

# planning news

KEEPING YOU INFORMED OF PLANNING ISSUES

Issue 03 March 2011

## Welcome to the first Planning Newsletter for 2011



*Left to Right - Warwick Meyer (Development Services Engineer), Philip Lake (Resource Management Monitoring Officer), Andrew Mason (Student Planner), Sue Graham (Senior Planner), Dorstan Hayman (Planning Services Manager), Lisa Hooker (Consultant Planner), David McCorkindale (Project Manager District Plan Review).*

### Newsletter and future meetings

At our last meeting on 14 December 2010 the question was raised whether the timing and dates of meetings was convenient for those attending (it had been noted that perhaps the timing of the December meeting had not been good, resulting in a lower than usual turnout). Some discussion took place around mainly timing and whilst it was difficult to get consensus, it appeared a 4.00pm start suited most attendees.

We have given the timing of the meetings consideration and accept that December is not a good month for meetings. We have therefore adjusted the programme of meetings and newsletters as follows.

Newsletters will be published early in March and September. Meetings will take place in the last week of May and November.

### Staff matters

We bid farewell to Andrew Mason, a student planner who has been with us for three months over the holiday period. Andrew finished up with us on 11 February to return to Massey to complete his planning degree.

Lisa Hooker, on contract with us from Opus, completes her term with us on 8 April 2011 to make way for the return of Lynette Baish, who returns from parental leave on 11 April 2011.

Whilst we have a position for a graduate planner on the establishment, we will not be filling the position for the time being due to the slow recovery of the economy.

### Electronic notification of Resource Consent decisions

To ensure decisions are notified to applicants with the minimum of delay, Council will, with immediate effect, send out electronic notification of decisions. A hard copy will follow in the post in the usual manner. To enable this to occur it is important that applicants/agents provide us with an email address for the notification of the decision.

### Feedback

Just a reminder that we welcome feedback – negative or positive, as feedback assists in adjusting the way we do business to provide a better service to our customers.

## Plan change update

### Plan Change 19 – Stevensons Engineering (private plan change)

This private plan change involved rezoning Rural land to Industrial at the Stevensons Engineering site in Tokomaru. The hearing for this plan change was held in September, with the Council-adopted decision to approve this plan change publicly notified 10 December 2010. The period for appeals to be lodged with the Environment Court closed 15 February 2011. No appeals were lodged. Once it has been formally made operative by Council, this plan change will become part of the Operative District Plan.

### Plan Change 20 – Rural subdivision

The Council adopted the decision on this plan change in February 2010. Three appeals were lodged with the Environment Court. The Council has been involved in Environment Court mediation for all three appeals. Following a very successful mediation process, one appeal has now been settled, with a second settlement pending approval by the Environment Court. For the remaining appeal, which is also in relation to Plan Change 21, the mediation process is not scheduled to resume until April 2011.

### Plan Change 21 – Urban growth and greenbelt residential

The Council adopted the decision on this plan change in February 2010. Two appeals were lodged with the Environment Court. Council officers have been engaged in Environment Court mediation on both appeals. A very productive mediation process for one of those appeals has seen the parties reach a settlement, which is now awaiting approval by the Environment Court. For the remaining appeal, which is also in relation to Plan Change 20, the mediation process is not scheduled to resume until April 2011.

### Plan Change 22 – Outstanding natural features and landscapes

Further submissions on this plan change closed in March 2010. Over 150 submissions and further submissions were received. To address specific submissions, the Council has engaged Boffa Miskell (Wellington) to undertake a peer review of the Outstanding Natural Features and Landscapes. Field work on the peer review commenced in January 2011 and will continue over the next few months.

Release of the One Plan decisions (August 2010) and the NZ Coastal Policy Statement (December 2010) were just two of the factors behind Council's decision to deliberately delay proceeding with the plan change process. Council has used the delay to ensure that this plan change is appropriately aligned with the requirements of both the One Plan and NZ Coastal Policy Statement 2010.

No date for the public hearing has been set. The timing of the hearing will be dependent on the findings of the peer review. To allow sufficient time for informing submitters, it is not likely that a hearing will be held before May 2011.

