



Got all the answers? We want to hear them

Your feedback
could make you
\$500 richer!

Here's your opportunity to influence the future look and feel of our District. Shaping Horowhenua is the name of the Horowhenua District Plan Review project that the Council is currently undertaking. This Summary Discussion Document explores many of the environmental issues that the community identified through the Shaping Horowhenua survey in 2010.

We need you to help with this project by telling us where the District Plan is working well and where you think we need to make some changes.

This Summary Discussion Document identifies the issues we want your feedback on. Each issue includes a series of questions that by responding to, you can help us understand what you think about the issue and how we should manage it.

Council has prepared a Full Discussion Document which covers the same issues in much more detail and includes the options Council is considering, to address the environmental issues identified. (See the final page for how to get your free copy).

We have included a Freepost feedback form that you can simply put in the post once you have made your comments. As a small thank-you for responding, all completed feedback forms received by **4.00pm on 21 November 2011** will go in the draw to win a \$500 grocery voucher. Other prizes include two prizes of a \$200 grocery voucher and one prize of a \$100 grocery voucher.

Take a few minutes and read on to see how your part of the District could change in the future.

Don't miss this opportunity to have your say in our District's future.



OUR DISTRICT

What subdivision and development has happened since 1999?

Subdivision and development in the Horowhenua over the last 12 years has been variable, both in terms of the amount of subdivision and development and where it has occurred within the District.

Levin, as the largest urban area, has experienced commercial and residential development, but relatively little industrial development. The commercial development has been in the form of redeveloping existing sites, such as the new/expanded supermarkets and new commercial buildings. Residential development has included infill subdivision within existing residential areas close to the centre of town, as well as new subdivisions on the edge of town.

The coastal settlements have also experienced a considerable amount of residential subdivision and development. This residential development has mostly occurred at Foxton Beach, Waitarere Beach and Waikawa Beach, where subdivision has either expanded the urban areas or rural-residential development has occurred around its edges. Rural-residential development has also been undertaken around the rural villages of Ohau and Manakau. Limited new development has occurred in other settlements, such as Shannon, Tokomaru and Mangaore Village.

Where development and subdivision has occurred in urban areas, Council has received comments about whether this development has been positive or negative for our towns. Some people think the changes have benefitted the communities as they bring a greater number of people and opportunities to towns whereas other people are concerned about the size and scale of the developments, and question whether they are detracting from the qualities and character of their towns.

Rural areas have also experienced subdivision and development activity in the last 12 years, including rural-residential subdivision, and changes in the type and scale of farming activities. These changes include the construction of new dwellings and more intensive farming activities.

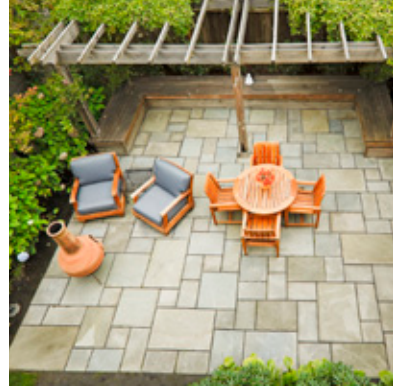
What subdivision and development pressures are we likely to face in the Horowhenua over the next 10 years?

It is anticipated subdivision and development will continue throughout the Horowhenua over the next 10 years. The greatest pressure is expected to be in the largest urban areas and along the coast. With an aging population, a challenge will be to provide for the residential living requirements and community facilities for an older population. For example, more pressure for infill/townhouses on smaller sections, or multi-unit residential developments. The nature of retail and commercial activities is also anticipated to change and adapt to meet the needs of each community.

The rural areas are anticipated to respond to market conditions, with farming activities expanding and converting to different crops and forms of grazing. With more people living in rural areas, there is greater potential for incompatibility between people living and farming in rural areas.

There are also some larger District-wide issues to consider. These issues include managing development in areas which are subject to flooding, protecting our historic heritage, sustainable use and generation of energy, and keeping up with new technologies.

We want to know about the issues that are relevant to you



URBAN

Residential

Increased Residential Density

Should higher density residential housing be provided for in our towns?

