SCHEDULE 14: Greenbelt Residential (Foxton Beach North Overlay) Zone

Greenbelt Residential (Foxton Beach North Overlay) (Deferred) Zone Certification Form (refer Rule 18.10(b)

For the purposes of Rule 18.10(b) of the District Plan:

"Sold" means a Lot has been transferred on an "arms length" basis to a person or entity which is not Associated with the Owner of land in the Greenbelt Residential Foxton Beach North Overlay (Deferred) Zone.

"Associated" has the same meaning as in the Income Tax Act 2007 s.YB1 - YB16.

Prior to the deferred zoning having effect, the Owner of land in the deferred zone shall provide evidence, satisfactory to the Council, that the prerequisites for uplifting the deferred zoning status have been met by providing to the Council a certificate in the following form verified by statutory declaration by the Owner or in the case of company a director of the Owner. The Council may request such further evidence as is reasonable in the circumstance.

[ ] being [a director of] the Owner or Owner of the land in the Greenbelt Residential Foxton Beach North Overlay (Deferred) Zone certify and solemnly and sincerely declare that:

(a) all land within the Greenbelt Residential (Foxton Beach North Overlay) Zone has been the subject of a subdivision consent/s granted under Rule 18.3(b) or 18.4(d) of the Plan (references XXXXX); and certificates of title have been issued as follows:

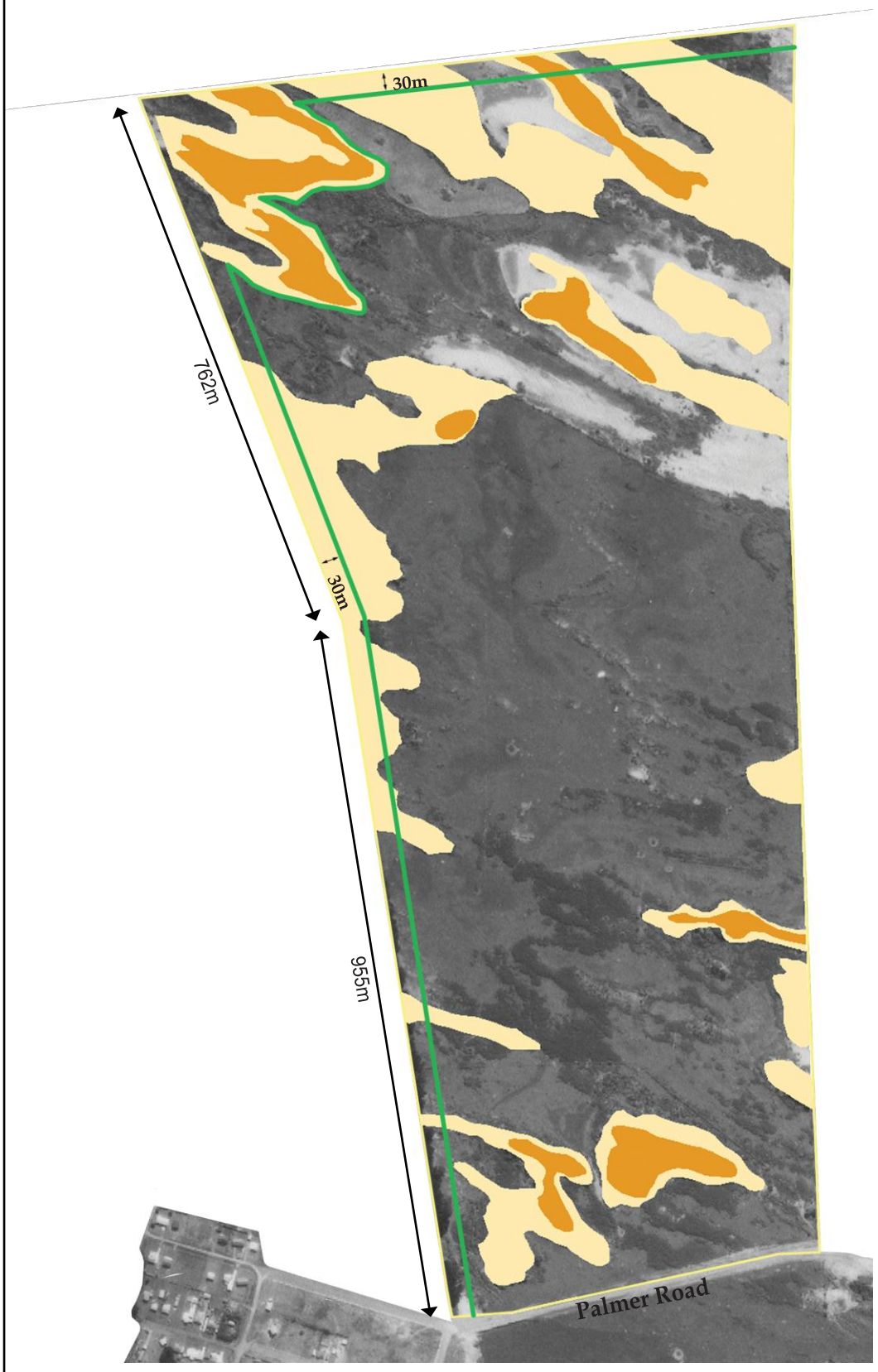
TITLE REFERENCE	AREA	SOLD	
		Y/N	To an associated person/entity

AND I MAKE this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957:

DECLARED at)
this day of 20 [ ])
before me)

Signature of Owner/Director

A Solicitor of the High Court of New Zealand or other person allowed to take Statutory Declarations



N

0 125 250 500 m

Title:
GREENBELT RESIDENTIAL (FOXTON BEACH NORTH OVERLAY) SITE PLAN

DWG#
1106-B1

Revision#
1) - Add Date of Aerial Photograph to 'Notes' below. (16-11-12)

Client:
FRP Investments Ltd.