### Plan Change 23 – Financial contributions

This plan change involved a number of technical amendments to remove the existing references to financial contributions in the District Plan. The hearing for this plan change was held in September 2010 with the Council-adopted decision publicly notified on 10 December 2010. The period for appeals to be lodged with the Environment Court closed 15 February 2011. No appeals were lodged. Once it has been formally made operative by Council, this plan change will become part of the Operative District Plan.

Keep an eye on the Council website  
[www.horowhenua.govt.nz/planchanges](http://www.horowhenua.govt.nz/planchanges) for ongoing updates on these Plan Changes.

## District Plan Review

The Shaping Horowhenua project for the District Plan Review was launched in December 2009 with a very successful postal survey. Work on the project during 2010 was limited to largely background research and meetings with key stakeholders. With the current plan changes being the primary focus during 2010, the timeframes and project plan for the District Plan Review have needed to be revised.

Council has recently engaged Boffa Miskell to undertake a number of planning projects that will directly inform the District Plan Review. This year will be a significant year in the progress of the District Plan Review. Key project phases for this year will include a continuation of the background research, together with

consultation of working parties and key stakeholders for the purpose of identifying current issues and helping with the development of potential options.

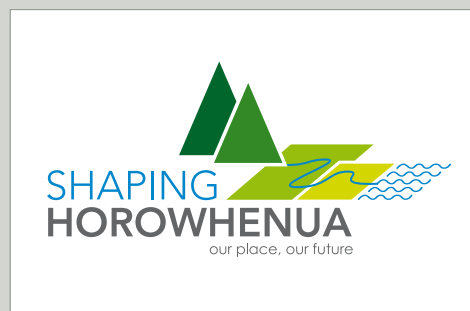
Council is working towards releasing a series of discussion documents for informal public feedback during the second half of this year, with the target for notification of the proposed District Plan being midway through 2012.

Council officers are currently in the process of developing the timetable which sets out when each District Plan topic is likely to be addressed. Unfortunately the proposed timetable had not been finalised at the time of going to print.

For further information on the District Plan Review or the proposed timetable, please contact David McCorkindale

Ph 06 366 0999 or email  
[districtplan@horowhenua.govt.nz](mailto:districtplan@horowhenua.govt.nz).

**Look out for opportunities to be involved in the review process as we set about shaping the future of Horowhenua.**



## Resource Consent processing statistics

Council continues its good performance in respect of numbers of Resource Consents processed within statutory timeframes evidenced in the table below.

Resource Consent Type	Number of Consents Processed				Percent on Time			
	07/08	08/09	09/10	10/11 YTD	07/08	08/09	09/10	10/11 YTD
Land Use	155	93	122	64	75	90	95	97
Subdivision	162	115	60	28	54	83	82	100
Total	317	208	182	92	64	86	91	98

The average number of working days taken to process Resource Consent applications has also improved markedly (very significantly for subdivisions) during the last three years for non-notified applications, as summarised in the Table below:

Resource Consent Type	2007/08	2008/09	2009/10	2010/11
Land Use	23	19	16	12.7
Subdivision	38	37	23	15.4
Total	31	30	18	13.4

We believe these improvements in processing times are due to a number of factors, which are primarily as follows:

- Effective use of pre-application meetings to improve the quality of application documents before they are formally lodged with Council for processing,
- Applicants submitting draft applications for comment prior to formally lodging an application, and
- Bringing the processing of applications almost entirely in-house, combined with better monitoring and management of applications to ensure they are being processed on time.

We are continually striving to improve our performance and any feedback that would assist us in achieving this goal would be appreciated.

## Webmap updates (Council's G.I.S. system)

**Council has recently obtained excellent new aerial photography which covers the townships of the Horowhenua District. Areas covered are shown in the diagram.**

The new aerial photography was flown in February 2010 and is far superior to the previous aerial photography, with a pixel resolution of 0.125m and horizontal accuracy of 0.3m. It is in NZTM projection using GD2000. We can now zoom down to a scale of 1:500 where you can see the people on the footpaths!

Council is currently in the process of flying the whole district (part of the MW LASS) and expect delivery of new "rural" photography across the whole district by mid 2011. This will be 0.75 pixel resolution with horizontal accuracy of 2.5m. Suitable display scale would be 1:4000 to 1:10000.

