

Land Information Memorandum



Land Information Memorandum

LIM2024/5016

ISSUED UNDER SECTION 44A OF THE LOCAL GOVERNMENT
OFFICIAL INFORMATION AND MEETINGS ACT 1987

APPLICANT DETAILS	
Applicant:	Ann Maria Thomas
Mailing Address:	15 Te Ara O Roimata, Wainuiomata, Lower Hutt 5014
Phone:	Mobile: 022 437 0044
Email Address:	amassankunne186@gmail.com

LOCATION OF PROPERTY	
Site Address:	7 Stafford Street Shannon 4821
Legal Description:	Lot 2 DP 19579
Current Owner:	John Colin Malcolm & Glennis Ellen Malcolm
Valuation No:	1499039102
Area:	840 square metres more or less
C/T/Identifier:	WN28A/822

Operative District Plan:	Approved 3 June 2015 Operative Date 1 July 2015
Zoning:	Residential
Permitted Land Use Activities:	See attached. For conditions relating to Permitted Land Use Activities, please see the Operative District Plan available for viewing on Council's website https://www.horowhenua.govt.nz/Council/Documents/District-Plan/Operative-Horowhenua-District-Plan-2015-ePlan

RESOURCE/PLANNING CONSENTS PREVIOUSLY ISSUED:	
Land Use	
For Property	None
In Locality <i>(only refers to contiguous properties and those directly opposite the site)</i>	LUC2019/103 - Flood Hazard Overlay Area. 3 Stafford Street Shannon. Decision approved 30/05/2019.
Subdivision	
For Property	None
In Locality <i>(only refers to contiguous properties and those directly opposite the site)</i>	None
For further information on any of the Resource/Planning Consents listed above, files can be viewed at the Planning Department of the Council, 126 Oxford Street Levin.	

Note:
The Horowhenua District Council does not hold formal records in relation to resource consents issued by Horizons Regional Council. If you wish to obtain formal records held by the Regional Council for the subject property or to obtain information on resource consents that have been issued or applied for in the locality of this site, please contact Horizons Regional Council.
[Horizons Regional Council](http://www.horizons.govt.nz)
 11-15 Victoria Avenue
 Palmerston North 4410
 0508 800 800
www.horizons.govt.nz

Designations Applying to the Property:	No Note: Applicants are advised to consult with the New Zealand Transport Agency regarding any queries relating to State Highways (existing or proposed).
Easements over the Property:	No
Heritage Values:	No
Outstanding Natural Features and Landscapes:	No
Council Underground Services Located within the Property:	No

SPECIAL FEATURES OR CHARACTERISTICS OF THE LAND KNOWN TO THE COUNCIL THAT ARE ACTUAL OR POTENTIAL HAZARDS	
Potential Erosion:	None Known
Potential Avulsion (flood erosion):	None Known
Falling Debris:	None Known
Potential Subsidence (sinking of land):	None Known
Potential Slippage:	None Known
Potential Alluvion (silting of land):	None Known
Potential Inundation (flooding/ponding):	<p>Part of the property is covered by Horizons Regional Council's indicative Flood Map.</p> <p>Please refer to attached indicative map.</p> <p>The flooding information held by the Council is based on information and maps provided by Horizons Regional Council. The current flooding maps held by Council identify that there is an "indicative" flood extent shown in this general area. Although the "indicative" flood extent includes the subject site, there is no information held by the Council to show that the property has been affected by flooding in the past. Horizons Regional Council may be able to provide more detailed information.</p> <p><u>Horizons Regional Council</u> 11-15 Victoria Avenue Palmerston North 4410 0508 800 800 www.horizons.govt.nz</p>
Presence of Hazardous Contaminants:	None Known
Presence of Earthquake Hazard/Fault Line:	<p>Earthquake fault lines in the district are identified in the Manawatu-Wanganui Region Earthquake Hazard Manual 1999 and also in the Risks and Responsibilities Manawatu-Wanganui Regional Lifelines Project Report 2005, together with shake zones. Copies of those reports are available for inspection on request at Council offices. If you have any concerns based on the information in these reports and maps you should seek appropriate professional advice. Horizons Regional Council recently commissioned GNS to complete a new report on seismic hazards in the region (GNS Science Consultancy Report 2018/75), for further information please contact Horizons Regional Council.</p> <p>Please Note: GNS may have more up to date data than council hold regarding Hazard/Fault Lines. www.gns.cri.nz</p>

<p>Liquefaction Vulnerability Category:</p>	<p>Liquefaction vulnerability has been categorised for this property as</p> <p>Unassessed. If you are looking to build any new buildings on this property in the future then you will need to undertake further assessment to determine liquefaction vulnerability category to ensure compliance with requirements of the New Zealand Building Code.</p> <p>Context:</p> <p>Tonkin & Taylor Ltd was engaged by Horowhenua District Council in 2019 to undertake a high level liquefaction vulnerability assessment of our main urban areas and associated future growth areas identified the Horowhenua Growth Strategy 2018.</p> <p>This assessment was complete in September 2020 and has been used to information plan changes to progressively rezone growth areas within the District.</p> <p>Horowhenua District Council has made the liquefaction maps available online to assist people wanting to build new buildings with the changes to the New Zealand Building Code that came into effect on 29 November 2021.</p> <p>If you would like more information on the changes to the building code in relation to liquefaction vulnerability and what they mean for you if you are wanting to build a new building then please visit:</p> <p>https://www.horowhenua.govt.nz/Services/Building-Planning-Services/Building/Building-Consents-Information/Building-Consents/Land-subject-to-natural-hazards#section-2</p>
<p>Coastal Hazards:</p>	<p>No</p>

BUILDING CONSENTS/PERMITS PREVIOUSLY ISSUED AND HELD IN HOROWHENUA DISTRICT COUNCIL RECORDS

Building Consent and/or Permit	Purpose of Works	Date Approved	Code Compliance Certificate Issued
Permit No. Unknown	Dwelling	Unknown	N/A
Permit No. 2609	Drainage and Plumbing – Connection to Sewer	07/06/1972	N/A
Permit No. 6722	Additions	29/05/1972	N/A
Permit No. 8048	Garage	20/05/1974	N/A
	QV indicates a dwelling was built circa 1958. QV holds no floor plans or site plans for the dwelling.		

Note:

Code Compliance Certificate are not required for building permits issued prior to the Building Act 1991. Under the Act the owner is responsible for requesting final inspections and the issue of completed Code Compliance Certificates.

OTHER CONSENTS (excluding resource/planning consents and building consents), CERTIFICATES, NOTICES, ORDERS, REQUISITIONS OR LICENCES ISSUED UNDER THE RESOURCE MANGEMENT ACT 1991, THE BUILDING ACT 1991, AND OTHER APPROPRIATE ACTS OR POLICY.	
Consent Notice:	No
Abatement Notice:	No
Enforcement Order:	No
Certificates of Compliance:	No
Seismically Assessed Buildings	<p>Earthquake-prone Information:</p> <p>The Territorial Authority has no information held in the Seismic Assessments Register. Please visit www.horowhenua.govt.nz for more information on Earthquake-prone buildings.</p>
Compliance Schedule:	No
Dangerous Goods Licence:	Council do not hold records – Contact ERMA New Zealand, Hazardous Substance Compliance 0800 376 234 for further information.
Liquor Licence:	No
Health Registration/Licence:	No
Fencing of Swimming Pools Act 1987, Certificate:	No
<p>Note: If a swimming pool over 400mm deep is situated on the property it is required to be fenced under the Swimming Pools Act 1987 to a required standard.</p>	

RATES AND GOVERNMENT VALUATION

The rating valuations are shown below. The valuations will be used by Horowhenua District Council to determine rating from 1 July 2023. There is a formal objection process that can be used if property owners disagree with the new valuation. This is outlined on the revaluation notice which will be sent out by QV.

Annual Rates (2023/2024):	\$2,765.22 Please Note: Proposed Rates from 1 July 2024 to 30 June 2025 \$3,202.68
Current Rates Instalment Amount for this quarter:	\$691.31(June 2024 Instalment)
Date to which Rates Paid:	30/06/2024
Next Rates Due:	15/09/2024. Value unknown until rates are struck for 2024/2025
Rate Arrears (if any):	\$0.00
Government Valuation(2022)	The values will be used by Horowhenua District Council to determine rating from 1 July 2023. There is a formal objection process that can be used if property owners disagree with the new valuation. This is outlined on the revaluation notice which is sent out by QV.
Capital Value	\$405,000
Improvements Value	\$230,000
Land Value	\$175,000
Note:	Horizons Regional Council (trading name of the Manawatu-Wanganui Regional Council) separately charge for Regional Rates. Please contact Horizons Regional Council for this information, quoting the Valuation Number. Contact phone 0508 800 800.

HOROWHENUA DISTRICT COUNCIL SERVICE CONNECTIONS	
WATER SERVICES	
Is this property connected to a Council Water Supply?	Yes
Are there any conditions or restrictions for supply?	Yes - Council supply. Please refer to table below for applicable charges and or restrictions. Meter Number – 0312315697 Last Reading – 0 Last Reading Date – 02/05/2024 Total Water Balance - \$0.00
Are there any known other water suppliers?	Unknown Applicant's are advised to check with Horizons Regional Council regarding rights to any ground or surface water supplies existing or required. <u>Horizons Regional Council</u> 11-15 Victoria Avenue Palmerston North 4410 0508 800 800 www.horizons.govt.nz

SEWER SERVICES	
Is this property connected to a sanitary sewer?	Yes
Are there any conditions or restrictions for supply?	None Known
Advisory Note:	Prior to lodgement of a new building consent or service connection the applicant must satisfy themselves that the connection will meet their design requirements.

<p>LEVIN, WHIROKINO, OHAU, FOXTON, SHANNON AND TOKOMARU WATER SUPPLY METER CHARGES</p> <p>The water charge in both the urban and rural areas around Levin supplied with town water is the same for all types of properties where a water meter is in place.</p> <p>Some rural properties have restricted supplies where a fixed amount of water is supplied at a continuous rate. Some of these properties are also metered for monitoring purposes, but are only charged the uniform annual amount.</p> <p>Each property, whether metered or not, pays an annual amount for the water supply through the property rates per connection. A rate of \$467.22 for any rating unit that is connected to a water supply network. A rate of \$233.61 for any rating unit that is available to be connected to a water supply network.</p> <p>Metered properties are entitled to receive an allowance of 91m³ (91,000 litres) during each 3 month charging period at no cost. The balance of any water use beyond the allowance is charged for at the rate of \$2.50c/per m³.</p> <p>These figures include GST.</p>

Signed:



Ian Winks
Land Information Officer

DATED AT LEVIN THIS 20 DAY OF JUNE 2024


WARNING

Information provided in this document is based solely on historic records held by Horowhenua District Council. The accuracy of the information provided has not been checked. Use of this information for any purpose whatsoever is at the discretion of the user. Horowhenua District Council accepts no liability for any loss or hurt which may be suffered due to that use.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **WN28A/822**
Land Registration District **Wellington**
Date Issued 10 December 1985

Prior References
WN7C/721

Estate Fee Simple
Area 840 square metres more or less
Legal Description Lot 2 Deposited Plan 19579

Registered Owners
John Colin Malcolm and Glennis Ellen Malcolm

Interests

Subject to Section 59 Land Act 1948
8513729.6 Mortgage to ASB Bank Limited - 30.6.2010 at 3:44 pm

SHANNON BOROUGH COUNCIL

Application for Building Permit

NAME OF BUILDER *L. Booker.*
 ADDRESS *Stout St.,*
How St., Shannon.
 NAME OF OWNER *Mason Affairs*
 ADDRESS *Wellington*

7 Safford St.

FOR OFFICE USE ONLY

NATURE OF BUILDING

ESTIMATED VALUE

ROLL No

DESCRIPTION OF PROPERTY

EXISTING VALUES

Capital Value Unimproved Value..... Improvements.....

PERMIT No

DATE ISSUED

RECEIPT No



SHANNON BOROUGH COUNCIL

Application for Building Permit

Date 20 3 58

TO THE TOWN CLERK.

SHANNON

I hereby apply for a permit to erect buildings in accordance with the undermentioned particulars:—

NATURE OF BUILDINGS *Dwelling*

DESCRIPTION OF PROPERTY *For building purposes.*

AREA OF PROPERTY *1/8 acre*

NAME AND ADDRESS OF OWNER *Marie Affair
Wellington.*

FRONTAGE IS TO (Name of Street or Road) *Stafford St*

ESTIMATED VALUE OF BUILDING *£1928*

All work will be carried out in accordance with the Wellington West Counties Joint By-Laws, 1925.

NOTE:—The following MUST accompany this application:—

- (A) Sketch of Ground plan of proposed building.
- (B) Sketch of Front elevation.
- (C) A specification setting out class of material to be used.

Please find herewith Permit Fee
(For scale of fees, see back page)

£ 3 : 0 : 0.

IN WITNESS WHEREOF I, the Applicant, *6 13 other.*

FOR USE OF BUILDING INSPECTOR ONLY

APPLICATION APPROVED

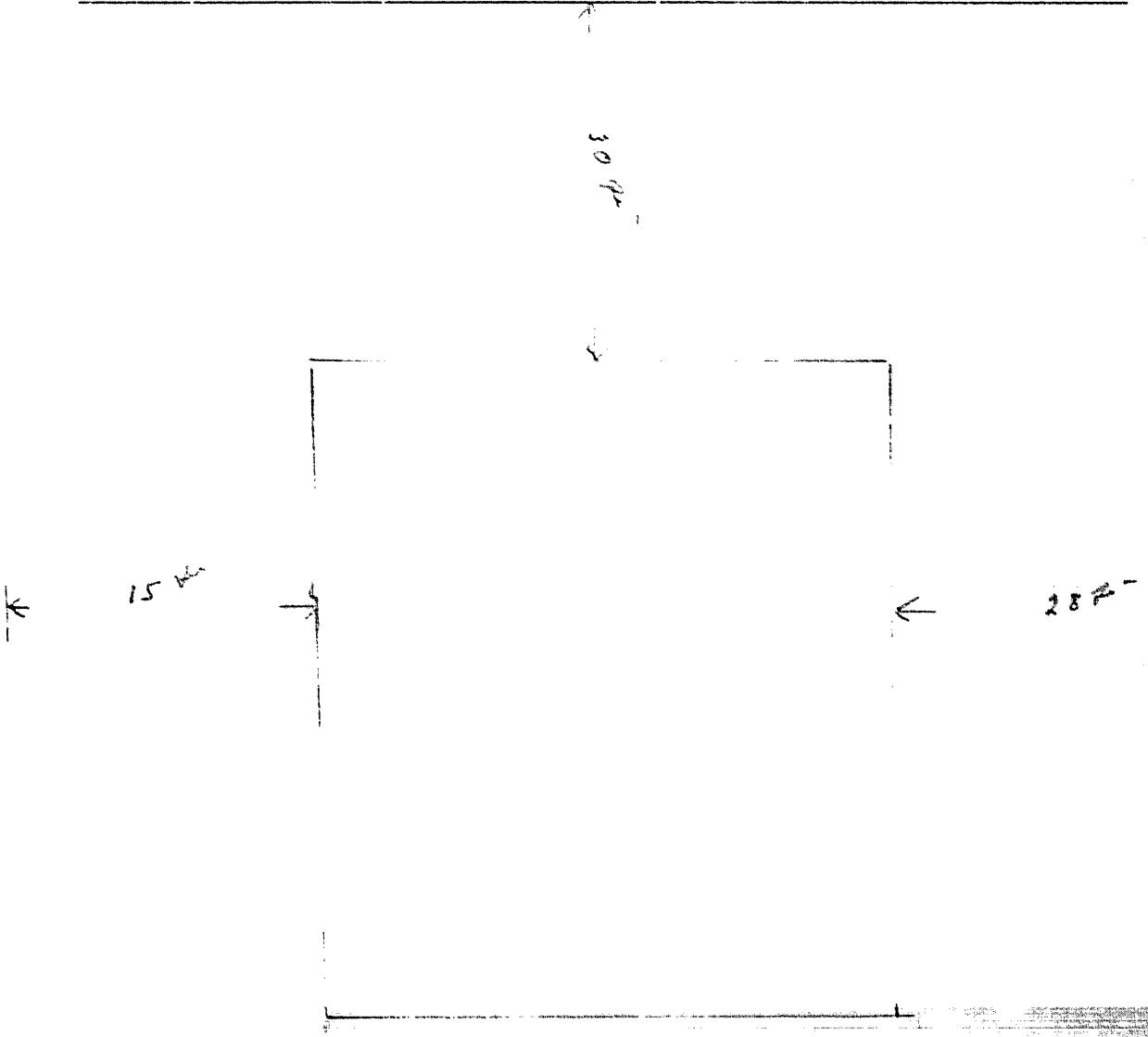
DATE

PLAN OF ALLOTMENT

Showing position of proposed buildings on such allotment.