Issue Date:
5th November 2012

Drawn By:
JJH

Checked By:
JRH

Notes:
Base Aerial Photograph - 1979

Legend:

Dunes 1-8m

Dunes > 8m

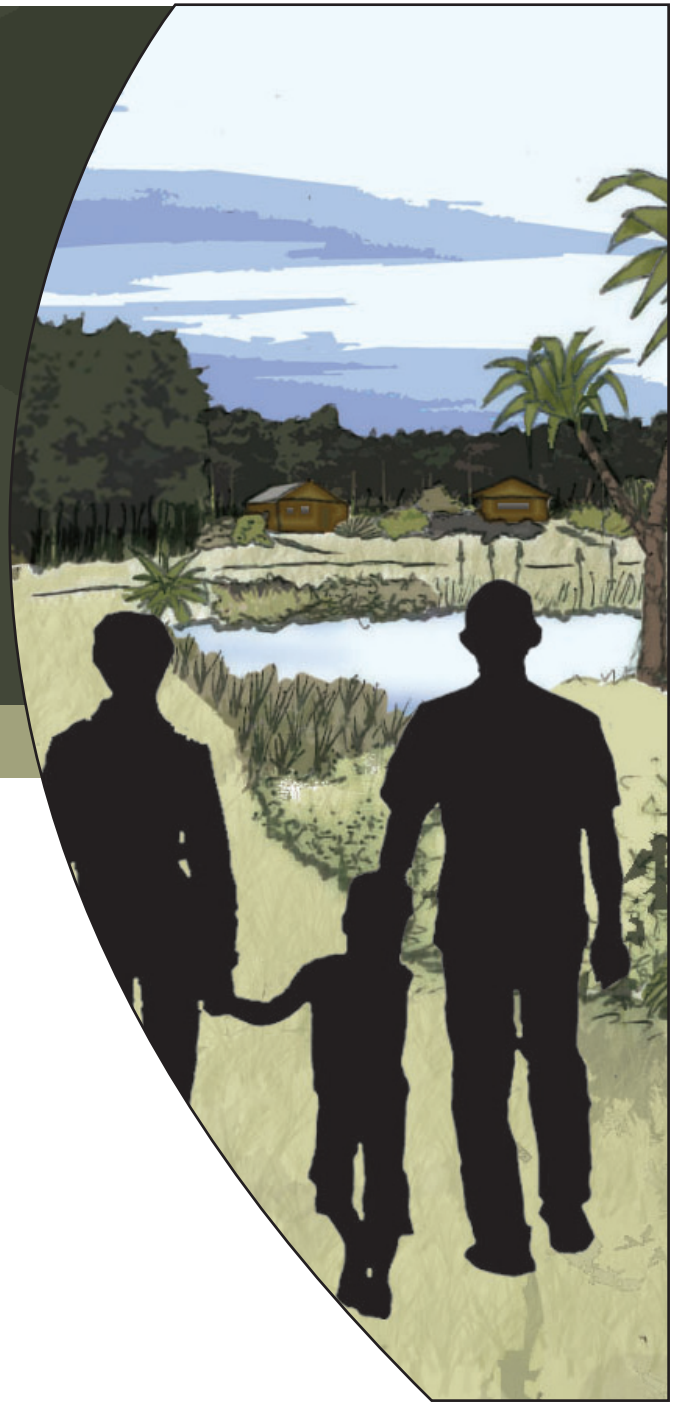
30m Buffer Area
Typicaly a 30m setback from the Western & Northern boundary

HUDSON ASSOCIATES
LANDSCAPE ARCHITECTS

PO BOX 8823
Havelock North
Hawke's Bay 4157

P 06-877 9808
E john@hudsonassociates.co.nz
W www.hudsonassociates.co.nz

Horowhenua - Greenbelt Residential Foxton Beach North Subdivision Design Guide



www.horowhenua.govt.nz

November 2012

Horowhenua DISTRICT COUNCIL

How to Use this Design Guide

Document Structure

This Design Guide is organised into the following sections:

1. Introduction
2. Process
3. Outcomes
4. Guidelines
5. Other Considerations

Introduction -	Provides background information and explains terms used in this document.
Process -	Sets out the process steps that should be undertakien before lodging a subdivision application.
Outcomes -	Sets out the end goals that applicants should be aiming for when designing a subdivision application.
Guidelines -	Provides details on design methods and practical solutions that would assist in achieving the end goals set out in the Outcomes section.
Other Considerations -	Provides prompts for other ideas which may have a positive influence on the development.

