

Horowhenua District Plan

Section 32 Report

Proposed Plan Change 5

Waitāreere Beach Growth Area

March 2021

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1 Executive Summary

Since 2013, the Horowhenua District has been experiencing rapid population growth which is expected to continue. In response, the Horowhenua District Council (HDC or the Council) prepared Horowhenua Growth Strategy 2040. The District's projected housing and business land requirements out to the year 2040.

The Waitārere Beach Growth Areas is piece of land approximately 100 hectares in size located to the East of the existing Waitārere Beach settlement (Figure 1). Council, alongside key stakeholders and partners developed a Master Plan for this area. This Master Plan is the basis for Proposed Plan Change 5 (PC5).

The primary issue driving this Plan Change is a need to provide land to meet demand for residential and commercial land.

2 Introduction

Horowhenua District Council has prepared Proposed Plan Change 5 (PC5) to the Operative Horowhenua District Plan for notification under the Resource Management Act 1991 (the Act). Proposed PC5 seeks to provide for future residential and commercial greenfield development at Waitārere Beach. It is an amending proposal to the Operative Horowhenua District Plan and proposes changes to the policy, rule, zoning and structure plan framework for the Waitārere Beach growth area to achieve the outcomes identified in the Waitārere Beach Master Plan.

This report has been prepared in accordance with section 32 of the Act and provides an evaluation of the alternatives, costs and benefits undertaken by the Council in respect to Proposed PC5.

3 Purpose of Proposed Plan Change 5

The purpose of Proposed PC5 is to rezone land in the Waitārere Beach Growth Area to enable residential and commercial development (Figure 1). The rezoning includes over 100 hectares of land to the east of the existing settlement. It provides the potential to create over 700 residential lots, and enable the establishment of destination commercial activities within specified areas.

Proposed PC5 seeks to use the existing policy and rule framework where applicable and appropriate, while introducing new location specific provisions to ensure that the intended future development outcomes are clear.

The scope of Proposed PC5 is generally limited to the identified growth area, with the exception of minor updates to the issue discussion in Chapter 6 to reflect the adoption of the Horowhenua Growth Strategy 2040.

4 Regulatory and Policy Context

This section identifies the regulatory and policy context relating to Proposed PC5, including relevant legislation and national and regional level policies.

4.1 Legislative and National Policy Context

4.1.1 Resource Management Act 1991

Under section 5, the purpose of the RMA is *‘to promote the sustainable management of natural and physical resources’*.

Sustainable management means *“the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health while:*

- a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations;*
- b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.”*

Section 6 of the RMA identifies matters of national importance which need to be recognised and provided for in policies and plans. Those most relevant to this plan change are:

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development*
- (g) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers*
- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga*

Section 7 of the RMA requires particular regard to be given to a range of ‘other matters’. Of the matters identified, the most relevant to this plan change include:

- (b) the efficient use and development of natural and physical resources; and*
- (c) the maintenance and enhancement of amenity values.*
- (f) maintenance and enhancement of the quality of the environment.*
- (g) any finite characteristics of natural and physical resources.*
- (i) the effects of climate change.*

Section 8 of the RMA further requires that in managing the use, development, and protection of natural and physical resources the principles of the Treaty of Waitangi are taken into account.

In addition to the above sections, in preparing a District Plan (or Plan Change) the Council is also obliged to satisfy a number of further requirements set out in the RMA, including:

- Section 31 - Functions of Territorial Authorities;
- Section 32 - Duty to consider alternatives, assess benefits and costs;
- Section 72 - Purpose of district plans;
- Section 73 - Preparation and change of district plans;
- Section 74 - Matters to be considered by territorial authorities; and

- Section 75 - Contents of district plans.

Of particular note is the functional requirement under s.31(1)(aa) for Council to establish, implement and review objectives, policies and methods to ensure there is sufficient land for residential and business development capacity to meet expected demand.

4.1.2 Resource Management Amendment Act 2020

In June 2020 the Resource Management Amendment Act received Royal Assent, with sections coming into force on a range of dates. There are no significant changes in this Amendment Act which impact on Proposed PC5.

4.1.3 National Policy Statements

Under Section 75(3)(a) of the RMA a District Plan must also give effect to any National Policy Statement (NPS) that has been issued. Of the five NPS's currently in place, the only one of relevance to proposed PC5 is the National Policy Statement on Urban Development (NPS-UD). The NPS-UD took effect from 20 August 2020, and replaced the National Policy Statement on Urban Development Capacity.

The NPS-UD seeks to ensure there is sufficient development capacity to meet the needs of people and communities and recognises the significance of well-functioning urban environments that contribute to community wellbeing and safety.

Horowhenua District Council is a Tier 3 Local Authority as it contains an urban environment (population over 10,000) that is not specified as Tier 1 or 2. The objectives and policies that apply to Horowhenua District Council and Proposed PC5 are listed below.

Objective 1: *New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.*

Objective 2: *Planning decisions improve housing affordability by supporting competitive land and development markets.*

Objective 3: *Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:*

- (a) the area is in or near a centre zone or other area with many employment opportunities*
- (b) the area is well-serviced by existing or planned public transport there is high demand for housing or for business land in*
- (c) the area, relative to other areas within the urban environment.*

Objective 4: *New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.*

Objective 5: *Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).*

Objective 6: *Local authority decisions on urban development that affect urban environments are:*

- (a) integrated with infrastructure planning and funding decisions; and*
- (b) strategic over the medium term and long term; and*

- (c) responsive, particularly in relation to proposals that would supply significant development capacity.

Objective 7: Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions.

Objective 8: New Zealand's urban environments:

- (a) support reductions in greenhouse gas emissions; and
- (b) are resilient to the current and future effects of climate change.

Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:

- (a) have or enable a variety of homes that:
 - i. meet the needs, in terms of type, price, and location, of different households; and
 - ii. enable Māori to express their cultural traditions and norms; and
- (b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and
- (c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and
- (d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and
- (e) support reductions in greenhouse gas emissions; and
- (f) are resilient to the likely current and future effects of climate change.

Policy 2: Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.

Policy 5: Regional policy statements and district plans applying to tier 2 and 3 urban environments enable heights and density of urban form commensurate with the greater of: the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or relative demand for housing and business use in that location.

Policy 10: Tier 1, 2, and 3 local authorities:

- (a) that share jurisdiction over urban environments work together when implementing this National Policy Statement; and
- (b) engage with providers of development infrastructure and additional infrastructure to achieve integrated land use and infrastructure planning; and
- (c) engage with the development sector to identify significant opportunities for urban development.

Policy 11: In relation to car parking:

- (a) the district plans of tier 1, 2, and 3 territorial authorities do not set minimum car parking rate requirements, other than for accessible car parks; and

(b) tier 1, 2, and 3 local authorities are strongly encouraged to manage effects associated with the supply and demand of car parking through comprehensive parking management plans

4.1.4 National Planning Standards

Central Government has introduced National Planning Standards to ensure Council plans are easier to prepare, understand and comply with. The first set of National Planning Standards came into force on 3 May 2019 and Horowhenua District Council has five years to adopt the standards¹. The Standards set out a range requirements aimed at standardising the way plans are structured, standard zones, spatial layers, mapping and definitions.

As Proposed PC5 proposes relatively minor changes to the operative District Plan, it has been designed to align with the existing district plan structure, although has implemented aspects of the National Planning Standards where appropriate. The full Horowhenua District Plan as a whole will be aligned with the National Planning Standards by 2024, as required by legislation.

4.2 Regional Policy Context

4.2.1 Horizons Regional Council One Plan

Under Section 75(3)(c) of the RMA, a District Plan must give effect to any Regional Policy Statement which, in this instance, is the Horizons Regional Council’s ‘One Plan’ (which comprises a combined Regional Policy Statement and Regional Plan).

Chapter 1 of the One Plan sets out the ‘Big Four’ environmental issues for the region. These include:

Big Four Issues	Relevance to Proposed Plan Change
Surface water quality degradation	<ul style="list-style-type: none"> Relevant in terms of managing surface water from the development area
Increasing water demand	<ul style="list-style-type: none"> Relevant in terms of the demand for water generated by the development
Unsustainable hill country land use	<ul style="list-style-type: none"> Not relevant to the proposed plan change
Threatened biological diversity	<ul style="list-style-type: none"> Relevant in terms of the Wairarawa Lagoon.

Other chapters of the One Plan that are particularly relevant to the plan change include Chapter 3 (Infrastructure, Energy, Waste, Hazardous Substances, and Contaminated Land) and Chapter 4 (Water).

¹ Apart from the electronic accessibility and functionality standards which were required to be met by 3 May 2020.

Key One Plan Objectives & Policies	Relevance to Proposed Plan Change
<p>Objective 3-3: The strategic integration of infrastructure with land use Urban development occurs in a strategically planned manner which allows for the adequate and timely supply of land and associated infrastructure.</p> <p>Policy 3-4: The strategic integration of infrastructure with land use Territorial Authorities must proactively develop and implement appropriate land use strategies to manage urban growth, and they should align their infrastructure asset management planning with those strategies, to ensure the efficient and effective provision of associated infrastructure.</p>	<p>The Waitārere Beach growth area has previously been identified as a future growth area through existing and deferred zoning in the Operative Horowhenua District Plan.</p> <p>The proposed Waitārere Beach growth area is supported by the provision of a reticulated wastewater supply which is adequate to service projected growth.</p>
<p>Objective 5-2: Water Quality</p> <p>a. Surface water quality is managed to ensure that:</p> <ul style="list-style-type: none"> i. <i>water</i> quality is maintained in those <i>rivers</i> and <i>lakes</i> where the existing <i>water</i> quality is at a level sufficient to support the Values in Schedule B ii. <i>water</i> quality is enhanced in those <i>rivers</i> and <i>lakes</i> where the existing <i>water</i> quality is not at a level sufficient to support the Values in Schedule B iii. accelerated eutrophication and sedimentation of <i>lakes</i> in the Region is prevented or minimised iv. the special values of <i>rivers</i> protected by <i>water conservation orders</i> are maintained. <p>b. Groundwater quality is managed to ensure that existing groundwater quality is maintained or where it is degraded/over allocated as a result of human activity, groundwater quality is enhanced.</p>	<p>The proposed growth area will be required to manage stormwater in accordance with the existing Operative District Plan framework. This requires stormwater discharges to be managed on-site.</p>
<p>Objective 6-1: Indigenous biological diversity</p> <p>Protect areas of significant indigenous vegetation and significant habitats of indigenous fauna and maintain indigenous biological diversity[^], including enhancement where appropriate.</p> <p>Policy 6-2: Regulation of activities affecting indigenous <i>biological diversity</i></p> <p>For the purpose of managing indigenous <i>biological diversity</i>[^] in the Region:</p> <p>a. Habitats determined to be <i>rare habitats</i>* and <i>threatened habitats</i>* under Schedule F must be recognised as areas of significant indigenous vegetation or significant habitats of indigenous fauna.</p>	<p>The Wairarawa Lagoon on Lot 1 DP 424782 is recognised in the One Plan as biodiversity site, classified as a threatened habitat under Schedule F. The Lagoon is proposed to be zoned as Open Space and will be retained as a public open space. This will support the retention and enhancement of the biodiversity of the site. It will also enhance public access to the site. The wider connectivity identified for Proposed PC5 supports public access to the coast.</p>

- b. ***At-risk habitats**** that are assessed to be significant under Policy **13-5** must be recognised as significant indigenous vegetation or significant habitats of indigenous fauna.
- c. The Regional Council must protect ***rare habitats****, ***threatened habitats**** and ***at-risk habitats**** identified in (a) and (b), and maintain and enhance other ***at-risk habitats**** by regulating activities through its regional plan and through decisions on resource consents^.
- d. Potential adverse *effects*^ on any ***rare habitat****, ***threatened habitat**** or ***at-risk habitat**** located within or adjacent to an area of ***forestry**** must be minimised.
- e. When regulating the activities described in (c) and (d), the Regional Council must, and when exercising functions and powers described in Policy **6-1**, *Territorial Authorities*^ must:
 - i. allow activities undertaken for the purpose of pest plant and pest animal control or habitat maintenance or enhancement,
 - ii. consider indigenous *biological diversity*^ offsets in appropriate circumstances as defined in Policy **13-4**,
 - iii. allow the ***maintenance****, ***operation**** and ***upgrade**** of *existing structures*^, including infrastructure^ and other physical resources of regional or national importance as identified in Policy **3-1**, and
 - iv. not unreasonably restrict the existing use of production land^ where the effects of such land^ use on ***rare habitat****, ***threatened habitat**** or ***at-risk habitat**** remain the same or similar in character, intensity and scale.

The proposed growth area is located within the wider coastal area, contains dune landscapes. Proposed PC5 has been developed to encourage development that is responsive to the topography to support the retention of the natural character of the area, recognising that it will undergo a transition from a largely rural environment to an urban environment.

Policy 6-3: Proactive management of indigenous *biological diversity*

- a. The Regional Council will aim to maintain or enhance indigenous *biological diversity*^ by working in partnership with relevant landowners, other parties with a legal interest in the *land*^, and relevant consent holders to establish a management plan and incentive programme for the voluntary proactive management of identified ***sites**** by 2016.
- b. For the purposes of (a), separate programmes will be established for *wetlands*^, bush remnants, native fish communities and coastal ecosystems.
- c. The management plans under (a) will generally address the following matters as a minimum:
 - i. fencing and prevention of stock access
 - ii. pest plant and pest animal control
 - iii. planting
 - iv. agreed land^ uses
 - v. work and materials to be provided by the Regional Council or a third party
 - vi. financial assistance to be provided by the Regional Council or a third party

- vii. monitoring
- viii. legal options for ensuring longevity of the measures implemented.