The demand for smaller residential properties is likely to grow as the District responds to the accommodation needs of an increasing elderly population, as well as the desire for small weekend or holiday homes in the beach settlements with little or no section to maintain. Smaller properties can be provided by 'higher density' residential housing in a variety forms, such as:

- infill subdivisions (larger sections subdivided into smaller lots);
- two semi-detached dwellings sharing a party wall;
- clusters of smaller houses sharing communal open space and driveways;
- multi-storied terrace housing designed in many different configurations; and
- apartment buildings.

To date, infill subdivision has been the most common of these forms of housing, particularly in Levin but less so in the other towns.

These types of higher density housing have the potential to change the character and amenity of our existing residential areas, due to the loss of front garden and green open space, and higher proportions of building and hard surfaces (e.g. driveways). The larger areas of hard surfaces can also worsen issues of onsite soakage and surface water run-off.

The upside of infill housing is that this type of housing can be a good way of using land for a greater concentration of people, meaning more people can live closer to the town centres where they can easily access a range of facilities and services.

The Council is considering making provision for higher density residential housing in some parts of the District.

What do you think?

1. Would you consider living in a multi-unit and/or terraced housing unit? Why?
2. Do you think Council should provide for or restrict higher density housing (e.g. terraced houses, multi-unit housing, semi-detached units, apartments etc.)? Why, and what towns?
3. What site development and building issues should Council consider in deciding whether to provide for or restrict higher density housing?
4. What is it about your street that you value the most?
5. On the scale of 1 – 5, how much change (5 being the most change) to the look of your street would you be prepared to accept, to allow a more intensive form of housing to be part of your street? Why?

Outdoor Living Areas for Residential Dwellings

Should we not allow new houses which have outdoor living areas that are too small or poorly sited?

Currently, there are no specific requirements or controls over the size, location or quality of outdoor living areas when a new dwelling is constructed or a subdivision undertaken. People can choose the size, location and quality of their open space within the areas created by the other house building requirements such as site coverage, minimum building setback distances from the property boundary and the daylight setback envelope.

Over the last 12 years there has been a general trend of larger dwellings and smaller section sizes. Although new dwellings may comply with the maximum site coverage restriction and building setbacks, the outdoor living areas provided for some new dwellings can be poorly sited, too small for the number of occupants, lack privacy or are impractically shaped to provide quality outdoor space for the occupants.

MORE INFORMATION?
Refer to the Urban section in the Full Discussion Document



What do you think? >>

6. What would be an appropriate size for private outdoor living areas for a typical residential dwelling?
7. Should the location and size for good outdoor space be determined at the time of subdivision (i.e. when the size and boundary of a property is determined), or should the future homeowners design and position their outdoor space within the boundaries of the vacant section?
8. Should Council require the outdoor living area to be screened from neighbouring properties? If so, or if not, why?

Residential Front Boundary Fences

Are high solid fences along streets creating unsafe neighbourhoods?

High solid front boundary fences can provide increased privacy and reduce traffic noise, but they can also reduce natural surveillance of the street, thereby increasing the potential for crime. Front fences can block views of the street, create 'dead' frontages and increase the space for graffiti.

Generally streets with low or no fences can be more inviting and attractive, provide safer and more enjoyable environments for pedestrians and enhance the sense of neighbourhood.

Any controls imposed on the height or design of new front boundary fences in the residential zone could significantly influence the appearance and safety of our residential streets.

What do you think?

9. Are there certain streets that you would like to see new front fence heights or designs restricted? If so, which streets and why?
10. What do you consider to be an appropriate maximum height for a new front boundary fence in the residential area?

Residential Accessory Buildings

Are large accessory buildings ruining the residential environment?

Residential accessory buildings include garden sheds, sleep-outs and garages that are not attached to a dwelling. Over the last five years there have been 428 accessory buildings built throughout the urban areas of the District.

Accessory buildings are needed in the residential area for people to use for hobbies, storage, sleep-outs and so on. However, issues can arise when large accessory buildings dominate the residential environment and when they are used for activities that are not complementary to the residential surroundings. Large accessory buildings can also increase the amount of hard surfaces and contribute to problems with surface water run-off.