The Purpose

This Design Guide is relevant to the Greenbelt Residential (Foxton Beach North Overlay) Zone and its associated Deferred Zone. The Foxton Beach North Overlay Zone is specifically intended to provide a rural/ coastal residential living environment which capitalises on the coastal character of Foxton Beach. The location of this zone ensures an easy connection to the neighbouring urban area of Foxton Beach Township in order that people seeking an alternative residential environment in close proximity to the beach will not need to travel long distances to access the day to day amenities and facilities which are found in urban areas.

The Foxton Beach North Overlay Zone provides an opportunity for the development of properties which have an enhanced relationship to the coastal environment and respect the localised character of the sand dune formations. This Design Guide will influence the creation of new living areas that are responsive to the sensitive coastal environment. There is also the opportunity to create walkways and cycleways which connect this zone with the urban edge and coast so that an improved public open space network can be provided.

This Design Guide has been developed as a tool to provide specific guidance tailored to subdivision within this unique Foxton Beach North Overlay environment. The Design Guide provides a set of outcomes and guidelines to inform the developer about the subdivision development expectations that will be held by the Council, potentially affected parties and the wider community.

The Design Guide is intended to provide a flexible framework within which the developer is able to work. Based on the existing character of the environment, this framework identifies key subdivision design principles to assist the integration of new subdivision development into the surrounding context and to enhance the character of the area. This means that while the development proposal is expected to demonstrate a commitment to enhancing the character and quality of the area, there is flexibility in terms of detailed design.

The illustrations in the guide are intended to further clarify principles and outcomes outlined in the text, and are not intended to represent the finalised design solutions.

Consistency with this Design Guide is a requirement of the Foxton Beach North Overlay subdivision rules.

How it Applies

The Foxton Beach North Overlay Zone Policy 6A.2.12A of the Horowhenua District Plan requires that the subdivision of this overlay area is designed in accordance with this Design guide.

To demonstrate that the subdivision is in accordance with the design guide, the application for resource consent will need to demonstrate to the Council that the subdivision is in accordance with the following:

1. The Process of the Design Guide
2. The Outcomes of the Design Guide
3. The Guidelines of the Design Guide

1.0 Introduction

The Design Guide serves as a method to implement the objectives and policies of the Horowhenua District Plan (HDP) in relation to the Foxton Beach North Overlay Zone. There are a number of objectives and policies in the HDP that are relevant to the Foxton Beach North Overlay Zone. By using the Design Guide in the design of subdivision development, consistency with these objectives and policies can be achieved.

When developing the Foxton Beach North Overlay Zone it is important to consult with the Council at an early stage of the development. Careful Planning and consideration of alternative design solutions prior to submitting an application should have the benefit of reducing uncertainty and the time frame for processing the subdivision application.

Comprehensive subdivision, such as development of the Foxton Beach North Overlay Zone, will require more careful design considerations than single lot subdivisions as it has greater potential to generate adverse effects on the environment.

2.0 Process

By following the process, applicants will find it easier and will be more likely to achieve the design outcomes in this Guide.

2.1. Research

- Read the Design Guide, including all outcomes, guidelines and landscape advisory notes.
- Identify consent requirements, for both subdivision and landuse consents.
- Identify any encumbrances registered on the certificate of title such as covenants or consent notices.
- Visit the site including the surrounding area and become familiar with it in the context of the Design Guide.

2.2. Communicate and Consult

- Discuss your development ideas with Council staff and other potentially affected parties. It may be necessary to meet with the Council Officers more than once to develop a suitable design that can be lodged as a resource consent application.
- Consider your neighbour's interests. Discuss your development with them especially if your application is likely to be notified. You may find they have some really worthwhile local knowledge or ideas that could help your development.

2.3. Gather Information and Research

- Use the outcomes of this design guide as a checklist for collecting the right kind of information, and to determine which topics may require further research and investigation. Ensure that the following have been identified, recorded and mapped:
  - Areas within the site that are at significant risk from natural hazards, in particular sand dune migration. Identify these areas and any avoidance or potential mitigation measures that can be undertaken.
  - Landscape character and amenity attributes of the site and the surrounding landscape such as topographic features, coastal features, rural amenity values, vegetation patterns, landscape character attributes (including the land use, land cover and land form of the site) or other aesthetic qualities. Drainage features of the site and surrounding landscape, including surface water bodies, flood risk areas, ponding areas, topographical drainage patterns and coastal margins.
  - Social-cultural attributes, such as existing buildings, current and historic land use, heritage, archaeological and cultural sites, and local or community facilities including parks and reserves.
  - Productive land values of the site, such as soil type, topography, aspect and water.
  - Attributes that are relevant to the on-site disposal of wastewater – such as soil permeability, groundwater depths, slope and topography, aspect and surface water bodies.
  - Attributes relevant to the development of the site – such as transmission lines, stop banks, railway lines, natural hazards, neighbouring buildings and land uses.