Policy 6-8: Natural character

- a. The natural character of the coastal environment, *wetlands*[^], *rivers*[^] and *lakes*[^] and their margins must be preserved and these areas must be protected from inappropriate subdivision, use and development.
- b. The natural character of these areas must be restored and rehabilitated where this is appropriate and practicable.
- c. Natural character of these areas may include such attributes and characteristics as:
 - i. Natural elements, processes and patterns,
 - ii. Biophysical, ecological, geological, geomorphological and morphological aspects,
 - iii. Natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks,
 - iv. The natural movement of water and sediment including hydrological and fluvial processes,
 - v. The natural darkness of the night sky,
 - vi. Places or areas that are wild and scenic,
 - vii. A range of natural character from pristine to modified, and
 - viii. Experiential attributes, including the sounds and smell of the sea; and their content or setting.

Policy 6-9: Managing natural character

In relation to the natural character of:

- a. the component of the coastal environment which is not coastal marine *area*[^] (CMA), and
- b. *wetlands*[^], *rivers*[^] and *lakes*[^] and their margins subdivision, use or development must generally (but without limitation) be considered appropriate if it:
- c. is compatible with the existing level of modification to the environment,
- d. has a functional necessity to be located in or near the component of the coastal environment which is not coastal *marine area*[^] (CMA), *wetland*[^], *river*[^] or *lake*[^] and no reasonably practicable alternative locations exist,
- e. is of an appropriate form, scale and design to be compatible with the existing landforms, geological features and vegetation,
- f. will not, by itself or in combination with *effects*[^] of other activities, significantly disrupt natural processes or existing ecosystems, and
- g. will provide for the restoration and rehabilitation of natural character where that is appropriate and practicable.

<p>Policy 6-10: Public access to and along <i>rivers</i>[^] and <i>lakes</i>[^] and their margins</p> <ol style="list-style-type: none"> a. Activities within or near <i>rivers</i>[^] and <i>lakes</i>[^] must be established and operated in a manner which readily provides for public access. Public access may be restricted only where necessary for safety, cultural or conservation purposes, or to ensure a level of security appropriate for activities authorised by a <i>resource consent</i>[^]. b. Public access for recreational purposes must recognise the need to protect <u><i>rare habitats</i>[*]</u>, <u><i>threatened habitats</i>[*]</u> and <u><i>at-risk habitats</i>[*]</u>. c. Public access must recognise existing private <u><i>property</i>[*]</u> rights. 	
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4.3 Local Policies, Plans and Strategies

4.3.1 Growth Planning

Horowhenua Development Plan

The Horowhenua Development Plan was prepared in 2006/2007 and adopted by Council in 2008. The purpose of the Development Plan 2008 was to manage the nature, location and structure of development across the District for 20 years and beyond. The Development Plan informed a number of substantial Plan Changes in 2009-2011 to the 1999 version of the District Plan and it also helped guide the review of the 1999 District Plan and development of the current District Plan (made operative in 2015).

Horowhenua Growth Strategy 2040

A review of the Development Plan 2008 was commenced in 2016. The main purpose of the review was to ensure that revised population projections and the effects of improved connectivity to Wellington were taken into account. This review resulted in the development of the Horowhenua Growth Strategy 2040, which was adopted by Council in November 2018, replacing the Development Plan 2008.

The purpose of the Growth Strategy 2040 is to establish clear, effective direction for the integrated management of the district's growth over time so that:

- Council demonstrates leadership on growth management on behalf of the community.
- There is a strategy for the development of existing settlements, new subdivisions and the rural environment.
- Infrastructure is provided in an efficient, affordable and timely manner.
- The social cohesion and cultural diversity of communities are strengthened.
- The quality of the natural and built environments is maintained and/or improved.
- The economy is sustained and encouraged to thrive by the proactive enablement of growth.

The growth strategy identifies areas where residential and industrial growth might occur and will guide decisions about where and how to accommodate growth out to 2040.

Growth Management Principles

The Growth Strategy 2040 sets out a number of Growth Management Principles. Those relevant to Proposed PC5 are listed below:

Settlement Principles

- *Plan for settlement growth at key nodes (such as existing settlements) on transport routes including public transport networks.*
- *Provide housing choice - range of lot sizes/densities. Higher densities around centres (e.g. 25-50dw/ha) and larger lots at edges.*
- *Recognise and provide affordable housing choices for people with a low income.*
- *Ensure neighbourhoods have a focal point or 'heart' which is a people friendly place.*
- *Avoid areas of development where there are high risks from hazards and recognise the effects of sea level rise.*
- *Maintain the 'beach' character of coastal settlements (e.g. Waitāre, Hōkio and Waikawa Beaches).*

Street and Movement Principles

- *Provide safe and comfortable streets for walkers, cyclists, cars and other transport.*
- *Provide for 'walkability' and cycling as healthy, sustainable and affordable ways of moving around.*
- *Ensure streets are interconnected to assist with efficient movements, walk-ability and way finding.*
- *Improve the use of street trees to provide scale, shade, visual amenity and definition of street hierarchy.*
- *Establish clear hierarchies in street design arterial roads (e.g. State Highway), distributor roads, local traffic to collector roads and residential traffic to neighbourhood streets.*
- *Encourage the transport system to provide adequately for the community's long term transport needs.*
- *Recognise the influence of State Highways economically to the settlements and of the railway for movement of people and goods for the future.*
- *Encourage through urban development areas increased viability for public transport.*

Open Space Principles

- *Provide for the formal and informal recreational needs of people in towns – sports and casual use.*
- *Provide for definition to the neighbourhoods by local parks and linkages, such as along waterways.*
- *Maintain a low density of development and thus more open landscape around towns to define the urban/rural boundary and to protect the versatility of productive rural land.*
- *Provide a linked network of open space for alternative movement network for walkers, recreational use, and ecological corridors.*
- *Recognise the natural values in the hills, plains and coastal environments and the recreational opportunities in these.*
- *Ensure that public open space is safe and comfortable for public use.*

Infrastructure Principles

- *Provide water, sewer, stormwater to an adequate standard to reflect Council strategies.*

- *Plan and develop infrastructure which minimises energy use, discourages emissions, and reduces waste.*
- *Minimise stormwater and over flow management by environmental design, especially in sensitive catchments (Lake Horowhenua, Lake Papaitonga and Manawatu River Estuary).*
- *In non-reticulated areas, adopt best practice solutions for on-site disposal of wastewater and the supply of portable water.*

Waitārere Beach

The Growth Strategy 2040 identified that key growth issues for Waitārere Beach included:

- Increasing demand for residential development. Waitārere Beach could be one of the main settlements in the district accommodating growth.
- No defined town centre.
- Limited vacant commercial land.
- Reticulated wastewater network requiring upgrades to service growth.
- No reticulated water supply.
- Natural hazards.

4.3.2 Waitārere Beach Community Plan

Council adopted the Waitārere Beach Community Plan in April 2020. The Community Plan sets out a vision, values, priorities and actions of the community.

The vision is:

Waitārere Beach is a safe, friendly settlement that has a relaxed beach character and lifestyle with a diverse population who know each other.

The values include:

Kaitiakitanga: We are actively showing guardianship, care and protection for the Waitārere Beach environment.

Whakawhanaungatanga: We are connected and able to form relationships with each other to enhance a sense of belonging to the Waitārere Beach Community.

Manaakitanga: We care for, support and value each other in order to foster a sense of community at Waitārere Beach.

The priorities include:

Recognise the character and the sense of community that makes Waitārere Beach special.

The beach, dunes and waterways.

Outdoor recreation.

Infrastructure that meets community needs.

The actions of relevance to Proposed PC5 include:

Proactive Planning for Growth – developing a Master Plan and undertaking a plan change for the growth areas ensure new development connects with and complements the character of the existing settlement, acknowledges environmental opportunities and considers adequate availability of commercial zoned land.

Future Parks and Reserves - Ensure public outdoor recreation opportunities are planned as part of the Waitārere Beach Master Plan.

4.3.3 Waitārere Beach Master Plan

A Master Plan was developed for the future growth areas at Waitārere Beach and was adopted by Council on 10 March 2021 (Appendix 2). The Master Plan sets out design principles, design description and a series of maps for the future growth and development of the greenfield growth areas in the settlement. The Master Plan was developed alongside the landowners, and was subject to community engagement in January 2020.

The Master Plan sets out design principles which are the aspirations for Waitārere Beach that informed the development of the master plan. These principles are shown below.

Ecology and Sustainability

1. Apply principles of water sensitive urban design throughout the development.
2. Open spaces will provide positive recreational and ecological outcomes for the neighborhood and downstream environments.
3. Restore and protect ecological features within the area.

Culture and heritage

4. Respect and reflect the region's rich heritage including matters and sites of mana whenua significance.
5. Maintain important cultural and archaeological sites.

Quality

6. Develop Waitārere Beach to the highest standards, building upon the existing character and ensuring local community needs and aspirations are met.
7. Encourage a landscape-sensitive approach to housing within appropriate areas.

Capacity

8. Achieve the development capacity and patterns appropriate to Waitārere Beach.
9. Enable limited destination commercial development that does not compromise the existing village centre.

Choice

10. Create a neighborhood that offers variation and choice in housing types.

Affordability

11. Infrastructure and public open space is affordable and feasible.
12. A variety of housing is available at all budget levels.

Adaptability

13. Build flexibility into the design.
14. Consider expected impacts of climate change on designs.

Relationship with Waitārere Beach

15. Integrate with Waitārere Beach and adjacent rural residential areas.
16. Optimise connections to the beach and commercial centre.
17. Develop a logical and coherent interconnected network of streets and movement links.
18. Encourage people to walk or cycle.

Connections

19. Ensure good pedestrian and cycle access to public amenities - shops, beaches, forests and lakes.
20. Create safe slow streets for people to live on and use.
21. Provide a movement network well integrated with the open space network.

Distinctive Identity

22. Ensure the area feels like "Waitārere Beach" and offers a clear sense of community and a safe environment.
23. Ensure development integrates and builds upon the strong coastal character of the area.

Relationship to wider landscape

24. Link to wider coastal landscape visually and ecologically.

Open space provision & distribution

25. Provide a variety of open spaces to serve the new community.

Recreational amenity

26. Cater for diverse activities - walking, cycling, dog walking, fishing.
27. Open space located to provide ecological benefits.
28. Provide amenities for both residents and visitors.
29. Provide for easy navigation and wayfinding.
30. Ensure public accessibility and safety.

4.4 Waitārere Beach Context

4.4.1 Operative District Plan

A full review of the former District Plan (1999) was undertaken between 2009 and 2013, with the Horowhenua District Council (the Council) making its second generation District Plan (the Plan) operative on 1 July 2015. Since this time, two plan changes completed:

- *Plan Change 1*: incorporated additional heritage buildings, structures and sites into Schedule 2 of the District Plan. This plan change was made operative from 1 November 2018.

- *Plan Change 2*: amended a limited number of provisions related to residential development, specifically for infill and medium density development. This plan change was made operative from 1 November 2018.

The Waitārere Beach settlement has a range of existing zones and overlays including; residential, medium density residential, low density residential, greenbelt residential, greenbelt residential Waitārere Rise overlay, open space, commercial and deferred (Figure 2). The variety of residential zones provide for a range of lots sizes from 4,000m² down to 225m². The general intent for lot sizes in each zone are:

- Medium Density Overlay: 225m² minimum
- Residential: 800m² minimum
- Low Density Residential Overlay: 2,000m² average, 1,000m² minimum
- Greenbelt Residential: 2,000m² - 5,000m² minimum

Structure Plan 07 applies to an area to the east of the settlement and the north of Waitārere Beach Road. It identifies the intended future roading network, pedestrian connections, reserves, open space and landscape features (Figure 3).

The deferred residential zones show the intended location of future residential growth. A structure Plan is required to be implemented through a Plan Change and confirmation of capacity of the infrastructure network prior to the deferral being lifted.

The Commercial Zone provides for a wide range of commercial activities and also enables residential development.

