

8 RURAL

The planning principles for managing development in the rural environment seek to retain the open landscape and productivity of the land. The same principles also recognise the different environments that exist from within the overall landscape framework for the District.

The Development Plan identifies 12 land domains (refer Figure 3: Rural Strategy Plan). These domains are defined by their different characteristics.

Depending on the characteristics of each land domain, they have different opportunities and constraints for different activities. Below is an outline of the key characteristics of the 12 land domains in the Horowhenua, and a summary of the growth opportunities and constraints within them.

Foxton Ecological

This land domain is located in the north-west of the Horowhenua District, and is characterised by large scale pastoral, forestry activity and a dune landscape. The topography is a mix of dissected parabolic dunefields, extending from the coast to the Manawatu River. The dunefields are orientated in a linear pattern extending northwest-southeast, with various

sized interdunal flats. The flats are used for predominantly pastoral farming and the higher dunelands are planted in exotic forestry. The area also accommodates some large scale intensive farming activities.

The area is interspersed with a number of significant natural habitats supporting a wide range of indigenous flora and fauna. These include remnant areas of indigenous vegetation, such as Himatangi Scenic Reserve and Roundbush Reserves, as well as a number of significant wetlands, such as Lake Koputara.

Recent large scale dairy operations have modified the landscape, primarily associated with the flattening of the dunes for the installation of centre pivot irrigation. In addition, modifications to drainage patterns in low lying areas may influence the water resources in this locality. Water resources (surface and ground water) are under increasing pressure from primary production activities.

The closest urban area is Foxton, with the majority of the area some distance from an urban centre. State Highway 1 traverses the land domain, and the Manawatu River defines its eastern and southern boundaries.

Growth Opportunities/Constraints:

- Continued focus on primary production activities, including activities which have the potential to be incompatible with other uses (e.g. intensive farming activities).
- Protection of significant natural areas from edge effects from primary production activities (e.g. grazing, spraying, land drainage).
- Low lying areas are subject to ponding, and areas immediately adjacent to the Manawatu River are at risk from flooding. Exposed land is potentially subject to wind erosion, especially dune ridges.
- Rural living opportunities are limited to those which are ancillary to primary production activities.

Opiki Flats

This land domain is located in the northern portion of the Horowhenua. The area is characterised by predominantly wide open plains, with defined rivers terraces adjacent to the Manawatu River, and a mixture of former river and marine terraces along the eastern edge. LUC Class I and II comprise the majority of the land in this land domain, which is reflected in the land uses of dairying and cropping.

The area exhibits a few isolated remnants of indigenous forest (e.g. kahikatea forest) and wetlands, such as oxbow lakes, being former river

channels. Many of these areas have been modified, either through direct modification such as clearing or infilling, or indirectly, such as land drainage and grazing.

The area is at risk from flooding from the Manawatu River with the failure of the flood protection works.

A key feature of this land domain is the large scale of the primary production activities, with many dairying and cropping entities being progressively enlarged over the years through amalgamation of adjacent farms. Majority of rural living is associated with the large scale primary production activities, including farm worker accommodation. Some individual surplus farm dwellings are also occupied in this area.

The closest urban areas with the Horowhenua are Tokomaru and Shannon. Palmerston North to the north also influences land uses in this land domain. State Highway 56 and the North Island Main Trunk Railway traverses the land domain, and the Manawatu River defines its northern and western boundaries.

Growth Opportunities/Constraints:

- Continued focus on primary production activities, in particular, large scale activities.

- Protection of significant natural areas from edge effects from primary production activities (e.g. grazing, spraying, land drainage).
- Large areas are at risk from flooding from the Manawatu River with the failure of flood protection works.
- Rural living opportunities ancillary to primary production activities, with some subdivision of surplus farm dwellings expected from up-scaling to larger farm units.

Foxton Plains

This land domain is the area between Foxton and Shannon, centred around the lower reaches of the Manawatu River. The land formation in this area is fertile alluvial plains. LUC Class I and II comprise the majority of the land in this land domain, which is reflected in the land uses of dairying and cropping.

The area exhibits a few isolated remnants of indigenous forest (e.g. kahikatea forest) and wetlands, such as flax reserves. Many of these areas have been modified, either through direct modification such as clearing or infilling, or indirectly, such as land drainage and grazing.

The area is at risk from flooding from the Manawatu River with the failure of the flood protection works. The area includes the Moutoa Spillway.

A key feature of this land domain is the large scale of the primary production activities, with many dairying and cropping entities being progressively enlarged over the years through amalgamation of adjacent farms. Majority of rural living is associated with the large scale primary production activities, including farm worker accommodation. Some individual surplus farm dwellings are also occupied in this area.

The closest urban areas are Foxton and Shannon. Foxton-Shannon Road is the main thoroughfare in this area.

Growth Opportunities/Constraints:

- Continued focus on primary production activities, in particular, large scale activities.
- Protection of significant natural areas from edge effects from primary production activities (e.g. grazing, spraying, land drainage).
- Large areas are at risk from flooding from the Manawatu River with the failure of flood protection works.
- Rural living opportunities ancillary to primary production activities, with some subdivision of surplus farm dwellings expected from up-scaling to larger farm units

Waitarere - Foxton

This land domain is to the south of Foxton and extends southwards towards Waitarere Beach. The topography is a mix of dissected parabolic dunefields, extending from the coast inland for some distance. The dunefields are orientated in a linear pattern extending northwest-southeast, with various sized interdunal flats. The flats are used for predominantly pastoral farming and the higher dunelands are planted in exotic forestry.

The area is interspersed with a number of significant natural habitats supporting a wide range of indigenous flora and fauna. These include remnant areas of indigenous vegetation, as well as a number of significant wetlands, such as Lake Tangimate.

The northern portion is at risk from flooding from the Manawatu River with the failure of the flood protection works. Some of the low lying interdunal flats are subject to elevated water table during prolonged wet periods, and are subject to ponding.

The majority of rural living is associated with the primary production activities, including farm worker accommodation.

The closest urban areas are Foxton and Waitarere Beach, with the majority of the area some distance from an urban centre. State Highway 1 traverses the land domain, and the Manawatu River is a dominant feature in the northern portion of this land domain.

Growth Opportunities/Constraints:

- Continued focus on primary production activities, in particular, large scale activities.
- Protection of significant natural areas from edge effects from primary production activities (e.g. grazing, spraying, land drainage).
- Low lying areas are subject to ponding, and areas near the Manawatu River are at risk from flooding. Exposed land is potentially subject to wind erosion, especially dune ridges.
- Rural living opportunities ancillary to primary production activities
- Rural 'lifestyle' living in locations with an already fragmented land use pattern, proximity to settlements and limitations for productive uses.

Levin - Koputaroa

This land domain is located to the north of Levin and contains the dissected topography between the coastal dunefields, river plains and steeper hill country. The varied topography in this area includes large

pockets of flat fertile plains and uplifted landforms, through to steeply sided incised gullies and low lying peat lands.

The topographical features have influenced the land use patterns, with a variety of land uses undertaken in this area. These land uses range from large scale primary production activities through to small scale niche productive and non-productive activities. Many primary production activities rely on the natural assets (e.g. soil fertility and climate) of the area.

The area is interspersed with a number of significant natural habitats supporting a wide range of indigenous flora and fauna. These include remnant areas of indigenous vegetation, such as forest remnants, as well as a number of significant wetlands.