2.4. Assess and Evaluate

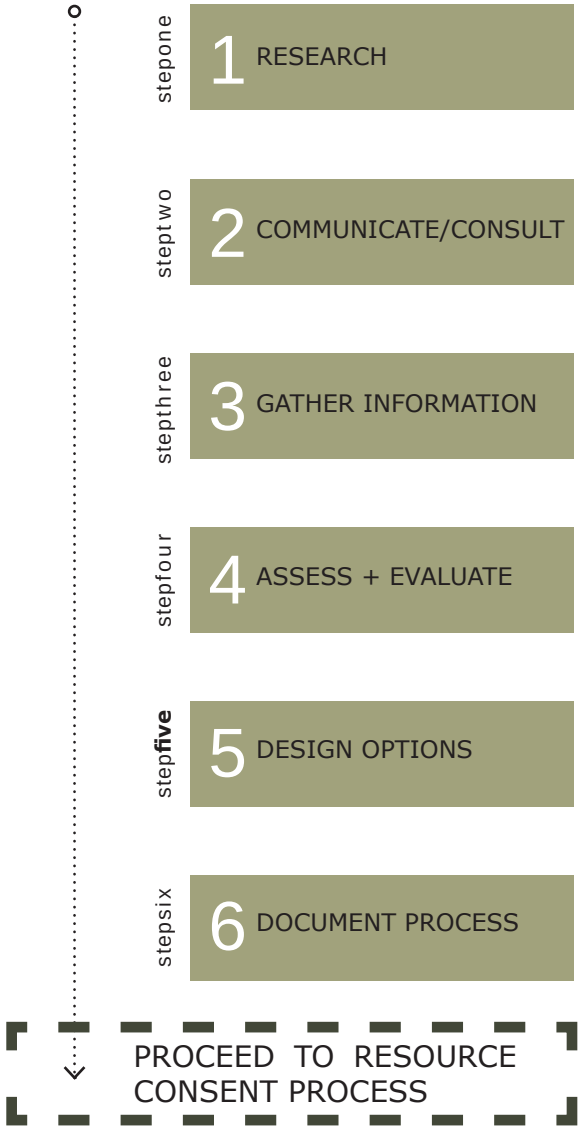
- Assess the information collected using the development outcomes in this Design Guide.
- Map and describe areas of the site where land development would potentially result in adverse environmental effects because of environmental constraints. This information is termed “constraints” information.
- Map and describe areas of the site where development could occur without adverse environmental effects that are more than minor. This information is termed “opportunities information”.
- Overlay the constraints information with the opportunities information from above. Use a map or maps to show areas that may be developed and areas that should remain undeveloped in terms of the outcomes of the Design Guide.

2.5. Design Options for Subdivision and Development

- Determine possible building location areas and allotment boundaries using the areas identified as opportunities for development. Apply the guidelines of the Design Guide when choosing sites and determining boundaries.
- Identify road, access, service infrastructure, stormwater and wastewater management options using the guidelines of the Design Guide.
- Draft possible design options for a subdivision and development proposal.
- Compare each design option against the design outcomes of the Design Guide.
- Select a preferred design option based on consistency with the outcomes and adherence to guidelines of the Design Guide.
- The preferred design should avoid, remedy or mitigate any adverse effects on amenity values, visual and environmental qualities, outstanding landscapes, natural features, natural habitats, and landscape character.

2.6. Document the Process

- Compile all of the documentation used in the process of design, including the information gathered, the assessment and evaluation process, the process of subdivision and development design.
- Explain and provide reasons for the preferred option.
- Submit all the process documentation together with the application to the Council.



3.0 Outcomes

The outcomes sought by the Design Guide are set out below. These are that the subdivision and subsequent development will:

3.1 Ensure the location, density and orientation of developable areas are compatible with the character and amenity values of the site.

3.2 Demonstrate a layout of building site areas and access that cluster buildings in groups.

3.3 Demonstrate a character in which standard urban forms and patterns of development are not prominent and which maximises open space and outlook.

3.4 Mitigate and remediate adverse visual amenity effects.

3.5 Mitigate and remediate potential cross boundary land use conflict by providing separation and buffer areas.

3.6 Ensure the coordinated and integrated provision of infrastructure including water supply, wastewater disposal and stormwater management.

3.7 Include water conservation measures including rainwater storage, stormwater retention and wastewater recycling.

3.8 Include wastewater management to ensure that there will be no adverse effects on soil, groundwater or other natural resources that are more than minor.

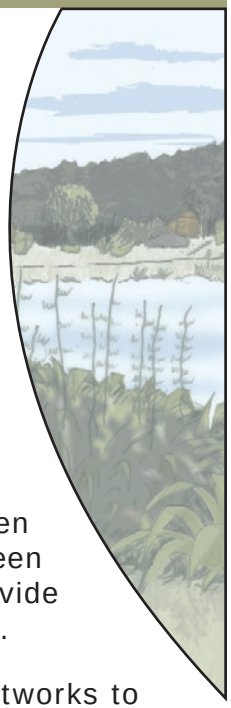
3.9 Include vegetation and planting to maintain or enhance the visual amenity and character of the landscape.

3.10 Protect and enhance wetland areas, natural habitats and remnant areas.

3.11 Recognise and provide for natural drainage characteristics of the site to be retained or enhanced.

3.12 Minimise earthworks which adversely affect dune landforms or potentially create land instability.

3.13 Provide a connected and accessible network of open spaces, including tree planting that links between natural features, public spaces or streets to provide recreation, amenity and a vegetation framework.