NOTE:--Distances of each building from boundary lines must be clearly indicated.

Street Frontage to *Wastlow St.* Street or Road



Horowhenua County Council

PERMIT No. 2609

SS+1A UNON

DATE RECEIVED 7.6.72

DATE ISSUED 7.6.72

APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME W. HEMATO - 7 Stafford St

FOR OFFICE USE ONLY

REMARKS:

APPROVED
JMboon
7/6/72

24/7

NOTE.—In all cases where septic tanks are installed the site and position must be first approved by the County Health Inspector.

Valuation Book No. 1

Date

7th June 1972

Application For Plumbing and Drainage Permit

TO THE COUNTY HEALTH INSPECTOR

Horowhenua County Council
High Street
Levin

Postal Address:

Horowhenua County Council
P.O. Box 17,
Levin

I, the undersigned, do hereby apply for a permit to carry out DRAINAGE and PLUMBING work in accordance with the undermentioned particulars.

Description of Drainage and Plumbing Work

Connection to sewerage

Allotment.

Lot

2

D.P.

19579

Section.

Area:

Block

S.D.

Locality:

Previous Owner

If Section has been previously transferred

Frontage (Length)

(Name of Street or Road)

7 Stafford St
Farm

Water Supply (Description)

Estimated Value of Plumbing Work

\$

Estimated Value of Septic Tank

\$

200.00

200.00

Estimated Value of Drainage Work

\$

182.00

Total

\$ 182.00

All work will be carried out in accordance with Horowhenua County Council's By-laws and the Drainage and Plumbing Regulations 1959 and Amendments.

Permit Fees \$

2.00

Receipt No.:

9090

(For Scale of Fees see Back Page)

Full Name and Address of Owner:

Ms. W. Hemaps
Stafford St
Hamon

NOTE: The following MUST accompany this Application:-

- (a) Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page.
- (b) Detailed drawings of septic tank 1in to one foot
- (c) Specifications of work and materials to be used.

Plans showing drains should be drawn to scale of 1in to foot for large premises --- in DUPLICATE

Drawings should be drawn to scale of 1in to foot for large premises --- in DUPLICATE

Signature of Applicant

M. Wood
12 Kensington St

Address

Plumber's Name,
Address and
Registered No.

If you are a registered plumber

24/7

PLAN OF ALLOTMENT

Showing position of proposed buildings, Sanitary fittings, Drains, Gully traps, Inspection pipes and Ventilators, Septic tanks, Sumps, Irrigation trenches, Sewers and Stormwater drains, if any.

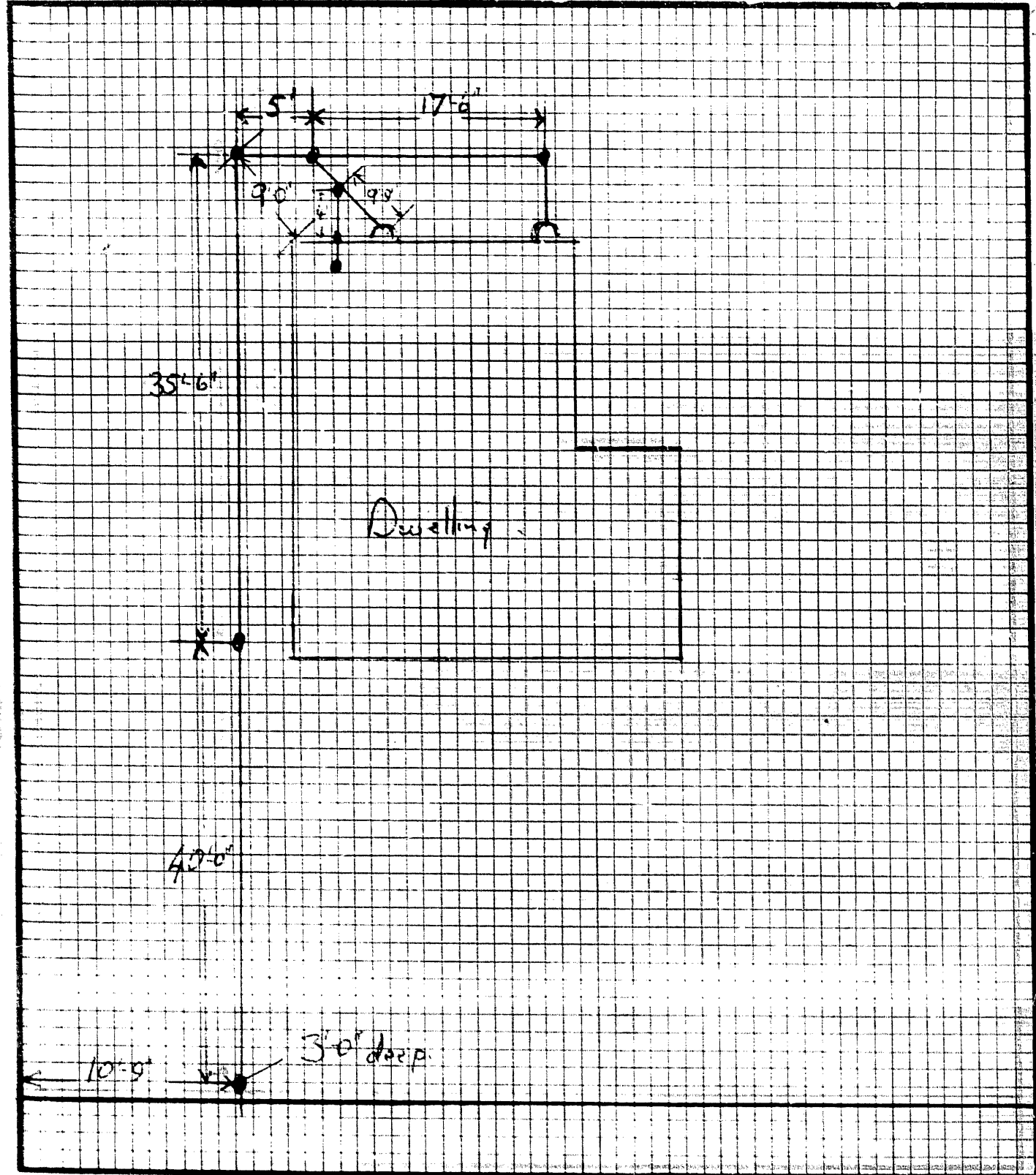
Boundary Lines to be shown thus: - - - - -

WATER SUPPLY: Position to be shown of Well or Bore if within 100 feet.

Frontage to

Stafford St.

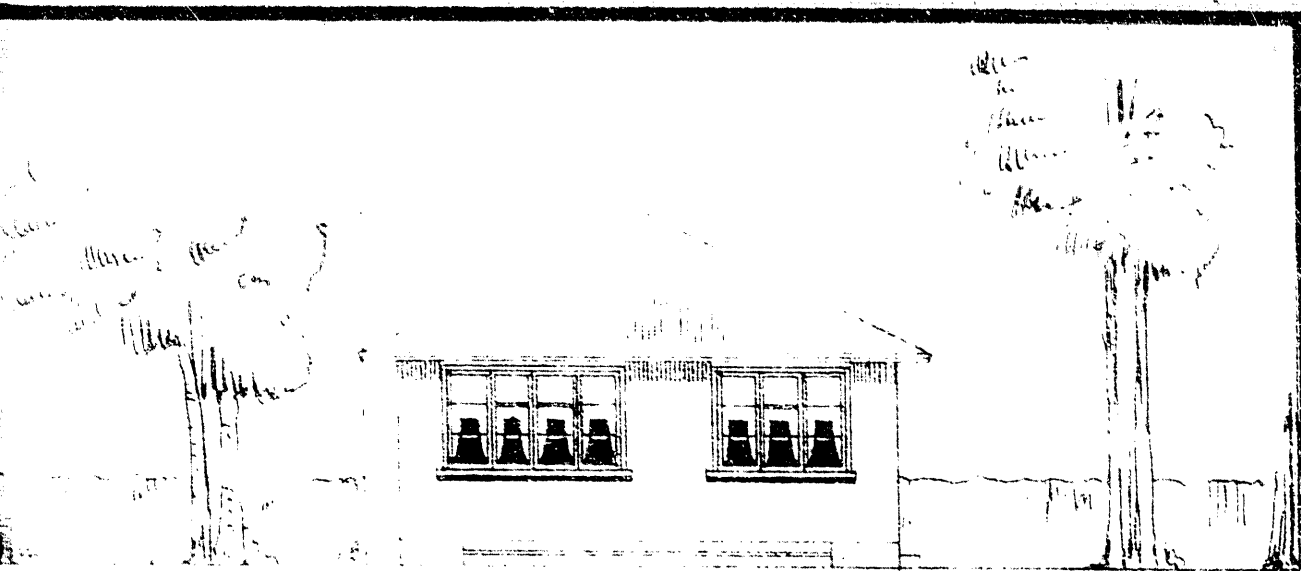
Road



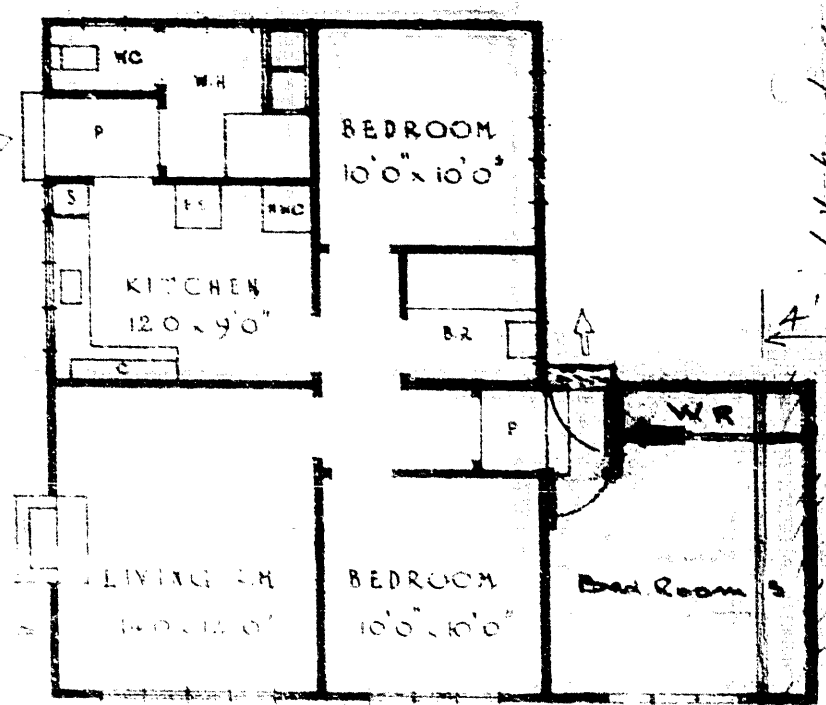
STAFFORD STREET FRONTAGE

24/17

3. *Garage plan*



FRONT ELEVATION



lot boundary
Access to rear lot

17'5"

30 feet

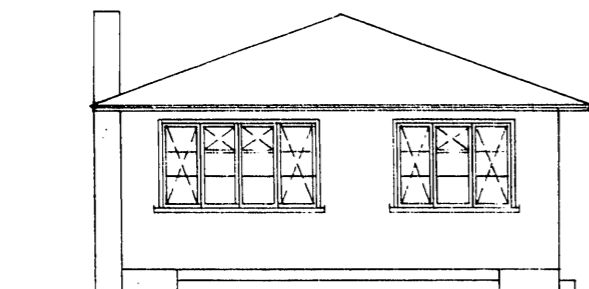
10'

Handwritten signature

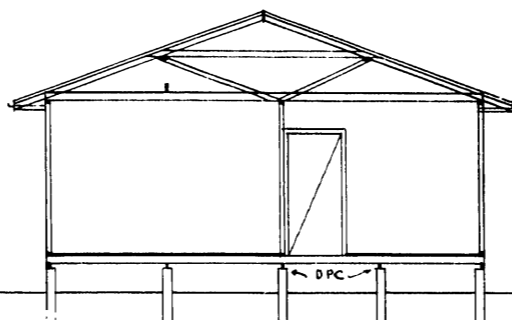
AREA
720'

Stafford H. Shannon
MAORI HOUSING
DEPT. OF MAORI AFFAIRS

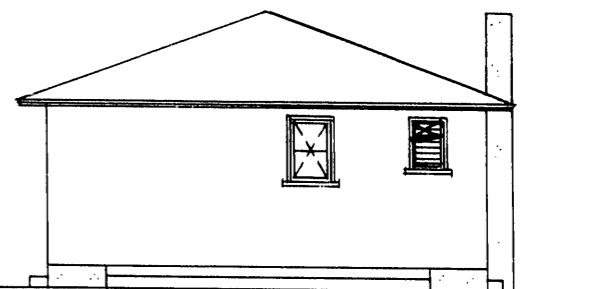
DESIGN
2/10



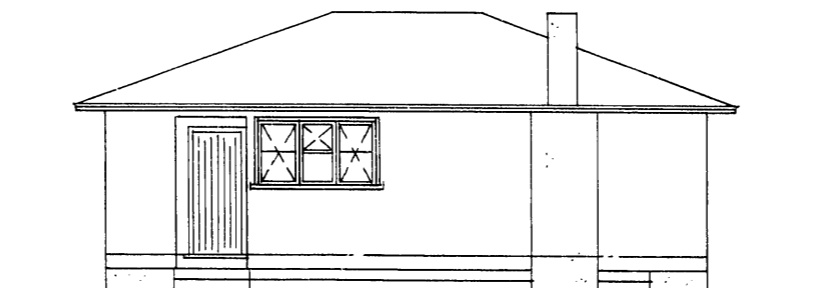
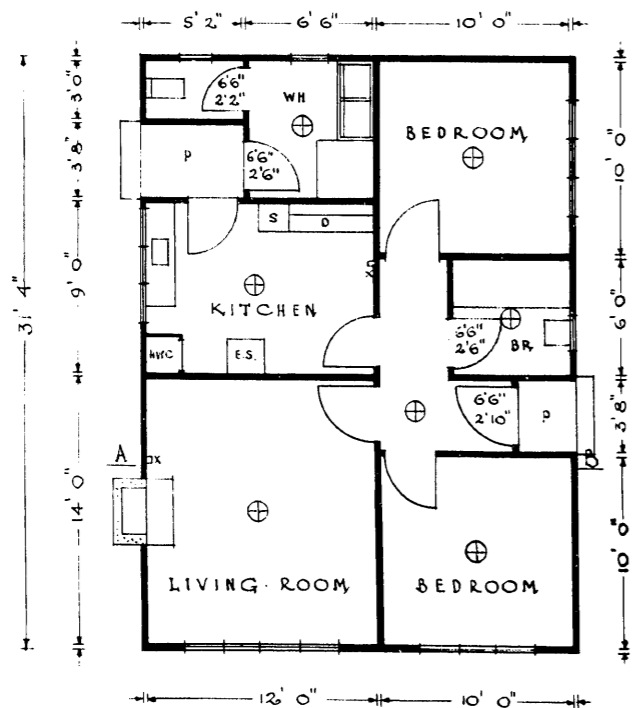
FRONT ELEVATION.



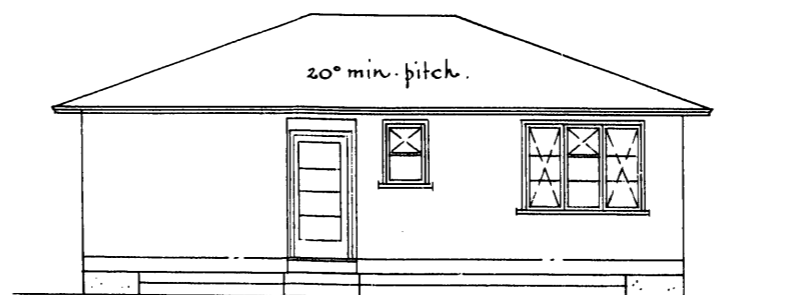
SECTION A-B.