The northern portion is at risk from flooding from the Manawatu River with the failure of the flood protection works. Some of the low lying flats are subject to elevated water table during prolonged wet periods, and are subject to ponding.

There is a mix of rural living currently in this land domain, including residential activities associated with the primary production activities, as well as 'lifestyle development'.

The closest urban area is Levin and State Highways 1 and 57 traverse the land domain. The northern part of the land domain is in the Manawatu River catchment, while the south portion is in the Lake Horowhenua catchment.

Growth Opportunities/Constraints:

- Continued focus on primary production activities, in particular, large scale activities on the flat plains and broader landforms.
- Protection of significant natural areas from edge effects from primary production activities (e.g. grazing, spraying, land drainage).
- Low lying areas are subject to ponding, and areas near the Manawatu River are at risk from flooding.
- Rural living opportunities ancillary to primary production activities (farm worker accommodation)
- Accommodate rural 'lifestyle' living in locations with an already fragmented land use pattern, proximity to settlements and limitations for productive uses.

Shannon-Tokomaru

Located below the hill country, this land domain extends from the northern boundary of the district south to Levin. The topography in this land domain has a variety of flatter and sloping land, with a general

downward slope to the west. This area is a mix of broad elevated plateaus with small incised gullies (e.g. former river and marine terraces). Others areas have a highly dissected topography and rolling topography.

The existing land use pattern in this area is dominated by larger scale pastoral farming, with a few discrete areas of niche primary production and rural 'lifestyle' activities.

The area is interspersed with a number of significant natural habitats supporting a wide range of indigenous flora and fauna. These include remnant areas of indigenous vegetation, such as forest remnants, as well as a number of significant wetlands.

Some of the steeper sloping land has potential instability issues.

There is a mix of rural living currently in this land domain, including residential activities associated with the primary production activities, as well as some 'lifestyle development'.

The closest urban areas are Tokomaru, Shannon and Levin. State Highway 57 traverses the land domain.

Growth Opportunities/Constraints:

- Continued focus on primary production activities, in particular, large scale activities on the flat plains and broader landforms.
- Protection of significant natural areas from edge effects from primary production activities (e.g. grazing, spraying, land drainage).
- Avoid built development in areas which are potential subject to instability and erosion.
- Rural living opportunities ancillary to primary production activities (e.g. farm worker accommodation).
- Accommodate rural 'lifestyle' living in locations with an already fragmented land use pattern, proximity to settlements and limitations for productive uses.
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- Access constraints in some areas with narrow dead-end roads.
- Soil qualities limit ability to dispose of waste-water on-site.

Levin Lakes

This land domain is located to the west and south of Levin and contains two significant natural features, Lake Horowhenua and Lake Papaitonga. The topography is predominantly flat fertile plains, with a portion of a dune landscape surrounding the lakes. Land uses in this area are predominantly primary production, utilising the valuable natural assets

(e.g. fertile soil) in this locality. These productive activities are at varying scales.

The land domain has a number of significant natural habitats supporting a wide range of indigenous flora and fauna. These include remnant areas of indigenous vegetation, such as forest remnants, as well as a number of significant wetlands. Of note are Lake Horowhenua and Lake Papaitonga. It is important to carefully manage land use changes in the catchments of these two lakes. Furthermore, the lakes and surrounding environments have a rich historical and cultural values, and these values are potentially sensitive to land use change. Moutere Hill is specifically noted as an Outstanding Landscape/Natural Feature to the west of Lake Horowhenua.

Some of the low lying flats are subject to elevated water table during prolonged wet periods, and are subject to ponding.

There is a mix of rural living currently in this land domain, including residential activities associated with the primary production activities, as well as some 'lifestyle development'.

The closest urban areas are Levin and Ohau, with State Highways 1 and 57 traversing the land domain.

Growth Opportunities/Constraints:

- Continued focus on primary production activities, in particular, large scale activities on the flat plains and broader landforms.
- Protection of significant natural areas from edge effects and runoff in lake catchments from land use change.
- Avoid development between Levin and Ohau to maintain a rural buffer between the two settlements.
- Avoid development and land use change in areas of historical and cultural significance.
- Avoid low lying areas are subject to ponding.
- Accommodate rural living opportunities ancillary to primary production activities, with subdivision of surplus farm dwellings.
- Accommodate rural living in locations with an already fragmented land use pattern, limitations for productive opportunities, proximity to settlements and limitations for productive uses or with resultant conservation benefit.
- Restrict rural living opportunities near sensitive areas (e.g. landfill, wastewater treatment plant and disposal area).

Ohau-Manakau

This land domain is located to the south of Ohau and through to the west of Manakau. The topography is predominantly flat fertile plains, with a series of former river terraces from the Ohau River, Waikawa Stream and

Manakau Stream. Land uses in this land domain reflect the natural assets (e.g. fertile soil) and include large scale dairying, pastoral farming and market gardening.

The land domain has some isolated significant natural habitats supporting a wide range of indigenous flora and fauna. These include remnant areas of indigenous vegetation, such as forest remnants, as well as a number of significant wetlands. The Ohau River is a valuable ecological corridor.

Some areas are subject to risk from flooding from the Ohau River, Waikawa Stream and Manakau Stream. Furthermore, some of the low lying flats are subject to elevated water table during prolonged wet periods, and are subject to ponding.

The majority of rural living is associated with the primary production activities, including farm worker accommodation.

The closest urban areas are Ohau and Manakau, with State Highway 1 and the North Island Main Trunk Railway Line traversing the land domain.

Growth Opportunities/Constraints:

- Continued focus on primary production activities, in particular, large scale activities.

- Protection of significant natural areas from edge effects from primary production activities (e.g. grazing, spraying, land drainage).
- Some areas are at risk from flooding from the Ohau River, Waikawa Stream and Manakau Stream, as well as some localities experiencing surface water ponding.
- Rural living opportunities ancillary to primary production activities,

Hokio-Waikawa

This land domain is the inland coastal landscape from Hokio Beach in the north and extends southwards to the district boundary. The topography is a mix of dissected parabolic dunefields, extending from the coast inland until the alluvial plains predominate. The dune landscape is more irregular compared to the dune landscape in the northern part of the district. However, it still is characterised by high, steeply side dune ridges with varying sized interdunal flats. The flats are used for predominantly pastoral farming and the higher dunelands are planted in exotic forestry.

The area is interspersed with a number of significant natural habitats supporting a wide range of indigenous flora and fauna. These include remnant areas of indigenous vegetation, such as kanuka/manuka forests and broadleaf remnants, as well as a number of significant wetlands,

including a number of small dune lakes. Some areas also have historical and cultural significance.

Parts of the land domain around the Ohau River, Waikawa Stream and Manakau Stream are at risk from flooding. Some of the low lying interdunal flats are subject to elevated water tables during prolonged wet periods, and are subject to ponding.

Majority of rural living is associated with the primary production activities, including farm worker accommodation.

The closest urban areas are Hokio Beach and Waikawa Beach. Access is provided by a series of collector roads running in an east-west direction which all connect with State Highway 1.

Growth Opportunities/Constraints:

- Continued focus on primary production activities, in particular, large scale activities.
- Protection of significant natural areas from edge effects from primary production activities (e.g. grazing, spraying, land drainage).
- Low lying areas are subject to ponding, and areas near the Ohau River, Waikawa Stream and Manakau Stream are at risk from

flooding. Exposed land is potentially subject to wind erosion, especially dune ridges.