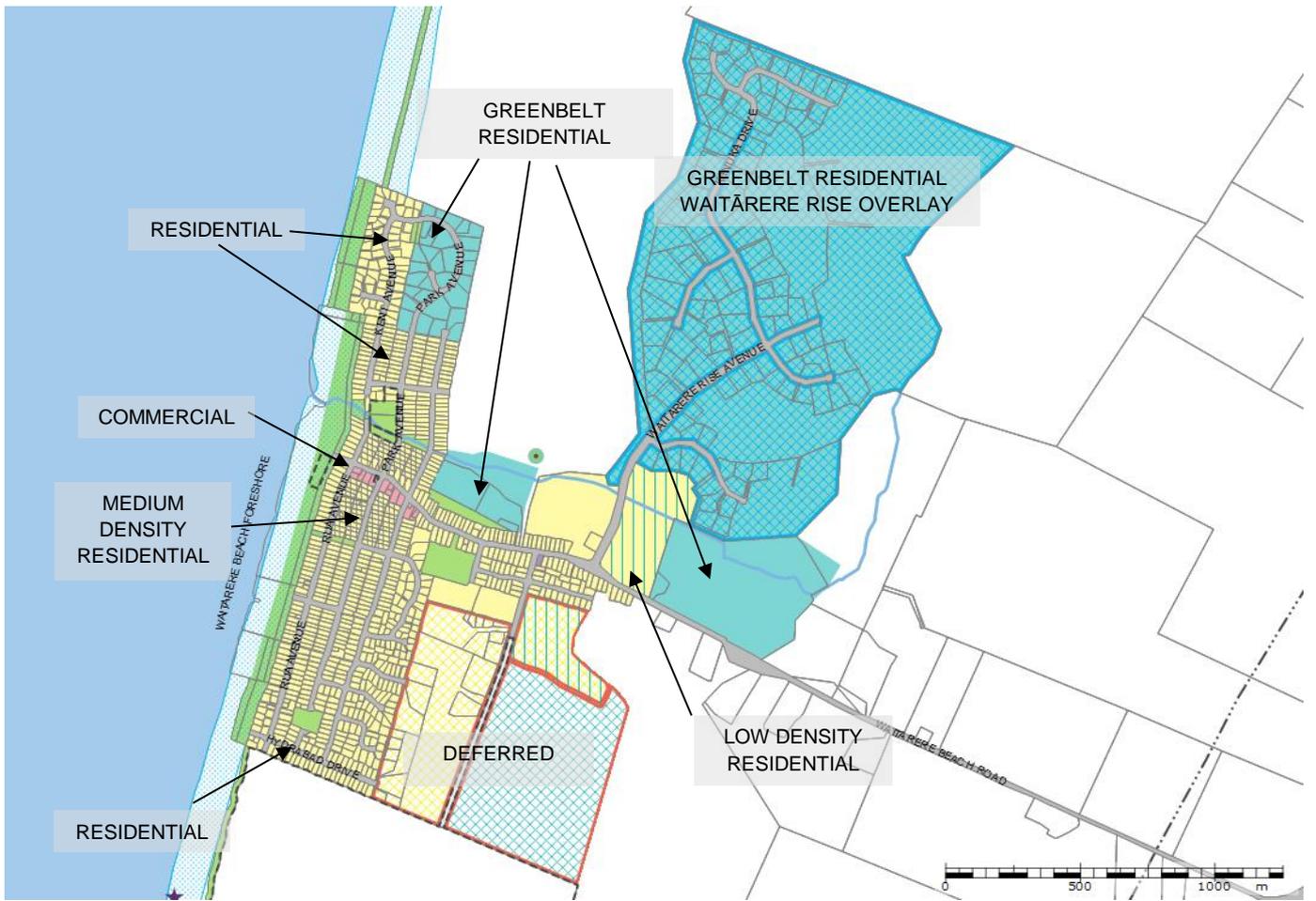


Figure 2 Waitāre Beach existing zoning (Source: Horowhenua District Council, 2020).

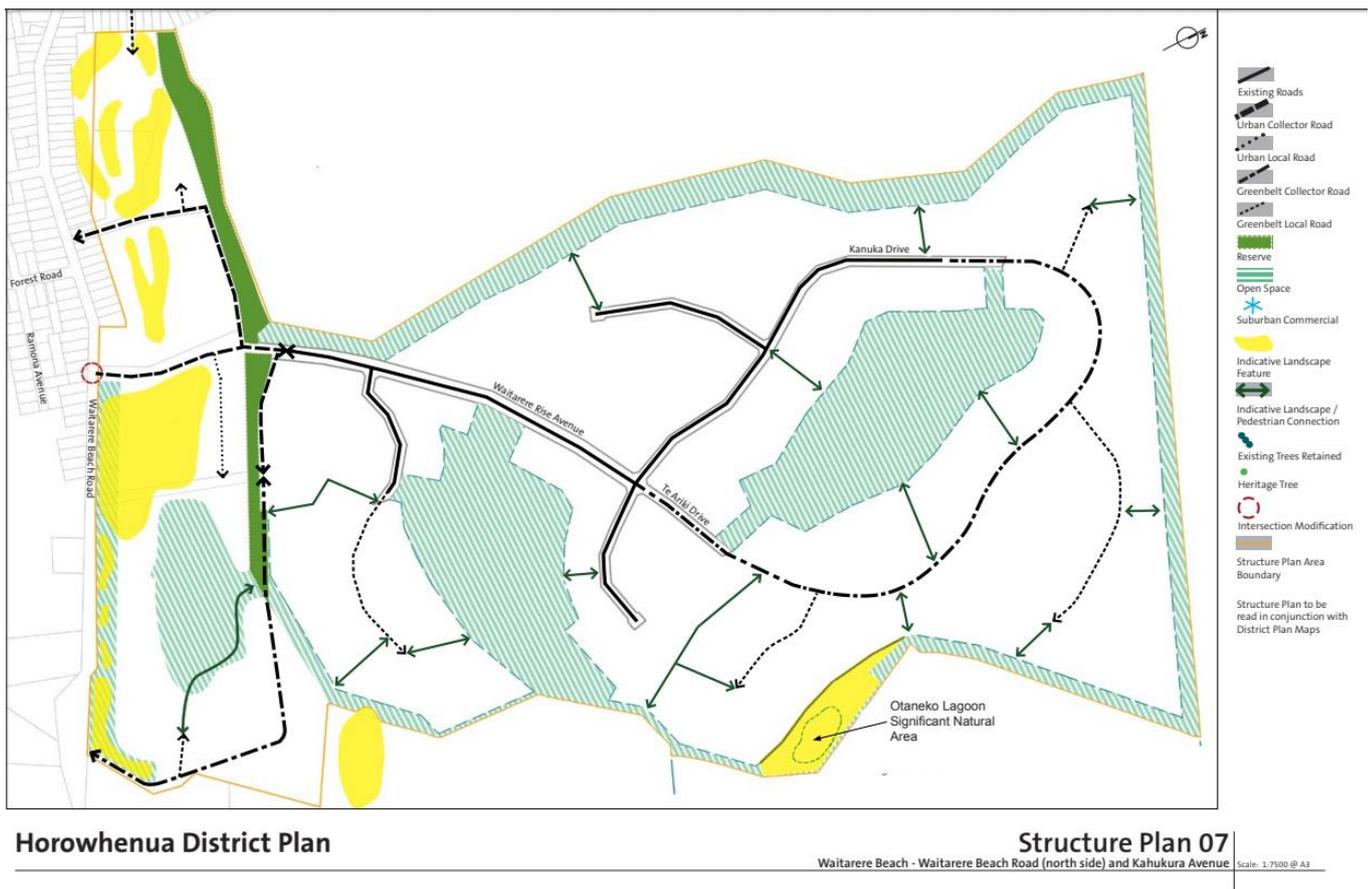


Figure 3. Structure Plan 07 (Source: Operative Horowhenua District Plan 2015)

4.4.2 Urban form

The settlement has an overall linear shape, spread along three principal streets parallel to the coastline. Differences in urban form have developed alongside key periods of growth of the settlement (Figure 4 and 5). The part of the settlement first developed, from the 1940's to 1960's is very linear in form.

The area to the very south of the settlement and west of Kahukura Avenue (and south of Waitāre Beach Road) was developed during the 1970's-1990's. The development in the 1990's included a roading network focused as east-west orientation rather than the north/south pattern of the original settlement. There are a mix of cul-de-sacs and connecting roads to future growth areas.

The Park Avenue extension / Kent Avenue area was developed during the early/mid 2000's and contains larger, and more irregular lots, with cul-de-sac development not present in the original development.

Waitāre Rise was developed from the late 2000's and is still developing. This area provides for Greenbelt Residential development, with lots larger than the rest of the settlement (approximately 4,000m²).

Housing development is predominantly single story detached dwellings. There has been little redevelopment of the parts of the settlement developed during the 1940's to 1960's with many dwellings on these sections retaining a 'bach' character. Newer and more substantial dwellings have been developed in the Kent Avenue/Park Avenue North area as well as in the Waitāre Rise area.



Figure 4. Development Timeline (Source: Local Collective, 2020).



Figure 5. Map showing the urban form throughout the settlement (Source: Horowhenua District Council, 2020).

4.4.3 Natural Features

The Waitāreere Beach area is a coastal community, with a number of natural features (Figure 6 and 7). The settlement is bounded by forests to the north and south. Okatia Beach is located to the west of the settlement. The dunes are over 100 metres wide and are accreting at a rate of approximately 1.7 metres per year². The settlement has been constructed over the dunes, and the future growth areas are also located on dune systems of Waitāreere, Motuiti and Foxton.

The Wairarawa Stream runs from east-west through the centre of the settlement. The Wairarawa Lagoon is located on an undeveloped property to the east of the settlement and is identified as a threatened habitat under Schedule F of the One Plan.



Figure 6. Aerial Image of Waitāreere Beach (Source: Horowhenua District Council Nearmap, 2020)

² Horizons Regional Council (2013). Coastal Hazard Assessment Waikawa to Waitāreere.



Figure 7. Aerial view of Waitāreere Beach showing the location of the Wairarawa Stream
(Source: Horowhenua District Council, 2020).

4.4.4 Infrastructure

Waitāreere Beach has a reticulated wastewater system (Figure 8). Wastewater is reticulated around the settlement and treated by the Wastewater Treatment Plant located in the southern forest. A report has been prepared regarding the capacity of the wastewater network to cope with the projected growth which is attached as Appendix 3. This report shows capacity within the network (based on planned upgrades) and the treatment plant to cope with the proposed growth area.

Water supply is from individual roof supply and groundwater bores. Council has undertaken a feasibility study for the provision of a Council-provided reticulated water system for the settlement, but has not yet decided on the merits of providing a reticulated water supply for the settlement.

Council manages a stormwater system for stormwater from the roading network. Stormwater is piped from the settlement to outlet pipes along Waitāreere Beach. Stormwater from private properties is managed on-site.

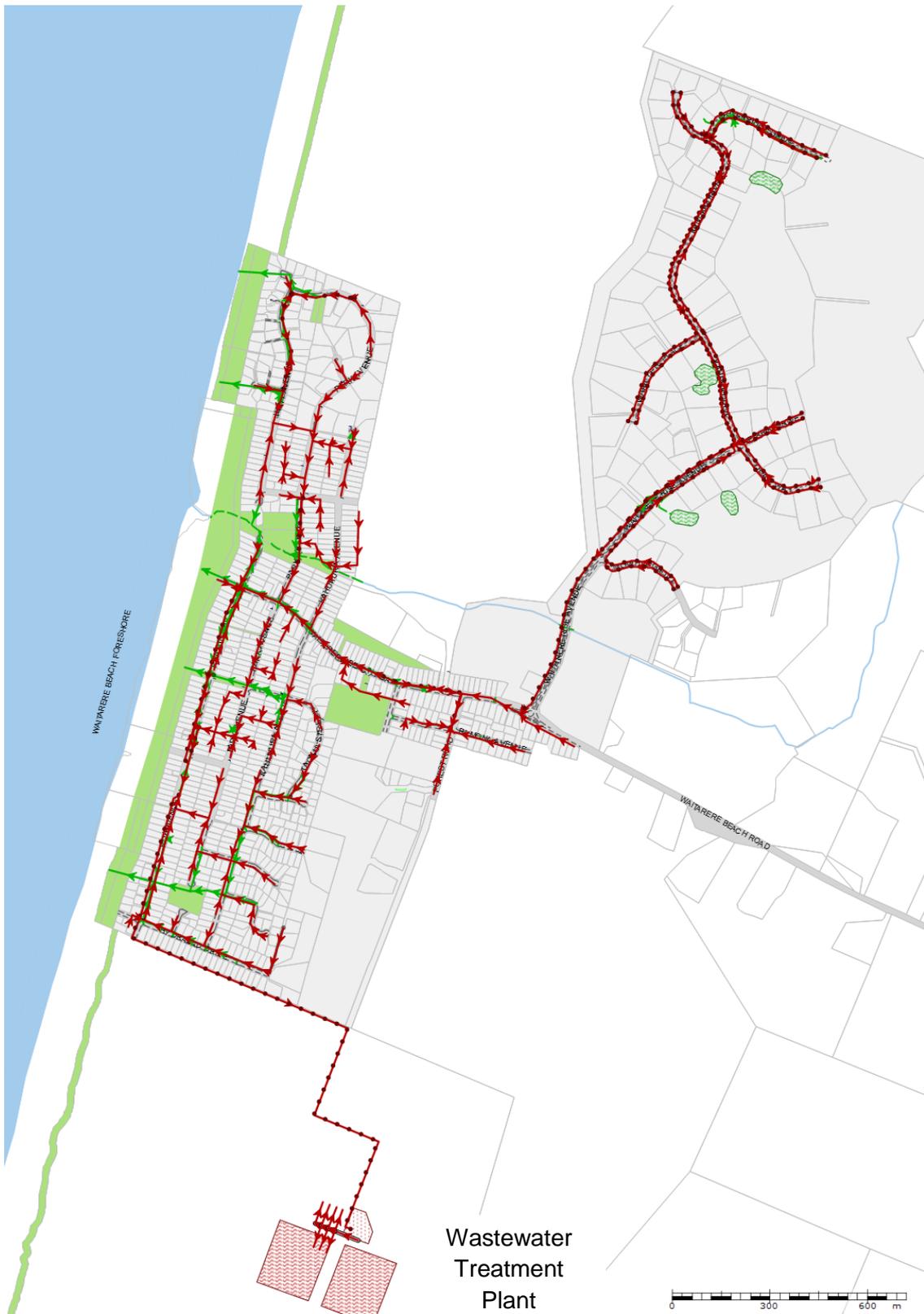


Figure 8. Overview of the reticulated infrastructure network (Source: Horowhenua District Council, 2020).