3.14 Provide for road connections to existing road networks to facilitate good accessibility to existing urban areas.

3.15 Protect and preserve any archaeological, heritage, or cultural values within the subdivision site.

3.16 Demonstrate that the subdivision will result in the sustainable management and efficient use of land.

3.17 Ensure that the risk from natural hazards and their effects are avoided, remediated or mitigated through design.

3.18 Provide opportunities for energy efficiency through road layout and lot orientation.

4.0 Guidelines

4.1 Development Arrangement

4.1.1. Existing natural features such as remnant coastal dunes should form part of open space networks and public access should be provided to and around these features. Disturbance of existing dune features should be minimised, and where carried out avoids dune remobilisation. Where existing exotic vegetation is to be removed, comprehensive planting and management plans should be developed to protect and enhance those features.

4.1.2. Ensure that the subdivision design concentrates dwellings in response to natural features and with development to be clustered rather than distributed evenly across the whole site. This will promote appropriate urban form which is sympathetic to the landscape character of the site while managing locations that may be at risk in future from natural hazards.

4.1.3. Consider it beneficial to retain large areas of contiguous open space that is held either in common ownership or is part of the residential lot but with covenants that prevent buildings. This may include park areas, wetlands, duneforms, buffer strips and walking tracks.

4.1.4. New and regenerated natural features such as wetlands should be integrated into the open space areas and designed to fit with existing natural features in a way that is reflective of natural geomorphology. Waterbodies, including wetlands, should be designed to provide appropriate public access recognising that in some situations public access may not be desirable to encourage wildlife or to ensure public safety.

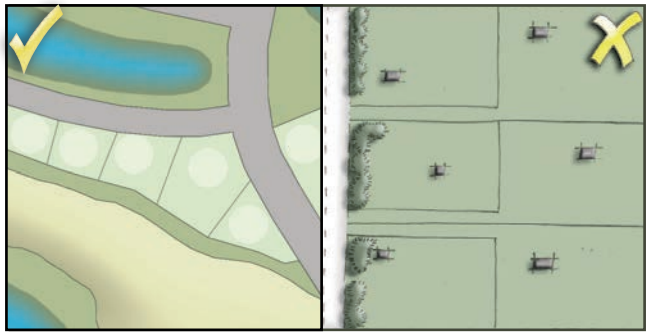
4.1.5. Where necessary, corridors through the site should be included in the design to allow for natural migration of parabolic dunes through the site. Such corridors should be sufficiently wide to minimise the need for physical intervention to prevent migrating dunes from affecting private property.

4.1.6. Ensure that dune forms take preference for open space allocation and implement vegetation management techniques to maintain their stability. Modification or re-contouring of dunes is generally not appropriate.

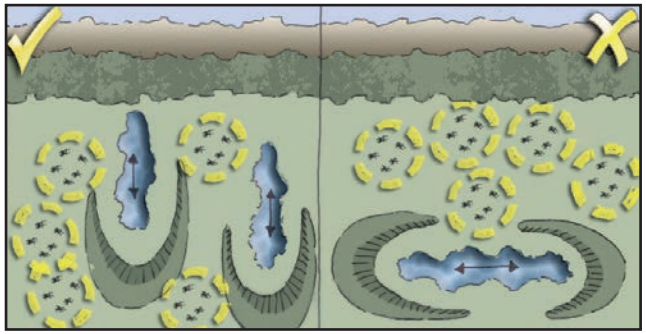
4.1.7. Where possible, natural features should not be ‘cut off’ at stage or site boundaries. The subdivision design and legal boundaries should be subservient to natural landform patterns to ensure that built elements, such as fence lines, do not compromise natural character.

4.1.8. Ensure that road reserve areas are of sufficient width to accommodate the provision of walkways, cycleways, stormwater swales and street planting.

4.1.9. Ensure that the treatment of roads and walkways is of a scale which reinforces the character of the site. This may include a reduced level of street lighting by primarily using low level bollards and only locating pole mounted street lights at road intersections.



4.1.2 - Cluster Development



4.1.4 - Reflect Natural Geomorphology

4.1.10. Ensure that there is a pattern of connected roads and walkways that facilitate movement within the zone and to adjacent urban areas. Pedestrian and cycle ways should be located where the majority of private properties can easily access them and they should be designed with appropriate grades and widths to encourage pedestrian movement within and through the site to minimise motor vehicle use for short trips.

4.1.11. Ensure that each stage of development maintains connectivity to the existing facilities of Foxton Beach township and provides connectivity to existing and future stages.

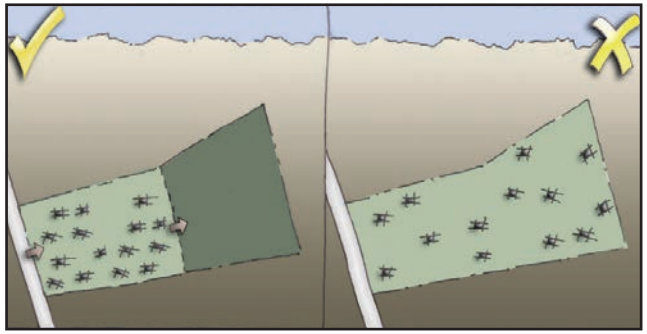
4.1.12. Consider boundary location to achieve a layout that provides properties with an outlook to publicly accessible open space. The intention is to provide for the location of dwellings so that they overlook public accessways, pathways or open space areas in order to provide amenity benefits to individual properties and to increase the level of safety through passive surveillance.

