

## **10a.4 Land unit - Landform 3 (alluvial flats)**

### **10a.4.1 Introduction**

This land unit is applied to low-lying pasture land that is often located near dune systems and sand flats and wetland systems.

Alluvial flats is characterised by:

- Low-lying land with pasture as the main vegetation cover.
- Pastoral farming and horticultural activities that use the high productive capability of the alluvial soil. These are often of a smaller scale than the productive activities occurring within other land units.
- The character and amenity associated with a rural landscape.
- High water tables and various water bodies such as streams and wetlands.
- A working landscape with various built elements such as farm buildings, houses and drainage systems.

Overall, alluvial flats provides for small scale rural activities which contribute to the lifestyle, economy and identity of the islands.

### **10a.4.2 Resource management issues**

The significant resource management issues which need to be addressed in the Plan are:

1. How to provide for productive activities, such as pastoral farming and horticulture, to establish and operate within in the land unit.
2. How to recognise that productive activities may need to be complemented by non-productive activities to ensure that a reasonable economic return for the landowner is achieved.
3. How to control the potential adverse effects of non-productive activities so that the rural character of the landscape and the general amenity of the area is maintained.
4. How to manage the flooding which results from the high water tables associated with the land unit.

### **10a.4.3 Objective**

To provide for smaller scale productive activities and a limited range of non-productive activities where they do not detract from the rural character of the landscape or the general amenity of the locality.

#### **Policies**

1. By providing for productive activities, such as pastoral farming and horticulture, to establish and operate in the land unit.
2. By requiring new sites to be of a size and nature that ensures smaller scale rural activities can occur and which maintains the rural character of the landscape.
3. By ensuring that the scale, nature and location of non-productive activities will not have adverse effects on the rural character of the landscape or the general amenity of the locality.

### **10a.4.4 Resource management strategy**

The resource management strategy is to provide for productive activities, such as pastoral farming and horticulture, so that these activities can continue to contribute to the economy, the lifestyle and the identity of the islands.

The smaller minimum site size in this land unit recognises that moderate to large scale farming operations may not always be viable in the islands, and as such, landowners may need to diversify into a wider range of productive activities, including those which do not require large sites.

A limited range of non-productive activities is also provided for, subject to ensuring that the rural

character of the landscape and general amenity values of the area are maintained. Provision for such activities is appropriate given that the income from productive activities may need to be supplemented and as the majority of this land unit is located near settlement areas.

Visitor accommodation for up to 10 people is provided for as a permitted activity. Visitor accommodation for more than 10 people is a discretionary activity so that adverse effects on the rural character of the landscape and general amenity values of the locality can be assessed.

The flooding issues associated with the land unit will be managed through rules in [part 8 - Natural hazards](#). This may mean that while buildings are provided for in these land unit rules, they may not be provided for under the natural hazard rules.

#### 10a.4.5 Rules - activity table

Activity	Status
Accommodation for care	D
Accommodation for retired, elderly or disabled people	D
Art galleries and museums	D
Boarding house or hostel	D
Boarding kennels and catteries	D
Camping facilities	D
Care centres	D
Commercial firewood harvesting <sup>2</sup>	D
<a href="#">Domestic Firewood Harvesting <sup>2</sup></a>	<a href="#">P</a>
Dwelling (one per site)	P
Forestry <sup>2</sup>	D
Home occupations	P
Homestay	P
Horticulture	P
Multiple dwellings	D
Outdoor adventure activities	D
Pastoral farming	P
Residential accessory buildings	P
Rural property management plan	D
Visitor accommodation for up to 10 people	P
Visitor accommodation for more than 10 people	D
Winery	<a href="#">DP</a>

#### Legend

P = Permitted

D = Discretionary

#### Notes:

1. The relationship between buildings and other activities listed in activity tables is explained further in [clause 4.3](#).
2. Commercial firewood harvesting, [domestic firewood harvesting](#) and forestry are not expected to comply with the vegetation clearance controls set out in [part 10c - Development controls for land units and settlement areas](#) for landform 3.

3. The activities of earthworks and vegetation clearance (other than for commercial firewood harvesting and forestry) are treated as development controls and are therefore not listed in this table.

#### **10a.4.6 Rules - standards and terms for multiple dwellings**

An application for multiple dwellings will only be considered as a discretionary activity where one or more of the following criteria are met:

1. The resulting number of dwellings on the site will be no more than that which would occur if the site were subdivided in accordance with the rules in [part 12 - Subdivision](#) applying to this land unit (with one dwelling per site).
2. An application is made at the same time for subdivision resulting in the amalgamation of sites such that the number of dwellings on the new site created would be no greater than that which could be achieved through locating a dwelling on each of the original sites.
3. The dwellings are for papakainga housing.
4. The land has been owned co-operatively by a number of individuals since prior to 29 September 1992.

Proposals which do not meet these standards are a non-complying activity.

#### **10a.4.7 [Rules – standards and terms for domestic firewood harvesting](#)**

[Domestic firewood harvesting will only be considered as a permitted activity where all of the following standards are met:](#)

- [1. No more than 5m<sup>3</sup> of firewood is harvested per site, per 12 month \(January to December\) period is generated.](#)
- [2. For Waiheke, indigenous vegetation up to 3m in height and exotic vegetation up to 8m in height is used.](#)
- [3. For Great Barrier, indigenous vegetation up to 6m in height is used. Exotic vegetation can be used for domestic firewood on an 'unlimited basis' \(i.e. there are no restrictions on height or volume\)](#)

[Proposals which do not meet these standards are a discretionary activity.](#)

#### **[10a.4.8 Rules - development controls](#)**

Refer to [part 10c - Development controls for land units and settlement areas](#) for the controls applying in this land unit. The development controls listed in that part apply to all activities, whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

#### **10a.4.89 Assessment matters**

For applications for resource consent refer to [part 11 - Assessment matters](#) for assessment criteria for discretionary activities.

#### **10a.4.910 Relationship with rules in other parts of the Plan**

[Part 14 - Definitions](#) must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

[Part 4 - General rules](#)

[Part 5 - Network utility services](#)

[Part 6 - Financial contributions](#)

[Part 7 - Heritage](#)

[Part 8 - Natural hazards](#)

[Part 9 - Hazardous facilities and contaminated land](#)

**Part 10c - Development controls for land units and settlement areas**

**Part 12 - Subdivision**

**Part 13 - Connectivity and linkages**