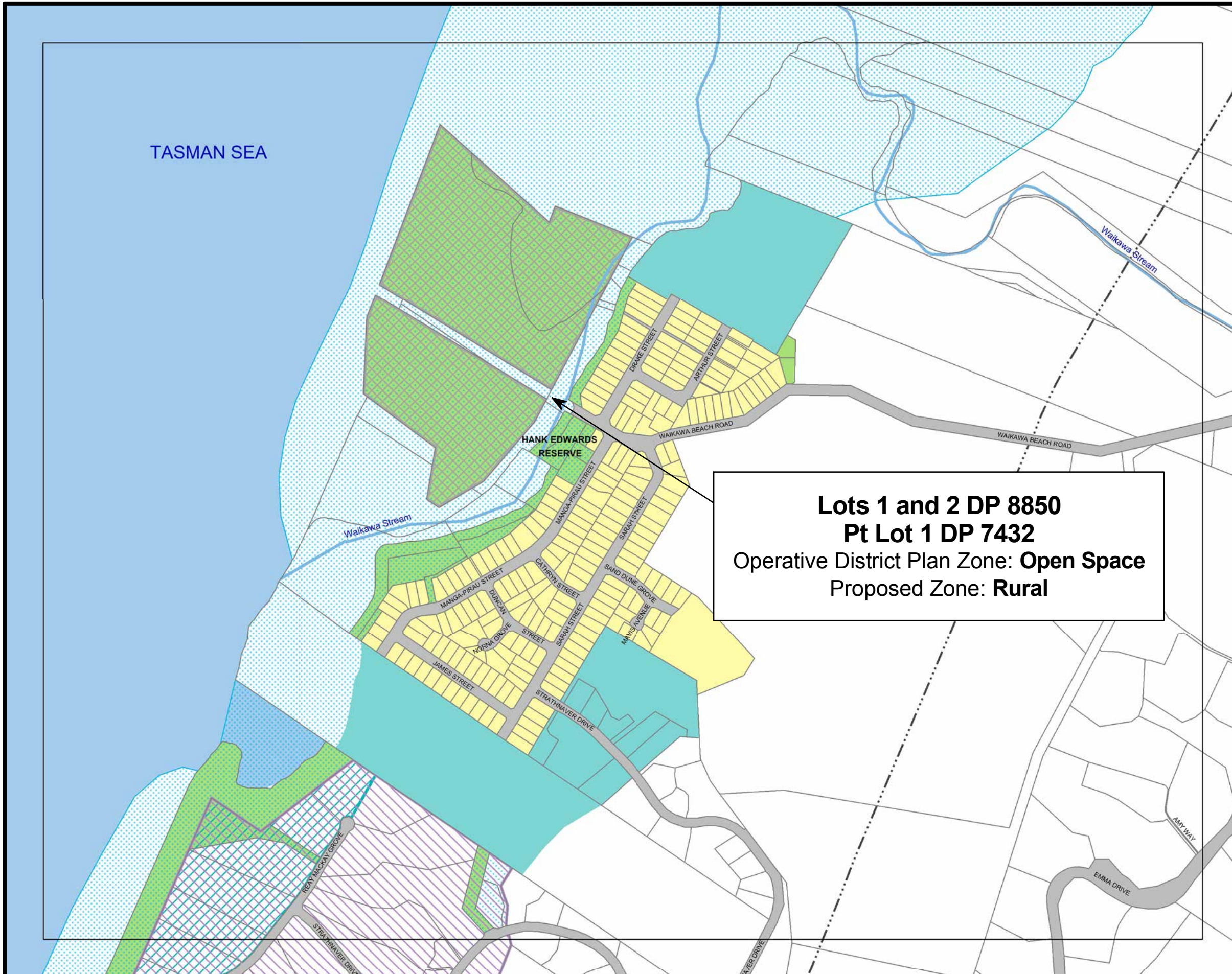
- Commercial
- Industrial
- Residential
- Rural
- Open Space
- Proposed Commercial
- Proposed Industrial
- Proposed Residential
- Proposed Rural
- Proposed Open Space
- Proposed Road
- Greenbelt Residential
- Residential Deferred
- Greenbelt Residential Deferred

