

# Taraika Growth Area

## Proposed Plan Change 4

### What is a plan change?

A Plan Change is when Council proposes to make changes to the District Plan.

The purpose of the District Plan is to achieve the sustainable management of natural and physical resources and to control negative effects of development on the environment. Essentially, it outlines what people can do with their land.

It does this through objectives, policies and rules which specify which activities require Council approval. It also covers what the Council will consider when deciding whether or not to give approval to applications for resource consent (e.g. subdivision).

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.



### What is the purpose of this plan change?

The Horowhenua District is expected to experience rapid population growth over the coming years.

Proposed Plan Change 4 aims to rezone an existing growth area to allow for residential and commercial development. The proposed plan change seeks to deliver a number of key outcomes for Taraika, including:

- a connected and integrated future proof development that represents good urban design;
- good variety of housing types;
- low impact, sustainable servicing solutions and encourages use of sustainable transport options;
- facilities and open space that meet the needs of the community;

- a development that maintains and enhances cultural, heritage, and ecological values of the area.



# Key facts about Proposed Plan Change 4:

Proposed Plan Change 4 focuses on rezoning an area of land to the east of Levin. The area totals over 420ha and is bounded by Queen Street East, Gladstone Road, Tararua Road, and State Highway 57/Arapaepae Road. Greenbelt Residential zoning allows rural lifestyle development to occur. Proposed Plan Change 4 proposes to change this zoning to residential (low density, standard density, and medium density), commercial and open space.

## The proposed plan change is to:

- Remove Structure Plan 13 from the District Plan.
- Introduce a new 'Taraika Multi-Zone Precinct' Chapter to the District Plan with a supporting structure plan and associated objectives, policies, and rules
- Rezone land within the Taraika Master Plan Area from Greenbelt Residential Deferred to Greenbelt Residential, Low Density Residential, Standard Residential, Medium Density

Residential, Commercial and Open Space.

- Introduce new subdivision rules within the Taraika Growth Area;
- Introduce new bulk and location rules within the Taraika Growth Area;
- Introduce new rules relating to commercial activities Taraika Growth Area.



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## Who could be affected by this plan change?

Landowners within and around the Taraika area will be affected as the changes create different development opportunities for these properties. 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.

Furthermore, the general community may have an interest in how the area develops, as the area will look very different in the future and they may wish to live there, or they may wish to visit the area to visit parks and reserves or other facilities.





# Summary of Objectives, Policies, and Rules

Recommendation: Landowners affected by the Proposed Plan Change and those who intend to make a submission, should read the full version of the plan change documents (Chapter 6A – Objectives and Policies – Taraika Multi Zone Precinct, Chapter 15A – Rules – Taraika Multi Zone Precinct and the s32 Evaluation Report) which are available on our website, or in hard copy at the locations specified on the final page of this pamphlet.

## Objectives and Policies

### General

- Taraika will be a well-connected development that reflects cultural values and local identity, represents good urban design, is supported by a roading network that enables a range of transport modes and has the facilities, infrastructure, and amenities necessary to contribute to the health, safety, and wellbeing of residents.
- To ensure the above is achieved, all development must be consistent with the structure plan, or propose an alternative that will deliver the same outcome.
- Recognise Māori heritage and values associated with the area through street and reserve naming and design.
- Taraika will be resilient and environmentally sustainable, by following water sensitive design and managing and treating stormwater effectively.

### Residential Zones

Taraika will have a high amenity residential environment with a range of section sizes and housing types, including affordable housing options.

Optimise walkability and encourage choice and a variety of housing types, by providing for higher density residential development near commercial and community facilities and lower density residential development at the outer edge of Taraika.

### Commercial Zone

Encourage development of a sustainable and attractive local commercial centre that accommodates a variety of compatible land use

activities, while protecting the vitality of the Levin Town Centre.

- Ensure the design, nature, and scale of commercial activities contributes positively to the image and overall amenity of Taraika.

### Open Space Zone

- To provide high quality public open space that is accessible and can be used for a variety of purposes, including stormwater management.

### Rules

- Structure Plan – both land use and subdivision activities will need to be consistent with the Structure Plan, with any activities that are inconsistent rendered a Non-Complying Activity.
- Subdivision – maximum lot size in medium density area, all complying subdivision is a Restricted Discretionary Activity (non-notified), and additional matters of discretion incorporated.
- Strategic Cycle Links – no vehicle entrances allowed in roads with strategic cycle links. Instead, houses must front the street with access provided via a rear access lane.
- Stormwater – all dwellings are to provide onsite rainwater tanks plumbed into household grey water (e.g. toilets), and an integrated approach to managing stormwater quality and quantity is proposed, involving Ō2NL corridor, reserves, and the street network.
- Fences – front fences are to be limited to 1.2m in height, unless they are set back from the road boundary.
- Front Yard Setbacks – dwellings to be permitted within 2m of front boundary, with accessory buildings (including integral garage) permitted within 4-5m of a front boundary depending on whether vehicle access to the building is directly from the street.
- Commercial Activities – floor area limit of 250m<sup>2</sup> is to be introduced, with activities such as supermarkets and drive-through restaurants provided for as Restricted Discretionary Activity and Large Format Retail a non-complying activity.
- Signage – no 'remote' signage (signs must be located on the same site as the activity being advertised is occurring) is to be erected on a site, with further limitations proposed on the number (2) and size of signs.

# Have your say

Anyone can make a submission on Proposed Plan Change 4. Submissions can be in support and/or in opposition to the amendments proposed as part of this plan change.

Submissions can be made online by visiting [www.horowhenua.govt.nz/PPC4](http://www.horowhenua.govt.nz/PPC4)

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 4 close on 1 February 2021.

### ***Need more information?***

In November 2020 and early 2021, Council will be holding information sessions at Te Takeretanga o Kura-hau-pō – keep an eye on our website for dates and times.

**Proposed Plan Change 4 documents are available to be viewed online at Council's website [www.horowhenua.govt.nz/PPC4](http://www.horowhenua.govt.nz/PPC4) or in hard copy at the following locations (during usual opening hours):**

-  Horowhenua District Council office: 126 Oxford Street. Hours: 8am to 5pm on Monday to Friday.
-  Te Takeretanga o Kura-hau-pō: 10 Bath Street, Levin. Hours: 9am to 5.30pm on Monday, Tuesday, Thursday and Friday, 10am to 9pm on Wednesday, 10am to 4pm on Saturday and 1pm to 4pm on Sunday.
-  Te Awahou Nieuwe Stroom: 92 Main Street, Foxton. Hours: 9am to 5pm Monday to Friday, 10am to 4pm Saturday and Sunday.
-  Shannon Library: Plimmer Terrace. Hours: 10am to 12 noon, 1pm to 5pm Monday to Friday, 10am to 12 noon Saturday.

If you have any questions about Proposed Plan Change 4 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 a member of the Strategic Planning Team.

**Note: Hours subject to change over Christmas/New Year.**