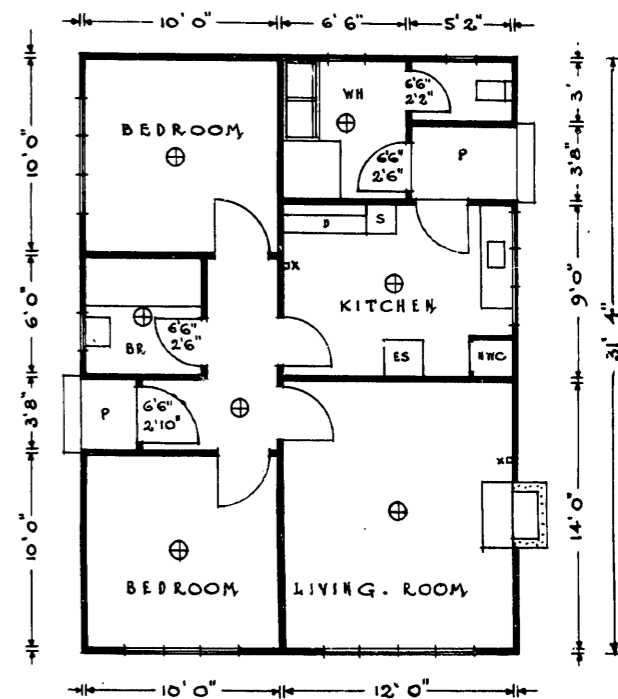
BACK ELEVATION.



SIDE ELEVATION.



SIDE ELEVATION.



PLAN REVERSED.

24/7

AREA
720^{sq}'

JOB. NO 48/54
DRAWN R.C.H.

DEPARTMENT OF MAORI AFFAIRS.
STANDARD PLANS.

2/17

Horowhenua County Council

PERMIT No. 6723

E 1800E

LOCALITY

Stannan C B

DATE RECEIVED

2

DATE ISSUED

7: 6: 72

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME

W and M Hemm, 10 - 7 Stafford St

FOR OFFICE USE ONLY

REMARKS:

APPROVED
<i>JM Gov</i>
DATE <i>29/5/72</i>

NOTE.—

- 1 All Plans and Specifications must be in ink.

Application for Building Permit

TO THE BUILDING INSPECTOR,
Horowhenua County Council,
Bath Street,
Levin.

Postal Address: Horowhenua County Council,
P.O. Box 17,
Levin.

I, the undersigned, do hereby apply for PERMISSION to erect BUILDINGS in accordance with the undermentioned particulars in Shannon, C B RIDING.

1. Type of Building: Additions to dwelling
Dwellings, etc.: additions or alterations

Particulars of Building: Foundations: concrete Walls: Timber Roof: Corrugated Iron

Total floor area: 150 sq. ft.

2. Purpose for which every part of Building is to be used or occupied (Describing separately each part intended for use or occupation for a separate purpose)

3. Allotment: Lot 2 Section 19579

Area: 33.2 Block: Mary Kihutawahi 203 Locality:

4. Owner's Full Name Hemopo, William & Mary
Address Stafford Street Shannon

5. Previous Owner If Section has been recently transferred Mrs. Le-Lomo?

6. Frontage (Length): Name of Street or Road Stafford Street

7. Estimated Value of Building— \$ 1600.00 :

Plumbing and Drainage— \$ 200. : Total \$ 1800.00 :

8. Fees \$ 8.00 : No. of Receipt 9029

See Scales of Fees on Back Page.

All work will be carried out in accordance with Horowhenua County Council's By-laws.

NOTE:—The following MUST accompany this Application:—

Plans and Specifications in Duplicate, including —

- (a) Ground Plans of Proposed Work showing position of all sanitary fittings and names of various rooms.
- (b) Where the building is on a sloping site the correct height of Foundations must be shown.
- (c) Front, Rear and Side Elevations.
- (d) Cross section showing framing with bracing.
- (e) Where a building requires Plumbing and Drainage Work, a Separate Application Form must be filled in and Permit obtained before commencing any such work.

Signature of Applicant J. C. Cole as BUILDER or OWNER.

Address 78 Stout Street Shannon

Builder's Name and Address If not the applicant

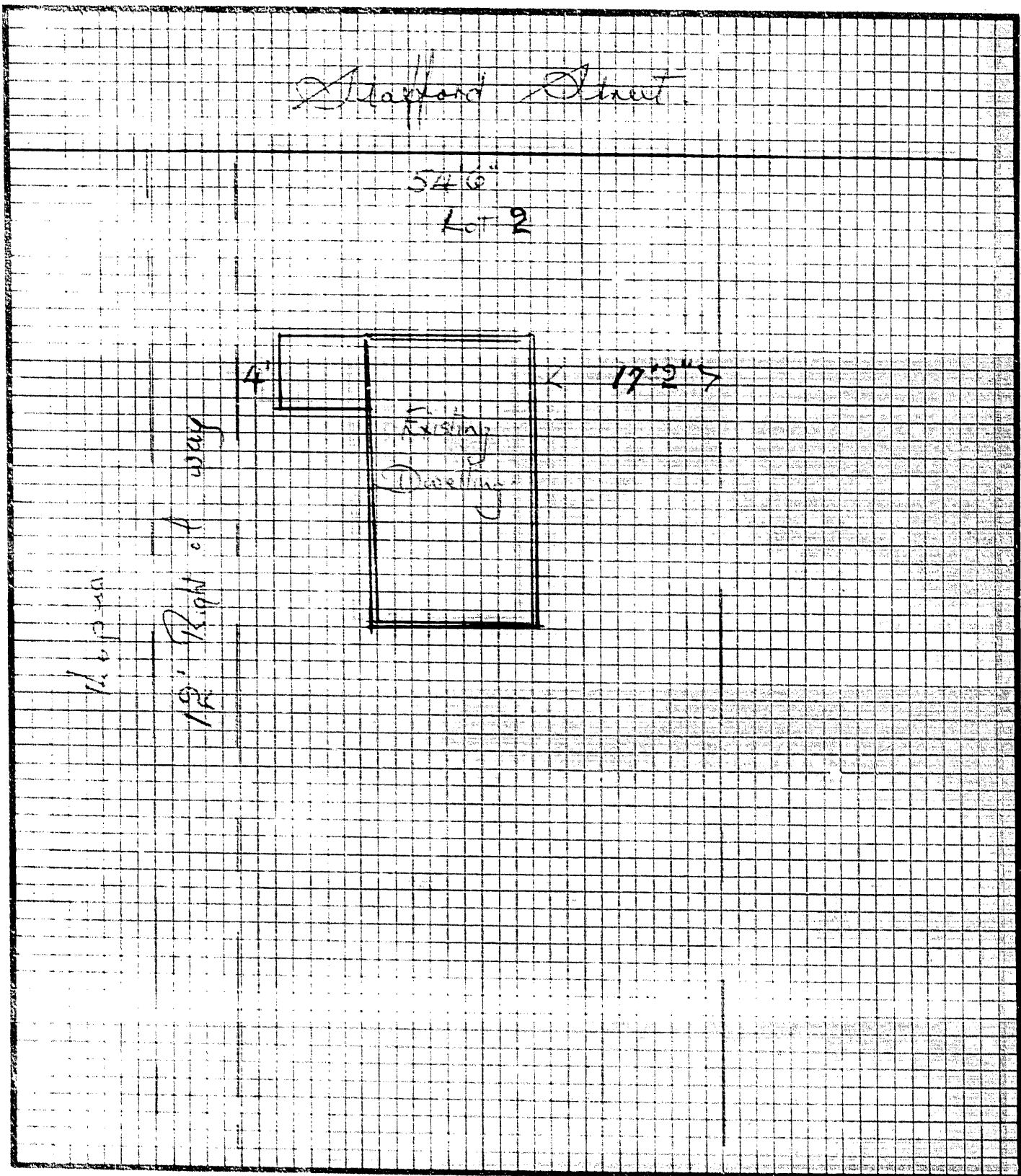
PLAN OF ALLOTMENT

Showing position of proposed building on such allotment.
NOTE—Distances of each building from boundary lines must be clearly indicated.
(Scale: Two feet to a square.)

Boundary Lines to be shown thus: — — — — —

Generally DWELLINGS must NOT be ERECTED within FIVE FEET of ADJOINING properties.

Frontage to Stafford Street Road

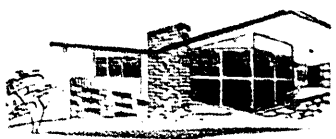


ALL EXISTING BUILDINGS TO BE SHOWN IN RED ON THIS PLAN

24/7

F. C. COLE
BUILDER AND CONTRACTOR

78 Stout Street,
SHANNON, 21 April 1972.



ILY-83549

The Building Inspector.
Horowhenua County Council.

Dear Sir,

I would like to
apply for a dispensation - on
behalf of the Maori Affairs Dept.
for the enclosed plans.
Yours faithfully
F. C. Cole

M. Lewis

APPROVED

J.M.

COUNTY ENGINEER.

29/5/72

C. Fearman

24/4

Shannon County
Borough Council

Application Dispensation to permit an addition
a dwelling within a side yard. Lot 2. Df 19579 W. 90
Stafford St Shannon

The house upon this property has been empty for some
and apparently the Mason Luffans Dept, have sold it.
Mr. Glempe, on the understanding that a third bedroom will
be constructed, and a connection to the sewer made.

In preparing the plan I understand that the Dept. has
our side yard requirement was 4'. However aside from this, the
existing house is extremely small, and not the easiest to
economically add to, in fact the side ~~shown~~ chosen is in
my opinion the most practicable from a building angle
no space is wasted in providing additional passage ways.

However the proposal is sited four feet from a side
boundary - which boundary is adjacent to a 12' Right of way.

The two existing bedrooms are not overlange, and the proposal
creates a good third bedroom - which could be reduced in width,
but could not easily be lengthened to compensate for the reduced
square footage.

The Lands and Survey Dept. con. lot 6. to the rear.

J. McOver
CHST

Variation may be granted under ord. V cl. 2 (2) (a) Page 31 of code
S

Horowhenua County Council

PERMIT No. 2048
F0488

LOCALITY

DATE RECEIVED

DATE ISSUED

20 : 5 : 74

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME

A. L. ...

FOR OFFICE USE ONLY

REMARKS:

Note garage sited over a disused
scorchhole - foundations and floor slabs
to be additionally reinforced with 12"x6" footing
and 3" ReB AS A MINIMUM.

J. L. ...

20 : 5 : 74

NOTE.—

1. All Plans and Specifications must be in ink.

Application for Building Permit

1. THE BUILDING INSPECTOR,
Horowhenua County Council
Bath Street
Levin

Postal Address: Horowhenua County Council,
Levin.
P.O. Box 258,

This is intended to apply for PERMISSION to erect BUILDINGS in accordance with the Building Act 1992 and the Building Regulations 1992 and the Building (Riding) Regulations 1992.

1. Type of Building: Block out garage
for extensions, additions or alterations

Particulars of Building: Foundations: concrete Walls: metal Roof: asph

Total floor area approx 300 sq. ft.

2. Purpose for which every part of Building is to be used or occupied (Describing separately each part of the building or occupation for a separate purpose)

3. Allotment 2 D.P. 1279 Section 1
A Block S.D. Locality:

4. Owner's Full Name WILLIAM HEMOND
Address 7 STATION ST SHANNON

5. Previous Owner If Section has been recently transferred

6. Frontage (Length): Name of Street or Road 7 STATION ST.

7. Estimated Value of Building— \$ 816
Plumbing and Drainage— \$: Total \$:

8. Fees \$ 75- No. of Receipt 3501
See Scales of Fees on Back Page.

Building Research Levy \$: Footpath Damage Deposit \$:

All work will be carried out in accordance with Horowhenua County Council's By-laws.

NOTE: The following MUST accompany this Application:—

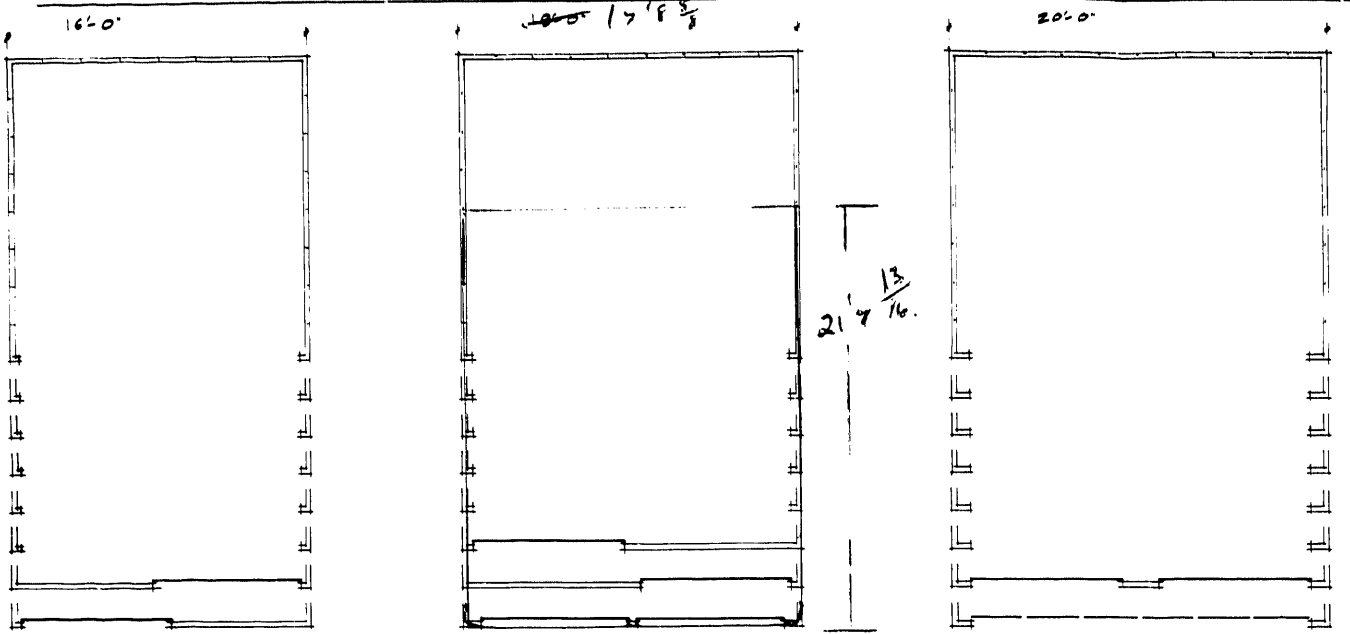
Plans and Specifications in Duplicate, including —

- (a) Ground Plans of Proposed Work showing position of all sanitary fittings and names of various rooms
- (b) Where the building is on a sloping site the correct height of foundations must be shown.
- (c) Front Rear and Side Elevations.
- (d) Cross section showing framing with bracing
- (e) Where building requires Plumbing and Drainage Work a Separate Application Form must be filled and Permit obtained before commencing any such work

Signature of Applicant William Hemond as BUILDER or OWNER.