4.4.5 Growth and population projections

4.4.5.1 Horowhenua District

The Horowhenua District has in the past had a static population which was expected to experience slow decline. However, in recent years the district has experienced significant growth. The Horowhenua District's population has been increasing by an average of 2% per year between 2013 and 2018.

The Long Term Plan 2018 – 2038, based on population projections prepared by Sense Partners (using the 50th percentile), assumed that the district would grow by 1.2% per annum between 2018 and 2028 and 1.1% per annum between 2028 and 2038. These population projections anticipated the district's population would sit at 32,758 in June 2018 and increase to 41,128 by June 2038, an increase of over 8,000 residents.

Figures from the 2018 Census show the district's population was growing faster than anticipated and hit 33,261 in March 2018, an additional 503 residents to what had been expected.

In June 2020, Sense Partners were commissioned to provide updated population projections for the District. Due to this work being completed post COVID-19 Alert Level 4 lockdown this work was able to take into account the potential impact of COVID-19. These projections show that growth is expected to continue long term. Based on recent growth being much faster than previously anticipated, and the ongoing improvements to the roading network from Wellington, Council have adopted the 95th percentile growth rate from the Sense Partners report for its long term planning, which means significant and ongoing demand for housing resulting from an assumed growth rate of 2.6% per annum from 2021-31 and 2.9% per annum between 2031 and 2041. This equates to an average of 434 additional dwellings required per year across the district between 2021 and 2031, increasing to 686 required per year between 2031 and 2041.

There is significant pressure on the housing market in the Horowhenua District as a result of growth. The average house price in Horowhenua has already increased from \$354,134 in 2019 to \$421,000 in 2020 (Horowhenua Growth Dashboard, September 2020³). The Horowhenua Community Driven Housing Action Plan states that as of 2018, the median house price was 7.4 times median household income⁴, which puts Horowhenua housing into the 'severely unaffordable' category based on 15th Annual Demographia International Housing Affordability Survey⁵.

4.4.5.2 Waitārere Beach

This population growth is impacting on Waitārere Beach. StatsNZ data from the 2018 Census shows that the population of Waitārere Beach⁶ was 591 residents in 2006, 588 in 2013 and 681 in 2018. The number of dwellings increased from 732 in 2006, to 789 in 2013 and 801 in 2018.

Waitārere Beach has historically been a holiday home destination, shown by the high proportion of unoccupied dwellings.

	2006	2013	2018
Population	691	588	681

³ <https://www.horowhenua.govt.nz/Growth/How-do-we-monitor-growth>

⁴ <https://www.horowhenua.govt.nz/files/assets/public/council-projects/housing-action-plan-web.pdf>

⁵ <http://www.demographia.com/dhi2019.pdf>

⁶ Combined SA1 areas

Occupied dwellings	279 (38%)	300 (38%)	339 (42%)
Unoccupied dwellings	453 (62%)	489 (62%)	462 (58%)
Total dwellings	732	789	801

The growth assumptions identified for the district as a whole have been attributed to geographic areas. For Waitārere Beach it is assumed through the LTP 2021-41 the area will accommodate 10.5% of residential growth (85% of total growth), resulting in the need of 27 dwellings per year between 2021 and 2031 and 42 per year between 2031 and 2041. This means an additional 690 dwellings needed between 2021 and 2041.

4.4.6 Land supply

Land supply for future residential growth was assessed through the Horowhenua Growth Strategy 2040⁷. The growth scenario for Waitārere Beach identified in the Growth Strategy projects an additional 165 houses to be accommodated in the Residential Zone and 157 houses to be accommodated within the Greenbelt Residential Zone. This is a total of 322 new houses required by 2040. The capacity calculations in the Growth Strategy 2040 showed that Waitārere Beach has sufficient land available within the Residential and Greenbelt Residential zones (including the deferred areas) to accommodate projected growth.

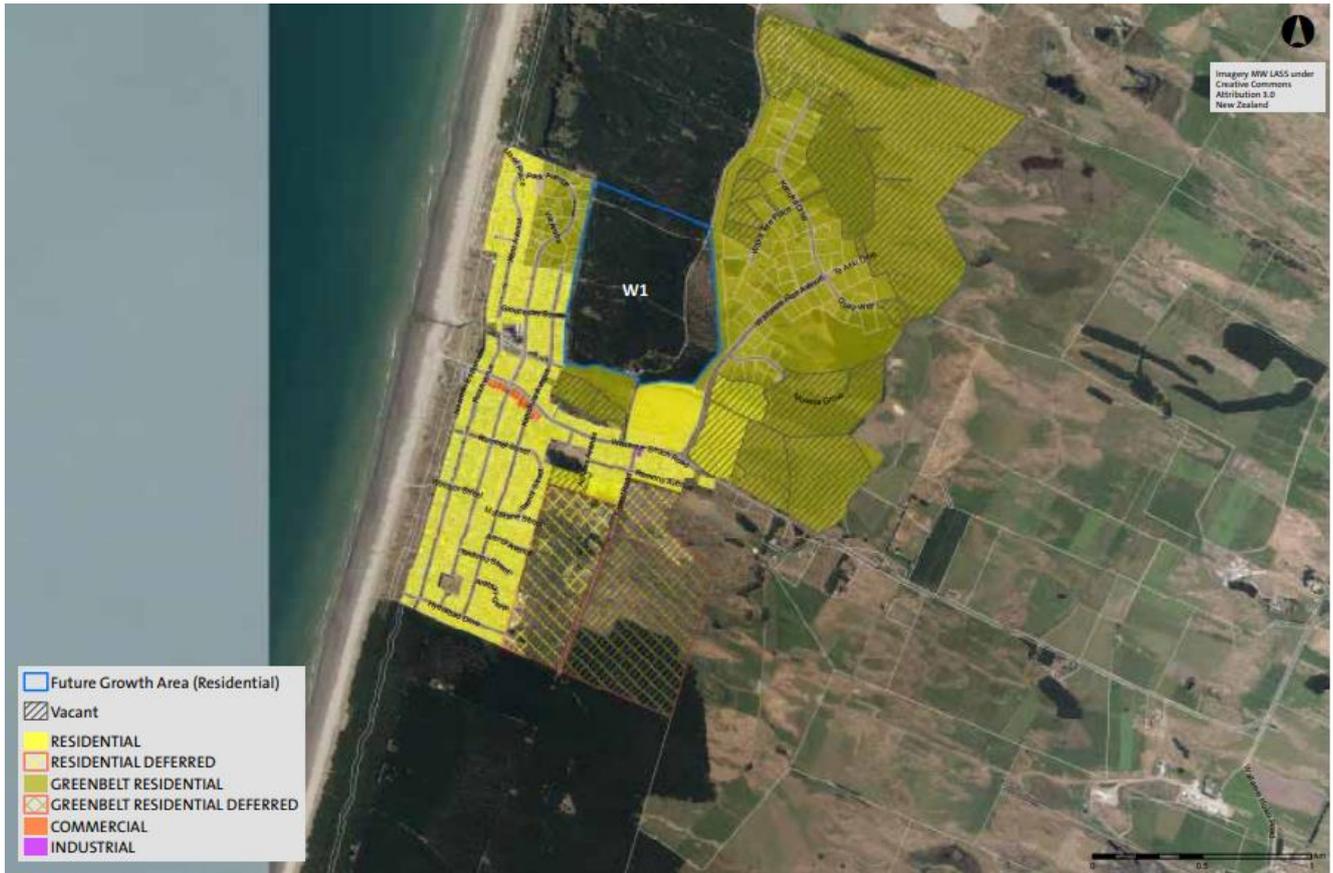
Existing residential development capacity has been calculated in the Growth Strategy 2040 by considering available land to include greenfield residential land (Residential Zone and Greenbelt Residential Zone, including deferred) which is not built on or subdivided. The existing settlement zoned Residential is 153 hectares, with an additional 35 hectares available for future development either currently zoned or deferred. The existing settlement zoned as Greenbelt Residential is 207 hectares, with an additional 158 hectares available for Greenbelt Residential development.

A future growth area W1 was identified to potentially provide for future residential development (Figure 9). It is noted that the land is currently part of a Crown forest with a forestry licence. The land itself has been retained by the Crown for transfer to Iwi under Treaty of Waitangi settlements.

The issue of limited vacant commercial land was identified in the Growth Strategy, although no additional land was identified.

It is important to note that the Horowhenua Growth Strategy was developed based on the 2018 population projections. When considering the updated projections, Waitārere Beach needs an additional 690 dwellings by 2041, more than double what was initially anticipated.

⁷ This assessment was undertaken based on growth assumptions adopted for the LTP 2018-38, and as identified above revised growth assumptions have been adopted by Council since. Work is currently underway to refresh the Growth Strategy in accordance with the revised assumptions.



*Figure 9. Waitāre Beach Potential Growth Option
(Source: Horowhenua Growth Strategy 2040, 2018).*

4.5 Supporting Information

The following information has been considered when drafting this report:

- Waitāre Beach Master Plan
- Waitāre Beach Community Plan
- Archaeology Scoping Report & Addendum
- Horowhenua Growth Strategy 2040
- Waitāre Beach Commercial Land Assessment
- Liquefaction Assessment
- Stormwater Catchment Assessment Summary
- Horowhenua Long Term Plan 2018-2038
- Horowhenua Socio-Economic Projections: Update May 2020
- 3 Waters Infrastructure Master Plan: Waitāre Beach

5 Consultation

5.1 Consultation

5.1.1 Iwi

5.1.1.1 Informal engagement

HDC has engaged with Ngāti Huia (hapu of Ngāti Raukawa) and the Muaūpoko Tribal Authority throughout the development of the Master Plan and Plan Change. HDC has also approached Tamarangi Hapū. As a result of early engagement with Iwi, the Otororoa Ridge was removed from the proposed Master Plan and Plan Change area as it was identified as a dune of significance, and at high risk of finding significant cultural sites, particularly burials.

5.1.1.2 Clause 3(1) & 4A(1) of Schedule 1 of the RMA

Letters, including a copy of the draft Plan Change were sent to Iwi in accordance with clauses 3(1) and 4A(1) of Schedule 1 of the RMA outlining the nature and scope of the proposed change and inviting comment. Where comments had previously been provided via informal engagement, Council provided an overview of the matters raised by Iwi and Council's response.

- Ngāti Huia ki Matau
- Ngāti Huia ki Poroutawhao
- Ngāti Raukawa ki te Tonga
- Muaūpoko Tribal Authority
- Tamarangi Hapu

Iwi were provided with the documents on 8 or 9 December 2020 and given until 22 January 2021 to provide a response. Tamarangi Hapu have indicated a desire to discuss the proposed plan change, however, at the time of writing the scheduled meeting had needed to be rescheduled and a date for this had not yet been confirmed.

A hui was held with representatives from Ngāti Huia in February. Key areas of the proposed plan change where further consideration was requested include:

- **Commercial provision:** Concerns raised around the spread-out commercial provision (additional commercial provision for the Growth Area). Should understand the ideal location for a centre, and find ways to activate that area. Scattered commercial provision gives the impression of facilitating private developers without consideration of the wider community
- **Wairarawa Stream/Lagoon:** Is of significant importance. Is the only link to ancestral lakes and wetlands and serious considerations of this, the potential to protect this environment as a source of cultural importance is required. The stream is a major mahinga kai or food gathering area for Ngāti Huia. It is one of the few areas left that support tuna heke. They consider any development around the stream would be detrimental to maintaining the mahinga kai. Higher density development being enabled in this area as it may place increased pressure on the ecosystem and result in degradation of the area.

5.1.2 Community Engagement

Community engagement was undertaken when developing the Waitārere Beach Master Plan. Two surveys were developed for community feedback – one focused on the design principles from the Master Plan, and the second on key aspects of community character. Feedback was open on the draft Plan from 18 January – 14 February 2020. Engagement was launched on 18 January 2020 with an event at Waitārere Domain which approximately 200 community members attended.

A total of 29 community members completed the feedback form for the design principles, with the results showing strong support for the importance of the principles. A total of 35 residents completed the feedback form that focused on the character of future growth areas. The results showed that retaining the coastal character of the area was important for the respondents.

5.1.3 Landowner Engagement

A group of key landowners who own large parts of the developable land within Waitārere Beach Growth Area have been closely involved in the development of the Master Plan, participating in numerous workshops and meetings throughout 2019 and 2020.

5.1.4 Agencies

A copy of the proposed Plan Change was provided to the following agencies prior to the end of 2020 to enable informal feedback prior to notification of the Proposed Plan Change.