- Rural living opportunities ancillary to primary production activities, with subdivision of surplus farm dwellings.
- Restrict rural living opportunities near sensitive areas (e.g. landfill, wastewater treatment plant and disposal area).

Manakau Downlands

This land domain is located in the southern portion of the Horowhenua, around the village of Manakau. The area is characterised by predominantly wide open plains through to a more varied topography in discrete areas. LUC Class I and II are located in parts of this land domain. Pastoral farming predominates, with a mix of small to large scale entities.

The area exhibits a few isolated remnants of indigenous forest and wetlands. This includes some large areas of regenerating indigenous vegetation on the steeper hill country.

Lower lying parts are at risk from flooding around the Manakau Stream and its tributaries.

There is a mix of rural living currently in this land domain, including residential activities associated with the primary production activities, as well as some 'lifestyle development'.

The closest urban area is Manakau, with State Highway 1 and the North Island Main Trunk Railway traversing the land domain.

Growth Opportunities/Constraints:

- Continued focus on primary production activities, in particular, large scale activities.
- Protection of significant natural areas from edge effects from primary production activities (e.g. grazing, spraying, land drainage).
- Some low lying areas around the Manakau Stream and its tributaries are at risk from flooding.
- Rural living opportunities ancillary to primary production activities,

Coastal Buffer

This land domain extends the full length of the district and covers both natural and modified dune environments and river estuaries. The topography is representative of a dynamic dune environment, with some areas exhibiting mobile dune formations, while others have been heavily

planted. The land uses in this area are limited, and include unmodified natural areas, exotic plantation forestry and some pastoral farming.

The land domain has a number of significant natural habitats supporting a wide range of indigenous flora and fauna. These include remnant areas of indigenous vegetation, such as kanuka/manuka forests, as well as a number of significant wetlands, including a number of small dune lakes. The river estuaries are valuable natural habitats. Some areas also have historical and cultural significance.

Parts of the land domain around the rivers and streams are at risk from flooding. Some of the low lying interdunal flats are subject to elevated water tables during prolonged wet periods, and are subject to ponding. Furthermore, the full length of coast is subject to risks from tsunami and storm surge. Wind erosion of unvegetated areas is another potential natural hazard.

There is limited rural living in the coastal buffer.

The urban areas of Foxton Beach, Waitarere Beach, Hokio Beach and Waikawa Beach are located within the land domain. Access is provided by a series of collector roads running in an east-west direction which all connect with State Highway 1.

Growth Opportunities/Constraints:

- Continued focus on retaining the unmodified natural state and primary production activities, in particular, large scale activities.
- Protection of significant natural areas from land use changes, including primary production activities (e.g. grazing, spraying, land drainage).
- Low lying areas are subject to ponding, and areas near the rivers and streams are at risk from flooding. Exposed land is potentially subject to wind erosion, especially dune ridges. Coast is also at risk from tsunamis, storm surges and sea level rise
- No provision for rural living opportunities.

Hill Country

This land domain extends the full length of the district and covers both natural and modified hill environments. The topography is characterised by steep and elevated terrain, from rolling foothills through to rocky mountain tops.

The land uses in this area have a direct correlation with elevation, with the higher land forming part of the Tararua Forest Park (natural unmodified land use), through to large scale exotic plantation forestry and pastoral farming on the foothills. The foothills also include areas of remnant and regenerating indigenous vegetation.

The land domain is dominated by significant natural habitats supporting a wide range of indigenous flora and fauna. The hill country form the upper reaches of many of the rivers and streams that traverse the plains and coastal areas of the district. Given the steep land and limited vegetation cover in parts, it is subject to erosion.

There is limited rural living in the hill country.

No urban areas in close proximity. Access is provided by a series of collector roads running in an east-west direction which all connect with State Highway 1 or 57.

Growth Opportunities/Constraints:

- Continued focus on retaining the unmodified natural state and primary production activities, in particular, large scale activities.
- Protection of significant natural areas from land use changes, including primary production activities (e.g. grazing, spraying, land drainage).
- Area is subject to erosion.
- No provision for rural living opportunities.
- Potential for further tourism and recreation opportunities.
- Potential to enhance the natural values of the hill landscape.
- Protect the water catchments for reticulated urban water supplies.

9 IMPLEMENTATION PLAN

There are a range of actions required to implement the Horowhenua Development Plan.

Some of those actions can be more immediate and others will require further more in-depth work before decisions can be made on how to proceed.

The Development Plan actions will be prioritised, and will be implemented based on the available Council resources.

The table below identifies the range of actions with responsibilities for the action.

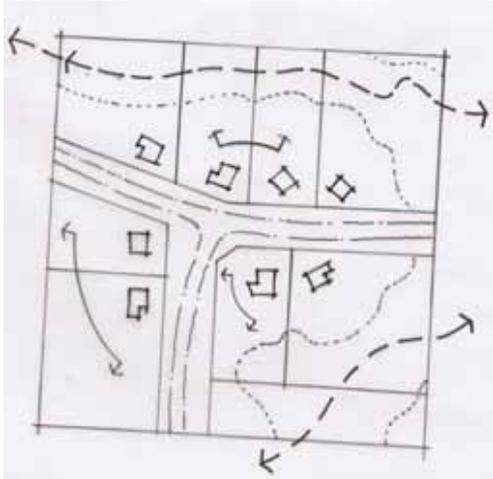
It is noted that in respect of implementation of growth areas, that these are likely to be implemented through changes to the Horowhenua District Plan and zone and rule changes.

Rather than a series of separate plan changes, Council proposes to undertake a review of the District Plan following the Development Plan and a logical progression will be to undertake these rezonings and rule changes as an integral part of that District Plan review process. Many of these zones and rules will be applicable across the various settlements of the District

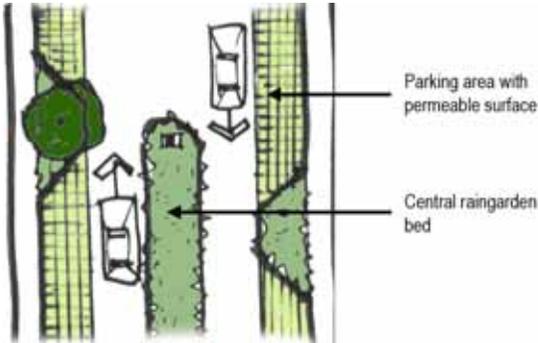
and are generic in that respect. Some special areas have specific actions which are noted separately for each town where they are applicable.

