

## What is a plan change?

A plan change is when Council proposes to make changes to the provisions or zones in its District Plan.

The District Plan is the document which outlines what people can do with their land in the district and what activities require Council approval.

Council is required to follow a formal process to undertake a plan change and this involves publicly notifying the proposed changes to the District Plan to give the community the opportunity to have their say on what's proposed.

## Key facts about Proposed Plan Change 2

Proposed Plan Change 2 focuses on amending a limited number of provisions in the Horowhenua District Plan (2015) which specifically relate to residential development.

The proposed amendments include:

- Extending the Medium Density Overlay area in Levin (refer to map on the inside);
- Replacement of the Medium Density Residential Development Design Guide;
- Providing for sites between 500m<sup>2</sup> and 900m<sup>2</sup> in Levin, Foxton, Foxton Beach and Shannon to be subdivided and create infill lots as small as 250m<sup>2</sup> as a restricted discretionary activity (with consequential changes to bulk and location requirements);
- Providing for up to two residential dwelling units on a residentially zoned property as a permitted activity (subject to certain requirements);
- Introduction of provisions for larger-scale, 'integrated residential developments' to be assessed in a comprehensive manner as a restricted discretionary activity;
- Removal of the title date pre-requisite condition relating to residential infill subdivision;
- Introduction of several new definitions required to facilitate the changes to the proposed rules; and
- Minor corrections relating to the application of accessory building provisions.

## Key Terms

**Permitted Activity** can be done without requiring resource consent (planning approval) from Council.

**Restricted Discretionary Activity** requires a resource consent, which can be granted or declined, but Council can only consider a limited range of specified matters.

**Medium Density Development** is where a site is developed into three (3) or more residential units which are designed and planned in an integrated manner. Medium density developments are required to go through a resource consent process where they are assessed against specific provisions in the District Plan.



## What is the purpose of this plan change?

The Horowhenua District is predicted to experience a higher level of growth in the coming years, largely due to the Roads of National Significance projects and the improvements being made to State Highway 1, north of Wellington.

Proposed Plan Change 2 aims to help provide for some of this anticipated growth by providing for greater diversity in development within established urban areas (e.g. providing for smaller lots to be created in the larger settlements that can accommodate one-to-two bedroom dwellings suitable for the elderly, couples or one person households).

## When do these changes apply?

The changes to the rules will not apply (take legal effect) until after the decisions on submissions have been made.

## Who will be affected by this plan change?

All residentially zoned properties across the District will be affected as the rule changes create different development opportunities for these properties. Although the effects of the proposed change to infill subdivision, enabling the creation of lots of 250m<sup>2</sup>, are limited to properties in Levin, Foxton, Foxton Beach and Shannon.

The proposed extension of the Medium Density Overlay area will only affect properties in Levin within the area identified (refer to map).

While not everyone will have aspirations of developing, property owners need to be aware that the proposed changes could result in different levels of development on their neighbour's properties.



## Any member of the community can make a submission on Proposed Plan Change 2.

Submissions can be in support and/or in opposition to the amendments proposed as part of this plan change.

### Submit online

- Submissions can be made online by visiting [www.horowhenua.govt.nz](http://www.horowhenua.govt.nz)

### Submit in hard copy

- Submissions can also be made in hard copy. Hard copy submission forms are available to be collected at Council's main office in Levin (126 Oxford Street) as well as the libraries in Levin, Foxton and Shannon.

Submission forms can also be downloaded from Council's website, printed and filled in.

**Submissions on Proposed Plan Change 2 close on Tuesday, 5 December 2017 at 5pm.**



## Need more information?

Proposed Plan Change 2 documents are available to be viewed online at Council's website [www.horowhenua.govt.nz](http://www.horowhenua.govt.nz) or in hard copy at the following locations (during usual opening hours):

- **Council's office in Levin**  
126 Oxford Street, Levin

**Te Takeretanga o Kura-hau-pō**  
10 Bath Street, Levin

**Foxton Library / Te Awahou Nieuwe Stroom**  
5 Clyde Street, Foxton / Main Street, Foxton

**Shannon Library**  
62 Plimmer Terrace, Shannon

If you have any questions about Proposed Plan Change 2 then you can:

- Email [districtplan@horowhenua.govt.nz](mailto:districtplan@horowhenua.govt.nz) or
- Call Council on (06) 366 0999 and ask to speak to Caitlin O'Shea or David McCorkindale
- Or come see us at one of the drop-in tables:

**Te Takeretanga o Kura-hau-pō, Levin**

Wed 15 Nov 2017, 1pm to 7pm  
Fri 17 Nov 2017, 12pm to 2pm

**Te Awahou Nieuwe Stroom, Foxton**

Tue 21 Nov 2017, 1pm to 5.30pm



# Proposed District Plan Change 2

Review of Residential Development Provisions



