

Appendix J – Assessment against Regional and District Policy Frameworks

Table 1 below provides for identification and assessment of the Plan Change against the objectives and policies of the Horizon’s One Plan. Table 2 includes the relevant strategic objectives and policies of the Manawatū District Plan. The content focusses on the relevant objectives and policies rather than every single provision.

Table 1 – Horizon’s One Plan	
Objective and Policies	Comment
<p>Objective 9-1: Effects of natural hazard events</p> <p>The adverse effects of natural hazard events on people, property, infrastructure and the wellbeing of communities are avoided or mitigated.</p>	<p>The plan change area is not located in an area that is particularly susceptible to natural hazards. It is not on the coast, there are no fault lines in the vicinity and the topography is flat so there is no risk of the development being at risk of landslides or causing land stability issues. The natural hazard risk of flooding was explored in preparation of the plan change and modelling of a 1 in 200 year event confirms that the area subject to housing development is not at risk of flooding.</p>
<p>Objective 5-1: Water Management Values</p> <p>Surface water bodies and their beds are managed in a manner which safeguards their life supporting capacity and recognises and provides for the Values in Schedule B1.</p>	<p>The scheme drains that transect the property are mapped in Schedule B1 of the Horizons One Plan as Mana 12_C. All scheme drains have flood control and drainage values. Other reach specific values for Mana 12_C that are applied at a broad level include life supporting capacity, domestic food supply, and trout fishery. The plan change is not proposing any development within at least 20m of the scheme drains. The constructed wetland for stormwater will treat and attenuate run off from the development prior to discharge, with the planting of the wetland potentially providing an improvement to ecological values. Residential development, when managed effectively, does not generate high contaminate loads compared with more industrial land uses.</p>

Objective 3-3: The strategic integration of infrastructure with land use

Urban development occurs in a strategically planned manner which allows for the adequate and timely supply of land and associated infrastructure.

Policy 3-4: The strategic integration of infrastructure with land use

Territorial Authorities must proactively develop and implement appropriate land use strategies to manage urban growth, and they should align their infrastructure asset management planning with those strategies, to ensure the efficient and effective provision of associated infrastructure

The plan change area was previously identified by Council as being suitable for residential development, based on a very high-level assessment of the capacity of existing infrastructure at Rongotea. This plan change has taken that assessment one step further to confirm that the development area is able to be serviced, without any additional upgrades to what is planned and required to service Rongotea. The development is well timed with the Wastewater Centralisation Project currently underway that seeks to disestablish the community wastewater treatment facility that has exceeded its design capacity. This work is set to be completed in.....

Objective 3-4: Urban growth and rural residential subdivision on versatile soils

To ensure that territorial authorities consider the benefits of retaining Class I and II versatile soils for use as production land when providing for urban growth and rural residential subdivision.

Policy 3-5: Urban growth and rural residential subdivision on versatile soils

In providing for urban growth (including implementing Policy 3-4), and controlling rural residential subdivision (“lifestyle blocks”), Territorial Authorities must pay particular attention to the benefits of the retention of Class I and II versatile soils for use as production land in their assessment of how best to achieve sustainable management.

The assessment by Sharn Hainsworth from LUC Assessments Ltd provided a 1:15,000 scale assessment of the soils present within the plan change area. The report is attached at Appendix H. The regional scale assessment is done at a scale of 1:50,000 so it was important to consider the soils at a more accurate scale. The results conclude that the site does not contain any Class I or Class II versatile soils, mostly due to poor drainage and a rising water table. Plan change decision makers can be comfortable that the plan change gives effect to this policy.

Objective 3-5: Waste, hazardous substances and contaminated land

The Regional Council and Territorial Authorities must work together in a regionally consistent way to:

- a. minimise the quantity of waste generated in the Region and ensure it is disposed of appropriately,

The plan change preparation reports included a contaminated land survey that determined that the site is very likely to not to have been subject to an activity on the NES for contaminated HAIL list, and therefore does not contain contaminated soils.

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- b. manage adverse effects from the use, storage, disposal and transportation of hazardous substances, and
 - c. manage adverse effects from contaminated land.
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Policy 3-7: Energy efficiency

- a. The Regional Council and Territorial Authorities must have particular regard to the efficient end use of energy in consent decision-making processes for large users of energy.
- b. Territorial Authority decisions and controls on subdivision and housing, including layout of the site and layout of the lots in relation to other houses/subdivisions, must encourage energy-efficient house design and access to solar energy.
- c. Territorial Authority decisions and controls on subdivision and land use must ensure that sustainable transport options such as public transport, walking and cycling can be integrated into land use development.

The existing provisions within the Village Zone contain a development standard that requires outdoor living areas to be located adjacent to the main living area of the dwelling and oriented east, north or west of the dwelling. The plan change does not propose any changes to this standard as this ensures houses are situated with access to solar.

In regards to public transport, the main street type through the village is a 20m active street mode that has the capacity to provide for public transport, when it is provided.