REF	ACTION REQUIRED	WHO	References
District Plan A	<p>Prepare Residential Area Structure Plans and new District Plan zone provisions for the additional residential areas to address:</p> <ul style="list-style-type: none"> ▪ Staging and which areas can be best serviced initially ▪ Street connections to recognise the need for accessibility and linkage, not cul-de-sac dead ends ▪ Provision of cycleways and walking paths ▪ Public open space networks that create corridors of green space that may also be useable for stormwater management ▪ Stormwater management in respect of flood hazard mitigation, use of open space, and in respect of road and paved surfaces ▪ Heart or focus point that will be the neighbourhood social hub or meeting place and be accessible to commercial services such as shops ▪ Natural features and values inherent within the various land parcels. ▪ Network infrastructure in respect of reticulated services required ▪ Financial contributions in respect of the costs that will be met by Council versus costs for developers. ▪ Varying density types as set out in B,C,D below 	<p>HDC planning with all departments in consultation with landowners and network services providers.</p>	 <p>Example (part) of a structure plan from Tasman showing main road layouts (within which key services are located), public open spaces, existing features protected, greenways for stormwater management. Individual property owners within the area can develop their own subdivision plans within this 'structure'.</p>

<p>District Plan B</p>	<p>Formulate a new set of Medium Density provisions in the District Plan to provide improved urban qualities, increased densities and so more efficient use of land including:</p> <ul style="list-style-type: none"> ▪ Provision for its application to the nominated areas around the town or village centres as well as other places which have appropriate location attributes (such as public open spaces, proximity to key transport networks, relationship to amenities) ▪ Quality urban design criteria that any development is required to satisfy including: connections and accessibility to town centres, design standards as to the form of buildings, private open space, relationships between buildings and open space networks, privacy, traffic management and parking ▪ New rules which for instance which allow buildings to be joined (e.g. zero lot lines), minimum private open space (e.g. 30m²), no minimum lot size, 1 car park per dwelling, minimum lot width of 10 metres, 2.5 storeys height ▪ Opportunities for commercial on the ground floor and residential above <p>Consider implementation as HDC joint venture with landowners to develop first examples to ensure quality and provide leading example. Consider also the use of design assistance to HDC officers initially as training.</p>	<p>HDC with urban design input</p>	 <p>Example of medium density housing which shows good urban design qualities – e.g. houses face to the street (and so contribute to public life), each house is still 'readable' as a separate entity (rather than a big block), and new houses respond to character of existing neighbourhood.</p>
<p>District Plan C</p>	<p>Revise the current residential rules in the District Plan as required to enable Standard and Low Density Residential which seeks to provide improved urban qualities including:</p> <ul style="list-style-type: none"> ▪ Provision for its application to the nominated areas within the Development Plan ▪ The use of structure plans as part of new zonings and rules (as required) as noted above in action A. <p>This action is likely only to require an adjustment of the provisions of the Plan as this density type reflects the current approach to residential development in the urban areas of the District.</p>	<p>HDC</p>	

<p>District Plan D</p>	<p>Develop a new 'Greenbelt' Residential Zone in the District Plan including a requirement for Structure Plan(s) which seek to provide for open residential development including:</p> <ul style="list-style-type: none"> ▪ Priorities for development based on infrastructure provisions and landowner aspirations ▪ Lot densities which range between a minimum of 3,000m² and 5000m² ▪ Provision of a greenbelt and recreational connections within the area and linkages to existing open spaces ▪ Relationship of building outlooks to public open space areas ▪ Traffic access and connections to the existing road network ▪ Existing large tree retention and incorporation into public open spaces ▪ Stormwater management in respect of flood hazard mitigation, use of greenways, and in respect of road and paved surfaces ▪ Network infrastructure in respect of reticulated services required ▪ Financial contributions ▪ Design guidelines for subdivision and development which requires informal street standards (no kerb and channel), connected street pattern, use of open space and swales for stormwater management, placement of buildings to address open spaces, framework tree planting. 	<p>HDC</p>	 <p>Green Belt Residential means larger lots at the town edge where through the structure plan prepared at the time of rezoning provision for public walking and open space networks are provided for.</p>
<p>District Plan E</p>	<p>Revise the current Rural Zone chapter in the District Plan as required to provide for a management framework based on the identified land domains. The revised chapter would recognise the function, character and amenity of the different land domains, and the associated objectives, policies and rules.</p> <p>This action may require a comprehensive single Rural Zone chapter or a series of chapters for the different land domains.</p>	<p>HDC</p>	

<p>Strategy A</p>	<p>Preparation of a District Tourism and Recreation Strategy that addresses the:</p> <ul style="list-style-type: none"> ▪ Opportunities presented by the hills, rivers, lakes and coast for residents and visitors. ▪ Opportunities for development (over time and in sections) a District wide cycling network that is a visitor attraction and uses a combination of on-road and off-road corridors (such as along rivers) and is based around potential locations for accommodation and amenities in settlements to allow for overnight stays (220,000 new bicycles were sold in NZ in 2006 so cycling is becoming a popular recreational as well as transport mode) ▪ Opportunities to draw on recreational accessibility as an attraction to land development investment and business interests. ▪ Opportunities to improve the degraded natural values and recreational opportunities of waterways within the district as part of a network of open space linkages. ▪ Opportunities to link with the adjacent and regional tourism and economic development networks of other authorities. ▪ Opportunities for conference facilities and visitor accommodation. 	<p>HDC in conjunction with economic development and other advisors as appropriate</p>	 <p>Concept of networks of paths for cycling and walking that provide tourism and local resident amenity</p>
<p>Strategy B</p>	<p>Prepare a District wide Heritage Strategy which builds on current knowledge and addresses:</p> <ul style="list-style-type: none"> ▪ The high value of the cultural landscape to the character of Horowhenua as an attraction to visitors and for the identity of residents ▪ The range of heritage values including historic, social, scientific, and architectural values (heritage tends to focus on the built architectural merit and often overlooks aspects such as the social heritage value of a place). ▪ The need for clear and well researched information about the place, item, or building to justify any formal management as well as a base for understanding of heritage in the District ▪ Themes in the district development that underlay the heritage of the area. As a way of looking for representative examples of the periods in the District's development ▪ The level of protection that should be accorded the heritage place, building or item. ▪ The appropriate level of management to be accorded to places – it will not be necessary to regulate in all instances as there are other tools such as incentives (like advice), public awareness, and heritage trails that can elevate the interest of owners and the public generally in maintenance of heritage values. 	<p>HDC in conjunction with heritage interests (e.g. DOC, NZHPT, heritage groups) and iwi</p>	 <p>Periods in the history of the development of the district (e.g. pre European (and within this various iwi use and development), whaling, land development, farming, rail and road building, education and religion establishment, depression, industry etc) all have remnants which are representative of those periods – these can be important in their own right and/or help to tell the stories about the place and what has shaped it over time.</p>

<p>Strategy C</p>	<p>Prepare a District wide Greening Strategy that addresses:</p> <ul style="list-style-type: none"> ▪ The value of formal street trees to the character of the District's villages and towns and proposes a long term investment strategy for street tree planting. ▪ The relationship of natural values of the District to its identity and the attraction value of this to future potential residents, business and visitors. ▪ The long term benefits of forest as a resource for the District and its future generations such as for recreation, timber and as a carbon 'sink' and potential tradable rights associated with this. ▪ Creating ecological corridors by connecting significant natural areas. ▪ To ensure that any town/village/business centre concept or development plan(s) created under other Actions in this document incorporates tree planting in consultation with the community. ▪ Identify priorities for reserve acquisition, in particular, where reserve land would be vested as part of the subdivision process. 	<p>HDC, Transit NZ, conservation groups and the community</p>	 <p>Forest has multiple values and can provide a resource for future generations.</p>
<p>Strategy D</p>	<p>Undertake a review of the current Engineering Strategy for the District to address:</p> <ul style="list-style-type: none"> ▪ The consistency with the principles of the Development Plan ▪ Low impact stormwater management best practice ▪ Street design to encourage safe, high quality walk-ability and accessibility with low vehicle speeds in residential streets (and safe moderate speeds on collector and arterial streets and safe open road speeds on highways) ▪ Street design which includes provision for services infrastructure, street trees, footpaths, cycling and minimising the pavement surface area. ▪ Qualities of street design for existing streets where the informal or 'unformed' nature of them contribute to the character of the place. ▪ The need for new standards which reflect the element above 	<p>HDC, Transit NZ and other agencies and development interests as appropriate</p>	 <p>An example diagram of a street type which reduces pavement impermeable surface and manages stormwater runoff through percolation into the ground (rather than piping it away). This type of approach will work where the ground conditions are suitable, but will not where for example the groundwater is at a high level.</p>