Builder's Name and Address If not the applicant

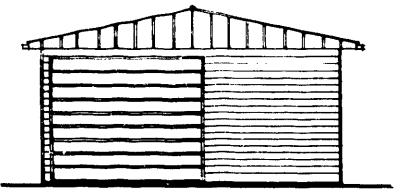
Handwritten signature/initials



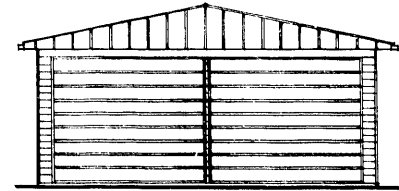
PLAN 1/8" = 1'-0"

PLAN 1/8" = 1'-0"

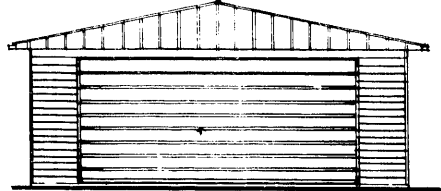
PLAN 1/8" = 1'-0"



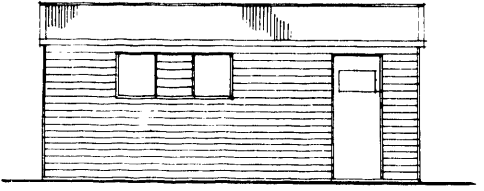
ELEVATION



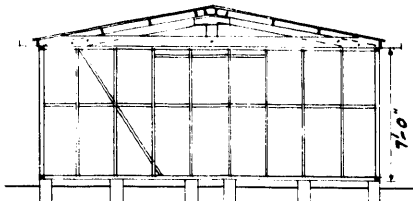
ELEVATION



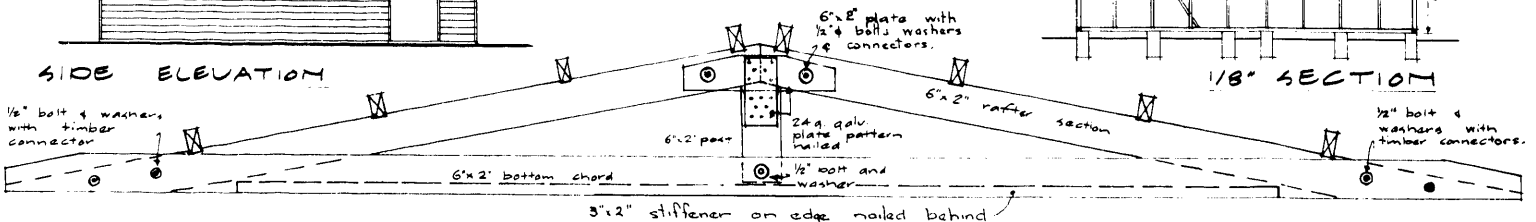
ELEVATION



SIDE ELEVATION



1/8" SECTION



Detail of 20'-0" span truss
Trusses for 18'-0" and 16'-0" are in lieu 3'x2". When 15'-0" doors are gabled and is formed with a similar truss and completely metal lined.

SPECIFICATIONS:

- Foundations: 8" x 6" concrete piles at 4'-0" & 2'-0" centres under studs or continuous concrete dwarf walls or complete floors
- Dampcourse: 2 ply d.p.c. under all plates
- Framing: All timber is borax treated machine gauged radiata checked into studs
- Wall braces: studs at 2'-0" centres top and bottom plates and noqs - 4" x 2" 3" x 2" cut on edge
- Door beams: Minimum 6" x 2" with minimum of 1/2" check in at each end
- Roof trusses and purlins: as per detail drawing placed over studs at 6'-0" and 8'-0" centres to suit
- Dragon ties: 3" x 2" at 45° over top plate to each corner
- Roofing: 26 g. galv. corr. iron single sheets
- Flashing: 26 g. galv. lead edged
- Walls: 26 g. galv. metal weatherboards
- Speeting: 24g galv. iron gutters fixed ea side.

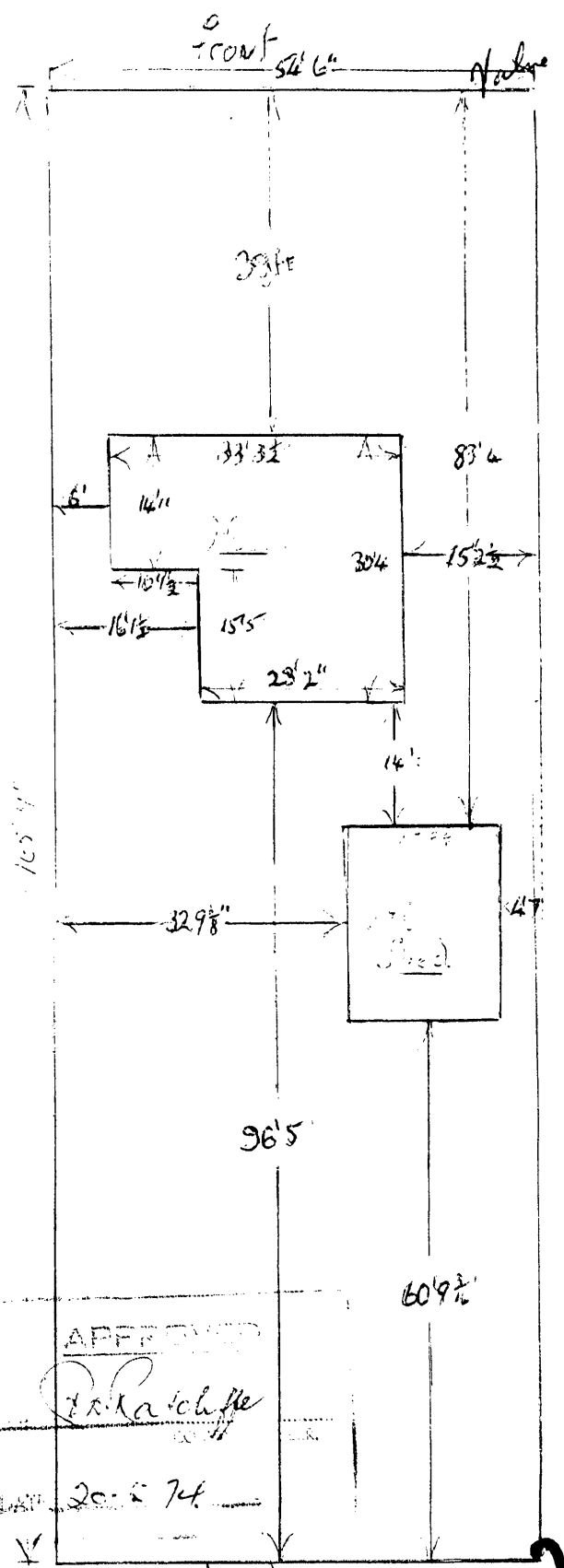
Scale: 1/8" = 1'-0"
Trusses for 18'-0" and 16'-0" are exactly the same but scaled down to suit with 2" x 2" stiffener

metal doors on overhead gear or galv. roller doors

GARAGE, SHED at 7 STANLEY ST for W. H. H. H. H.

SKYLINE GARAGES
manufactured by Skyline Buildings Ltd,
64 A Walls Rd., Penrose, Auckland. Ph. 598.821

Stafford Street



site plan back 1/16" = 1'-0"

APPROVED
R. Ratchiffe

20.5.74

24/7








Sat Apr 27 2024

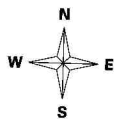
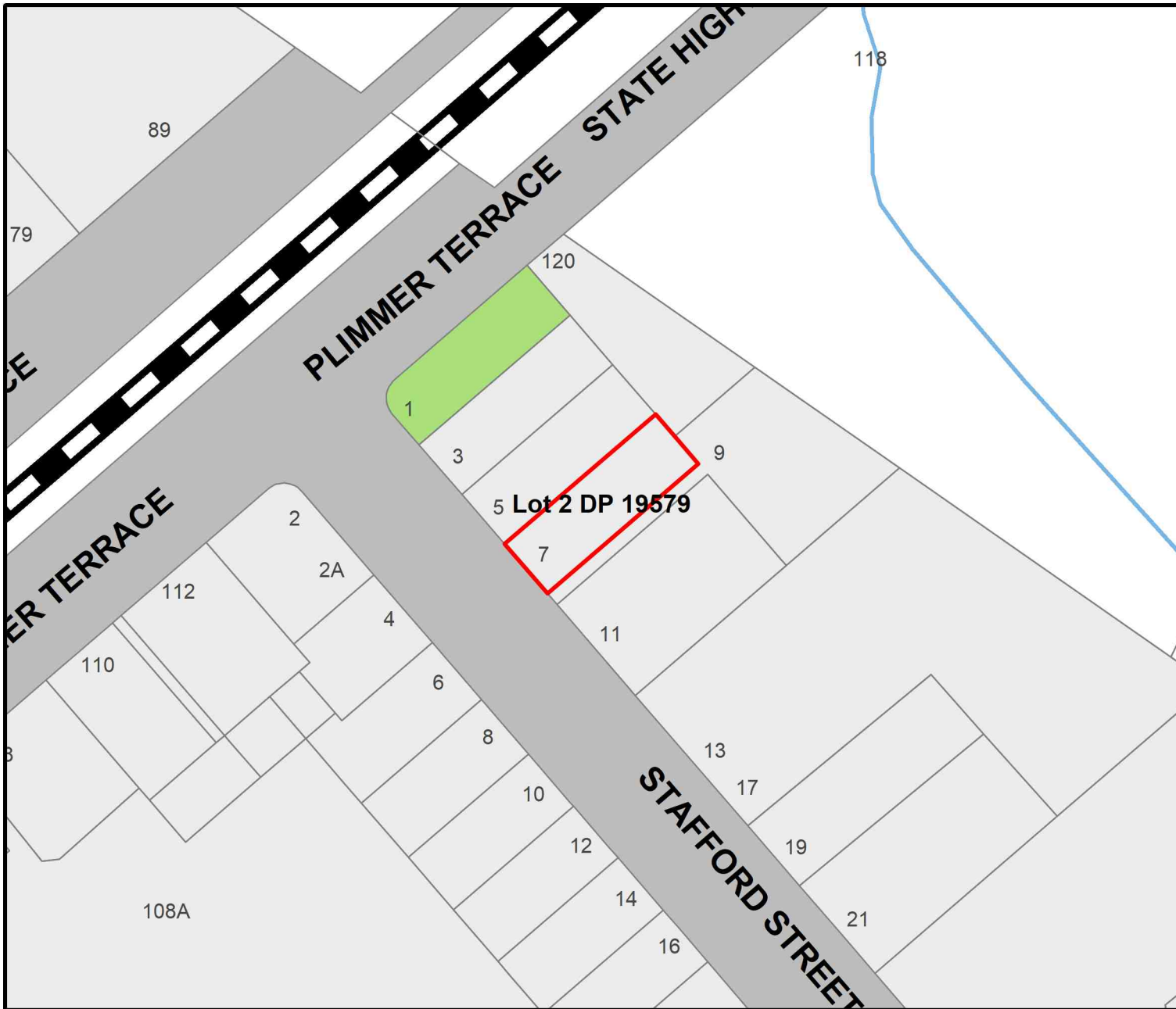
Imagery © 2024 Nearmap, HERE



nearmap

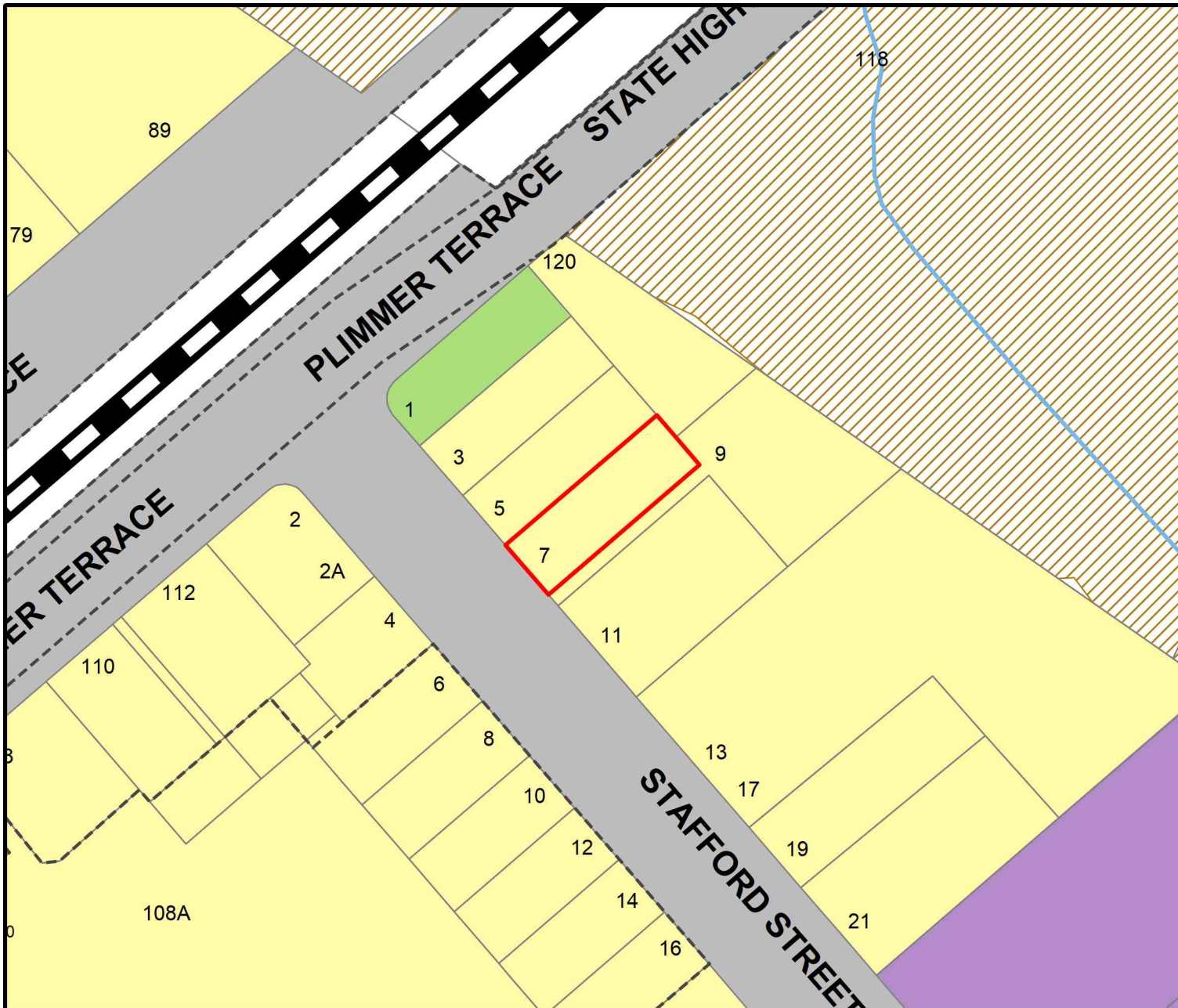
LEGEND

-  LIM Boundary
-  Land Parcel
-  Territorial Boundary



Scale 1 : 1,500

LAND INFORMATION MEMORANDUM
CADASTRE



LEGEND ZONES

- Residential Zone
- Commercial Zone
- Industrial Zone
- Rural Zone
- Open Space Zone
- Greenbelt Residential Zone
- Residential Deferred Zone
- Commercial Deferred Zone
- Greenbelt Residential Deferred Zone

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
- Low Density Residential Area
- Proposed Medium Density Residential Area
- Medium Density Residential Area
- Large Format Retail Area
- Town Centre Heritage/Character Area
- Foxton Tourism Area
- Pedestrian Area
- Coastal Natural Character and Hazard Area
- Versatile Land (LUC Class I and II Soil)

