- Waka Kotahi NZTA
- Horizons Regional Council
- Department of Conservation

Informal discussions have been held on the proposed plan change with Waka Kotahi. Horizons Regional Council provided a number of comments summarised below:

- Support considered approaches to urban growth areas.
- Notable feature is the Wairarawa Lake and Stream. Note the lake as a threatened habitat and subject to strict regulation which may affect future activities in the development of the open space zone.
- Land disturbance greater than 20 degrees is regulated on slopes more than 20 degrees.
- Stormwater should be prevented from entering the lake.
- Minor concern about potential for plan users to consider liquefaction and surface water inundation are not a hazard elsewhere.
- Encourage HDC to ensure the primary road network and footpaths are constructed to enable safe operation of bus services.
- Ponding information provided.
- Reference to the Coastal Hazard Assessment – Waikawa to Waitarere.

6 Proposed Plan Change 5

Proposed Plan Change 5 seeks to rezone land in the Waitārere Beach Growth Area to enable future development. It covers deferred areas, but also incorporates the reconsideration of undeveloped greenfield areas, and has proposed increased development potential for these sites. Proposed PC5 seeks to:

- Revise the existing planning framework as necessary, making amendments or providing additional direction where needed to achieve specific outcomes,
- provide greenfield land to accommodate growth,
- support the development of a variety of housing types,
- provide connections with the existing settlement and future growth areas,
- respect significant natural features, and
- provide for limited activities that do not compete with the existing commercial centre.

The scope does not cover infill development or any areas outside of the Waitārere Beach Growth Area.

6.1 Scope of proposed amendments to the District Plan

The scope of Proposed PC5 is limited to the following range of amendments related to the Waitārere Beach Growth Area. The scope of proposed PC5 is limited to the Waitārere Beach Growth Area, except for minor updates to the Issue Discussion in Chapter 6 to reflect the adoption of the Horowhenua Growth Strategy 2040.

Proposed additions are shown in underline.

~~Proposed deletions are struck through.~~

6.1.1 Chapter 6: Urban Environment

6.1.1.1 Issue Discussion.

Changes are proposed to the text to reflect the adoption of the Horowhenua Growth Strategy 2040. Previous reference in this section is to the Horowhenua Development Plan which was superseded by the Growth Strategy.

Amend Issue Discussion associated with Issue 6.1 Overall Form, Activities and Servicing of Urban Settlements as follows:

ISSUE DISCUSSION

In 2007/08 the Council completed the Horowhenua Development Plan and this was formally adopted as Council policy in July 2008. The purpose of the plan ~~this Development Plan~~ was to provide a ~~the~~ strategy to direct the future subdivision and development in the district for a 20 year planning period through to 2028.

In response to recent and projected growth in the district a review of the Development Plan was commenced in 2016, the result of which was development of the Horowhenua Growth Strategy 2040. The strategy which was adopted by Council in November 2018 and replaces the Development Plan 2008.

The Development Plan Growth Strategy reflects the Council's continuing desire to provide a proactive framework for managing growth in the future, offering direction about where and how growth will be accommodated in the district out to 2040. It builds on the planning principles and spatial strategy applied in the Development Plan, with a renewed emphasis on consolidation in and around existing urban areas. For the urban environment, the Key features of the Development Plan Growth Strategy relevant to the urban environment include:

- Increasing density within settlements in defined locations to utilise existing urbanised land and minimise future infrastructure costs.
- Supporting commercial and social service facilities in existing settlements through carefully managed increases in density.
- Encouraging the diversification of the range of housing types and living environments available in the district.
- Providing a 'Greenbelt Residential' or 'Rural Residential' peri-urban zone of connected clusters of housing to meet the demand for fringe larger lot living closely connected to settlement centres and facilities.
- Containing settlements within limits set by greenbelts to maintain the scale and 'village' character of each settlement.
- Limiting the overall size of urban areas.
- Utilising natural landscape features to guide the pattern of development and retaining features that contribute to 'sense of place'.
- Protecting the natural character of the coastal environment by limiting the expansion of settlements.
- ~~Defines the location of different types of development clearly so its effects (positive and negative) can be better planned for.~~
- ~~Encourage a range of housing types and living environments (e.g. townhouses) in specific locations and with a community based format to better meet changing needs;~~
- ~~Increase density within settlements in defined locations focused around existing town centres to better utilise existing urbanised land and minimise future infrastructure costs;~~
- ~~Place less emphasis on ad-hoc infill throughout residential neighbourhoods to avoid loss of residential amenity;~~
- ~~Assist business and employment opportunities by providing new locations for growth;~~
- ~~Limit development to where infrastructure can be readily expanded/upgraded, has good accessibility to transport connections and will avoid areas of natural hazards;~~
- ~~Avoid ad-hoc spread of rural residential development by identifying suitable locations for it and manage the efficiency of it with a new "greenbelt" residential format.~~
- ~~Avoiding fragmentation of urban growth areas to provide for integrated and efficient land use in the long term.~~
- ~~Protect the natural character of the coastal environment by limiting the expansion of settlements.~~
- ~~Recognise the significant contribution of the natural environment – hills, rivers, lakes and coast – and heritage as essential elements of the District's identity.~~

The Growth Strategy Development Plan also outlines a range of actions to support its details an implementation action list which will be progressively implemented, and includes actions such as changing including preparation of Master Plans to guide future development in the Foxton Beach, Waitāreere Beach and Tara-Ika growth areas and introduction of associated changes to the District Plan. The key contribution of the District Plan to the wider planning process is to provide an appropriate regulatory framework for managing urban growth.

It is recognised that, while the Development Plan Growth Strategy significantly underpins the planning approach to managing growth set out in the District Plan, changes in knowledge or other circumstances since the Development Plan's its adoption will also be integrated into the District Plan as appropriate.

6.1.1.2 Waitārere Beach settlement profile

Minor updates to the profile for Waitārere Beach.

Waitārere Beach

Waitārere Beach has developed as a coastal settlement with a high proportion of semi-permanent or seasonal holiday residents in baches. More recently, the settlement's population has become more permanent-resident due to its appeal as a retirement location and that it is within reasonable commuting distance of Levin, Foxton and Palmerston North. Improvements to the State Highway network have also made it a popular location for permanent residents and holiday homeowners from the Wellington Region. There are still a large number of holiday homes and two camping grounds. The settlement has an overall linear shape, spread along three principal streets parallel to the coastline, with low medium-density residential development on a grid-pattern of streets between those three principal feeders.

The settlement has a reticulated sewerage system, with potable water sourced ~~Water supply is from individual roof supply and groundwater bores. There are some areas of undeveloped land available for future residential development although the extent of future development may be constrained unless sufficient water supply and wastewater disposal can be guaranteed.~~ The streetscape ~~is~~ has an urban feel, with formed and sealed carriageways and footpaths, wide grass berms, and streetlights. The landscape is generally flat behind the dune formations along the coastal margin and is distinctly coastal with considerable sand blow and coastal plants.

6.1.2 Policies

6.1.2.1 Urban Settlements - Residential Zone.

Addition of two new policies 6.3.30A and 6.3.30B.

Policy 6.3.30A

Enable residential development in the area identified on Structure Plan 07A - Waitārere Beach that is in accordance with the structure plan and that:

- Achieves a low-density development pattern that complements the Waitārere Beach context.
- Offers a variety and choice of housing types and lot sizes at a range of price points.
- Avoids or mitigates any identifiable risks associated with liquefaction and lateral spread.
- Responds to significant landforms, including avoidance of residential development on the culturally important Otororoa Ridge.
- Maintains and aligns with the area's distinctive natural dune landforms.
- Provides visual and ecological links to the wider coastal landscape.

- Reinforces the sense of community and strong coastal character of the local area.
- Integrates with the beach and adjacent rural residential areas.
- Incorporates an interconnected network of streets and movement links that:
 - provide connections to local amenities such as the beach and existing commercial centre, including good pedestrian and cycle access;
 - create safe, slow speed streets for residents;
 - minimise the use of cul-de-sacs; and
 - integrate with the open space network.
- Maintains important cultural and archaeological sites, including sites of significance to mana whenua.
- Protects and restores ecological features within the area, including naturalisation of the Wairarawa Stream and related watercourses in the Lakes area.
- Provides a diversity and distribution of accessible open space that offers:
 - a range of recreational opportunities for residents; and
 - opportunities to enhance the local ecology and to connect to downstream environments.

Policy 6.3.30B

Provide for a range of housing types in the area identified on Structure Plan 07A - Waitāreere Beach by enabling the creation of smaller residential lots in the Waitāreere Beach Greater Housing Area, recognising that these areas have the benefit of being relatively flat land adjacent to public open space.

6.1.2.2 Urban Settlements – Commercial Zone:

Addition of new Policy 6.3.50A and 6.3.50B

Policy 6.3.50A

Support the role and function of the existing Waitāreere Beach commercial centre by controlling the nature and scale of activities that establish within the Waitāreere Beach Mixed Use Area.

Policy 6.3.50B

Restrict the establishment of commercial activities that are of a nature or scale that would detract from the intended small scale and mixed use nature of the Waitāreere Beach Mixed Use Area. Examples of such activities include vehicle service stations, entertainment activities and commercial garages.

6.1.3 Rules

6.1.3.1 Chapter 15 Residential Zone

Amend Rule 15.4(b) – Discretionary Activities as follows:

- (b) Except for subdivision in the area covered by Structure Plan 07A - Waitārere Beach, any subdivision that is not in accordance with the requirements as specified in a Structure Plan in Schedule 8.

Insert a new clause to Rule 15.5 Non-Complying Activities as follows:

- (c) Any subdivision not in accordance with Structure Plan 07A - Waitārere Beach in Schedule 8: Structure Plans (refer Rule 15.7.5(b)(v)).

Insert a new clause in Rule 15.6.9(b) Fencing as follows:

- ii. For sites in the area covered by SP 07A - Waitārere Beach the maximum height of any fence or wall located on the boundary, or within 1 metre of the boundary, of a public reserve, park or walkway identified on the structure plan shall not exceed:
- one point two (1.2) metres where it is a solid wall or close boarded fence; or
 - two (2) metres where at least 50% of the upper 0.5 metres of the fence is transparent.

Amend Rule 15.7.5(a) Subdivision of Land – Matters of Control as follows:

- xiv For sites in Structure Plan 07A Waitārere Beach the avoidance or mitigation of:
- Liquefaction and lateral spread; or
 - Surface water ponding or inundation.

Insert a new condition in Rule 15.7.5(b) Subdivision of Land – Conditions as follows:

- vi. Structure Plan 07A – Waitārere Beach

Where any land is within the area covered by Structure Plan 07A – Waitārere Beach in Schedule 8 all subdivision shall be accompanied by:

- a report prepared by a suitably qualified and experienced geotechnical engineer that identifies any potential liquefaction and lateral spread risks and associated recommendations to mitigate these, including the location, design and construction of building foundations and supporting infrastructure, and
- a report prepared by a suitably qualified and experienced stormwater engineer that identifies any surface-water ponding and inundation risks and associated recommendations to mitigate these, including any measures to achieve hydraulic neutrality.

Amend Table 15 4: Standards Applying to Subdivision and Residential Dwelling Units as follows:

Waitāreere Beach, Mangaore and Tokomaru			
<u>Waitāreere Beach Greater Density Area</u>	<u>Where reticulated sewerage disposal is available</u>	<u>450m²</u>	<u>18 metres diameter</u>

Amend Rule 15.8.4(a) Non-compliance with Fencing Rule 15.6.9 as follows:

- vi. The impact that the fence may have on the perceived safety of motorists and pedestrians, including users of any adjoining public open space.

Amend Rule 15.8.16 Integrated Residential Development to insert:

(b) Conditions

(i) For the Forest Road Integrated Residential Development Area, the minimum lot size shall be 250m².

(ii) For the Forest Road Integrated Residential Development Area, the roading connection through to Forest Road shall be provided in general accordance with Structure Plan 07A - Waitāreere Beach.

(c) Under section 77D of the RMA, an activity requiring resource consent under Rule 15.3(l) in the area identified as 'Forest Road Integrated Residential Development Area' shall not be publicly or limited notified except where:

- The Council decides special circumstances exist (pursuant to Section 95A(9)); or
- The applicant requests public notification (pursuant to Section 95A(3)(a)).