<p>Foxton A</p>	<p>Prepare a Concept Plan for Foxton to address:</p> <ul style="list-style-type: none"> ▪ The current suite of proposals for the centre including Dutch museum, library, river walk, and other improvements to ensure these work collectively to the towns best interests. ▪ The interest of the community in the future direction of the place by a consultative process ▪ The opportunities to develop a significantly more attractive visitor destination (relate to Tourism and Recreation Strategy noted above) ▪ The heritage values of the place and the appropriate basis for maintaining and enhancing those values ▪ The relationship of the town centre to State Highway 1 to significantly enhance the visual and physical connections between the two to encourage people to visit. ▪ Need for a viable strategy for implementation that enables private and public interests to develop within the framework of the concept over time and as resources allow and new initiatives occur. 	<p>HDC with community of interest and other agencies.</p>	
<p>Manakau A</p>	<p>Prepare a set of Character Area provisions for Manakau village to address:</p> <ul style="list-style-type: none"> ▪ The high quality and intact village character of the place ▪ The risk to the character values from new uses and development (including infrastructure) ▪ The whole village environment including lane and street types, buildings and trees and open spaces ▪ The appropriate form of management that will enable people to continue to operate and live and develop in ways which will not detract from the characteristics identified as important to maintain. ▪ Any future development proposals such as for traffic management, residential development or other activities. <p>It is proposed to undertake this work in advance of any rezoning or release of further land for development.</p>	<p>HDC with Manakau community of interest and other agencies as appropriate.</p>	 <p>Manakau has a very strong small village character that is vulnerable to changes in use and development. Even changes to the lanes by 'upgrading' pavement or adding paths or kerb and channel could adversely affect this character.</p>

<p>Levin A</p>	<p>Prepare a Concept Plan for Levin Town Centre to address:</p> <ul style="list-style-type: none"> ▪ the determination of a focus for an active 'town square' public place ▪ the opportunities for the civic buildings, such as library as well as commercial activities to have an active relationship to that public place. ▪ the strategic opportunities for residential development in the town centre in association with commercial redevelopment ▪ a walking priority town centre area with vehicles moving at a pedestrian speed ▪ shelter and safety as well as sunlight access to public spaces ▪ car parking which is accessible, but does not detract or dominate the pedestrian quality of the town centre ▪ Need for a viable strategy for implementation that enables private and public interests to develop within the framework of the concept over time and as resources allow and new initiatives occur <p>It is anticipated that this action will need to coordinate with any traffic management in the town including the State Highway.</p>	<p>HDC with community of interest and other agencies.</p>	 <p>Potential for a central public place in Levin could look something like this.</p>
<p>Rural A</p>	<p>Undertake a Landscape Assessment of the rural environment to identify the landscape units of the Horowhenua. The landscape assessment is to describe the landscape character, qualities and values of the different land domains. The assessment should also define the boundaries of the landscape units. In addition, "outstanding landscapes" and any areas of high landscape value are also to be identified.</p> <p>The landscape assessment should also recommend management techniques for the landscape units.</p>	<p>HDC</p>	
<p>Foxton Beach A</p>	<p>Undertake investigations into the potential for residential development to the north and south of the existing urban area at the western end of Foxton Beach (Areas 4 and 5 on the Foxton Beach Settlement Plan). These investigations would include natural hazards (tsunami, storm surge, sea level rise, erosion and instability), landscape assessment, ecological assessment, geomorphological assessment, infrastructure/servicing assessment, cultural assessment and archaeological assessment. Based on the outcomes of these investigations, the nature, form and scale of development would be determined (if any).</p>	<p>HDC</p>	

10 APPENDIX 1: CONSULTATION NOTES

Interview Notes (November 2006)

The following is a record of the matters raised and discussed in the first round of consultation undertaken as part of the Horowhenua Development Plan Project. This consultation consisted primarily of interviews with a range of people having different interests in the Horowhenua District Community. The aim of the interviews was to gather information that would assist in identifying the issues associated with growth in the district and gain an initial feel for how people considered growth could be best facilitated throughout the district over the next 20 years.

The stakeholders interviewed raised a variety of issues and discussed many matters relating to the future growth of the district. The following sets out the matters, issues and options discussed under a variety of headings. It is important to note that some of the information provided at the interviews was commercially sensitive therefore this record has been written in a way that respects the confidentiality of the information provided. The information is contained under the following topic headings.

- Rural Issues
- Housing Provision and Residential Development

- Commercial and Industrial Development
- Employment
- Infrastructure (excluding transport)
- Transport
- Social Well Being and Aged Care
- Recreation and Tourism
- Education

Rural Issues

Primary production activities were still seen as the main economic driver of the District. There had been a recent trend of farms amalgamating with neighbouring properties, resulting in larger farming units. Conversely, smaller farming units were not seen as economically viable, and were either being incorporated into neighbouring farming operations or subdivided into rural-residential properties.

Historical primary production activities still dominate the District, including pastoral farming, dairying, cropping, market gardening and forestry. Dairying and a variety of horticultural crops were seen as the expanding rural activities over the next 20 years, in response to market conditions. Pastoral farming and forestry were

considered likely to reduce in land area. For all rural activities, the potential growth was in producing “fresh” produce for the domestic and export markets. The District wasn’t seen to have the scale to compete with the “processed” food industries.

The “fresh” produce sector (market gardening, horticulture and cropping) relying heavily on the ability to package and supply their products to both the domestic and international markets. The success/failure of this sector relied on good access to a processing plant. It was noted a number of successful operations had developed their own facility (e.g. Woodhaven Gardens and Tendertips Asparagus). However, other growers had expressed concerns regarding the closing of these plants (e.g. closure of the McCain plant in Feilding). These plants were seen to have a significant direct and indirect economic/employment benefits to the District as a whole.

Historically summer dry areas, in particular the sand country were being converted into more intensive and productive uses as a result of increased irrigation. There were concerns expressed about the potential environmental degradation from this conversion of land use.

The farms within the District are still primarily family based operations. There are limited corporate farming operations, and limited new people moving to the District operating farms.

There were mixed views on the increased number of rural residential properties developing around the District. Some people saw these properties as re-populating the rural communities, increasing the diversity of the community and supporting the local community facilities (e.g. schools). Conversely, other people noted that as the occupiers of the rural residential properties do not derive their primary income from the land (i.e. they have a job in town (Levin, Palmerston North or Wellington), they do not actively participate as part of the rural community.

There was also a divergence of views on the “appropriate” size of rural residential properties. 4 hectares (approx. 10 acres) was seen as too large by most stakeholders, while 2,000m² (approx. ½ acre) was seen as too small. 5,000m² (approx. 1¼ acres) was seen as potentially an appropriate size, provided the properties were not of a uniform size or layout.