FEATURES

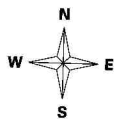
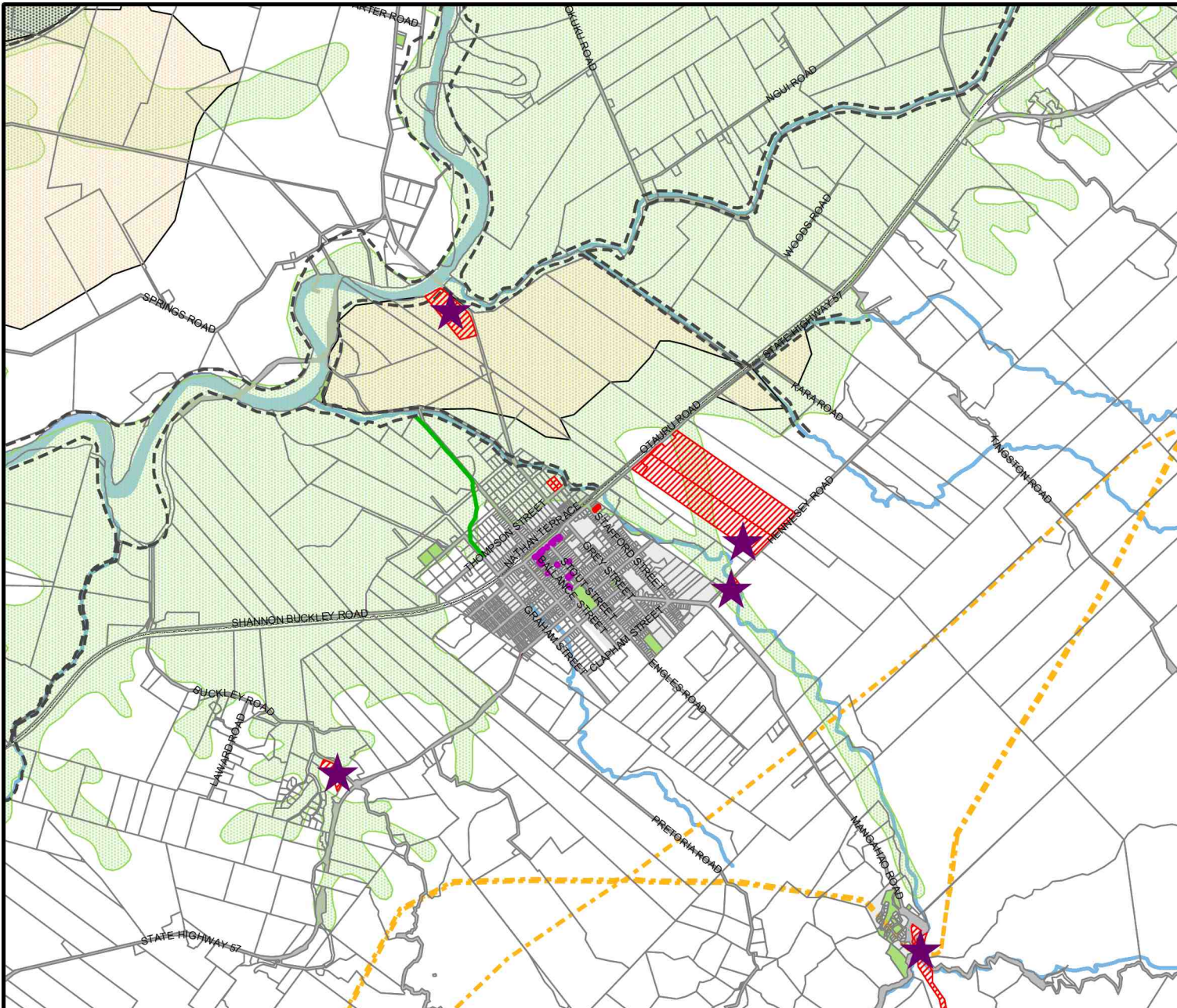
- Notable Tree
- Proposed Historic Heritage Building, Structure or Site
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation

Scale 1 : 1,500

LAND INFORMATION MEMORANDUM
DISTRICT PLAN 2015

LEGEND















-  Merge of LIM_PARCEL
-  Site Associated with Hazardous Substances (SAHS)
-  Earthquake Prone Building
-  National Grid Corridor (High Voltage Transmission Line)
-  Gas Transmission Pipeline
-  200m Aggregate Extraction Buffer
-  800m Sewage Treatment Plant Buffer
-  Land Subject to Possible Subsidence
-  Horizons Flood Control Designation
-  Horizons Drain
-  2004 Flood Extent
-  Moutoa Floodway
-  Flood Hazard Area (Accurate at 1:50,000 scale or smaller)
-  Ponding Hazard Area (Accurate at 1:50,000 scale or smaller)
-  Land Parcel
-  Territorial Boundary

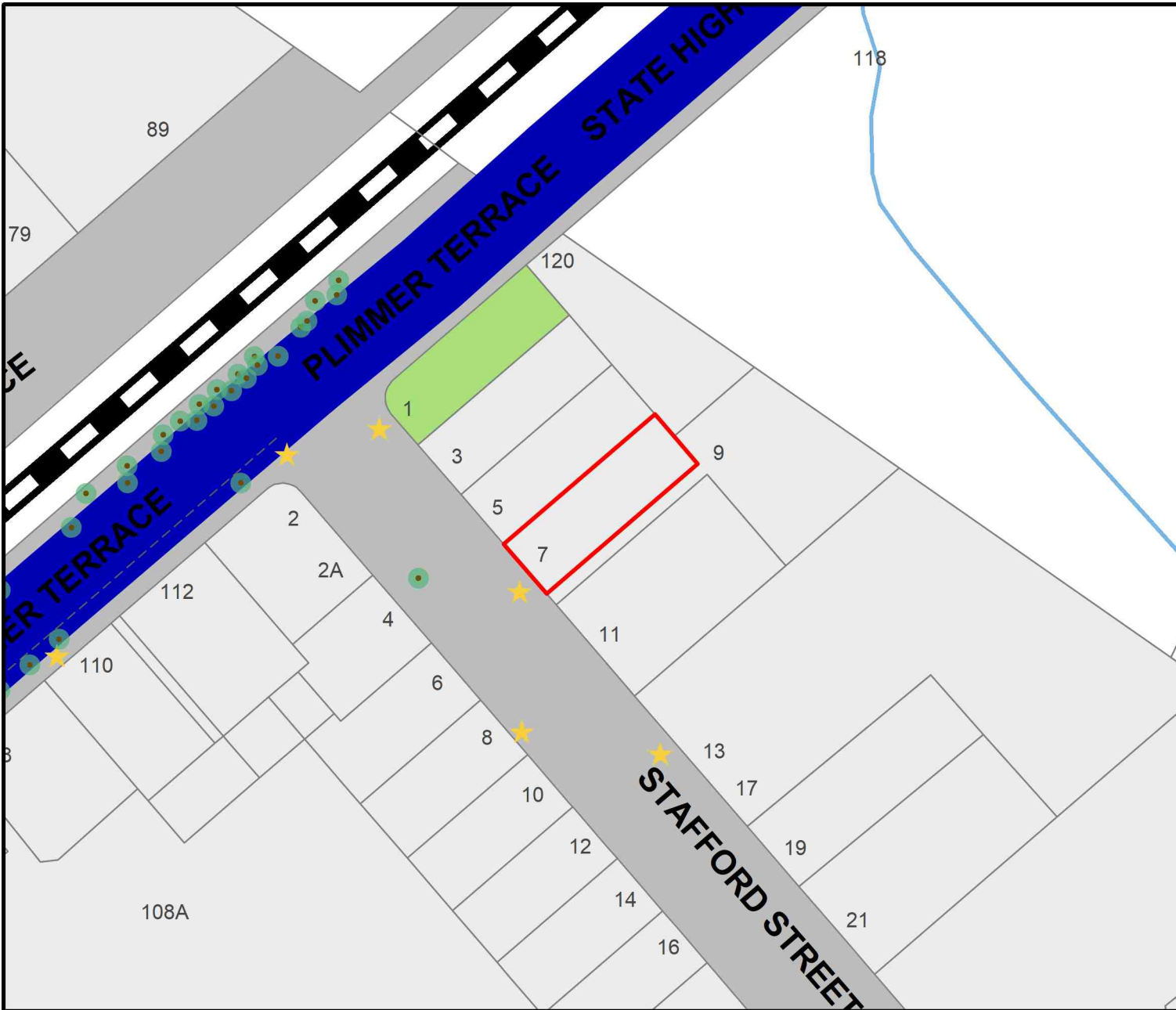


Scale 1 : 50,000

LAND INFORMATION MEMORANDUM
HAZARDS

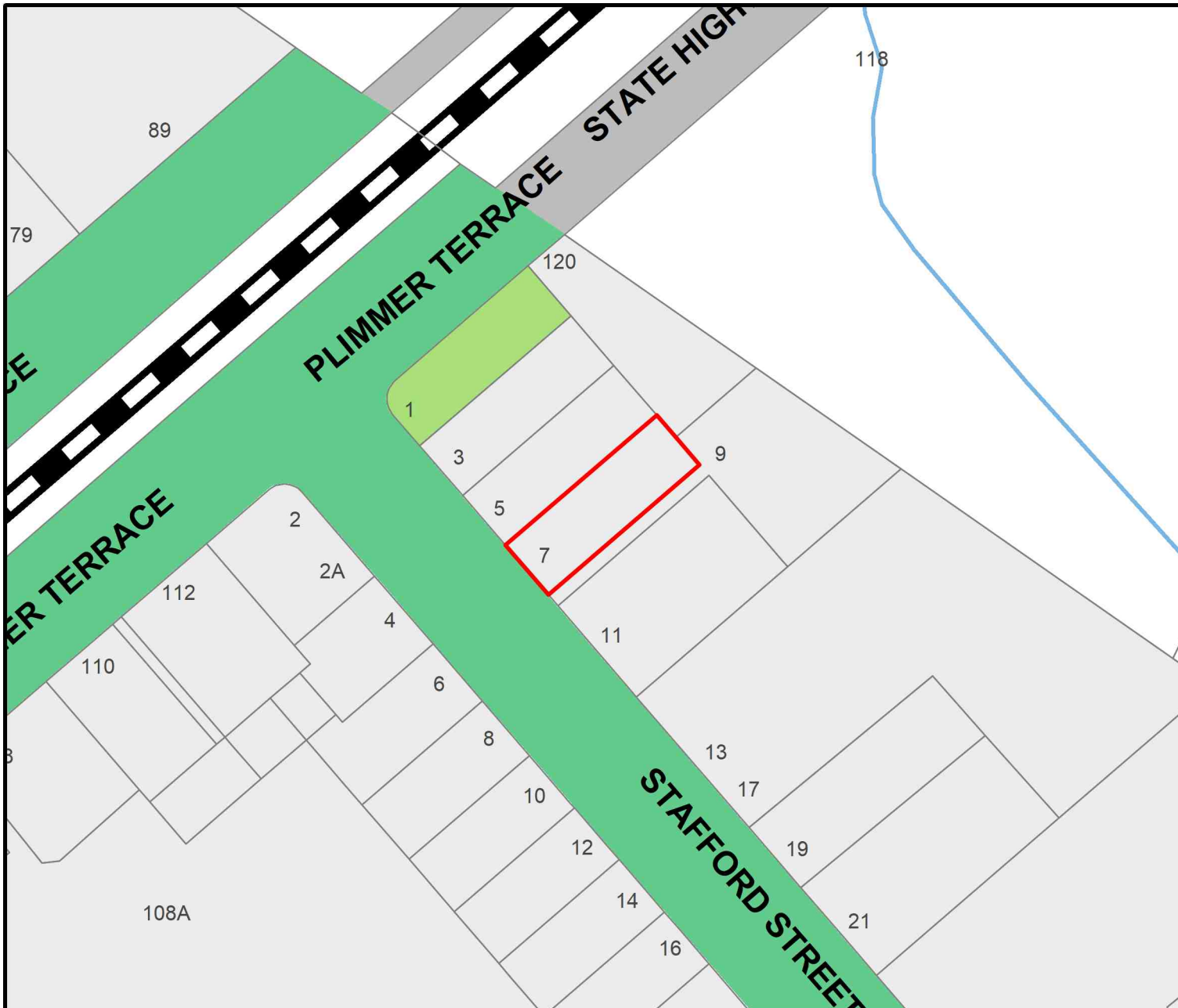
LEGEND

-  LIM Boundary
-  Notable Tree (District Plan 2015)
-  Street Tree
-  Street Light
-  Bridge
-  Kerbline
-  Seal Edge
-  Bypass Route
-  Private Road
-  State Highway 1
-  State Highway 57
-  State Highway 56
-  Land Parcel
-  Territorial Boundary













Scale 1 : 1,500

LAND INFORMATION MEMORANDUM
ROADING



LEGEND

-  LIM Boundary
-  Recycling Station
-  Waste Transfer Station
-  SO_COLLECTION_AREA - Rural Monday
-  SO_COLLECTION_AREA - Rural Tuesday
-  SO_COLLECTION_AREA - Rural Wednesday
-  SO_COLLECTION_AREA - Rural Thursday
-  SO_COLLECTION_AREA - Rural Friday
-  Land Parcel
-  Territorial Boundary

IMPORTANT

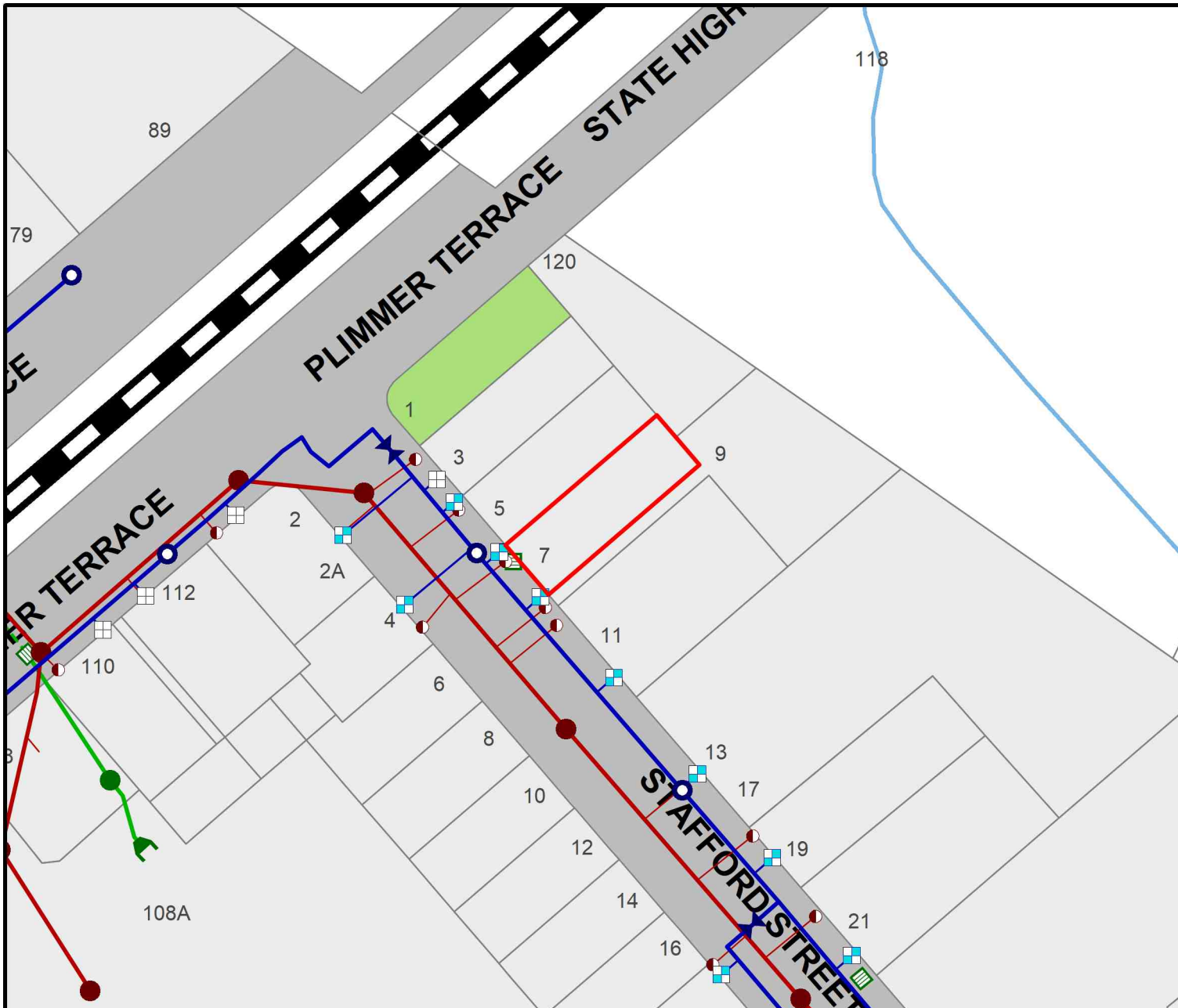
If the property is sold or transferred, all Council-supplied recycling crates **MUST** be left at the property.

For further information regarding recycling crates, visit the 'Frequently Asked Questions' link below:

<http://www.horowhenua.govt.nz/Services/Rubbish-Recycling/Frequently-Asked-Questions-and-Answers>

LAND INFORMATION MEMORANDUM
SOLID WASTE

Scale 1 : 1,500



LEGEND

- LIM Boundary
 - Land Parcel
 - Territorial Boundary
- WATER SUPPLY**
- WS_RPZ
 - WS_HYDRANT
 - WS_VALVE
 - WS_BOREHOLE
 - WS_INTAKE
 - WS_PUMP_STATION
 - WS_LATERAL
 - WS_PIPE
 - WS_PIPE
 - WS_STORAGE
 - WS_TREATMENT
- WASTE WATER**
- WW_LATERAL_CE
 - WW_MANHOLE
 - WW_VALVE
 - WW_PUMP_STATION
 - WW_LATERAL
 - WW_PIPE
 - WW_PIPE
 - WW_STORAGE
 - WW_TREATMENT
- STORM WATER**
- SW_CATCHPIT
 - SW_SOAK_PIT
 - SW_IO
 - SW_MANHOLE
 - SW_VALVE
 - SW_PUMP_STATION
 - SW_LATERAL
 - SW_PIPE
 - SW_PIPE
 - SW_CHANNEL
 - SW_CULVERT
 - SW_SOAK_TRENCH
 - SW_DETENTION_AREA



Scale 1 : 1,500

LAND INFORMATION MEMORANDUM
THREE WATERS RETICULATION

15. RESIDENTIAL ZONE

15.1 PERMITTED ACTIVITIES

The following activities are permitted activities in the Residential Zone provided activities comply with all relevant conditions in Rule 15.6 and Chapters 21, 22, 23 and 24.