6.1.3.2 Chapter 17: Commercial zone

Insert a new advice note under Rule 17.1

Unless altered by the rule framework, any activity identified as permitted is also permitted within the Waitāreere Beach Mixed Use Area

Insert a new rule 17.2(g) Controlled Activities

(g) Within the Waitāreere Beach Mixed Use Area the following activities:

- (i) Retail Activities.
- (ii) Commercial Activities.
- (iii) Visitor Accommodation
- (iv) Community Activities

Insert a new rule for controlled activities

17.7.7 Waitāreere Beach Mixed Use Area (Refer Rule 17.2(g))

(a) Matters of Control

- (i) Design, external appearance, size and siting of buildings and structures. This includes the application of Crime Prevention through Environmental Design (CPTED) principles.
 - (ii) Location and design of site access (pedestrian and vehicular), parking and servicing.
 - (iii) Traffic effects, including the effects on the transport network from the volume and type of traffic generated.
 - (iv) Landscaping. The extent to which the planting plan integrates with the coastal landscape.
 - (v) The provision of servicing, including water supply, wastewater systems, stormwater management and disposal, lighting.
 - (vi) Proposed methods for managing potential operating effects such as hours of operation and servicing of activities, and the location of screening of parking, storage and servicing areas.
- (b) Conditions
- (i) The proportion of any net site area covered by buildings for retail, commercial or community activities shall not exceed 15%.
 - (ii) The proportion of any net site area covered by all buildings shall not exceed 35%.
 - (iii) The area between any on-site carpark and the front road boundary shall include a landscaping strip. This landscaping strip shall comply with the following conditions:
 - A minimum width of 2 metres.
 - Shall be covered by at least 75% of shrubs.
 - (iv) The provision of a development plan that shows the buildings, carparking, planting, utility areas and pathways.
 - (v) Noise from any activity shall not exceed the following limits when measured at, or within, any point in any site in the Residential, Greenbelt Residential, or Rural Zones.
 - On any day:
 - 7.00am – 7.00pm: 55dB LAeq(15mins)
 - 7.00pm – 10.00pm: 50dB LAeq(15mins)
 - 10.00pm – 7.00am: 40dB LAeq(15mins)
 - 10.00pm – 7.00am: 65dB L(Max)
 - Noise from any activity shall not exceed 65dB LAeq at any time, when measured at, or within, any other site in the Industrial, Commercial or Open Space Zones.
 - Sound levels shall be measured and assessed in accordance with the provisions of NZS 6801:2008 Acoustics – Measurement of environmental sound and assessed in accordance with the provisions of NZS 6802:2008 Acoustics – Environmental noise.
 - Construction, maintenance and demolition works shall be measured, assessed, managed and controlled by in accordance with the provisions of NZS6803:1999 Acoustics – Construction Noise.
 - (vi) There shall be no fence sited on the boundary or within 2 metres from the boundary with any road frontage.
 - (vii) All buildings shall have display windows along the ground floor road frontage. At least 50% of ground floor façade surface shall be display space or

- transparent window or doors .The minimum window area shall be kept clear and not be boarded up, painted or covered by signage.
- (viii) No building shall have a continuous featureless façade/blank wall on the ground floor road frontage wider than 4 metres. A featureless façade or blank wall is a flat or curved wall surface without any openings, glazing or columns, recesses, niches or other architectural detailing.
- (ix) Where a site adjoins the Residential Zone or Open Space Zone, the following conditions shall apply:
- All buildings and structures shall comply with the daylight setback envelope of the adjoining Residential Zone or Open Space Zone.
 - All buildings shall be setback 4.5 metres from the Residential Zone or Open Space Zone boundary.
 - A landscaping strip shall be provided. This landscaping strip shall comply with the following conditions:
 - A minimum width of 3.5 metres.
 - Shall be covered by at least 75% of shrubs.
 - All outdoor car parking, storage, serving and loading areas shall be screened by a close-boarded fence made of solid material with a minimum height of 1.2 metres and a maximum height of 2 metres.

Insert a new rule 17.5(b) for non-complying activities

(b) Within the Waitārere Beach Mixed Use Area vehicle service stations, entertainment activities, commercial garages.

6.1.4 Assessment Criteria

Insert a new subdivision assessment criterion in 25.1.5 - Structure Plans and Residential (Deferred) Zone Criteria as follows:

- (g) The extent to which the subdivision of land covered by SP 07A - Waitārere Beach avoids or mitigates:
- natural hazards;
 - liquefaction and lateral spread; or
 - surface-water inundation.

6.1.5 Schedules

Amend Schedule 8 Structure Plans as follows:

- (a) Redact part of Structure Plan 07 Waitārere Beach - Waitārere Beach Road (north edge) and Kahukura Avenue and add Structure Plan 07A Waitārere Beach - Waitārere Beach Road, Forest Road and Hydrabad Drive.

6.1.6 Maps

Amend the following Planning Maps as shown in Appendix 1:

- Planning Map 4

- Planning Map 17
- Planning Map 19
- Planning Map 20

This will facilitate the following rezoning

Property	Current Zoning	Proposed Zoning
51 Hydrabad Drive Lot 1 DP406102 53 Hydrabad Drive Lot 2 DP406102 50 Hydrabad Drive Lot DP312396 46 Hydrabad Drive Lot DP312396 38 Hydrabad Drive Lot DP333328 40 Hydrabad Drive Lot DP333328 42 Hydrabad Drive Lot DP333328 44 Hydrabad Drive Lot DP333328 20 Aranui Avenue Lot 5 DP312396 22 Aranui Avenue Lot 6 DP312396 23 Aranui Avenue Lot 7 DP312396 40 Forest Road Lot 2 DP521018 40 Forest Road Lot 1 DP532783 34-38 Forest Road Lot 2 DP384056 32 Forest Road Lot 1 DP384056 30 Forest Road Lot 1 DP490583 26 Forest Road Lot 3 DP490583 24 Forest Road Lot 1 DP527209 24 Forest Road Lot 2 DP535075 24 Forest Road Lot 3 DP535075 24 Forest Road Lot 4 DP535075 24 Forest Road Lot 100 DP353075	Deferred Residential	Residential
12 Achilles Avenue Lot 2 DP324665	Residential	Waitārere Beach Greater Density Area
40 Forest Road Lot 2 DP532783	Deferred Residential	Integrated Residential Development Area
485 Waitārere Beach Road Lot 1 DP319752	Rural	Low Density Residential
487 Waitārere Beach Road Lot 1 DP90430, Lot 1 DP66439 and Lot 2 DP90430	Rural, Deferred Greenbelt Residential and Deferred Residential	Rural, Low Density Residential, Residential.
542 Waitārere Beach Road Lot 1 DP76098	Greenbelt Residential	Residential, Waitārere Beach Mixed Use Area, Waitārere Beach Greater Density Area.
482 Waitārere Beach Road Lot 1 DP424782	Greenbelt Residential	Residential Waitārere Beach Greater Density Area.
220 Waitārere Rise Avenue Lot 143 DP403623	Low Density Residential	Residential, Waitārere Beach Greater Density Area.
263 Waitārere Rise Avenue Lot 2 DP423938	Residential	Waitārere Beach Greater Density Area.

85 Waitāreere Rise Avenue Lot DP423938	Residential	Waitāreere Beach Greater Density Area.
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7 Evaluation

Section 32 sets out the requirements for preparing and publishing plan change evaluation reports. A proposed plan change needs to be evaluated in terms of:

- Whether its stated objective/s is the most appropriate way to achieve the purpose of the RMA.
- Whether the proposed provisions are the most appropriate way to achieve this objective/s by:
 - Identifying other reasonably practicable options for achieving the objectives.
 - Assessing the efficiency of the provisions in achieving the objectives.
 - Summarising the reasons for deciding on the provisions.

These assessments should contain a level of detail that corresponds to the scale and significance of the environmental, economic, social and cultural effects anticipated from the implementation of the proposal.

7.1 Scale and Significance of the proposed Plan Change

Under s32(1)(c) of the RMA, this evaluation report needs to:

Contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

The level of detail undertaken for this evaluation has been determined by an assessment of the scale and significance of the environmental, economic, social and cultural effects anticipated through introducing and implementing the proposed provisions. Key considerations that informed this assessment included whether the provisions:

- Involve a matter of national importance;
- Are the subject of a NPS or other form of national direction;
- Are consistent with national or regional direction in the Horizons One Plan and/or other relevant plans, strategies or guidance;
- Are required resolve an issue or problem that could result in adverse environmental effects or adversely affect economic, social or cultural well-being;
- Are applicable to a very localised area or across the district as a whole;

- Involve a minor or major change to the current provisions;
- Are controversial and /or will affect iwi, groups with specific interests or a large number of residents;
- Will significantly reduce development opportunities or land use options; and
- Are likely to have a major financial impact on landowners / developers due to compliance and or administrative costs.

Based on this assessment the scale and significance of the proposed provisions are considered to be low for the following reasons:

- The proposal does not directly involve a section 6 matter.
- The proposal will assist the Council in achieving its obligations under section 7 (b) and (f) by contributing to amenity values in the District and maintaining the quality of the environment through appropriate management and development of the Waitārere Beach settlement
- The proposal does not materially affect any section 8 matters.
- The proposal will assist the Council to meet the requirements of the NPS-UD through more effectively enabling it to accommodate projected residential growth in the district.
- The proposal is consistent with the Horizons One Plan.
- The potential effects of the proposal are generally localised to the Waitārere Beach settlement.
- The proposed provisions provide clearer direction on the outcomes sought and therefore greater certainty for landowners / businesses and plan users.
- The proposed provisions do not represent a significant change in approach, particularly at the level of objectives and policies.

Consequently, a high level evaluation of these provisions has been identified as appropriate for the purposes of this report.

7.2 Quantification of Benefits and Costs

Section 32(2)(b) requires that, where practicable, the benefits and costs of a proposal are to be quantified.

Given the assessment of the scale and significance of the proposed provisions, specific quantification of the benefits and costs in this report is considered neither necessary, beneficial nor practicable in relation to this topic. Instead, this report identifies more generally where any additional costs or cost may lie.

7.3 Whether its stated objective/s is the most appropriate way to achieve the purpose of the RMA

For the purpose of this Plan Change the existing objectives in the Operative District Plan are still considered to be the most appropriate way to achieve the purpose of the RMA. Therefore, the report only evaluates whether the proposed provisions are the most appropriate way to achieve the existing objectives.

The most relevant objectives include:

Objective 4.2.1 Public Access to Water Bodies

Maintain and enhance public access to and along the coast, rivers, lakes and streams, at appropriate locations while preserving the natural character, cultural values and other values of these water bodies and their margins, and where the need for the protection of sites and areas of significance to Tangata Whenua is taken into account.

Objective 6.1.1 - Overall Form, Activities and Servicing of Urban Areas

Sustainable management of the District's natural and physical resources used and developed for urban purposes; and

Achievement of an appropriate mix of infrastructure services, and a range of urban activities to enable the District's settlements to function as vibrant attractive communities.

Objective 6.3.1 Residential Zone

To provide for a diversity of residential lifestyles and non-residential services and activities to meet the needs of the community while maintaining and enhancing the individual character and amenity values of the residential areas in each of the settlements of the District.

Objective 6.3.2 Commercial Zone

Maintenance and enhancement of the individual character and amenity values of the commercial areas in each of the settlements of the District in a manner which provides for a wide range of complementary and compatible activities while avoiding or mitigating adverse effects on the environment within and adjoining the Commercial Zone.

Objective 8.1.1 - Risks and Adverse Effects of Natural Hazards

The adverse effects of natural hazards on people, property, the environment and the wellbeing of communities are avoided or mitigated.

Objective 8.2.1 - Worsening the Risks or Severity of Natural Hazards

Land use and development that does not significantly worsen the risk of occurrence or the severity of natural hazards or compromise the effective functioning or integrity of natural hazard protection or mitigation works.

Objective 10.3.1 Adverse Effects of Land Use Activities, Subdivision and Development on Land Transport Infrastructure

Protection of the safety and efficiency of the land transport network from the adverse effects of land use activities, subdivision and development.

In evaluating proposed plan provisions the Council is also required to identify other reasonably practicable options and to assess their efficiency and effectiveness; this includes identifying and assessing the benefits and costs of the environmental, economic, social and cultural effects that are anticipated. Where practicable, benefits and costs are to be quantified. Any identifiable opportunities for economic growth and employment (and whether these are anticipated to be provided or reduced by the change) also need to be assessed.

7.4 Proposed PC5 Policies and Rules Assessment

This part of the report evaluates the appropriateness of the proposed provisions in achieving the objectives outlined above, with the provisions grouped or bundled into relevant themes to facilitate efficient assessment.

The evaluation considers:

- The reasonably practicable options for achieving the objectives
- The efficiency and effectiveness of the provisions in achieving the objectives.
- The reasons for deciding on the provisions.

7.4.1 Assessment of liquefaction and surface water ponding or inundation at the time of subdivision

The results of a recent geotechnical assessment⁸ undertaken in the area covered by the Proposed Structure Plan 07A indicate that a large portion of this area is subject to liquefaction risk. Catchment modeling also indicates there are areas within the proposed growth area where ponding occurs⁹.

Generally subdivision in the Residential Zone is a controlled activity provided specified conditions can be met, with Matters of Control broadly relevant to liquefaction and surface water disposal including:

Rule 15.7.5(a)

(iv) The provision of servicing, including water supply, wastewater systems, stormwater management and disposal, streetlighting, telecommunications and electricity and, where applicable gas.

(viii) Avoidance or mitigation of natural hazards. (Note: Refer to the “Risks and Responsibilities: Report of the Manawatu-Wanganui Regional Lifelines Project” (No. 2005/EXT/622) prepared by the Manawatu-Wanganui CDEM Group for information).

The plan framework currently has no specific controlled activity condition related to liquefaction, and the condition related to surface water disposal references the need to comply with Chapter 24¹⁰. This chapter requires the on-site disposal of all surface water generated by a development and makes provision for existing ponding issues and water from the upstream catchment to be considered¹¹.

Where non-compliance with the stormwater management condition occurs the activity becomes a restricted discretionary activity, with assessment of the proposal guided by the Assessment Criteria in Chapter 25. Of particular relevance is Rule 25.1.1(g):

(g) Whether the design and layout of the subdivision avoids, remedies or mitigates any adverse effects resulting from natural hazards or land contamination.

While both liquefaction and surface water are considered within the existing framework, given the additional knowledge on these hazards for the Waitāreere Beach Growth Area, location specific provisions have been proposed to ensure it is clear that these hazards require specific consideration.