An appropriate balance is required between the need for accessory buildings and the impacts these buildings can have on the residential environment.

What do you think?

11. What is an appropriate size for accessory buildings in a residential area? (A double garage is approximately 40m²)
12. Should the Council be concerned with potential uses of accessory buildings?

Non-Residential Activities in the Residential Zone

Should there be more non-residential activities located in residential areas?

There are currently a wide range of non-residential activities located in residential areas. Non-residential activities can include businesses such as dairies or home offices, and community and professional activities such as childcare facilities and medical facilities.

Non-residential activities can affect the amenity of residents living in residential areas. The adverse effects from these sorts of activities can include excessive noise and traffic movements. The effects of these activities can differ depending on the type of business and how busy it is.



One particular type of non-residential activity which has emerged as a more significant issue is childcare facilities. There are a relatively large number of childcare facilities in the Horowhenua with the majority of these facilities located in the Residential Zone.

The provision of 'non-residential activities' such as childcare and medical facilities within a residential neighbourhood, needs to be balanced against the likely effects of the facilities (noise, traffic, parking and different building styles). These effects can potentially have a negative impact on people's enjoyment of their residential properties and neighbourhoods.

What do you think?

13. What types of non-residential activities should be permitted or restricted in residential areas?
14. What type of small-scale businesses and community activities do you think can complement and add to residential areas, if they are managed in a way that does not lead to nuisances in residential areas?
15. Are you currently experiencing any issues with a childcare facility or another non-residential activity in your local residential area? If so, what issues are you experiencing or aware of?

Commercial

Large Format Retail/Wholesale Activities

Should large format retail stores (such as bulk warehouses and building supplies stores) be restricted from locating in the Levin and Foxton commercial town centres?

Historically, the Levin and Foxton town centres have been a mix of smaller-scale commercial and retail businesses and buildings. Recently, there has been a trend towards much larger retailers replacing a number of smaller-scale businesses, which has also lead to new, larger buildings. Many of the large chain stores have their own distinctive branding and livery which may not always be in keeping with the character of the local town centre. Large format retail activities can generate higher amounts of traffic with a related amount of on-site parking required. These parking areas can have negative impacts such as increased surface water run-off, poor quality visual appearance and absorb space in town centres which could be used for more productive and lively activities.

The District Plan permits retail and other business activities of any type and size in the Levin and Foxton town centres (e.g. small-scale café through to large-scale shops such as supermarkets and bulk-good warehouses).

Council is considering whether these larger-scale activities and buildings are appropriate in the town centres. If they are, should any special requirements apply, such as the design of the car park and buildings?

What do you think?

16. Do you think larger retail activities in the town centres of Levin and/or Foxton are good or bad for the town? Why?
17. Do you think any locations in the town centres of Levin and/or Foxton are better suited to larger retail activities than others? If so, where should/should not larger retail activities be located?
18. Should new large format retail buildings be required to meet minimum design standards? If so what aspects of design should be included?

Mixed Use Development

Should Foxton Beach and Waitarere Beach have dedicated town centre/commercial areas?

The town centres in Levin, Foxton and Shannon originally established with a mix of activities, such as retail, commercial, offices, entertainment, civic and residential. Over time, the proportion of activities has varied in response to economic and community conditions, with retail and commercial activities currently dominating and residential occupation declining or generally absent.

The historical development patterns were different in Foxton Beach and Waitarere Beach, which have developed as primarily residential areas. In Foxton Beach and Waitarere Beach, there are a few isolated and standalone retail, commercial and entertainment activities that have developed to meet the needs of local residents and visitors. Foxton Beach and Waitarere Beach do not have a defined town centre or specific area where retail, commercial and entertainment activities can locate (e.g. an area specifically zoned 'commercial').



As towns change over time in response to economic and community conditions, people can make different choices about where to live and work. One option is to allow people to live in commercial areas (e.g. above ground floor businesses) where they are close to a range of activities and facilities.

What do you think?

19. Should land be specifically identified and zoned in Foxton Beach or Waitarere Beach for retail, commercial and entertainment activities?
20. Do you think Council should permit residential use in commercial areas (e.g. above ground floor businesses)? If so, or if not, in which town(s) and why?