- (a) Residential activities.
- (b) Accessory buildings.
- (c) Relocated buildings.
- (d) Visitor accommodation for up to four persons per site within any residential dwelling unit and/or family flat.
- (e) Home occupations.
- (f) Open space.
- (g) The construction, alteration of, and addition to, and demolition of buildings and structures for any permitted activity.
- (h) Use of 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.
- (i) 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.
- (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) Within the Flood Hazard Overlay Areas only, the following activities:
 - (i) Soil conservation, erosion protection, river control or flood protection works undertaken by, or on behalf of, Horizons Regional Council.
 - (ii) Maintenance or minor upgrading of existing network utilities.

15 RULES: Residential Zone

- (iii) Installation of underground network utilities.
- (iv) New above ground line including support poles.
- (v) New network utility masts.
- (vi) 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 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.
- (l) 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.
- (m) 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.
- (n) 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 15.6.30.*
- (o) Temporary activities.
- (p) Temporary military training activities.
- (q) State Integrated Schools listed in Schedule 4.
- (r) Earthworks (Refer to Rule 15.4(i)(v) Earthworks within the heritage setting of a Group 1 or 2 building or structure and Rule 15.4(j)(ii) Earthworks within a site that is listed in Schedule 2 – Historic Heritage).

15 RULES: Residential Zone

- (s) Soil conservation, erosion protection, river control or flood protection works undertaken by, or on behalf of Horizons Regional Council.

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.

15.2 CONTROLLED ACTIVITIES

The following activities are controlled activities in the Residential Zone provided activities comply with all relevant conditions in Rule 15.7 and Chapters 21, 22, 23 and 24. Refer to Rule 15.7 for matters of control and conditions:

- (a) The placement of any non-residential relocated building and/or relocated accessory building over 40m² in gross floor area on any site. (Refer Rule 15.7.1)
- (b) Earthquake strengthening of any Group 2 building listed in Schedule 2 - Historic Heritage. (Refer Rule 15.7.2)
- (c) Any temporary filming activity that does not comply with the permitted activity duration conditions in Rule 15.6.32(b)(i). (Refer Rule 15.7.3)
- (d) Any temporary military training activity that does not comply with the permitted activity conditions in Rule 15.6.33. (Refer Rule 15.7.4)
- (e) Any subdivision of land. (Refer Rule 15.7.5)
- (f) Any boundary adjustment subdivision within a Flood Hazard Overlay Area. (Refer Rule 15.7.6)
- (g) Any dwelling within the Fairfield Road Special Residential Overlay Area. (Refer Rule 15.7.7)

15 RULES: Residential Zone

15.3 RESTRICTED DISCRETIONARY ACTIVITIES

The following activities are restricted discretionary activities in the Residential Zone provided activities comply with all relevant conditions in Rule 15.8. Refer to Rule 15.8 for matters of discretion and conditions.

- (a) Any permitted activity which does not comply with any conditions in Rule 15.6 or Chapters 21, 22, 23 and 24. (Refer Rule 15.8.1)
- (b) Any controlled activity which does not comply with any conditions in Rule 15.7. (Refer Rule 15.8.2)
- (c) Within Flood Hazard Overlay Areas any permitted activities that do not comply with the permitted activity conditions in Rule 15.6.16. (Refer Rule 15.8.6)
- (d) Any subdivision where the lots would not be serviced by a reticulated wastewater system. (Refer to Rule 15.8.9)
- (e) Any Medium Density Development within the Medium Density Overlay Area in Levin, Foxton Beach and Waitarere Beach. (Refer Rule 15.8.7)
- (f) Earthquake strengthening of any Group 1 building listed in Schedule 2 - Historic Heritage. (Refer Rule 15.8.10)
- (g) 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 15.8.11)
- (h) Remote advertising signs. (Refer Rule 15.8.12)
- (i) Community Entrance signs. (Refer Rule 15.8.12)
- (j) The placement of any residential relocated building over 40m² in gross floor area that does not comply with the conditions in Rule 15.6.34(b). (Refer Rule 15.8.14)
- (k) Infill subdivision. (Refer Rule 15.8.15)
- (l) Integrated Residential Development. (Refer Rule 15.8.16)

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.

15.4 DISCRETIONARY ACTIVITIES

The following activities are discretionary activities in the Residential Zone:

- (a) Any activity that is not a permitted, controlled, restricted discretionary or a non-complying activity.
- (b) Any subdivision that is not in accordance with the requirements as specified in a Structure Plan in Schedule 8.

15 RULES: Residential Zone

- (c) Where the number of residential dwelling units and/or family flats does not comply with the permitted activity conditions in Rule 15.6.1
- (d) Any Medium Density Development within the Medium Density Overlay in Levin, Foxton Beach and Waitarere Beach that does not comply with the restricted discretionary activity conditions in Rule 15.8.7.
- (e) New community facilities or additions and alterations to existing community facilities (including education facilities and grounds) for community activities including services having a social, community ceremonial, educational, recreational, worship, or spiritual purpose.
- (f) Community Entrance signs that do not comply with the restricted discretionary activity conditions in Rule 15.8.12(b)(i).
- (g) Lines and support structures (including towers, masts and poles) for conveying electricity at a voltage exceeding 110kV.
- (h) 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 15.1(j)).
 - (iii) Any subdivision of land (except for boundary adjustments which are a controlled activity under Rule 15.2(f)).
 - (iv) Any activity involving storage of hazardous substances.
 - (v) Visitor accommodation.
- (i) 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.
- (j) 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.

15 RULES: Residential Zone

- (ii) Earthworks.
 - (iii) Subdivision of land.
 - (k) 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 15.6.30.
 - (l) Infill subdivision which does not comply with the restricted discretionary conditions in Rule 15.8.15
-

15.5 NON-COMPLYING ACTIVITIES

The following activities are non-complying activities in the Residential Zone:

- (a) Any Medium Density Development outside the Medium Density Overlay Area.
 - (b) Demolition or destruction of a Group 1 building, structure or a site listed in Schedule 2 – Historic Heritage.
-

15.6 CONDITIONS FOR PERMITTED ACTIVITIES

The following conditions shall apply to all permitted activities:

15.6.1 Number of Residential Dwelling Units and Family Flats

- (a) Up to two residential dwelling units per site, subject to demonstrating that a minimum notional net site area can be provided for each unit. The minimum notional net site area required for each dwelling unit is the same as the minimum net site area required for each lot if the site were to be subdivided as a controlled activity (Table 15-4).

Or

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

15.6.2 Maximum Building Height

- (a) No part of any building shall exceed a height of 8.5 metres.
Except
- (b) No part of any accessory building or family flat shall exceed 4.5 metres in height.

15.6.3 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

15 RULES: Residential Zone

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

15.6.4 Building Setback From Boundaries

(a) No building shall be located closer than 4 metres from any road boundary, except that a 5 metre long vehicle standing space shall be provided between the road boundary and any structure housing a vehicle where the vehicle takes direct access to the structure from the road.

(b) No building shall be located closer than 1.5 metres from any other site boundary.

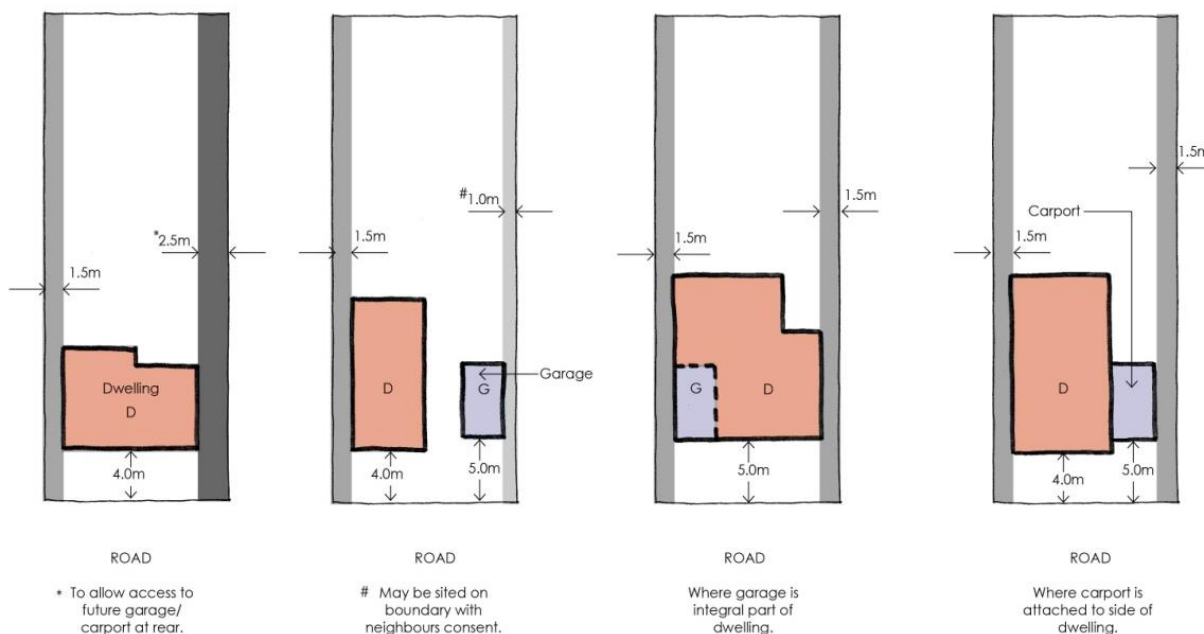
Except

Accessory buildings shall be located no closer than 1 metre from any other site boundary unless adjoining landowners' written consent is obtained.

(c) Within the Fairfield Road Special Residential Overlay Area the following additional building setback applies:

(i) No building shall be located closer than 3 metres from any other site boundary.

Note: Refer to Rule 15.6.24 for vehicle access space requirements.



15.6.5 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.

15.6.6 Private Outdoor Living Area

(a) All residential dwelling units on sites 330m² or greater shall have a private outdoor living area which is at least 40m² in area and capable of containing a circle 4 metres

15 RULES: Residential Zone

in diameter that is oriented to the east, west, or north of the unit and directly connects to a main living area.

- (b) All residential dwelling units on sites smaller than 330m² shall have a private outdoor living area which is at least 20m² in area, and capable of containing a circle 2.5 metres in diameter that is oriented to the east, west or north of the unit and directly connects to a main living area.

15.6.7 Maximum Building Coverage

- (a) On sites greater than 500m² the proportion of any net site area covered by buildings shall not exceed 35%.
- (b) On sites 500m² or smaller the proportion of any net site area covered by buildings shall not exceed 40%.
- (c) There shall be no building coverage requirements for network utilities on sites less than 200m².

15.6.8 Accessory Buildings

- (a) On sites less than 710m² the total maximum gross floor area of all accessory buildings shall not exceed 60m².
- (b) On sites between 710m² and 1,000m² the total maximum gross floor area of all accessory buildings shall not exceed 8.5% of the net site area.
- (c) On sites greater than 1,000m² the total maximum gross floor area of all accessory buildings shall not exceed 85m².
- (d) Accessory buildings shall not project forward of a principal residential dwelling unit on any front or corner site;
- Except
- (e) Where there is no demonstrable area to the side or rear of a principal residential dwelling unit to accommodate an accessory building, an accessory building with a maximum gross floor area of 36m² is permitted forward of the principal residential unit.
- (f) On sites less than 330m² the total maximum gross floor area of all accessory buildings shall not exceed 36m².

15.6.9 Fencing

- (a) Front Road Boundary
- (i) The maximum height of a fence or wall sited on the boundary or within 1 metre from the boundary shall comply with at least one of the following:
- 1.5 metres where the fence or wall fronts a front road boundary; or
 - 2 metres where the fence or wall fronts a front road boundary and at least the upper 0.5 metres of the fence is at least 50% transparent.

15 RULES: Residential Zone

- (b) Other Boundaries
- (i) The maximum height of a fence or wall sited on the boundary or within 1 metre from the boundary shall not exceed 2 metres.

15.6.10 Home Occupations

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

15.6.11 Noise

- (a) Noise from any activity shall not exceed the following limits when measured at, or within, any point within any other site:
- (i) On any day -
- 7.00am – 7.00pm: 55dB L_{Aeq (15mins)}
 - 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 works shall be measured, assessed, managed and controlled in accordance with the provisions of NZS 6803:1999 Acoustics – Construction noise.
- (d) The noise limits in Rule 15.6.11(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 1962), 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, on or under a water body to adopt the best practicable option to avoid unreasonable noise.

15 RULES: Residential Zone

15.6.12 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.

15.6.13 Noise Insulation

- (a) 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 this Rule 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.

15.6.14 Light Spill

- (a) The spill of light from any outdoor artificial lighting shall not exceed 10 lux (lumens per square metre) when measured at the boundary of an adjoining residential site. The maximum lux shall be measured horizontally or vertically at the site boundary.

15.6.15 Odour

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

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 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.

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15.6.16 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 not exceed a gross floor area of 40m² per site.

Except the above two standards (a) and (b) do not apply to any soil conservation and river/flood control works carried out by or on behalf of Horizons Regional Council.

- (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.
- (d) Within a Flood Hazard Overlay Area, new network utility cabinets/buildings shall not exceed 5m² gross floor area.

15.6.17 Storage of Goods and Materials

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

15.6.18 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.

15.6.19 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.

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15.6.20 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.

15.6.21 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.

15.6.22 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.

15.6.23 Engineering Works

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

15.6.24 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.
- (b) Where no garage or carport exists, space shall be retained to enable the future development of vehicle access no less than 2.5 metres wide between the road and the rear of the site.

15.6.25 Vehicle Parking, Manoeuvring, and Loading

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

Note: Chapter 21 does not specify a minimum number of onsite carparks required (except for mobility/accessible carparks). Instead, it specifies the formation and manner in which carparking should be provided, in the event that those carrying out land use or subdivision activities choose to provide on-site carparking.

15.6.26 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.

15.6.27 Network Utilities and Energy

- (a) All network utilities and structures associated with network utilities shall comply with the permitted activity conditions in Chapter 22.

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- (b) All other relevant conditions specified in this part of the District Plan shall also apply to any network utility or associated structures.

15.6.28 Hazardous Substances

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

15.6.29 Signs

- (a) All signs shall comply with the Maximum Face Area set out in Table 15-1.

Table 15-1: Maximum Face Area for Signs

Type of Sign	Maximum Face Area (m ²) per site
Official signs	N/A
Temporary signs	3m ²
Signs advertising the sale or auction of land or premises	2m ² (combined total area of signs)
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	1m ²
A permanent free standing sign, which may be double sided, for each frontage of the site	1m ² (on one side)
Public facility signs including any church, school or hall	2m ²
Health and safety signs	N/A

- (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:

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- (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 Table 15-2 below shall apply to all signs located within 15 horizontal metres of a road:

Table 15-2: Minimum Lettering Sizes for Signs

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

15.6.30 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:

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- (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.

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

15.6.32 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 0 and 15.6.7; 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)

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consecutive days.

- (ii) All temporary buildings and structures are exempt from the maximum height and maximum building coverage standards set out in 0 and 15.6.7.

15.6.33 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.
- (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 15-3; or

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- If minimum separation distances in Table 15-3 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 15-3: Separation Distances for Temporary Military Training Activities involving explosives and/or weapons.

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

15.6.34 Relocated Buildings

- (a) The relocated building shall be up to and including 40m² in gross floor area; or
- (b) The relocated building shall be intended for use as a residential dwelling or family flat and be originally designed, built and used as a residential dwelling; and comply with the following:
 - (i) A building pre-inspection report shall be submitted by the owner of the relocated building (referred to in this rule as "the Owner") to the Planning Services Manager at the same time as an application is made for a building consent for the relocated building. That report shall be on the form in Schedule 15 and is to identify all reinstatement works that are to be completed to the exterior of the building.