OVERLAYS

- Greenbelt Residential Waitare Rise
- Greenbelt Residential Foxton Beach North
- Strathnaver Coastal Natural Character Area
- Strathnaver Coastal Hazard Area
- Muhunua West Forest Park
- Muhunua West Forest Park Coastal Natural Character and Hazard Area
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- Pedestrian Area
- Coastal Natural Character and Hazard Area
- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

FEATURES

- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



**Lots 1 and 2 DP 8850
Pt Lot 1 DP 7432**
Operative District Plan Zone: **Open Space**
Proposed Zone: **Rural**


Scale 1:7,500
@ A3

**HOROWHENUA DISTRICT PLAN
PROPOSED PLAN VARIATION 1
WAIKAWA BEACH**

















Planning Map 36

**REZONING
LOCATION MAP**







LEGEND
ZONES

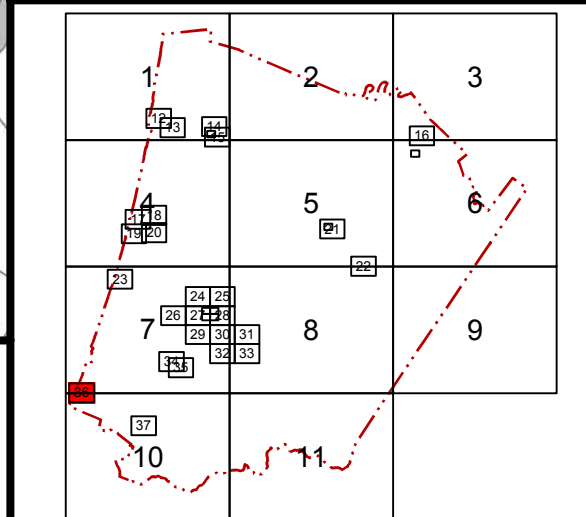
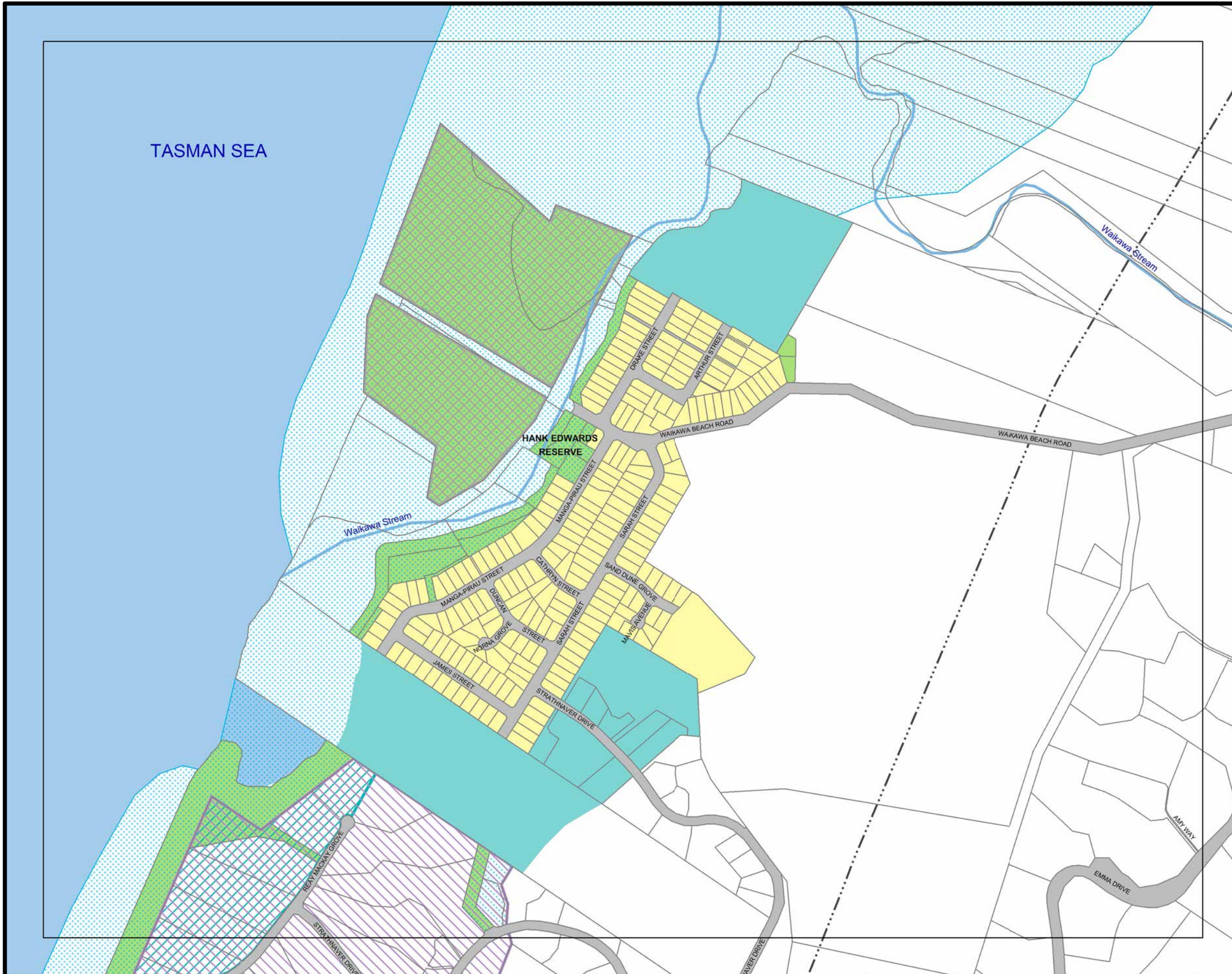
- | | | | |
|---|--------------------------------|---|----------------------|
|  | Commercial |  | Proposed Commercial |
|  | Industrial |  | Proposed Industrial |
|  | Residential |  | Proposed Residential |
|  | Rural |  | Proposed Rural |
|  | Open Space |  | Proposed Open Space |
|  | Greenbelt Residential |  | Proposed Road |
|  | Residential Deferred | | |
|  | Greenbelt Residential Deferred | | |