4.1.13. Consider the style, colour, form and location of dwellings so that they become recessive elements which sit comfortably within their surroundings. One method of achieving this is to reduce the reflectivity value of the exterior surface of dwellings with preference for the use of natural materials and darker colours.

4.1.14. Ensure that future development is not at risk from falling trees as a result of the removal of the existing plantation. This can be achieved by ensuring allotments are of a size and shape that allows for dwellings to be constructed at a sufficient distance away from the edge of any retained pine tree stands and by removing sufficient areas of pines to give clear distance to allotments.

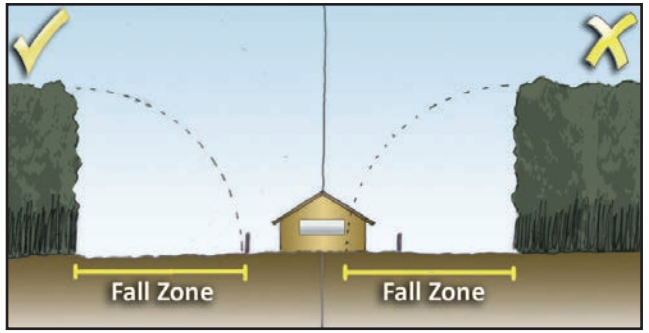
4.1.15. Ensure that the Buffer Area displayed on the map titled Greenbelt Residential (Foxton Beach North Overlay - Buffer) is retained along the western and northern boundaries to be free from development. These Buffer Areas within the open space allocation will be established as a way of mitigating some of the effects of some of the potential off site natural hazards.

4.1.16. Consider the potential for cross boundary effects from any adjacent land. Effects which may occur at the residential/rural interface along the eastern site boundary could be mitigated by ensuring that a separation distance exists between dwellings and sensitive boundaries, and might include planted buffer strips or public open space.



4.1.11 - Staged Development

4.1.13 - Dwelling Appearance



4.1.14- Falling Tree Risk

4.2 Respond To Site Characteristics

4.2.1. Consider the management of building roof rainwater and its potential for collection and use for garden watering and other external uses with surplus discharge to ground soakage.

4.2.2. Minimise the hard stand areas external to buildings to reduce the need for stormwater management and consider the use of permeable materials for parking areas, driveways and paths to increase natural soakage capacity.

4.2.3. Minimise the 'hard' stormwater management network (such as pipes and culverts) through the use of swales, detention ponds and wetlands for collecting, channelling, storing and soakage of stormwater runoff from roads and paths, where ground conditions permit.

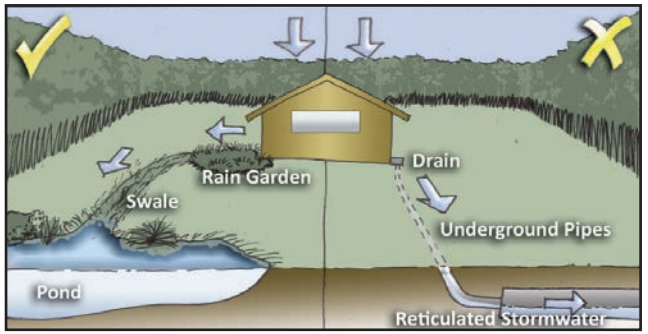
4.2.4. Ensure that the extent of built development does not impact on the natural character of the coast. This may be achieved through a discontinuous built form along the western boundary of the subdivision.

4.2.5. Ensure that dwellings and ancillary structures such as water tanks are not prominent when viewed from public spaces such as roads and the beach foreshore. Where possible, this should be achieved through strategic site layout, however if this does not reduce the prominence of built elements then mitigative measures, such as screening, should be implemented.

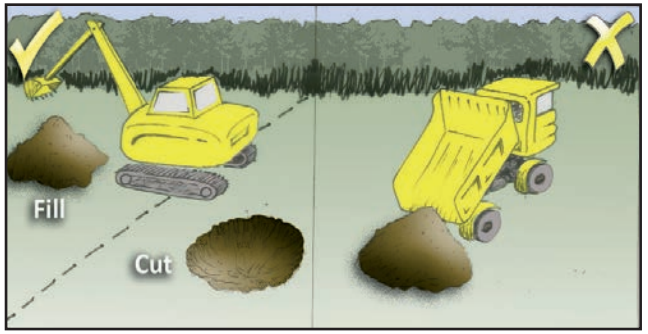
4.2.6. Ensure that the layout of roads, accessways and allotments recognise and provide for natural contours, such as sand dunes, so that a minimal level of earthworks is required in order to form elements such as roads and building platforms. The earthworks associated with this development should complement the existing land form.

4.2.7. Ensure the allotments are designed so that dwellings are able to take advantage of sun, shelter, privacy and outlook. It is also important to have an allotment arrangement which accounts for known high risk areas.