Stakeholders considered that the Council should identify suitable areas for rural residential development. These should be in locations where this type of development already existed (Gladstone Road/Tararua Road area). Similarly, it was felt that basing the rural subdivision rules on only the soil type was not an appropriate management framework. It is important to recognise the value the highly versatile soils provided to the District, but

other factors (e.g. infrastructure, aspect, proximity to existing communities) should also be considered.

The increase in the number and location of rural residential properties was also seen to be increasing the land values, which may exceed their value in terms of an economic return from primary production activities. Stakeholders considered a balance needed to be found providing for the land requirements of primary production activities and rural residential development.

Issues Identified

- Existing farming operations were expanding, primarily by amalgamating with adjoining farms.
- Uneconomic farming operations were either being amalgamated with neighbouring farms or subdivided as rural residential developments.
- Haphazard pattern to rural residential development.
- Some rural residential properties were seen as too large, resulting in the unproductive use of the rural land.
- Irrigation was seen as increasing the productive potential of the District. However, concern was expressed about potential environmental degradation.

Options Suggested by Stakeholders

- Further rural residential development should be concentrated around existing areas of rural residential development, and around existing settlements.
- Allow more intensive (smaller lot size) rural residential development in identified areas, subject to appropriate design (i.e. not uniform lots).
- Investigate/support the development of a processing plant for "fresh" produce in the District.
- Proactively encourage/support new primary production activities, by undertaking a rural land use capability programme (Hawkes Bay and Otago studies given as good examples).

Housing Provision and Residential Development

Housing in the existing settlements were seen to be in a mixed state of flux. Some areas were undergoing gradual transition, while others remained relatively stable. The gradual expansion was considered to be taking place in all settlements, but at varying rates.

While the population in the District (and each settlement) was relatively stable, there was a fair proportion of mobility in the community, with people moving properties on a regular basis (in

particular in the last five years). This trend is evident by the relatively high number of “for sale” signs around the District.

There was general consensus that there was a current shortage of greenfield residential land available for development (i.e. residentially zoned land). Stakeholders stated this shortage was an issue in all settlements, except Shannon. It was unknown as to the extent the de-institutionalisation of the Kimberley Centre had influenced recent residential development in the Horowhenua, in terms of the number of new residential dwellings and redevelopment of existing residential properties.

No preference for areas of residential expansion were expressed by the stakeholders, except for in Levin, where it was considered the northern side of town was the preferred area. This preference was based on the socio-economic environment of the existing residential areas on the north side of Levin compared to the southern side, as well as the northerly aspect of the northern side.

The current rate and density of infill residential development was generally supported by the stakeholders. However, some concern was expressed about the appropriateness of the infill development in the coastal settlements, with concerns about the loss of character and impact on infrastructure. It was felt infill development should be encouraged around existing community centres/facilities (i.e. walking/mobility scooter recharge distance).

Some stakeholders expressed concern about the quality of the residential environments being created. While some individual residential developments were of a higher quality, it was felt the majority were “spec” developments. This lower quality was seen as a barrier to attracting people to live in the Horowhenua.

Issues Identified

- Relatively mobile residential community within settlements.
- Current shortage of residentially zoned land available for greenfield development in all settlements except Shannon.
- Affordability concerns are starting to arise in some settlements. However, it was noted most settlements are still relatively affordable compared to other areas.
- Infill residential development was providing for the housing stock required by an aging population (i.e. smaller housing on smaller lots).
- Mixed quality of recent residential developments.

Options Suggested by Stakeholders

- Rezone areas adjoining all existing settlements (except Shannon) for greenfield residential development. The north side of Levin was the preferred area.
- Continue to allow infill residential development around community centres/facilities.

Commercial and Industrial Development

The industrial (manufacturing/processing) sector was also seen as a key economic driver in the District. It was noted many of the settlements rely on a number of large industrial activities as major employers/economic bases (e.g. Feltex in Foxton; Carter Holt, Click Clack, Levin Meats, Swazi, Levana and RJ's Liquorice in Levin; Richmond in Shannon). These businesses operate in relatively stable industries, with the workforce relatively stable compared to other industries/areas. People have a sense of "ownership/pride" in these businesses, as they contribute to the community, both as employers and as sponsors of community facilities/events/organisations.

Stakeholders believed the Horowhenua was likely to see increased demand for industrial development, building on existing sectors. Greatest potential was seen in the sectors of produce (fruit/vegetable) processing, distribution (transport/storage), and light industry/manufacturing. The main concentration of this development would occur in and around Levin.

There were mixed views about whether there was sufficient land available to cater for this new development. Some believed sufficient land existed in the existing industrial areas, with the redevelopment of some industrial properties. If additional

industrial land was required, stakeholders recommended this should be concentrated around the existing industrial areas, being Tararua Road and Hokio Beach Road in Levin. The concept of an industrial park was supported, as the quality of recently industrial subdivision did not attract quality businesses. However, stakeholders noted any new industrial park would require a principal tenant/business to establish as part of its development, as there was reluctance to be the first business (i.e. stakeholders saw a high risk in being the first business).

In terms of commercial development, there was general consensus that the Horowhenua was currently experiencing a resurgence of commercial development. This development was primarily associated with the redevelopment of existing areas. However, concern was expressed about the quality of this development, with The Warehouse and Countdown in Levin noted as "terrible", and significantly degraded the area. Big-box development was not seen as a significant threat, as it targeted a different customer base than the existing businesses. However, it was recommended big-box development should be contained in the existing commercial areas, and not developed on the periphery of the urban areas where vacant land was available.

Commercial development was concentrated along the main roads in all urban areas. There were mixed views about the form of this

ribbon development. Some stakeholders saw ribbon development as a necessity for commercial development, as businesses required a high profile to passing traffic to attract custom. Other stakeholders believed this form of development detracted from the amenity of the urban areas, as you had no defined core area. Many stakeholders commented on the lack of a focal point/area in the centre of commercial areas in the major urban areas (Levin, Foxton and Shannon). Feilding was noted as a town with a good form of commercial development, based around small squares. Stakeholders also commented on the haphazard zoning in the District Plan for commercial areas. They believed the zoning was based on existing uses, so you have residential and commercial zoning conflicting on a site by site basis, rather than zoning based on street blocks.

A constraint to existing and future commercial and industrial activities was the provision of infrastructure. In the smaller urban areas, in particular, Foxton, the availability of a reliable water supply, wastewater disposal and solid waste facility was seen as imperative to supporting new development. It was noted there were currently intermittent poor levels of service in terms of the provision of infrastructure. In addition, concern was expressed by some stakeholders about the costs/charges for these services, and

that these were a disincentive for commercial/industrial development.

Issues Identified

- Potential need for additional industrial land for increased development. Need to determine where and how much land.
- Infrastructure is a constraint to commercial and industrial development.
- Lack of a central core/hub in the existing commercial areas.
- Hap-hazard District Plan zoning around the periphery of existing commercial areas.
- Poor quality of recent commercial development.

Options Suggested by Stakeholders

- Locate new industrial zoned land adjacent to existing industrial areas on the south end of Levin, namely on Tararua Road and Hokio Beach Road.
- Rationalise commercial zoning around the periphery of existing commercial areas.
- Investigate creating a central focal point/area in all main commercial areas.
- Review user charges for infrastructure services.
- Require higher quality commercial buildings/developments.