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- (ii) The building pre-inspection report shall be prepared by:
 - A Horowhenua District Council Building Compliance Officer (or equivalent);
 - A member of the New Zealand Institute of Building Surveyors;
 - A licensed building practitioner (carpenter or design category); or
 - A building inspector from the local authority where the building is being relocated from.
- (iii) The Owner must deposit a refundable monitoring fee of \$1,500 with the Council at the same time as submitting the building pre-inspection report with the Council.
- (iv) The relocated building shall be located on permanent foundations approved by building consent, no later than 2 months from the building being moved to the site.
- (v) All reinstatement work required in the Condition Table in Section 2.0 of the building pre-inspection report to reinstate the exterior of any relocated building shall be completed within 9 months of the building being delivered to the site.
- (vi) The Owner must complete the Owner Certificate and Declaration in Section 7.0 of the building pre-inspection report to certify to the Council that all of the reinstatement work will be completed within 9 months of the building being delivered to the site.

Note: Photographs showing progress of reinstatement works may be provided to Council's Environmental Compliance Officer. A final site inspection will still be required to determine compliance on completion of reinstatement works.

15.7 MATTERS OF CONTROL AND CONDITIONS FOR CONTROLLED ACTIVITIES

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

15.7.1 Relocated Buildings (Refer to Rule 15.2(a))

- (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:
 - redecoration or reinstatement of any roof or exterior cladding;
 - reinstatement of any porches, terraces, baseboards and steps;

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- 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.
- (b) Conditions
- (i) Relocated buildings shall comply, in all respects, with the relevant permitted activity conditions in other parts of the District Plan.
 - (ii) The bond shall 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 Group Manager – Customer and Community Services 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.
- (c) Non-Notification
- (i) Under section 77D of the RMA, an activity requiring resource consent under Rule 15.7.1 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))

15.7.2 Historic Heritage – Buildings (Refer to Rule 15.2(b))

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

15.7.3 Temporary Filming Activities (Refer to Rule 15.2(c))

- (a) Matters of Control
- (i) The hours of operation of the temporary filming activity.
 - (ii) The size and positioning of temporary buildings and structures.

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- (iii) The provision of safe and efficient vehicular access and car parking (where this is chosen to be provided) 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.

15.7.4 Temporary Military Training Activities (Refer to Rule 15.2(d))

- (a) Matters of Control
- (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 (where this is chosen to be provided) to avoid, remedy or mitigate potential traffic effects.

15.7.5 Subdivision of Land (Refer to Rule 15.2(e))

- (a) Matters of Control
- (i) The design and layout of the subdivision, including the size, shape and position of any lot, including the future land use and development of each lot.

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In addition, the location of building sites, separation distances, orientation of buildings, and screening/landscape treatment.

- (ii) The amalgamation of any proposed allotments or balance areas to existing titles of land.
 - (iii) 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, manoeuvring areas, and any necessary easements.
 - (iv) The provision of servicing, including water supply, wastewater systems, stormwater management and disposal, streetlighting, telecommunications and electricity and, where applicable gas.
 - (v) Provision of reserves, esplanade reserves, esplanade strips and access strips, including connections to existing and future reserves.
 - (vi) Effects on significant sites and features, including natural, cultural, archaeological and historical sites.
 - (vii) Site contamination remediation measures and works.
 - (viii) Avoidance or mitigation of natural hazards. (Note: Refer to the “Risks and Responsibilities: Report of the Manawatu-Wanganui Regional Lifelines Project” (No. 2005/EXT/622) prepared by the Manawatu-Wanganui CDEM Group for information about natural hazards that may be relevant to the subject site).
 - (ix) Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control.
 - (x) Staging of the subdivision.
 - (xi) In accordance with any applicable Structure Plan in Schedule 8.
 - (xii) Compliance with the Council’s Subdivision and Development Principles and Requirements (Version: July 2014).
 - (xiii) Those matters described in Sections 108 and 220 of the RMA.
- (b) Conditions
- (i) Minimum Allotment Area and Shape

Each allotment shall comply with the following site area and shape factor standards for each settlement set out in below.

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Table 15-4: Standards Applying to Subdivision and Residential Dwelling Units

Type of Allotment, or Subdivision	Pre-Requisite Conditions	Minimum Net Site Area/ Minimum Average Site Area	Minimum Shape Factor
Levin, Foxton, Foxton Beach and Shannon			
Residential Allotments (other than infill subdivision allotments)	Nil	330m ² provided that the average area of all allotments which are available for residential purposes shall be not less than 600 square metres. In calculating this averaged area, any allotment or balance area having an area larger than 680 square metres shall be counted as having 680 square metres. Averaging applies only to subdivisions creating more than 2 new allotments.	18 metres diameter
Residential Infill Allotments	The allotment being subdivided Shall have no more than 1200 square metres area and contain no buildings; or Shall have no more than 2025 square metres area and shall contain a residential building or buildings. Subdivisions shall not create more than 3 infill allotments.	330m ²	13 metres diameter
Shannon Special Residential Zone Thomson Street/ Nathan Terrace	Nil	2,000m ²	20 metres diameter
Fairfield Road Special Residential Overlay	Nil	1,000m ² provided that the average area of all allotments which are available for residential purposes shall be not less than 1500m ² .	20 metres diameter
Residential Allotments Within the Low Density Overlay	Nil	1,000m ² provided that the average area of all allotments which are available for residential purposes shall be not less than 2,000m ² .	18 metres diameter

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Waitarere Beach, Mangaore and Tokomaru			
Residential Allotments	Where reticulated sewerage disposal is available	800m ²	18 metres diameter
Low Density Area	Where reticulated sewerage disposal is available	1,000m ² Minimum average site area of 2,000m ²	18 metres diameter
Hokio Beach and Waikawa Beach			
Residential Allotments	Where reticulated sewerage disposal is available	800m ²	18 metres diameter
Boundary Adjustment	Where reticulated sewerage disposal is not available	800m ²	18 metres diameter
Low Density Area	Where reticulated sewerage disposal is not available	1,000m ² Minimum average site area of 2,000m ²	18 metres diameter
Ohau and Manakau			
Residential Allotments (Ohau West and Manakau)	Where reticulated sewerage disposal is available	2,000m ²	18 metres diameter
Boundary Adjustment	Where reticulated sewerage disposal is not available	2,000m ²	18 metres diameter
Residential Allotments (Ohau East)	Where reticulated sewerage disposal is not available	5,000m ²	18 metres diameter

Advice Note: Infill subdivisions shall be assessed according to the least restrictive activity status that is applicable. For example, a subdivision satisfying all Controlled Activity conditions contained within Table 15-4 shall be assessed as a Controlled Activity in accordance with Rule 15.2(e), not as a Restricted Discretionary Activity in accordance with Rule 15.3(k).

If an infill subdivision does not comply with the Controlled Activity standards set out in Table 15-4, but does comply with the Restricted Discretionary Standards set out in Table 15-5, the subdivision shall be assessed in accordance with Rule 15.3(k), not rule 15.3(b).

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

(ii) Water Supply Disposal, Wastewater and Other Services

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

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(iii) Roads and Access

All subdivisions shall comply with the requirements as specified in Chapter 21.

(iv) Network Utilities

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

(v) Structure Plans

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

15.7.6 Boundary Adjustment - Flood Hazard Overlay Areas (Refer Rule 15.2(f))

(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.

15.7.7 Fairfield Road Special Residential Overlay Area (Refer Rule 15.2(g))

(a) Matters of Control

- (i) The protection of the seventeen Phoenix Palms and yew hedge on the site, including in relation to the siting of any dwelling, except where the palms and the hedge have to be removed to accommodate one single road (including road reserve) into the property.

15.8 MATTERS OF DISCRETION AND CONDITIONS FOR RESTRICTED DISCRETIONARY ACTIVITIES

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

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15.8.1 Non-compliance with Permitted Activity Conditions (Rule 15.6) and Permitted Activity Conditions in Chapters 21, 22, 23 and 24. (Refer to Rule 15.3(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.

15.8.2 Non-Compliance with Controlled Activity Conditions Rule 15.7 (Refer to Rule 15.3(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.

15.8.3 Non-Compliance with Road Setback Rule 15.6.4(a) (Refer to Rule 15.3(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.
 - (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.
 - (iv) The effect of the building's location on opportunities for access to the rear of the site.

15.8.4 Non-Compliance with Fencing Rule 15.6.9 (Refer to Rule 15.3(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 15.8.4 shall not be publicly notified, except where:

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- The Council decides special circumstances exist (pursuant to Section 95A(4)), or
- The applicant requests public notification (pursuant to Section 95A(2)(b)).

15.8.5 Non-Compliance with Home Occupations Rule 15.6.10 (Refer to Rule 15.3(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.

15.8.6 Flood Hazard Overlay Areas (Refer to Rule 15.3(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.
- (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.

15.8.7 Medium Density Development within Levin, Foxton Beach and Waitarere Beach (Refer to Rule 15.3(d))

(a) Matters of Discretion

- (i) Matters in Schedule 10 - Medium Density Residential Development Design Guide.
- (ii) The site layout and configuration of residential units.

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- (iii) The provision of quality on-site amenity.
 - (iv) The management of stormwater, wastewater, water supply and other servicing.
 - (v) The design and appearance of buildings, fencing and hard surfacing, and their maintenance.
 - (vi) The maintenance of amenity values at the site boundary and management of adverse effects on adjoining and adjacent properties.
 - (vii) The potential visual effects of the development and level of change to the character of the existing urban environment.
 - (viii) The design and ongoing maintenance of landscaping within the site.
 - (ix) The provision of adequate , manoeuvring and safe access to the site.
 - (x) The management of traffic generated and potential adverse effects on the safety and efficiency of the street network.
 - (xi) The contribution to the range and type of residential dwelling units to the settlement.
- (b) Conditions
- (i) Minimum average net site area of 225m² per residential dwelling unit.
 - (ii) Compliance with the Permitted Activity Standards, except where specifically identified in other rules below.
 - (iii) Building Setback From Boundaries:
 - no building shall be located closer than 4 metres from any road boundary, except that a 5 metres long vehicle standing space shall be provided between the road boundary and any structure housing a vehicle where the vehicle takes direct access to the structure from the road; and
 - no building shall be located closer than 3 metres on one external side (or rear) site boundary and 1.5 metres on all other remaining site boundaries.
 - (iv) Separation Distance Between Detached Residential Dwelling Units:
 - no detached residential dwelling unit shall be located closer than 3 metres from any other detached residential dwelling unit on the site.
 - (v) No more than two residential dwelling units shall share a common side wall.
 - (vi) All ground floor residential dwellings units shall have private outdoor living area which meets the following requirements:
 - minimum area: 20m²;

15 RULES: Residential Zone

- minimum dimension: 2.5 metres diameter circle;
 - directly accessible from the main living area of the residential dwelling unit; and
 - kept free of access to other units, driveways, manoeuvring areas, parking spaces, dedicated utility space and accessory buildings.
- (vii) All above ground residential dwelling units shall have a balcony or deck for a private outdoor living area which meets the following requirements:
- minimum areas: 15m²;
 - minimum dimension: 2.5 metres diameter circle;
 - directly accessible from the main living area of the residential unit; and
 - kept free of access to other units and dedicated utility space.
- (viii) The proportion of any site covered by buildings shall not exceed 50%.
- (ix) A concurrent subdivision application for a fee simple or unit title mechanism is required to provide for the individual titles and the collective management of the common areas.
- (c) Non-Notification
- (i) Under Section 77D of the RMA, an activity requiring resource consent under Rule 15.8.7 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)).

15.8.8 Non-Compliance with Allotment Size (Rule 15.7.5(b)(i)) Within Tokomaru, Mangaore, Waitarere Beach, Hokio Beach, Ohau, Waikawa Beach and Manakau (Refer Rule 15.3(b))

- (a) Matters of Discretion
- (i) Where the area of any allotment is reduced to less than the minimum standard:
- The soil conditions of the allotment(s) and capacity for satisfactory drainage from existing or anticipated effluent soakage fields; and
 - Whether or not the overall low-density character of the area will be compromised by the proposed subdivision and subsequent development, having regard to the topography of the locality and the proposed configuration of allotments.

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- Additional traffic generated by subdivision relative to capacity of existing roads.

15.8.9 Subdivision where reticulated wastewater is not available Hokio Beach, Waikawa Beach, Manakau and Ohau (West) (Refer Rule 15.3(d))

(a) Matters of Discretion

- (i) The ability to provide on-site effluent disposal and meet environmental standards required by Horizons Regional Council.

(b) Conditions

- (i) Demonstrate compliance with the Minimum Net Site Area/Minimum Average Site Area as set out in Table 15-4 Standards Applying to Subdivision and Residential Dwelling Units (Rule 15.3(d));
- (ii) Demonstrate compliance with the servicing, road, access, network utility and structure plan conditions set out in Rule 15.7.5(b)(ii) – (v).

15.8.10 Historic Heritage – Buildings (Refer Rule 15.3(f))

(a) Matters of Discretion

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

15.8.11 Historic Heritage – Signs (Refer Rule 15.3(g))

(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.

15.8.12 Signs (Refer Rule 15.3(h) and 15.3(i))

(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.

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- (v) The approval of NZTA where the sign fronts a State Highway.
- (vi) Cumulative effects arising from other signs in the vicinity.
- (b) Conditions
 - (i) The maximum face area of a Community Entrance sign is 9.0m².
- (c) Non-Notification:
 - (i) Under Section 77D of the RMA, an activity requiring resource consent under Rule 15.8.12 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.

15.8.13 Temporary Activities (Refer Rule 15.3(a) and 15.3(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 (where this is chosen to be provided) 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.

15.8.14 Relocated Buildings (Refer Rule 15.3(j))

- (a) Matters of Discretion

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- (i) The length of time that will be taken to re-construct, repair, or refurbish the building.
 - (ii) Conditions for upgrading the exterior of the building and upgrading and reinstating the site, including any one or more of the following:
 - redecoration or reinstatement of any roof or exterior cladding;
 - reinstatement of any porches, terraces, baseboards and steps;
 - replacement of broken window panes, broken or rotten timber, guttering, drainpipes;
 - reinstatement of that part of a dwelling where a chimney has been removed;
 - reinstatement of the site and access to the site; 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.
- (b) Conditions
- (i) Relocated buildings shall comply, in all respects, with the relevant permitted activity conditions in other parts of the District Plan.
 - (ii) The bond shall be paid prior to the movement of the building to its new site, and shall be to the value of the reinstatement work required, as assessed by a suitably qualified person approved by the Group Manager – Customer and Community Services 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.
- (c) Non-Notification:
- (i) Under Section 77D of the RMA, an activity requiring resource consent under Rule 15.8.14 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)).

15.8.15 Infill subdivision (Refer Rule 15.3(k))

- (a) Matters of Discretion
- (i) The design and layout of the subdivision, including the size, shape and position of any lot, as well as the future land use and development of each lot.

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In addition, the location of building sites, separation distance and orientation of buildings.

- (ii) The potential effects of subdivision and development on the amenity values of the existing urban environment.
 - (iii) The provision of access to the site, passing bays, car parking (where this is chosen to be provided) and manoeuvring areas, and any necessary easements.
 - (iv) The management of traffic generated and potential adverse effects on the safety and efficiency of the street network.
 - (v) The provision of servicing, including water supply, wastewater systems, stormwater management and disposal, telecommunications, gas and electricity.
 - (vi) Effects on significant sites and features, including natural, cultural, archaeological and historical sites.
 - (vii) Avoidance or mitigation of natural hazards. (Note: Refer to the “Risks and Responsibilities: Report of the Manawatu-Wanganui Regional Lifelines Project” (No. 2005/EXT/622) prepared by the Manawatu-Wanganui CDEM Group for information about natural hazards that may be relevant to the subject site).
 - (viii) Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control.
 - (ix) Staging of the subdivision.
 - (x) In accordance with any applicable Structure Plan in Schedule 8.
 - (xi) Compliance with the Council’s Subdivision and Development Principles and Requirements (Version: July 2014).
 - (xii) The potential effects of the development on the safe and efficient operation, upgrading, maintenance and replacement of existing lawfully established network utilities.
- (b) Conditions
- (i) The allotment being subdivided must be located in Levin, Foxton, Foxton Beach or Shannon.
 - (ii) Pre-requisite Conditions, Minimum Allotment Area and Shape Factor

Each allotment shall comply with the following pre-requisite conditions, site area and shape factor standards set out in the table below.

