

# HOROWHENUA DISTRICT PLAN PLAN CHANGE 21

## Residential Urban Growth and Greenbelt Residential Zone

January 2009

### What is a Plan Change?

A Plan Change is when a Council makes a change to the existing District Plan provisions or zoning of an area. The Council is required to follow a formal process to undertake a Plan Change, which involves publicly notifying the changes to enable submissions to be made.

### Have your say

Any member of the public can make a submission. You can make a submission in support and/or opposition to the Plan Change by writing to the Council giving details of your reasons for supporting or opposing the change. It is also possible to make a neutral submission, which provides information that you think the Council should consider when making its decision.

**The closing date for submissions is 5.00 pm Friday 27 February 2009.**

### Background

The Horowhenua District Plan was prepared in the mid 1990s and became operative in September 1999. Since then Horowhenua has experienced an increasing amount of ad-hoc rural-residential and residential subdivision and development.

In response to the subdivision and development trends, over the last two years Council has consulted on and prepared the Horowhenua Development Plan. The Development Plan establishes a blueprint to manage subdivision and development in the Horowhenua over the next 20 years.

The Development Plan established a clear growth strategy based on consolidating subdivision and development in and around the existing settlements and providing for defined urban growth in particular locations. The Development Plan identified greenbelt areas on the edge of the main settlements that seek to provide a transition between the main urban areas and the rural area. The current District Plan does not make provision for this form of development.

## What do you need to understand about Plan Change 21?

Plan Change 21 seeks to introduce new provisions to the District Plan for Greenbelt Residential areas and to manage new urban growth areas for residential development.

While the Development Plan was adopted by Council in July 2008, the District Plan currently makes no provision for Greenbelt Residential development or for development of the identified growth areas in the Development Plan. This Plan Change introduces the necessary provisions to the District Plan to enable parts of the Development Plan to be implemented.

Not all areas of the Development Plan would be addressed through this Plan Change. This Plan Change only addresses the Greenbelt Residential and Residential urban growth areas. The identified Retail, Wholesale and Industrial areas in the Development Plan do not form part of this plan change.

It is important to understand that as a result of this Plan Change, not all Greenbelt Residential and Urban Growth Areas will be rezoned at the same time. As these identified areas rely on the provision of Council services and infrastructure, it has been necessary for the expenditure and provision of such services and infrastructure to be prioritised and spread over a number of years. For areas where the infrastructure is not included in the Council's programme of works for the next 10 years, a deferred zoning would apply until such time that the necessary infrastructure or services have been provided.

In most cases, this Plan Change would provide landowners that are

to be rezoned with opportunities for more intensive development than they would be entitled to under the current District Plan provisions.

The Plan Change would see the introduction of Structure Plans for the Greenbelt Residential Areas and Urban Growth Areas (apart from the deferred areas). Structure Plans are spatial plans that set out the overall broad pattern and form of subdivision development for a specific area, including the layout and nature of infrastructure/ servicing and open space/reserves. (An example of a Structure Plan has been included with the maps on the inside pages.)



6005 Dry Crust Communications



**LEGEND**

- Land currently zoned Rural to be zoned Residential 1
- Land currently zoned Rural to be zoned Residential 2
- Land currently zoned Rural to be zoned Residential 3
- Land currently zoned Rural to be zoned Greenbelt Residential
- Land currently zoned Industrial to be zoned Greenbelt Residential
- Land currently zoned Industrial to be zoned Greenbelt Residential
- Low Density Area
- Deferred Zoning
- Special Residential 1 zone

I. Waitarere Beach



Structure Plan Example



H. Ohau



K. Hokio Beach



G. Waikawa Beach



J. Manakau



For more detailed maps, please refer to the full copy of Plan 21.

## Who will be affected by this Plan Change?

This Plan Change would potentially affect any landowner or resident within or adjoining the Greenbelt Residential or Urban Growth Areas identified on the maps on the inside pages. All identified properties would as a result of this Plan Change be subject to new provisions in relation to land use and subdivision. The new provisions would affect how these properties can be used and developed.

## Do you need to worry about this Plan Change if you have no plans to make any changes to your property?

It is important to realise that while you may not have any intentions to change how your property is used or developed, your neighbour might. This Plan Change could affect how your neighbour is able to use their property or what form of subdivision they may be able to undertake.

If you are in any doubt about whether you are potentially affected by this Plan Change you are advised to view a full copy of Plan Change 21 and the associated Section 32 analysis.

### Plan Change 21 would involve changes to the following parts of the District Plan:

- Introduction
- Sections 6, 14, 15, 21, 22, 25
- Section 6A, 6B, 14A, 15A, 19A, 24A (New Sections)
- Schedule 7 Greenbelt Residential Subdivision Design Guide (New schedule)
- Schedule 8 Structure Plans (New schedule)
- Planning Maps

This Plan Change should be considered together with Plan Change 20 (Rural Subdivision), which provides new provisions to reduce fragmentation of the rural environment for intensive rural-residential development by recognising and protecting rural production and landscape character values.



## More information

**Full copies of this Plan Change can be viewed at any of the following locations during opening hours:**

- Horowhenua District Council Office – 126 Oxford Street, Levin
- Foxton Customer Service Centre – Main Street, Foxton
- Horowhenua Public Libraries – Levin, Foxton, and Shannon
- Tokomaru Store – 2 Tokomaru Road, Tokomaru

The Plan Change documents can also be viewed and downloaded from the Council website, [www.horowhenua.govt.nz](http://www.horowhenua.govt.nz).

Submission forms are available from the places listed previously and can also be downloaded from the Council website.

The Council Planning staff can provide you with additional information on making a submission and the Plan change process. Further general information about the District Plan Change process is also available from the Ministry for the Environment [www.mfe.govt.nz/rma/public/plans/index.html](http://www.mfe.govt.nz/rma/public/plans/index.html).

**Any submission must be received by the Horowhenua District Council before 5.00 pm, on 27 February 2009.**