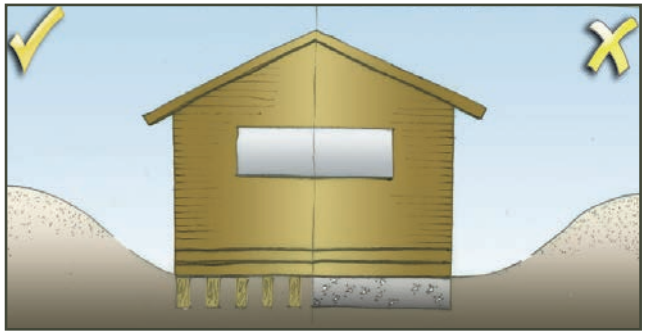
4.2.8. Ensure that dwellings are designed in a manner that allows for them to respond and adapt to potential hazards. This may include a preference for dwellings which are capable of being raised or relocated on a property.



4.2.3 - Stormwater Management



4.1.6 - Minimise Earthworks (Balance Cut/Fill)


4.2.8 - Adaptable Dwellings

4.3 Recreational Open Space and Public Access Network

4.3.1. Ensure that the subdivision layout allows public access through the provision of networks of open space and associated informal pathways in a manner that protects the sensitive coastal features.

4.3.2. The character of the development should emphasise remnant dune features and other internal features such as wetland and dune lakes. Dwellings and infrastructure (including roads) should be visually integrated with the coastal features and allotment arrangement and design should manage the effects on these features.

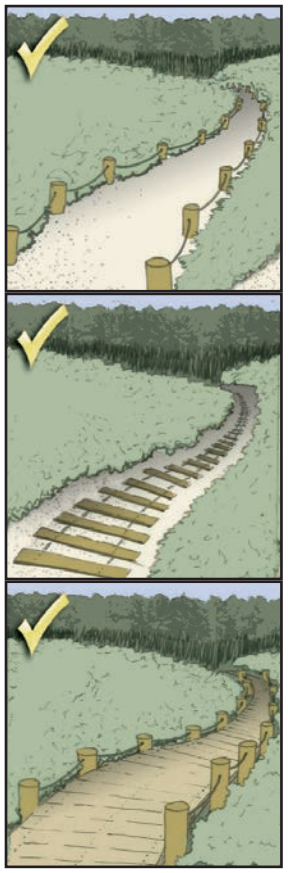
4.3.3. Ensure that public access routes through or near sand dune features are constructed and designed to avoid destabilisation of those features. Public access routes on dune slopes should be minimised or, where they need to be located on dune features, are either protected from wind erosion or are located on the leeward (in relation to the prevailing wind) side of the dune to minimise wind erosion risk.

4.3.4. Consider the use of both existing and new features, such as areas of pine plantation and open space, to reinforce a physical separation between building sites and potential conflicting cross boundary activities.

4.3.5. Ensure that the Open space developed as part of this overall subdivision design is formally managed (such as through a body corporate) so that there is effective long term management of the open space.

4.3.6. Ensure that the integrity, essence and development ratio of the open space design is not jeopardised in the event any further subdivision or boundary adjustment occurs.

4.3.7. Ensure that ad hoc pedestrian movements are discouraged within sensitive coastal areas, as this has the ability to compromise the stability of dune systems through increased disturbance. Mitigation may include using a range of pathway definition mechanisms to control pedestrian movement, such as boardwalks, ladder tracks and bollards, with the more restrictive measures being used in areas of higher risk.



4.3.7 - Range of Pathway Options

4.4 Vegetation

4.4.1 Use new planting to not only mitigate the adverse effects of development but also remediate by positively enhancing privacy, habitat values and outlook.

4.4.2 Consider the retention of some remnant areas of exotic trees within the subdivision layout to provide some immediate structure shelter and identity to the new development.

4.4.3 Look to integrate existing trees and new vegetation within the development to provide focal points or provide privacy or shelter for buildings. Vegetation can give maturity to a subdivision.

4.4.4 Consider the provision of groups, corridors and/or networks of planting within the subdivision and development that will provide a vegetation 'framework' and within which recreational connections and pathways maybe located.

4.4.5 Ensure that trees and plant types are appropriate for the local conditions – the Environment Guidelines for Rural Living (2001) provides a list of species that are suitable for the different environments within the Horowhenua. Use plant species which reflect the typical character of the area.

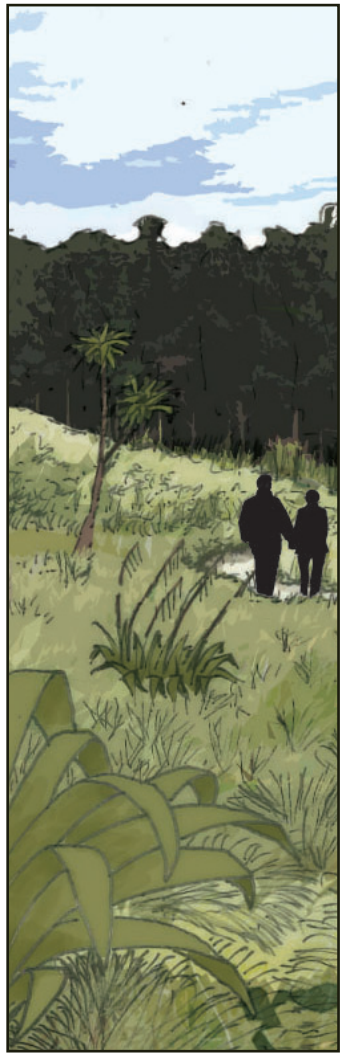
4.4.6 Consider how open space networks and associated improvements may provide ecological benefits such as linking between habitat areas.