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Table 15-5 Infill Subdivision Standards

Pre-requisite Conditions	Minimum Net Site Area	Minimum Shape Factor
The allotment being subdivided shall be greater than 500m ² and no more than 900m ² .	250m ²	10 metres diameter

(iii) Water Supply, Wastewater Disposal, Surface Water Disposal and Other Services

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

(iv) Roads, Access and Car Parking

All subdivisions shall comply with the requirements as specified in Chapter 21.

Note: Chapter 21 does not specify a minimum number of onsite carparks required (except for mobility/accessible carparks). Instead, it specifies the formation and manner in which carparking should be provided, in the event that those carrying out land use or subdivision activities choose to provide on-site carparking.

(v) Structure Plans

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

Note: Council encourages applicants to submit building plans (i.e. site plan and floor plan) at the time of subdivision where lots of less than 330m² in net site area are proposed, to demonstrate that a complying dwelling unit can be sited on each proposed lot.

15.8.16 Integrated Residential Development (Refer Rule 15.3(I))

(a) Matters of Discretion

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- i. The site layout and configuration of buildings, and the quality of the space between and around them.
- ii. The design, scale and appearance of buildings, fencing and hard surfacing, including the coherence between buildings and the integration of built form.
- iii. The potential visual effects of the development and level of change to the character of the existing urban environment, including streetscape and adjacent properties.
- iv. The design and ongoing maintenance of landscaping within the site.
- v. The management of stormwater, wastewater, water supply and other servicing.
- vi. The provision of adequate, manoeuvring and safe access to the site.
- vii. The management of traffic generated and potential adverse effects on the safety and efficiency of the street network.
- viii. The effects on significant sites and features, including natural, cultural, archaeological and historical sites.

15.9 RESIDENTIAL (DEFERRED) ZONE

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

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

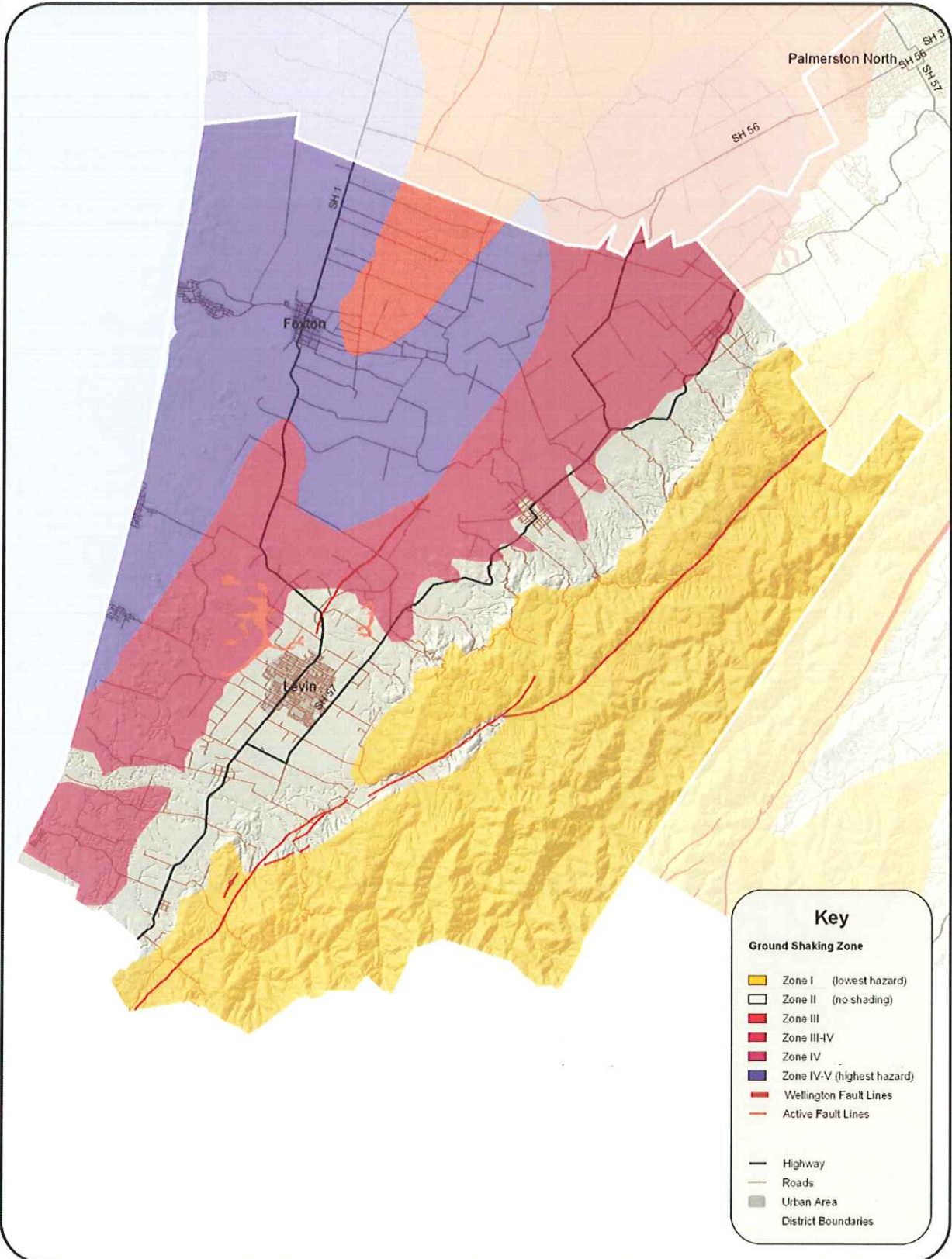
- For an area not covered by a Structure Plan in the District Plan, a District Plan Change is approved incorporating a Structure Plan for the area; or
- For an area covered by a Structure Plan in the District Plan, the passing of a Council resolution that there is adequate capacity in a local-authority operated reticulated infrastructure to service the particular area of land subject to the Residential (Deferred) Zones.

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**HOROWHENUA DISTRICT:
FAULTING AND GROUND SHAKE ZONES**



Lifelines Project



Prepared by Environmental Information (Horizons Regional Council). Lines and Gas Network data used by permission. Some data sourced from Land Information New Zealand. Crown Copyright Reserved. Maps not intended for distribution. Provided for review of network information only (03/12/2004)

0 10 20 40 Kilometres

LAND INFORMATION MEMORANDUM

GLOSSARY OF TERMS

Abatement Notice

This is a notice to stop/start doing something relating to a property. This requires compliance with the Resource Management Act within the time specified in the notice. Only councils can issue these to get someone to stop or to start doing something.

Accessory Building

Any detached building which is an accessory to the principal activity on the site. They can include a garage housing vehicles (used in association with a residential activity), a garden/ implement shed, studio or sleep out. An accessory building excludes a family flat.

Annual Rates

The total amount of rates payable over the period of one year (01 July to 30 June). Council invoices rates in quarterly instalments.

Building Warrant of Fitness

A **Building Warrant of Fitness** (BWoF) is a statement, supplied by a building owner, to the territorial authority, confirming that the systems (specified in the compliance schedule for the building), have been maintained and checked(in accordance with the compliance schedule for the previous 12 months) and will continue to perform as required. It applies to commercial or industrial buildings, or those that are for public occupations.

Certificate of Title

A **Certificate of Title** is a document that indicates ownership of a parcel/s of land. It usually shows Ownership, a survey plan of the parcel/s and any consents notices or easements attached to it.

Cadastre

This is a term that describes the extent/boundary of property in a given area. Council receives updated data monthly from Land Information New Zealand. The **Cadastre** is digitised by Land Information New Zealand from Survey Plans.

Capital Value

This is the total combination of the Improvements Value of a property + the Land Value of the property. Valuation figures are determined by QV New Zealand. www.qv.co.nz

Certificate of Acceptance

Certificates of Acceptance were introduced by the Building Act 2004. The certificate confirms that, to the extent an inspection was able to be carried out, the building work complies with the Building Code. A Certificate of Acceptance therefore has similarities to a Code of Compliance Certificate, in that it will provide some verification for a building owner, or future building owner, that all or part of the work is compliant.

Coastal Hazards

Coastal Hazards are physical phenomena that expose a coastal area to risk of property damage, loss of life and/or environmental degradation. Rapid-onset hazards last over periods of minutes to several days and examples include major cyclones accompanied by high winds, waves, surges or tsunamis created by submarine earthquakes and landslides. Slow-onset hazards develop incrementally over longer time periods and examples include erosion and gradual inundation.

Code of Compliance

A **Code of Compliance Certificate** (CCC) is a formal statement, issued under section 95 of the Building Act 2004, which states that building work, carried out under a building consent application, complies with that building consent. A CCC provides assurance to the owner and subsequent property owners that the approved plans and specifications have been followed.

Compliance Schedule

A **Compliance Schedule** lists specified systems within a building. The Compliance Schedule for a building must identify which specified systems are present, the performance standards for those systems, and how those systems will be inspected and maintained to ensure they continue to function.

Consents

Consents are approvals, issued by the council, to carry out something with regard to land and/or buildings.

Different types include:

- Land Use – Consent to use land for a specific purpose.
- Subdivision – Consent to subdivide the land in a certain way.
- Building Consents – Consent to build/install something.

Contaminated Land

Means land has been identified as having a hazardous substance in or on it that:

- a) has significant adverse effects on the environment, or
- b) is reasonably likely to have significant adverse effects on the environment.

Council Underground Services

Services owned by a council that crosses a parcel boundary which may require access by council from time to time e.g. water, storm water and wastewater pipes and associated assets such as manholes.

Current Rates Instalment Amount

The current amount of rates owed per quarter of the year.

Daylight Setback Envelope

A **Daylight Setback Envelope** indicates a shape, measured at ground level at each site boundary, which is imposed to control the distance of buildings from boundaries so as to maximise daylight to adjoining properties.

Deferred Zone

Deferred Zone means the Residential and Greenbelt Residential Areas, identified in Council's Planning Maps, as future growth areas. For the Deferred Zoning area, the Rural Zone provisions apply until such time as the deferred zoning status is uplifted; at which point, the rules change to the new zoning status.

Deposited Plan

Sometimes also known as a 'Title Plan'. These are plans recording land transfer subdivisions that have been deposited by the Registrar General of Lands. They are identified by a number and a DP prefix such as 'DP 12345'. Most modern land transfers are identified by their position on a specific deposited plan, e.g. Lot 123 DP 4567.

This is the plan deposited when the title was created. This could be a simple plan of the property's boundaries, area and dimensions, a detailed survey plan or a combination of both.

Designations Applying to the Property

Designations are provisions in council's district plan, which provide notice to the community, of an intention by the council (or a requiring authority) to use land in the future for a particular work or project. Examples include provision for future roading or educational facilities.

District Plan

The main purpose of the **District Plan** is to ensure that land use and subdivision in the Horowhenua district are sustainably maintained. Horowhenua District Council is required to have a district plan under the Resource Management Act 1991. The District Plan identifies zones (e.g. Residential, Commercial, Industrial and Rural) for different land uses in the Horowhenua District. Each zone has different objectives, policies and rules associated with it which are tailored to the land use and activities typical to that particular zone. There are also provisions in the District Plan that apply to all properties in spite of the zoning such as Hazardous Substances and Utilities and Energy.

Easements over the Property

An **Easement** is a right, agreed between a landowner and another party, to use a property for a particular purpose. It can be registered against the property title. Easements are often granted over land for pipelines, electricity, supply transmission lines, or to establish right of way. An easement does not confer ownership of the land – simply the right to use part of the land.

Enforcement Order

An **Enforcement order** is another way of getting someone to comply with the Resource Management Act. It differs from an abatement notice in that anybody (not just the council) can apply for an enforcement order against somebody else. These are issued by the Environment Court rather than the council.

Fencing of Swimming Pools Act 1987 Certificate

If your pool has the capability of water depth greater than 400mm (16 inches) then it is required to be fenced in accordance with the **Fencing of Swimming Pools Act**.

Anyone intending to install a new pool, spa or hot tub or new pool fence, must apply for and uplift a Building Consent prior to commencing the work.

Hazardous Contaminants

Activities and industries that are considered likely to cause land contamination resulting from hazardous substance use, storage or disposal.

Hazardous Substance

Hazardous Substance means (unless expressly provided otherwise by regulations) any substance - with one or more of the following intrinsic properties:

- An explosive nature
- Flammability
- An oxidising nature
- A corrosive nature
- Acute or chronic toxicity
- Eco-toxicity, with or without bioaccumulation

Historic Heritage Site(s)

An **Historic Heritage Site** is a site contained in the Historic Heritage Schedule, that has important archaeological and/or Māori cultural heritage values (Only applicable to the heritage provisions of the District Plan). Unless specifically identified in the Historic Heritage Schedule, historic heritage sites exclude existing buildings or structures located within the site. Information on heritage sites can be researched at <http://www.heritage.org.nz/the-list>.

Improvements Value

Estimated value added to a parcel of land through the addition of buildings and/or service connections such as water and sewer connections. This figure is provided by QV New Zealand.

Land Value

The most likely selling price of the bare land at the time of valuation. This figure is supplied by QV New Zealand.

Legal Description (a.k.a. Appellation/Deposited Plan)

This is the legal description for a specific piece of land. Land has been numbered and named differently in each Land District over time. Thus, locating land by its historical legal description depends on its Land District and the type of land being dealt with. Some examples include:

- 'Section 1 Block VII Mata Survey District' for Crown land
- 'Kaiti 313A6B2' for Māori Land
- 'Section 1019-1022 Town of Christchurch' for land in a town.

Each of these depends on the way the land was historically recorded and described.

The commonly used terms to describe the land are by describing parcels e.g. lots and plan types (e.g. Deposited Plan, Survey Office plan, etc). So currently land is described as 'Lot 123 on DP 456'. Historical legal descriptions vary by Land District and include 'Hundreds', 'Parishes', and 'Blocks'.

Under the current land transfer system, each parcel of land is described as a Lot on a DP (Deposited Plan), e.g. Lot 123 DP4567 (the 123rd lot on Deposited Plan 4567).

You can find legal descriptions on rating valuation notices or rates demands. You can also search maps on some local council websites. Historic rating rolls, held by some city and district councils, also list the history of legal descriptions for properties.

Liquor Licence

A **Liquor Licence** is a licence to sell alcohol. The reason for the Act is to establish a reasonable system of control over the sale and supply of alcohol to the public with the aim of contributing to the reduction of alcohol abuse, so far as that can be achieved by legislative means.

Outstanding Natural Features and Landscapes (ONFL)

These are areas of the district (identified on the district plan) seen to be of special significance.

Permits

A **Permit** is a document giving someone authorisation to do something. In context with a LIM Report, it usually refers to consent notices issued prior to 1991.

Potential Alluvion (Siltng of Land)

The action of the sea, or a river, in adding to the area of land by depositing material such as silt, sand etc.

Potential Avulsion (Flood Erosion)

This term describes the potential for sudden separation of land from a property, and its attachment to another, especially by flooding or a change in the course of a river.

Potential Erosion

The term describes potential for land to be reduced, by the removal of material (soil, sand, etc.) due to wind, water or other natural agents.

Potential Inundation (flooding/ponding)

The term describes the potential for a parcel of land to flood during certain events.

Potential Slippage

The term describes the falling (or sliding) of a mass of soil, detritus, or rock on or from a steep slope.

Potential Subsidence (sinking of land)

Subsidence is the motion of a surface (usually, the Earth's surface) as it shifts downward relative to a datum such as sea-level.

Protected Tree

These are tree/s that are protected because of historical significance, age, the ability to preserve the ecosystem around them, or their cultural value.

Rate Arrears

The amount of rates behind the owner is in payment (including penalties).

Seismically Assessed Buildings

Seismically Assessed Buildings are buildings which have had an independent report done on them and have been given a rating based on that report.

Structure Plan

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

Valuation Number

A unique number, issued by Quotable Valuation, to denote a parcel, or parcels of land, that have a value or combined value. Council uses these numbers to determine its rating assessments.

Versatile Land

Versatile Land is rurally zoned land identified on a planning map as containing Land Use Class I or II soil types. These soil types are regarded as high quality, suitable for crop and market garden production.

Zoning

Categorising of land based on land use characteristics. Examples include Rural, Residential, and Industrial etc.