Intensive Farming

Are pig and poultry farms really a nuisance to neighbours?

Intensive farming involves the housing and raising of livestock (includes any animal or bird species) which depend on supplies of food rather than on grazing. Typically the large scale operations in Horowhenua are poultry or pig farms.

The rural environment is the ideal place for intensive farming, but excessive noise and offensive odour can adversely affect people living in rural areas and conflict with their expectations of this type of lifestyle. How can buildings housing livestock in the Rural Zone be managed to minimise nuisances on those living nearby?

What do you think?

24. When considering the degree of nuisance (noise and odour) from intensive farming in relation to neighbouring properties and houses, should the activities involving different types of animals (e.g. pigs and chickens) be managed differently? If so, what do you think are the main differences in the adverse effects (e.g. noise, odour) from the housing of different animals?
25. What would be an appropriate minimum distance between a building housing livestock and a neighbouring residential house?
26. What would be an appropriate number of animals that could be housed and not cause nuisances on a neighbouring house, so that no setback distances would need to apply? Would these numbers differ for different types of animals?
27. Should the District Plan have specific provisions for buildings associated with "free range" farming activities?

RURAL

Rural Privacy and Amenity

Is privacy and rural amenity actually an issue for rural residents?

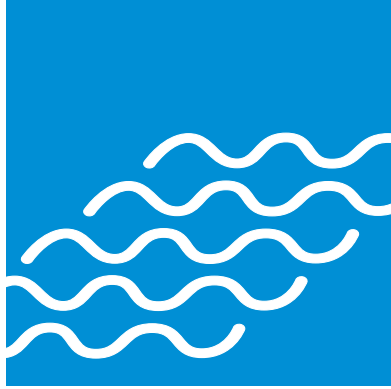
The District Plan has historically sought to maintain and protect the amenity and privacy of rural landowners by preventing rural buildings from being built too close to one another (i.e. less than 30 metres).

The use associated with some farm buildings can often mean that there may be other adverse effects such as odour and noise that could become a problem if they are located too close to a house on a neighbouring property.

With the increasing amount of rural-lifestyle development in the rural environment, there is greater potential for conflict to occur between these residents and farming activities.

What do you think?

21. Should Council be concerned with privacy and amenity of rural property owners?
22. What would be an appropriate distance between houses on neighbouring rural properties?
23. Should there be a separation distance between all buildings on neighbouring rural properties or just between houses?



DISTRICT WIDE

Coastal

Are earthworks in the urban areas of coastal settlements really a problem?

Earthworks in coastal areas have the potential to cause significant problems for neighbouring properties. These problems can include windblown sand and noise during the period of the earthworks. The post earthworks problems can include changes to the natural topography where a flat area looks out of place in an area which is predominantly undulating. Also, earthworks can be undertaken to form an elevated house site which can create new issues for neighbouring landowners such as loss of privacy and outlook, increased shading and changes to stormwater runoff patterns and ponding.

Over the last 12 years there has been a transition from modest bach type dwellings to larger modern buildings of two to three storeys, with extensive earthworks (both cut and fill) necessary to create suitable building platforms.

Council is considering whether earthworks in the urban areas of the coastal settlement are having a significant impact on the environment and whether some rules need to be introduced.

What do you think?

28. Should Council manage earthworks in the urban areas of the coastal settlements? If so or if not, why?
29. If Council were to control earthworks in the urban areas of the coastal settlements, what level of earthworks should be able to be undertaken without needing resource consent?

Is there too much modern development occurring in our coastal settlements?

Horowhenua's coastal settlements (Foxton Beach, Waitare Beach, Hokio Beach and Waikawa Beach) have a predominant common character which reflects their history with a mix of simple 'bach' holiday homes and permanent residences. Over the last decade, some of these settlements have experienced significant levels of development and change in places. The most recent developments have been the construction of larger modern contemporary houses, with fewer modest 'bach' type houses.

Some residents in these coastal communities have expressed concerns that these newer and larger buildings and associated property modifications, are detracting from the original character and amenity values of their coastal settlements.