While customers cannot yet access this independently on line there are plans in place to make our information publicly accessible in the future. Currently Customer Services staff are happy to provide customers with aerial photography electronically or in hard copy (there is a printing cost).

Our webmap has also been recently upgraded to Geomedia 6.1, which provides better functionality to make it more usable for staff. Many layers of information are also available additional to the aerial photography on our webmap showing the zoning under our Operative District Plan, areas proposed to be rezoned through Proposed Plan Change 21, the landscape domains of Proposed Plan Change 20, the high amenity and outstanding natural landscapes and features of Proposed Plan Change 22, areas identified by Horizons as being prone to inundation and ponding, infrastructural information and much more. This information is also available to customers on request and our GIS Officer Ian Tate is able to provide comprehensive analysis of the spatial information we hold. For clients who require raw data from Council to use in their own GIS systems a data sharing agreement must be organized and approved through Council's GIS Officer, who can be contacted on 06 366 0999 or [ianct@horowhenua.govt.nz](mailto:ianct@horowhenua.govt.nz).





## New road naming policy

The Council recently adopted a new road name policy. The policy is intended to assist decision-makers in meeting Council's responsibility in the naming of roads and applies to all new roads, unnamed roads (eg paper roads), private roads and accessways, and will ensure that a consistent approach is applied to the naming of roads.

### Key features of the policy include:

- Staff have been delegated the authority to name roads, thereby avoiding the need for reporting to Council, which in the past has proved to be an inefficient process (There is a review option to the Hearing Committee and road naming within the geographical area of the Foxton Community Board has been delegated to the Board).
- Applicants applying for subdivision will be encouraged to submit three names in order of preference for each new road in the subdivision at application stage.
- When the new name has been confirmed, the developer will be notified of the name and will be responsible for the cost of the erection of the standard format Council name sign.
- Non-standard signs will be permitted in addition to the standard sign but the replacement of these signs will be at the developers cost.
- Any non-standard format sign to be placed in the road reserve will require Community Assets approval, who may or may not approve the sign at their own discretion.

### Some guidelines for developers wishing to make application to name roads:

- When submitting the three options, comment should be given on why the names have been chosen, including meaning and historical background and consultation undertaken.
- Before submitting the names, review names already currently in use with staff (or LINZ) and provide evidence of having done so.
- If a Maori name is to be used, confirmation of the views of local Iwi must be provided.
- It is not Council policy to directly name private ways. In the event Council is requested to endorse the name of a private right of way, it will apply the following criteria:
  1. The Council will not endorse the use of any name for a private right of way serving four or less properties by direct access off it. In these cases it will number those properties off the parent street in the normal way.
  2. Where a private right of way provides direct access to five or more properties then the Council may endorse the selected name of that property and if it does so, will number the properties off the right of way as for a new street.

Council has identified a number of criteria that are taken into account when selecting road names and those wishing to apply for road names should familiarise themselves with these criteria prior to submitting a request for a road name.

Council has also identified a style guide for new road names with the following requirements.

In general the "road type" of a road/private way will reflect the public/private nature of a road, or the geography of the area and in accordance with the naming guide below:

Type of Road	Road Name
Relatively short, dead-end road, cul-de-sac.	Place, Court, Close, Grove, Way, Courtyard, Rise, Mews, View
Loop road to same street.	Crescent, Loop, Circle, Terrace
Rural road	Road, Track, Terrace
Long cul-de-sac, through roads	Road, Street, Drive, Ridge, Terrace
Narrow road, Service lane	Lane
Wide spacious road	Avenue, Boulevard, Parade, Street
Street in Commercial areas	Arcade, Mall, Plaza, Square, Street, Road
Private rights of way/roads	Court, Lane, Grove, Place

Council has specific criteria applying to the renaming of roads and information in this regard can be obtained from Council's Duty Planner.

Should you require further information or clarification on any of the above, please contact the Duty Planner on 06 366 0999, email [planningenquiries@horowhenua.govt.nz](mailto:planningenquiries@horowhenua.govt.nz).