Employment

With the current economic conditions throughout New Zealand, the low unemployment rate was seen as a positive by many stakeholders in a general sense. However, this low unemployment rate was creating difficulties at an individual business level, in terms of finding suitably skilled workers. This lack of a suitable workforce is restricting the expansion of existing businesses, and potentially constraining the establishment of new businesses in the District.

Many businesses, in particular the primary production sector, have high demand for a seasonal workforce. As this workforce was unavailable in the District, as well as elsewhere in New Zealand, some businesses were actively recruiting from overseas. This overseas workforce raised issues of suitable housing and services to provide for the needs of these workers. Typically, the overseas workers were being attracted to less skilled work in the District.

In addition, stakeholders recognised the considerable impact that the closure of large entities such as Kohitere School and Crop and Food Research in the past had had on employment in the District. These closures had culminated in large numbers of people having to seek employment elsewhere within the District and outside of the District. Furthermore, the workforce at these entities were

highly educated and skilled professionals, where similar employment opportunities were unavailable in the District.

Many stakeholders expressed concern there was a “chicken and egg” situation in terms of the attracting workers to the District. There was a general consensus that existing businesses required low skilled workers, with few existing businesses in the District having opportunities for highly skilled workers. However, businesses requiring highly skilled workers were unlikely to establish in the District as they did not have a pool of local workers to draw upon.

Issues Identified

- Need to attract seasonal workers to stay longer.
- Seasonal workforce place different demands in terms of housing and services.
- Historical loss of highly skilled people from the District.
- Competing in a national/international market for highly skilled workers.

Options Suggested by Stakeholders

- Actively promote the District and opportunities available for employment/new businesses.
- Provision of housing options for seasonal workers.

Infrastructure (excluding transport)

The disposal of wastewater was seen as the major infrastructure issue facing the District. This issue related to the reticulated system in each urban area and the on-site disposal of wastewater in rural areas (principally from rural residential properties).

Stakeholders believed any growth in the District should be managed where it can connect to a reticulated system. The proliferation of rural residential properties with on-site disposal system was seen as undesirable, and would have cumulative adverse effects on the environment, in particular, groundwater quality.

For reticulated urban systems, land disposal was seen as the most desirable solution. However, it was unknown whether the Levin system had the potential to handle any increased demand. A number of stakeholders commented they previously had on-site disposal system, but due to increasing compliance issues from the Regional Council, they have connected to the reticulated system. The costs of disposing to the reticulated systems were seen as a significant barrier to development in the District.

The water quality in the Manawatu River was seen as a major issue for the District. Stakeholders expressed concern about the

continued discharge of treated wastewater to the river from the reticulated systems.

The reticulated water supply systems were not specifically raised by stakeholders. However, a few stakeholders noted the poor quality of some water supplies. In addition, stakeholders commented on the competing demand for water resources, and that urban area supplies may be unnecessarily being over-allocated water rights, with the example of the Ohau River noted.

Matters relating to stormwater disposal were not raised by stakeholders.

In terms of electricity and telecommunications, the relevant stakeholders considered that there was no real issue with the supply of electricity and telecommunications. Broad-band and mobile phone coverage was being increased developed around the District, with the eastern side (foothills of the Tararuas) of the District being an area with service limitations.

Issues Identified

- On-site wastewater disposal on rural residential properties may be adversely affecting groundwater quality.
- Reticulated wastewater systems may have capacity constraints for large scale industrial developments

- Reticulated water supplies are seen to be of low quality of potable water.
- Limited telecommunication services in rural eastern area of the District.

Options Suggested by Stakeholders

- Manage the location of rural residential development so they can connect to a reticulated wastewater system.
- Investigate ways of improving water quality for reticulated supplies.
- Review the capacity of the existing reticulated wastewater systems to cater for new development.

Transport

Most stakeholders considered the Horowhenua had good transport systems, both internally within the District and externally with the surrounding areas. The transport is dominated by vehicular road transport.

State Highway 1 is seen as a key asset, as well as key constraint to development in the District. Increasing congestion on State Highway 1 to the south, connecting with Wellington, was seen as a major, and worsening constraint. However, the construction of Transmission Gully presented great opportunities for growth and

development in the Horowhenua, as it has the potential to improve this transport corridor. Stakeholders commented on the distinctive difference in traffic congestion on State Highway 1, especially during peak holiday weekend. There is noticeable congestion on State Highway 1 south of Levin, but very little congestion at any time north of Levin on State Highway 1, or at any time on State Highway 57.

Stakeholders expressed mixed views about the development of the urban areas on the State Highways. This issue is of particular note in Levin, as the main commercial area runs through the centre of town along with the railway line. While some people saw this as creating a barrier, separating the towns into two areas, other people did not see it as an issue at all. The barrier related to accessibility for both vehicular and pedestrian traffic across Levin, as well as safety concerns for pedestrians in the main commercial area. The high traffic volumes, including the high number of heavy vehicles, was seen to detract from the amenity of Levin's commercial area.

On a smaller scale, the State Highways were considered to also divide Ohau, Shannon and Foxton. However, given the size of these towns, the extent of the issues related to the State Highway's were not as great as Levin.

There were mixed views on whether a bypass was a good solution resolving the above issues. Foxton was noted as not having its Main Street on the State Highway, and there was a gradual drift occurring from businesses operating on Main Street to the State Highway. However, there was a distinction in the types of businesses locating on Main Street and the State Highway. With the State Highway businesses primarily relying on passing traffic for custom, while the businesses on Main Street serviced the local community.

The railway system was seen as having greater potential for supporting further development in the District. This potential primarily relied on passenger transport, with increased services to Wellington. The once a day commuter train to Wellington was seen to cater for a limited market, and with more services, provided greater flexibility for users. It was noted the freight depot at the Levin railway station closed approximately 5 years ago. Most stakeholders commented there was little demand for rail freight facilities, as most businesses relied on transport services with multiple links, rather than the point to point, high volumes for rail.

Issues Identified

- Congestion on State Highway 1 reduces potential opportunities/connections with the Wellington region.
- Safety and amenity concerns with State Highways passing through main urban areas, particularly Levin.
- Rail system is under-utilised for passenger transport.

Options Suggested by Stakeholders

- Create bypass around main urban areas.
- Support the development of Transmission Gully.
- Advocate for increased passenger rail transport to Wellington.

Social Well Being and Aged Care

The Horowhenua District currently has a higher than average proportion of elderly people, and this trend is likely to continue in the future. Accessibility to services and facilities was the main issues raised by stakeholders in relation to social well being and aged care.

The provision of healthcare facilities was the main concern. The development of the new community health centre in Levin was generally supported. However, there was uncertainty as to what services would be available (in particular, access to specialists), and how these would be accessed. Transport to health facilities

both within and outside of the District was a key concern for the elderly.

The mobile health service/facility was generally supported, especially for the smaller communities such as Foxton and Foxton Beach. The stakeholders commented most people prefer to travel a short distance for healthcare, and were reluctant to travel to Palmerston North.

Housing for the elderly was raised as a concern by stakeholders. There have been a few retirement village/resthomes developed in the District, but these were seen to cater for a small market, primarily due to cost. Many elderly rely on the pension, and affordable housing was becoming of increasing concern. The elderly also heavily rely on the services provided by the volunteer sector.

Further infill housing was considered desirable, as it meets the needs of an elderly population (smaller houses and smaller sections to look after). However, most of these new developments were being undertaken by private developers, and many elderly could not afford them. Housing New Zealand and Council were seen as key players in providing more affordable housing for the elderly.