Council has also received enquiries from people looking at undertaking infill subdivision on an existing property (i.e. subdividing an existing property in to small sections) or other higher density residential development (e.g. terraced or semi-detached housing) within the coastal settlements.

Council is reviewing the District Plan provisions for the coastal settlements to determine whether they are providing an appropriate level of development while still maintaining the existing character and scale of development that residents appreciate.

What do you think?

30. What are the characteristics of your coastal settlement that you enjoy and value and would like to see maintained?
31. Do you think recent new houses or alterations/additions to existing houses have improved or negatively affected the character of your coastal settlement? Why?
32. Would you have any concerns if infill subdivision and/or higher density residential development (e.g. terraced or multi-unit housing) was allowed in your coastal settlement? If so, what are your concerns, and could they be addressed in any way?

MORE INFORMATION?
Refer to the District Wide section in the Full Discussion Document



Open Space

Should all Council owned open spaces (parks and reserves) be managed to allow a wide range of recreational and open space activities?

The Council owns and manages a wide range of open spaces including neighbourhood parks (e.g. Hyde Park, Shannon and Iona Park, Levin), sportsgrounds (e.g. Easton Park, Foxton and Donnelly Park, Levin) and reserves that provide for a range of open space opportunities (e.g. Kimberley and Gladstone Reserves adjoining the Ohau River). Council undertakes routine maintenance of these areas as well as improvements to the facilities and open spaces.

The District Plan applies zoning, rules and resource consent processes to the areas of Council owned open spaces, like all other land in the Horowhenua. The zoning applied to these open spaces does not specifically reflect the open space use of these areas. Council is considering whether the zoning and rules for open space should reflect the activities and developments expected by the community on the various open spaces throughout the District?

What do you think?

33. What type and level of development do you think is appropriate for neighbourhood parks, sportsgrounds and natural reserves? For example, buildings, outdoor structures, car parking areas, signs (naming and advertisements), landscaping/planting, protecting certain areas of existing vegetation.

Should Council actively seek to improve public access to the entire length of the Manawatu and Ohau Rivers?

Horowhenua's natural environment offers a range of experiences accessible to the public, from tramping and walking in the Tararua Ranges, fishing, picnicking and camping along the Ohau River, and playing, walking, swimming, kite surfing at the beach. Maintaining and improving access to

natural areas can increase the use and enjoyment of these spaces for the community. One idea is to maintain and improve public access to the entire length of the Manawatu and Ohau Rivers, for recreational enjoyment as well as improving the environmental values of the river margins.

The District Plan can identify the margins of the rivers as important areas to protect for their environmental and recreational values, and seek to acquire these margins when adjacent land is subdivided or developed.

What do you think?

- 34. Are there any areas along the Manawatu River or Ohau Rivers that there should be improved or restricted public access to? If so, please name the locations, and why.
- 35. Would you use a cycling or walking track that runs along the Manawatu River between Foxton and Foxton Beach?

Notable Trees

Should Council be more proactive in protecting important trees?

Notable Trees are those trees that are identified and protected in the District Plan (Notable Tree Register) due to their special characteristics and values.

The Notable trees currently identified in the District Plan were volunteered by the landowners of the trees. There are many trees in the District that would meet the minimum criteria to become Notable trees but they have not been nominated by landowners.

Trees that are not notable trees are not protected by any rules and therefore can be trimmed or removed without any restrictions or obtaining resource consent.

The issue is finding a balance between ensuring that important trees are protected and the costs and regulation needed to protect these trees.



What do you think?

36. Should Council include trees on the Notable Tree Register even if the landowner does not support the listing?
37. What sort of incentives or assistance could Council provide to landowners with notable trees?
38. What is an acceptable amount of work that could be undertaken on a notable tree without needing resource consent?
39. Are there any specific trees that you think Council should protect? Which trees and why?

Historic Heritage

Should we expand the number and type of places we protect for their heritage values?

The Horowhenua has a rich and varied history associated with natural and human-made places. Heritage places can contribute to the character and look of particular locations within some of our towns and rural areas where a number of heritage places are located in a concentrated area.