8 Tonkin & Taylor Ltd (2019), Horowhenua District Potential Growth Area – Liquefaction Assessment

9 Waitāreere Beach Stormwater Catchment Management Plan (2020)

10 Rule 15.7.5(b)(ii).

11 Rule 24.2.4(a)

7.4.1.1 Evaluation of Reasonably Practicable Options:

This section evaluates the following options:

Option 1: Status Quo

No changes to the District Plan. Existing planning framework as identified above.

Option 2: Proposed Plan Change

- Incorporate additional Matters of Control for the avoidance or mitigation of liquefaction and lateral spread, and surface water ponding.
- Add a new condition of subdivision (Controlled activity) requiring a report on liquefaction and lateral spread as well as, a report on surface water ponding and inundation to be provided.
- Add explicit assessment criteria for the Waitārere Beach Growth Area for natural hazards, liquefaction and lateral spread or surface water inundation.

Option 3: Enhanced Consent Threshold

Subdivision in the Waitārere Beach Growth area is treated as a ‘restricted discretionary activity’, supported by matters of discretion and conditions and assessment criteria tailored to the area including specific requirements regarding liquefaction and surface water inundation.

	Option 1: Status Quo	Option 2: Proposed Plan Change	Option 3: Enhanced Consent Threshold
Costs (Environmental, Economic, Social, Cultural)	<p>Environmental</p> <ul style="list-style-type: none"> • Plan provisions are unresponsive to current and future development risks and pressures in the area, and have the potential to produce inconsistent environmental outcomes (i.e. lack of consistency regarding interpretation) 	<p>Environmental</p> <ul style="list-style-type: none"> • Reliance on section 106 to decline subdivision applications. <p>Economic</p> <ul style="list-style-type: none"> • Cost and time associated with triggering and processing resource consents for subdivisions. 	<p>Economic</p> <ul style="list-style-type: none"> • Cost and time associated with triggering and processing resource consents for subdivisions. • Additional costs to landowners / developers to prepare geotechnical assessments needed for a subdivision consent application.

	<p>and application of relevant matters to be assessed).</p> <ul style="list-style-type: none"> • Reliance on section 106 to decline subdivision applications, and increased difficulty for imposing appropriate conditions that adequately address likely liquefaction management or water inundation risks. • Inadequately recognises and addresses information received on the liquefaction risk within the area and the importance of stormwater management design to cater for future development. <p>Economic</p> <ul style="list-style-type: none"> • Cost and time associated with triggering and processing resource consents for subdivisions. <p>Economic and Social</p> <ul style="list-style-type: none"> • Retention of provisions that are unresponsive to the natural hazards and risks of developing land in the Waitāre Beach Growth area could result in inadequate assessment of risk and mitigation requirements. 	<ul style="list-style-type: none"> • Additional costs to landowners / developers to prepare geotechnical and surface water assessments needed for a subdivision consent application. • Additional costs to landowners/developers associated with: <ul style="list-style-type: none"> ○ avoidance of areas exhibiting a highly probable liquefaction risk and subject to significant ponding/inundation, or ○ enhanced foundation design to mitigate the risk of liquefaction and any associated ground improvement works¹². ○ Possible mitigation requirements associated with water inundation. <p>Social</p> <ul style="list-style-type: none"> • Cost to landowners / developers of familiarisation with the new requirements and ensuring that subdivision consent applications meet the design and information requirements. 	<ul style="list-style-type: none"> • Likely increase in administrative costs relative to Options 1 and 2 associated with processing consent applications. • Likely increase in compliance costs relative to Options 1 and 2 associated with preparing consent applications and associated assessment of effects • Additional costs to landowners / developers to prepare geotechnical assessments needed for a subdivision consent application. • Additional costs to landowners/developers associated with: <ul style="list-style-type: none"> ○ avoidance of areas exhibiting a highly probable liquefaction risk and subject to significant ponding/inundation, or ○ enhanced foundation design to mitigate the risk of liquefaction and any
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¹² By way of example, estimates produced for PNCC Plan Change 23 – Hokowhitu Lagoon Residential Area indicate that in the context of this area the additional costs, over and above standard foundations, would be in the order of \$15,000 to \$25,000 for medium liquefaction risk areas and \$50,000 to \$70,000 for high liquefaction risk areas

	No Cultural costs have been identified.	No Cultural costs have been identified.	<p>associated ground improvement works¹³.</p> <ul style="list-style-type: none"> ○ Possible mitigation requirements associated with water inundation. <p>Social</p> <ul style="list-style-type: none"> • Cost to landowners / developers of familiarisation with the new requirements and ensuring that subdivision consent applications meet the design and information requirements. <p>Social and Economic</p> <ul style="list-style-type: none"> • Uncertainty as to whether consent will be granted resulting in potential delays in releasing land for associated housing development. <p>No Cultural or Environmental Costs have been identified.</p>
Benefits (Environmental, Economic, Social, Cultural)	Social <ul style="list-style-type: none"> • Landowners/developers and planners are familiar with the requirements and process, ensuring efficient provision of advice and consent processing. 	Environmental <ul style="list-style-type: none"> • Requires a sufficiently detailed technical assessment of liquefaction management methods and surface water inundation hazards to be provided with a subdivision application, thereby ensuring the 	Environmental <ul style="list-style-type: none"> • Requires a sufficiently detailed technical assessment to be provided with a subdivision application, thereby ensuring the

¹³ By way of example, estimates produced for PNCC Plan Change 23 – Hokowhitu Lagoon Residential Area indicate that in the context of this area the additional costs, over and above standard foundations, would be in the order of \$15,000 to \$25,000 for medium liquefaction risk areas and \$50,000 to \$70,000 for high liquefaction risk areas

	<p>Economic</p> <ul style="list-style-type: none"> • Lower costs associated with landowners/developers preparing technical information to be supplied with a subdivision consent. • Offers a high degree of certainty to landowners/developers, as provided the relevant conditions are met an application for a controlled subdivision activity would be granted. <p>No Cultural or Environment benefits have been identified.</p>	<p>hazard will be adequately addressed.</p> <ul style="list-style-type: none"> • Enables tailored solutions to be developed as a result of a site-specific assessment, thereby ensuring any mitigation proposed sufficiently protects the environment. <p>Economic</p> <ul style="list-style-type: none"> • Provides increased certainty to landowners / developers regarding the matters to be considered when subdividing land in the Waitārere Beach Growth Area and promotes greater consistency in terms of consent processing. • Offers a high degree of certainty to landowners/developers, as provided the relevant conditions are met an application for a controlled subdivision activity would be granted. <p>Social</p> <ul style="list-style-type: none"> • Ensures that an adequate assessment of risks and natural hazards is undertaken before a subdivision consent is granted, thereby ensuring these risks are adequately mitigated or managed. 	<p>hazard will be adequately addressed.</p> <ul style="list-style-type: none"> • Enables tailored solutions to be developed as a result of a site-specific assessment, thereby ensuring any mitigation proposed sufficiently protects the environment. • Enables subdivision applications that inadequately address likely hazard risks to be declined. <p>Economic</p> <ul style="list-style-type: none"> • Provides increased certainty to landowners / developers regarding the matters to be considered when subdividing land in the Waitārere Beach Growth Area and promotes greater consistency in terms of consent processing. <p>Social</p> <ul style="list-style-type: none"> • Ensures adequate assessment of risks and hazards is undertaken before a subdivision consent is granted, ensuring these risks are adequately mitigated or managed. • Enables Council to decline applications where assessment matters, including likely hazard risks, have been unsatisfactorily addressed.
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		<p>Cultural and Environmental</p> <ul style="list-style-type: none"> Inclusion of a matter of control for surface water management supports the ability to ensure potential adverse effects are mitigated and the mauri of water is safeguarded. 	<p>Cultural and Environmental</p> <ul style="list-style-type: none"> Restricted discretionary status supports the ability to ensure potential adverse effects are mitigated and the mauri of water is safeguarded.
<p>Efficiency and Effectiveness of Achieving Objectives</p> <p>The most relevant objectives are Objective 8.1.1 which seeks to avoid or mitigate adverse effects of natural hazards, and Objective 8.2.1 that seeks to ensure land use does not worsen the risk of occurrence or severity of natural hazards.</p>	<p>This option would have limited effectiveness as it does not directly require assessment of liquefaction risk, resulting in consent applications that may not effectively assess the natural hazards risk and achieve the plan objectives relating to natural hazards, particularly Objective 8.1.1 that seeks to avoid or mitigate adverse effects of natural hazards, and Objective 8.2.1 that seeks to ensure land use does not worsen the risk of occurrence or severity of natural hazards.</p> <p>Further, inadequate assessment of the stormwater management arrangements for subdivision consents would result in an inefficient assessment of stormwater management systems and an increased likelihood of poor outcomes.</p>	<p>The proposed change is efficient and effective as it would enable better subdivision consent outcomes to be achieved. The changes will ensure that a full assessment will be made of liquefaction and surface water mitigation measures that are proposed at the time subdivision consent is applied for. This facilitates the achievement of Objective 8.1.1 by avoiding or mitigating effects from natural hazards. The required information will also ensure Council has the information required to give effect to Objective 8.2.1 to ensure that development does not facilitate the worsening of the risk of the hazards.</p>	<p>The proposed changes would be effective in achieving the outcomes for natural hazards and infrastructure, as they provide for full assessments to be made of both the stormwater solutions and liquefaction mitigation measures proposed at the time subdivision consent is applied for. This approach gives effect to Objectives 8.1.1 and 8.2.1.</p> <p>However, the cost of preparing and processing applications and the associated uncertainty of outcome would be less efficient compared to Option 2.</p>
<p>Summary of reasons for deciding on the provisions</p>	<p>The proposed plan change provisions outlined in Option 2 are considered most appropriate due to the following:</p> <ul style="list-style-type: none"> They enable an effective assessment of the liquefaction and stormwater risks for a site to ensure appropriate mitigation of the risks prior to development. 		

	<ul style="list-style-type: none">• The benefits of the approach outweigh the costs and there are efficiencies to be gained from adopting the proposed provisions.• Option 1 provides inadequate consideration in the subdivision process for the management of liquefaction and stormwater risks.• Option 3 provides less certainty for landowners / developers as the restricted discretionary activity status allows applications to be declined by Council
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7.4.2 Structure Plan Amendment, Residential & Open Space Rezoning and Additional Residential Policy Direction and Rules

The land subject to Proposed PC5 currently comprises a mix of Residential, Residential (low density), Greenbelt Residential, deferred Residential, deferred Residential (low density), deferred Greenbelt Residential and Rural zoned land. It includes part of the area covered by Structure Plan 07 – Waitārere Beach.

The Residential Zone makes provision for subdivision within the area covered by Structure Plan 07 as a controlled, restricted discretionary, or discretionary activity, depending on whether:

- The lots are serviced by reticulated wastewater;
- The proposal complies with the Structure Plan; and
- The activity conditions can be met including the number and size of allotments.

Areas with deferred Residential, Residential (low density) or Greenbelt Residential zoning are considered in accordance with the Rural Zone provisions.

7.4.2.1 Evaluation of Reasonably Practicable Options:

Option 1: Status Quo

No changes to the District Plan.

Option 2: Proposed Plan Change

The proposed plan change provides for the following changes:

Structure Plan Amendment

Redact part of Structure Plan 07 Waitārere Beach - Waitārere Beach Road (north edge) and Kahukura Avenue and add Structure Plan 07A Waitārere Beach - Waitārere Beach Road, Forest Road and Hydrabad Drive

Rezoning

- Residential and Open Space Rezoning as shown on Appendix 1. Affects Planning Maps 4, 17, 19, 20.

Additional Policy Direction

- Introduction of policy direction in Urban Settlements – Residential Zone to provide additional guidance for development in the Structure Plan area – Proposed Policies 6.3.30A and 6.3.30B.

Additional Rules

- Amend Rule 15.6.9(b) Fencing to limit fence heights located on the boundary with a public reserve, park or walkway.
- Amend Rule 15.8.4(a) related to matters of discretion for the non-compliance of the fencing rule.
- Amend Table 15 4 to introduce the Waitārere Beach Greater Density Area - to allow subdivision down to 450m².
- Inclusion of a new clause 15.5 Non-Complying Activities to identify subdivision not in accordance with the Structure Plan as a non-complying activity.

Option 3: Rezoning only

Rezoning of deferred land in the Forest Road area as outlined below (Figure 10), including provision for a structure plan.