Objective 2.1: Te Ao Māori

- a. To have regard to the mauri of natural and physical resources to enable hapū and iwi to provide for their social, economic and cultural wellbeing.
- b. Kaitiakitanga must be given particular regard and the relationship of hapū and iwi with their ancestral lands, water, sites, wāhi tapu and other taonga (including wāhi tūpuna) must be recognised and provided for through resource management processes.

While the provisions in the One Plan are directive in requiring the Regional Council to enable and foster kaitiakitanga, policy i. states that the regional council will encourage applicants that undertake resource management processes to consult directly with hapū or iwi where it is necessary to identify the relationship of Māori and their cultural traditions and ancestral lands, and the actual and potential adverse effects of proposed activities on those relationships. This work has been undertaken as part of this plan change. Rāngitane have provided a cultural values report and provide support for the plan change in respect of its impact on relationships with ancestral lands and the historic wetlands in the vicinity that provided for mahinga kai. For those iwi who are yet to respond, consultation will be ongoing.

Table 2 - Manawatū District Plan

Chapter 4 General Objectives	Comment
<p>LU 1 To recognise the potential adverse effects of activities upon the natural and physical environment, land and ecosystems and to avoid, remedy or mitigate these effects.</p> <p>LU 2 To protect present and future District residents from potential adverse effects of land uses upon their amenities and their health and safety.</p> <p>LU 3 To foster a climate where the District's people can provide for their social and economic and cultural wellbeing and for their health and safety.</p> <p>LU 4 To recognise the need for the Tangata Whenua to be able to use their land and traditional resources according to their cultural heritage.</p> <p>LU 5 To maintain and enhance the amenity values which make the District a pleasant place to live in and visit.</p> <p>LU 6 To promote integrated management of land and water resources</p>	<p>These objectives reflect the purpose and principles of the Resource Management Act. An assessment of the plan change against Part 2 of the RMA has been provided as part of the Section 32 evaluation contained in Appendix K.</p>
Chapter 5 Subdivision	Comment
<p><i>Objective S1: Impact on Rural Soils</i></p> <p>To protect the life-supporting capacity of the District's rural soils, particularly the versatile land, and to maintain the opportunity for them to be used for a wide range of options in the future.</p> <p>To ensure that the life-supporting capacity of the District's rural soils, and future options for the use of that soil, are not compromised by the effects of subdivision and subsequent development, including soil compaction, contamination and removal, and fragmentation of ownership.</p>	<p>As stated above, the plan change area has been assessed at Class 4 and Class 6 soils so Council can be comfortable that development in this area is preferable over other locations where versatile and highly productive soils exist.</p>

To minimise the amount of versatile land which is converted to urban use.

Objective S8: Urban Growth

To provide for urban growth that adjoins existing urban areas and manage that growth to avoid, remedy or mitigate adverse effects through the design of safe, integrated infrastructure networks and the efficient use and development of land.

a) Ensuring that any proposal for extension of the Residential or Village zoning of the District's existing townships takes into account:

- i) Any increased risk to people and property from natural hazards, including the possibility of sea level rise in the case of Himatangi Beach and Tangimoana.
- ii) The potential impact of urban growth on the natural character, qualities and features of the coastal environment.
- iii) Any significant and permanent adverse impact upon the life-supporting capacity of the District's soil resource, or upon options for its future use, which would arise from converting the land concerned to urban use.
- iv) The need for new growth areas around existing townships to be provided with utility services, at the developers expense, so that water supply and effluent and stormwater disposal issues and energy networks are addressed.
- v) The efficient use and development of natural and physical resources, such as land, energy and the transport network, including the degree to which infill development is possible in the existing Residential or Village zone.
- vi) The neighbourhood amenities and level of access to facilities which are likely to be available to residents in the new urban growth areas.

This objective is designed to assist decision makers in deciding upon plan change applications for urban growth. The plan change process has carefully considered:

- The existing village character of Rongotea
- The quality of the soils at this location
- The ability of the development to be serviced by existing networks at Rongotea
- The limitations to infill development at Rongotea and the desire for greenfield development in appropriate locations
- The availability of existing community and social facilities at Rongotea
- The location away for arterial routes
- The planned nature of the development as opposed to ad hoc lifestyle development
- The opportunity to improve biodiversity and natural landscape values and enable the expression of cultural values.

In conclusion, we can be comfortable that the plan change delivers of the District Plan's objectives for urban growth.

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- vii) The need to avoid ribbon development along arterial routes for traffic safety and efficiency reasons.
 - viii) Any significant adverse impacts upon the rural area, including its character and amenity, any significant habitats of indigenous fauna, and its intrinsic, ecological, or heritage values or cultural significance.
 - ix) The presence of any existing land uses which may not be compatible with a new residential neighbourhood
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Objective S11: Fragmentation of Natural Areas and River Channels

To avoid adverse effects on the natural values of streams, lakes, wetlands, the coastal area and indigenous forest areas arising from fragmentation of land ownership.

The plan change proposal avoids adverse effects on existing and potential natural values of the waterways and newly delineated wetland area that, in comparison, could arise from the fragmentation of land ownership under the current subdivision rules. With the full 30ha site subject to a structure plan, this concentrates the development in one area and provides ample leftover areas for open space reserve which protects this area for future generations.