The District Plan includes a schedule of heritage places which is based on the New Zealand Historic Places Trust (NZHPT) Register plus a few other heritage sites of local importance. The District Plan contains rules to protect these sites from inappropriate modifications or demolition.

The listed heritage places currently on the National Register and in the District Plan are mostly buildings but there are also structures such as War memorials and Flax mill remains.

The Council would like to understand whether our current focus fairly reflects the nature and type of heritage features in the Horowhenua. Or are there some areas within our towns and rural areas which have a concentration of heritage places which should be protected?

What do you think?

40. Do you think the current list of heritage sites is broad enough and represents the range of heritage places that are relevant to Horowhenua?
41. What places (e.g. sites, buildings, structures and areas) do you think have important heritage values? What and where are they, and why are they important (e.g. historical, cultural or community associations, architectural design)?
42. Should the commercial areas in Main Street, Foxton and/or Plimmer Terrace, Shannon be identified as "Heritage Precincts" to maintain the historic character and design of buildings and properties in these areas?

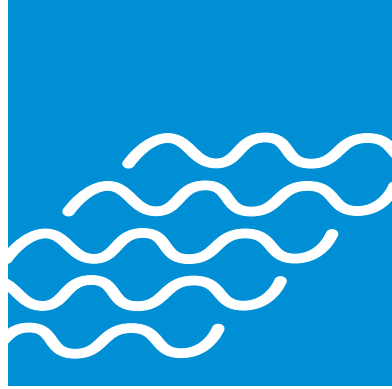
Are our current rules protecting listed heritage places too permissive?

Heritage places can be relatively sensitive to new development and activities, even minor changes to a building can compromise its heritage value. The District Plan rules control the type of modifications that can be undertaken by landowners of heritage places. Modifications to heritage buildings can take the form of building extensions or alterations, re-cladding/re-roofing and replacing the joinery.

For some heritage places, development on adjoining properties may have a negative impact on the heritage values of the site (e.g. a modern tall bulky commercial building built next door to a small historic church).

The costs of maintaining heritage places and the associated consent requirements can be significant and are largely borne by the private landowner even though there are public benefits from maintaining these places. The costs can also be prohibitive to restoring or maintaining a heritage place.

Rules applying to heritage places need to strike a balance between protecting their heritage values while providing for their on-going maintenance, use and development.



What do you think?

- 43. What maintenance works do you think should be permitted to be undertaken on listed heritage places?
- 44. Should more restrictive rules apply to the demolition and removal of listed heritage places? If so, how restrictive should they be?
- 45. Should the rules solely apply to a heritage place (e.g. building or object) or extend to include its associated surroundings?
- 46. What support, if any, should the Council provide to the landowners of listed heritage places?

Relocated Buildings

Are relocated buildings changing the look and feel of our District?

A relocated building is any second hand building which is transported in whole or in parts and relocated from its original site to a new site (e.g. not a new pre-fabricated building).

Over the last 12 years the District has seen over 376 relocated buildings sited in the District, averaging 31 per year. Most of these buildings arrive from outside the District.

Upgrading of the relocated building is usually required once it has been sited. Resource consent is required to relocate a building and this consent must be granted by Council. Although Council may impose conditions relating to the upgrade or reinstatement of the building, Council has no discretion to prevent certain buildings entering our District. The issue is about what level of control should Council have over second hand buildings being relocated in Horowhenua?

What do you think?

- 47. Should Council be concerned about relocated buildings being upgraded or reinstated once they have been transported to their new location?
- 48. Is it the architectural style and features of the relocated buildings that are of concern, or is it the finishing and landscaping of these buildings which is more the problem?
- 49. What is an appropriate timeframe for any reinstatement or upgrade of the exterior to be undertaken for relocated buildings?
- 50. Should Council have the discretion to decline applications for relocated buildings if they are out-of-character for the area or are in poor condition?

Remote Advertising Signage

Are advertising signs along the State Highway and other rural roads necessary?

Remote advertising signs are signs that are not sited on the same property as the activity (official signs such as road signs are not included).

A balance is required between the need and desire of local businesses to have remote advertising signage promoting their business, while at the same time not degrading landscape values or creating any traffic safety problems.

What do you think?