OVERLAYS

- | | |
|---|--|
|  | Greenbelt Residential Waitare Rise |
|  | Greenbelt Residential Foxton Beach North |
|  | Strathnaver Coastal Natural Character Area |
|  | Strathnaver Coastal Hazard Area |
|  | Muhunua West Forest Park |
|  | Muhunua West Forest Park Coastal Natural Character and Hazard Area |
|  | Low Density Area |
|  | Medium Density Area |
|  | Large Format Retail Area |
|  | Town Centre Heritage/Character Area |
|  | Foxton Tourism Area |
|  | Pedestrian Area |
|  | Coastal Natural Character and Hazard Area |
|  | Flood Hazard Area (1:50,000 Rural Maps Only) |
|  | Moutoa Floodway (1:50,000 Rural Maps Only) |
|  | Versatile Land (LUC Class I & II Soil) |

FEATURES

- | | |
|---|---|
|  | Notable Tree |
|  | Historic Heritage Building, Structure or Site |
|  | Gas Transmission Pipeline |
|  | National Grid Corridor (High Voltage Transmission Line) |
|  | Designation |
|  | Road |



 Scale 1 : 7,500

HOROWHENUA DISTRICT PLAN
PROPOSED PLAN VARIATION 1
WAIKAWA BEACH

Planning Map 36