4.4.7 Ensure that the appropriate ecological input is provided for the size, configuration, edge slope, plant material, management and maintenance of any wetland to be utilised for stormwater management.

4.4.8 Consider the opportunities to enhance the natural systems such as wetlands and low lying areas for their ecological, stormwater management and recreational network value.

4.4.9 Minimise vegetation disturbance where this has the potential for de-stabilisation/re-mobilisation of dune systems.

4.4.10 Consider the effects of vegetation disturbance in regard to the dune landforms and ensure that the removal of pine trees coincides with the implementation of a revegetation strategy for the dune landform.



4.5 Implementation

4.5.1 Decision Making Framework

Subdivision within the Greenbelt Residential (Foxton Beach North Overlay) Zone must occur in accordance with the relevant provisions of the Horowhenua District Plan while also being consistent with the provisions of this Design Guide.

4.5.2 LIUDD

Further, any proposed development that takes place on this allotment should take into consideration the principles of Low Impact Urban Design and Development (LIUDD). This comprises approaches that:

- Maximise natural values and minimise sediment and pollutant runoff and impervious areas
- Reduce the environmental footprint of urban areas on natural and reticulated waters, terrestrial and aquatic biodiversity, energy and material use, and waste
- Result in more sustainable subdivision and development and improved urban catchment management
- Respect existing topography and landforms as part of the legible landscape

4.5.3 LIUDD Principles

- Minimisation of energy demands
- Reduce need for mobility of goods and people
- Encourage alternative development forms
- Retain or create natural space & increase infrastructure efficiency
- Restore, enhance, protect indigenous terrestrial & aquatic biodiversity
- Reduction and containment of contaminants
- Localisation and naturalisation of water, soil & nutrient cycles
- Retain existing landforms

4.5.4 Example

The following equation will be applied to calculate the lot area. The development equation will provide an incentive to development that is conducive to the creation or enhancement of open space. This will be achieved by allowing for an increase in yield on a pro rata basis for additional open space. A trade off between average allotment size and the creation of open space will be achieved, with a greater number of smaller lots correlating with an increasing amount of open space.*

- Total Parent Lot Area 250,000m2 (25ha)
- Open Space Allocation of 0.7 (70%)
- Limited Discretionary Activity Status of 3,500m^2

- A= 250,000
- P= 0.7
- Equation to use = $\dfrac{A(1-P)}{\frac{A}{3,500}(1+P)}$

** Open Space is considered to be areas outside of private dwelling allotments*

$$= \frac{250,000(1-0.7)}{\frac{250,000}{3,500}(1+0.7)}$$

$$= \frac{250,000(0.3)}{\frac{250,000}{3,500}(1.7)}$$

$$= \frac{250,000(0.3)}{71\ (1.7)}$$

$$= \frac{75,000}{121}$$

= 620m^2 Average Allotment Size

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.

5.0 Other Considerations

Ecological Enhancement

Any proposed future development would have the opportunity to enhance the natural environment. While the sand dunes on the seaward side of this property are generally considered stable, it is acknowledged that they could become a potential natural hazard. There is potential to be proactive in the management and restoration of these dunes. There may be a requirement to further stabilize the dunes on site, depending on the level of potential threat. Planting along the walkways joining the site to the coast would also benefit the natural character and biodiversity values of the area. Other measures could be put in place on site to aid in the restoration of the natural habitat.

This could include controls on pedestrians and their pets when they walk through ecological restoration areas, such as a requirement to stay on the pathways and keep dogs on a leash at all times. Controls like this are already taking place along other west coast dune areas and this development could potentially contribute in a small way to a much broader scheme. Within the development there should be an emphasis on native plant varieties. This will promote the coastal/wetland character as well as enhance the ecological value of the currently homogenous site. Private land owners should also be encouraged to use native plants as they are well adapted to the environment, are relatively low maintenance and will create a habitat for native wildlife.

Walkway & Pedestrian Access

There will be an opportunity to create a series of public walkways in and amongst the development. These tracks can provide a linkage around the sites open space, through areas of pine trees and out to the coast. This will benefit the wider Foxton Beach community by offering a pleasant recreation pathway that passes by wetlands, parks, forest and reserves. This is also an important tool in exposing the coastal proximity and character that is inherent of this site's location.

There are a number of positive outcomes that can be gained from the implementation of these walkways. Establishing tracks will firstly help to direct the pedestrian movement of both locals and visitors. They will also give an opportunity for signs, information boards and public facilities, all of which can be located at key nodes along the tracks to provide a community service. These might include rubbish bins or allowed/banned activity signs. Developing options that are responsive to the surrounding environment will be a key factor in determining the connections of any proposed subdivision layout.

SCHEDULE 14: Greenbelt Residential (Foxton Beach North Overlay) Zone

This page has been intentionally left blank.