- 51. Are there certain types of remote advertising signs that should be permitted?
- 52. Are there certain areas in the District where remote advertising signs could be encouraged or restricted? If so, where and why?
- 53. Do you think remote signs are necessary along State Highways for local businesses? If so, when do you think the number or size of signs becomes too much?



Energy

Should small-scale domestic wind turbines be permitted in all parts of the District?

With improvements in technology, small-scale domestic wind turbines are becoming more affordable and reliable in generating electricity for individual properties. These domestic turbines may be attractive for properties in more remote parts of the District where the costs of connecting to electricity lines/network may be unattractive or for people who wish to be more self-sufficient and generate their own electricity.

These wind turbines are typically mounted on a pole or mast 10-20 metres in height and turbine blades can range in length from 1 – 5 metres.

Concerns expressed about small-scale wind turbines include their look and appearance especially in prominent sites, and noise especially when the turbines are sited close to houses, or from the cumulative effects where there might be several small-scale wind turbines located in close proximity. Council is considering what rules, may need to be put in place to manage small-scale wind turbines.

What do you think?

54. Do you think Council should permit small-scale wind turbines in rural areas with standards, and require resource consent in urban areas?

Should all new houses be required to be energy efficient?

The design of buildings and subdivisions can influence the amount of energy used for transportation and for the heating, cooling and lighting of houses and buildings. Using energy more efficiently can have a number of benefits, including reducing the rate of depletion of non-renewable resources.

Designing buildings and subdivisions for solar access (i.e. using energy from the sun) means enabling sunlight to directly enter a building, a site or an open space to gain solar heat in winter and control solar radiation in summer. By using the heat from the sun, this seeks to minimise the use of other energy in winter to heat buildings.

A simple example of this approach is orientating buildings and subdivided lots to face north as well as the position of windows and vegetation to maximise sun access during winter. It also relates to using materials that have a high ability to absorb and retain heat (e.g. stone, brick and concrete).

What do you think?

55. Do you think Council should use rules in managing the design of houses and subdivisions for solar (sun) access, or should Council rely on voluntary initiatives such as providing pamphlets and other information?

For more information check out
www.horowhenua.govt.nz/shapinghorowhenua



Natural Hazards

Should all subdivision, land use and development in 'high flood risk areas' be restricted?

The Horowhenua District Council (HDC) must work with the Manawatu-Wanganui Regional Council (Horizons) to manage the risk of natural hazard events on people and property.

Horizons recognise flood events as the most significant natural hazard for our region and have identified floodways and other areas of land at high risk from substantial flood events. The main areas at risk of flooding are near the Manawatu River, Ohau River, Tokomaru Stream, Manakau Stream and Waikawa Stream.

Horizons seek that District Plans control new buildings, structures and activities in the identified high risk flood areas so not to worsen the risks to people and property from flooding. Council is considering whether all new activities and buildings in high risk flood areas, should require resource consent so a case-by-case assessment of the risk can be made.

What do you think?

- 56. Should all development in high risk flood areas be required to go through the resource consent process?
- 57. Are there some activities and buildings within high risk flood areas that should not require resource consent? If so, what would these exemptions be and why are they not susceptible to the impacts of flooding and would not make a flood event worse for neighbouring properties?



What is the District Plan and why is it being reviewed?

The District Plan is the Council's key document that manages and addresses environmental issues, including telling you what you can and cannot do on your land. Our current District Plan is now 12 years old and legally must be reviewed. We are interested in your views to help us better understand what is working well and what needs to be changed.

What Next?

The community feedback received from this Discussion Document will be used to inform what rules and policies get included in the Proposed District Plan.

Want to know more?

The Council has prepared a Full Discussion Document that includes much more information about the Shaping Horowhenua project, the timelines and the issues and options being considered.

To get your free copy of the Full Discussion Document please contact the Council Planning Department in person, by phone 06 366 0999, or by email districtplan@horowhenua.govt.nz. Alternatively you can download a copy of the Full Discussion Document from www.horowhenua.govt.nz. Check out the Shaping Horowhenua pages while you are there.

All feedback forms received by 4.00 pm 21 November 2011 will be entered into a draw to win grocery vouchers worth up to \$500.