Issues Identified

- Lack of good quality, affordable housing for the elderly.
- Uncertainty about the services to be provided at the new Levin community health centre.
- Limited transport options for travel both within and outside of the District.

Options Suggested by Stakeholders

- Development of affordable, infill residential development close to community facilities.
- Improved accessibility to health facilities, by increased mobility services.
- Advocate for a range of healthcare services, in particular, specialist services, at the Levin community health centre.

Tourism and Recreation

The natural assets of the Horowhenua were seen by stakeholders as the key opportunities for tourism and recreation. Stakeholders commented that many locals knew of the excellent facilities available, they were not widely known about outside of the District.

The Tararua Ranges, beaches, lakes and rivers, were seen as the main tourism and recreational assets. These assets could be used

for active or passive purposes. For example, the Manawatu River estuary, recently accredited as a RAMSAR site, would raise the profile of this area. Limited accommodation facilities were seen as an impediment to tourism in the District. In particular, the absence of a large, high quality motel/hotel.

Freedom camping was noted as a particular problem, especially in coastal areas. This form of camping places pressure on community facilities in these areas.

Stakeholders also commented on the high quality of the Districts recreational facilities, namely Donnelly Park (hockey, netball, soccer and cricket), Levin Adventure Playground, Levin Events Centre, Holben Reserve, Mangahao White Water Park, mountain biking tracks, and Levin Aquatic Centre. It was commented most urban areas were well served with reserve land, based on domains and reserves adjacent to natural areas (coast, rivers and native bush). Many stakeholders felt these reserves were under utilised by the community.

Stakeholders commented there could be a range of developments to improve the access and usability of existing reserves and recreation areas. Improving access to the Tararua Ranges was

seen as imperative, and the Gladstone Road entry should be developed similar to Otaki Forks or Kaitoke.

Issues Identified

- Poor access to some recreational facilities/areas, in particular, the Tararua Ranges.
- High number of freedom campers placing pressure on community facilities at reserves.
- Need for a large, high quality accommodation facility.
- Promote better use of existing reserves and facilities.

Options Suggested by Stakeholders

- Facilitate improved access and facilities to the Tararua Forest Park.
- Develop a network of connected reserves, especially along the Ohau River.
- Continue to develop and upgrade reserve facilities.

Education

Overall, the stakeholders considered that schools within the District were well placed to cope with increased growth for the next 20 years. Some schools were under increasing pressure due to the location of recent residential development. In addition, with the number of rural residential properties being created, this

growth was supporting a number of rural schools. Overall, school rolls are relatively stable, reflecting the stable population.

There is a perception about the quality of secondary schools in the District, with a recent emerging trend of students attending secondary schools outside of the District, in particular in Palmerston North. There are limited tertiary education opportunities in the Horowhenua, with most people seeking further education leaving the District. Some stakeholders saw a key to the future growth of the District, was attracting back young people that left the District for further education.

Stakeholders noted a number of apprentice and trade education programmes had recently been established in the District. This initiative was retaining some young people in the District, who would have otherwise left the District.

Issues Identified

- Need to encourage local graduates back to the Horowhenua.
- Capacity within existing schools to cater for anticipated growth.
- Emerging trend of people leaving the District to attend secondary school.

Options Suggested by Stakeholders

- Encourage businesses in the District to actively entice graduates back to the District.
- Support a range of initiatives to develop a wide skill base for the District.

Feedback from Draft Option Plans (June – August 2007)

Below is a summary of the comments received on the draft growth options plans consulted on during June – August 2007.

GENERAL COMMENTS

Support for plan

- Many respondents agreed with the general principles and strategy in the plan.

Rural residential

- Concern about the subdivision of land with Class 1 & 2 soils for housing.
- Also concern with the subdivision of farming land in general for housing, and support for limiting rural subdivision. Conversely, other people supported unrestricted rural subdivision, and that each subdivision should be considered individually.
- Concern zone changes from rural to residential may lead to rate increases.

Development quality

- Concern about the lack of quality in many recent

subdivisions and felt that council should take more control over the quality of future developments.

- There was concern for the character of existing settlements being retained (particularly Manakau and the beach settlements).
- Some respondents felt that roads in new subdivisions were dictated by engineering standards and did not respond to existing roads which were an important part of the local character.
- Other respondents wanted existing roads and infrastructure upgraded before new subdivisions occurred citing the discrepancy in amenity standards as a cause of community friction.
- Some respondents felt new houses should collect their own rainwater and utilise other sustainable design features to minimise their effect on existing communities and the environment.

Other issues

- Concern expressed about future development occurring in areas subject to natural hazards such as beach and river frontage.
- Also concern that areas of 'outstanding' landscape' be preserved from development.

- The relationship of land use to transport was felt to be important with specific reference by some respondents to access issues off State Highway 1 from Manakau and Waikawa Beach.

FOXTON BEACH

- Support for a town centre in Signal Street. Also proposal for a commercial area on the corner of Seabury Avenue and Dawick Street.
- Mixed views on medium density development along Signal Street and Bond Street. Parts of this area are low lying.
- Maintain the open space and surrounding farmland, especially on main road into Foxton Beach. Both support and opposition to Green Belt Residential extending towards Foxton.

FOXTON

- Opposition to Green Belt Residential extending from Foxton to Foxton Beach.
- Mixed responses to further industrial development in Bergin Road. Some local residents opposed further industrial development, while other people support expanding the industrial area.

- Opposition to industrial development in Hetta Street, but need to recognise there are existing businesses operating in this location.

LEVIN

Standard/Low density residential

- Standard density (500-1,000m²) was the preferred density for most areas of residential development. This density would allow for efficient use of the land (e.g. accommodate more housing on land, limits further expansion onto rural land).
- Concern about locating residential development adjacent to industrial development (Taranua Road).

Commercial/Retail

- Support for greater density/mixed use in the central area.
- General concern about the effects of large format retail, in terms of the visual appearance of these buildings and effects on local retailers. If large format retail was to be provided for, preference was near the town centre. Opposition to large format retail in Taranua Road.

Green Belt Residential

- Request to remove the buffer along State Highway 57.
- Opposition to further development on Class I and II land.
- Mixed support and opposition for all potential areas of Green Belt Residential from local residents. In addition, suggestions for areas to have more/less dense forms of development.

SHANNON

- Opposition to Green Belt Residential options as land is good farm land (class 1 soil). Also problems with flooding from Mangone Stream.

WAITARERE

- Opposition to developing forested areas for residential and/or Green Belt Residential, as the forest is an important part of the Waitarere Beach character (forest backdrop).
- Opposition to expanding further to the north and south.
- Concerns expressed about tall and increased density of development along beachfront properties.
- Support for maintaining the local character and small scale of the settlement.

- Support for earlier development patterns with narrow roads, small scale of housing and in sympathy with natural landforms. Opposition to the typical suburban form of development.

WAIKAWA BEACH

- Concern with flooding/natural hazards of the options located next to beach and rivers.
- Some people felt that Waikawa Beach was big enough, and that no future development should be allowed.
- Development should respect the cultural and heritage values of the landscape.
- Difficulties with on-site disposal of wastewater, thereby restricting further development.

MANAKAU

- Opposition to any further development in or around Manakau. Main reasons for opposition included were loss of character, loss of Class I soils and increased traffic.
- Some support for limited expansion, and "squaring off" of the existing village by allowing further development to the north and south.