	Option 1: Status Quo	Option 2: Proposed Plan Change	Option 3: Rezoning Forest Road area only
<p>Costs (Environmental, Economic, Social, Cultural)</p>	<p>Environmental</p> <ul style="list-style-type: none"> The Growth Area may be developed in a manner that results in less efficient use of land for housing, particularly as its current zoning for residential, low density residential, or deferred residential or greenbelt residential disincentivises consideration of appropriate higher density development opportunities – it is also counter to the policy intent underlying the National Policy Statement for Urban Development. Development in the ‘deferred’ areas is restricted, and without a guiding structure plan is likely to result in ad-hoc development that lacks connection and integration between sites, with the existing settlement and with future growth areas. <p>Economic</p> <ul style="list-style-type: none"> Increased cost and reduced ease of developing sites in the Forest Road area as the District Plan does not 	<p>Environmental</p> <ul style="list-style-type: none"> The higher level of intensification relative to options 1 and 2 will put increased pressure on the reticulated wastewater system as well as on-site stormwater disposal. However, a technical assessment of the reticulation network and wastewater treatment plant has identified that they have the ability to cope with the development associated with the proposed rezoning. <p>Economic</p> <ul style="list-style-type: none"> Roading connectivity identified on the structure plan reduces the development potential of the site, increasing costs for the developer, while decreasing potential lot yield. <p>Social</p> <ul style="list-style-type: none"> Higher density zoning proposed may change the character of the settlement, with its predominant ‘beach character’ a key aspect valued by the existing community¹⁴. Increasing density in specified parts of the growth areas will 	<p>Environmental</p> <ul style="list-style-type: none"> Potential lost opportunity for higher density zoning of properties to the north of Waitāreere Beach Road, resulting in less efficient use of land and ability to realise increased residential development opportunities. Imposes increased pressure on the wastewater network relative to Option 1. However, a technical assessment of the reticulation network and wastewater treatment plant has identified that they have the ability to cope with the increased development anticipated. <p>Economic</p> <ul style="list-style-type: none"> Connectivity identified on the structure plan reduces the development potential of the site, increasing costs for the developer, while decreasing potential lot yield. <p>Social</p> <ul style="list-style-type: none"> The proposed structure plan for the area to the north of Waitāreere Beach Road provides improved connectivity

¹⁴ Waitāreere Beach Community Plan.

Option 1: Status Quo	Option 2: Proposed Plan Change	Option 3: Rezoning Forest Road area only
<p>readily enable residential development in the area. This creates a high level of development uncertainty for landowners in the area.</p> <ul style="list-style-type: none"> Implementation and compliance costs in the Forest Road area will be significantly higher as subdivision would be treated as a non-complying versus potentially a controlled activity (provided conditions are met). <p>Social</p> <ul style="list-style-type: none"> Development may occur in an ad-hoc manner in the Forest Road area, as there is no structure plan to guide development. Development may not occur at all in this area given the high regulatory requirements which will reduce the potential number and type of lots developed in the future. Likely to result in a low level of lot size diversity and choice given the limited range of potential lot sizes, with the resulting range of housing types likely to consist of larger detached dwellings. This could potentially reduce the variety of residents attracted to the area. 	<p>change the character of the area. It is noted that areas of higher density are limited and have been carefully sited to mitigate potential changes to character.</p> <ul style="list-style-type: none"> Increased development potential in the area will place extra pressure on the intersection of Waitārere Beach Road and State Highway 1. The intersection is already under pressure. Waka Kotahi NZTA had developed plans in 2016 to upgrade the intersection, the Waitārere Curves project. However, this project was never fully implemented following an Environment Court decision on the Notice of Requirement for the alternation to the existing State Highway 1 designation. The intersection is located on a piece of road that has been identified by Waka Kotahi NZTA to be included in short-term safety upgrades associated with the Safer Networks Programme. It is understood that these upgrades do not include an intersection upgrade. The proposed plan change will increase the potential number of new 	<p>compared with the existing structure plan, with the benefits of this likely to be lost if this area was no included.</p> <ul style="list-style-type: none"> Likely to result in a lower level of lot size diversity and choice given the limited potential range of potential lot sizes, with the resulting range of housing types likely to consist of larger detached dwellings. This could potentially reduce the variety of residents attracted to the area. Although it assists Council in implementing the National Policy Statement for Urban Development, it results in a reduced level of land supply to accommodate future growth relative to Option 2. Increased development potential in the area will place extra pressure on the intersection of Waitārere Beach Road and State Highway 1, but to a lesser extent than option 2. This option would increase the potential number of new lots created by approximately 100 fewer than option 2. The analysis of traffic provided in option 2 remains the same, the key difference is the lower

Option 1: Status Quo	Option 2: Proposed Plan Change	Option 3: Rezoning Forest Road area only
<ul style="list-style-type: none"> Comprises a smaller area of land for residential development than options 2 or 3 which could result in increased pressure on housing in the wider Waitārere Beach settlement depending on future demand. This, in turn, could lead to a reduction in the diversity of the community. The district has a rapidly growing population and, without freeing up additional land for residential development, the area of land currently available is limited and insufficiently addresses provision of long term land supply to meet projected growth in the Waitārere Beach settlement. Does not support Council in implementing the National Policy Statement for Urban Development and providing a sufficient land supply to accommodate future growth. Increased risk of ad-hoc development in the Waitārere Beach area (resulting from the lack of future growth planning) 	<p>lots created in the settlement by approximately 700 in total. Increases to traffic volumes affecting the intersection of Waitārere Beach Road with State Highway 1 would occur gradually over time, with the development of the proposed Growth Area occurring over a projected 20 year timeframe.</p> <ul style="list-style-type: none"> Information on Annual Average Daily Traffic at the Whirokino Bridge to the north of the intersection showed a count of 9,363 in 2019¹⁵. The latest traffic count data Council holds (2017) for Waitārere Beach Road shows an Annual Average Daily Traffic of 2,083. The number of dwellings in the settlement was 801 2018. This equates to approximately 2.6 movements per dwelling along Waitārere Beach Road. This low number of movements per dwelling is reflective of the area as a beach community, with a low rate of 	<p>opportunity for increased density for the sites to the north of Waitārere Beach Road of approximately 100 lots.</p> <p>Cultural</p> <ul style="list-style-type: none"> There is a potential risk to cultural values associated dune modification required to develop the area for residential housing.

¹⁵ <https://maphub.nzta.govt.nz/public/?appid=31305d4c1c794c1188a87da0d3e85d04>

Option 1: Status Quo	Option 2: Proposed Plan Change	Option 3: Rezoning Forest Road area only
	<p>will increase uncertainty around the location, scale and timing of future growth in the area. This increases difficulty in planning for the pressures on the intersection of Waitārere Beach Road and State Highway 1. Both HDC (Waitārere Beach Road) and Waka Kotahi NZTA (State Highway 1) will have less certainty and strategic understanding of future growth as an input into their future planning and decision making.</p> <p>Cultural</p> <ul style="list-style-type: none"> There is a potential risk to cultural values associated with dune modification required to develop the area for residential housing. 	<p>permanent occupancy (42% in 2018). When considering occupied dwellings only, the number of movements per dwelling is 6.1.</p> <ul style="list-style-type: none"> Council’s growth projections identify the need for an additional 26 dwellings per year for the settlement for the period of 2021-31. This growth has the potential to increase the number of vehicle movements along Waitārere Beach Road, through to the intersection with State Highway 1 by, 260 additional movements per day year each for the first 10 years (assuming 10 vehicle movements per dwelling per day and 100% occupancy). Full occupancy is not likely, therefore, at an occupancy rate of 60% (which recognises occupancy is likely to increase), an additional 16 occupied dwellings per year may increase daily traffic movements by an average of 160 per year for the initial 10 year period. <p>Cultural</p> <ul style="list-style-type: none"> There is a potential risk to cultural values associated with dune

Option 1: Status Quo	Option 2: Proposed Plan Change	Option 3: Rezoning Forest Road area only	Option 3: Rezoning Forest Road area only
		<p>modification required to develop the area for residential housing.</p> <ul style="list-style-type: none"> Higher density development around the Wairarawa Lagoon has the potential to increase pressure on the site which is of significance to Iwi for mahinga kai. This area is one of the only areas left that support tuna heke. The Wairarawa lagoon is the only link for Ngāti Huia to their ancestral lakes and wetlands. Protection of this area is of significant importance. 	
<p>Benefits (Environmental, Economic, Social, Cultural)</p>	<p>Environmental</p> <ul style="list-style-type: none"> Lesser density and yield than that proposed in option 2 or 3 will result in reduced environmental pressures, particularly for stormwater. Reduced opportunity for development of the Forest Road area may result in the area remaining undeveloped for a longer period of time, which will reduce landform change in the area from earthworks associated with residential development. <p>Economic</p> <ul style="list-style-type: none"> No financial cost associated with preparing and implementing a proposed plan change. 	<p>Environmental</p> <ul style="list-style-type: none"> Supports the intent of the National Policy Statement for Urban Development by freeing up land for development to provide sufficient supply for the next 20+ years and encouraging a diversity of housing types, with greater density where appropriate Provides a long term framework for growth in the settlement that supports integrated infrastructure planning. The existing reticulated wastewater network has been assessed and can dispose of the wastewater from the Growth Area. Enables the efficient development of land for residential purposes at a variety of price points and at a density 	<p>Environmental</p> <ul style="list-style-type: none"> Yield and lot sizes are consistent with the existing settlement. These existing sites currently provide for on-site stormwater disposal and the storage of sufficient potable water without adversely affecting character or amenity values. Supports the provision of land for future development for 10 – 15 years. <p>Economic</p> <ul style="list-style-type: none"> Increased development opportunities resulting from uplifting the deferred zoning in the Forest Road area. <p>Social</p> <ul style="list-style-type: none"> Supported by a Structure Plan to guide development that enhances connectivity, and convenient

	<p>Social</p> <ul style="list-style-type: none"> Reduced social disruption to the character of the existing settlement that would be created by the expansion of the settlement into the Growth Area. <p>Cultural</p> <ul style="list-style-type: none"> No change to the level of development, and therefore impact on cultural values, anticipated in the area by the District Plan. 	<p>that is appropriate to the local context and identified constraints.</p> <ul style="list-style-type: none"> Generally provides a continuation of the existing district plan structure which offers a level of familiarity to plan users. <p>Economic</p> <ul style="list-style-type: none"> Increased development opportunities resulting from uplifting the deferred zoning in the Forest Road area, and increasing the proposed density on sites to the north of Waitāreere Beach Road. <p>Social</p> <ul style="list-style-type: none"> Supported by a Structure Plan to guide development that enhances connectivity, and convenient accessibility to public green space. Range of lot sizes enabled, particularly with the introduction of the Waitāreere Beach Greater Density Area, which supports the development of a diversity of dwelling types, enhancing opportunities for greater housing choice and the likelihood of attracting a diverse range of residents. Supports CPTED principles by ensuring properties that border public reserves or parks have low fencing that enables passive surveillance of the area. 	<p>accessibility to public green space. However, less benefits than option 2 as the increased connectivity gained by option 2 on sites to the north of Waitāreere Beach Road would be lost.</p> <ul style="list-style-type: none"> Given the topography of the area, the housing likely to be developed could provide a different offering to sections that would be available in growth areas to the north of Waitāreere Beach Road. <p>No specific cultural benefits have been identified.</p>
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	Option 1: Status Quo	Option 2: Proposed Plan Change	Option 3: Rezoning Forest Road area only
		<ul style="list-style-type: none"> • Providing additional land for residential development at a range of lot sizes supports and enables the provision of housing to accommodate projected population growth throughout the district. • The Lakes area of open space provides a significant new public open space area for the community for passive recreation. <p>Cultural</p> <ul style="list-style-type: none"> • Proposed Policy 6.3.30A identifies the cultural importance of the Otororoa Ridge and supports increased responsiveness to significant landforms, including ones of significance to iwi. 	
<p>Efficiency and Effectiveness of Achieving Objectives</p>	<p>The key objectives relevant to consideration of this topic include:</p> <ul style="list-style-type: none"> • Objective 4.2.1 which seeks to maintain and enhance public access to and along lakes and streams while preserving natural character and cultural values and where the need for projection of sites of significance are taken into account. • Objective 6.1.1 which seeks to achieve an appropriate mix of infrastructure and 	<p>Option 2 provides a new structure plan for the area to the north of Waitārere Beach Road which is more effective for achieving Objective 4.2.1 and enhancing public access to the Wairarawa Lagoon than Option 1 or 3. The proposed structure plan provides for a mix of housing and public road directly adjacent to the open space area which ensures the public can easily view and access the area. This supports the achievement of Objective 6.1.1 ensuring that the public open space</p>	<p>Option 3 relies on the existing structure plan for ensuring public access to the Wairarawa Lagoon and the Wairarawa Stream. This option supports the achievement of Objective 4.2.1, and Objective 6.1.1 by identifying the area for public open space, but not to the same extent as Option 2.</p> <p>Option 3 provides a more effective approach for achieving Objective 6.3.1 in providing a diversity of residential lifestyles</p>

	Option 1: Status Quo	Option 2: Proposed Plan Change	Option 3: Rezoning Forest Road area only
	<p>activities to enable them to function as vibrant communities.</p> <ul style="list-style-type: none"> Objective 6.3.1 for the Residential Zone seeking to provide for a diversity of residential lifestyles to meet the needs of community, while enhancing the individual character. Objective 10.3.1 protection of the safety and efficiency of the land transport network. <p>Option 1 relies on the existing structure plan for ensuring public access to the Wairarawa Lagoon and the Wairarawa Stream. This option supports the achievement of Objective 4.2.1, and Objective 6.1.1 by identifying the area for public open space, but not to the same extent as Option 2.</p> <p>Option 1 does not support the achievement of Objective 6.3.1 of providing a diversity of residential lifestyles appropriate of the local character to meet the needs of the community as this option does not provide for a long term supply of land for residential development. This option provides less</p>	<p>integrates effectively with the settlement, supporting the development of a well-functioning urban environment.</p> <p>Option 2 provides the most efficient and effective means of achieving Objective 6.3.1 as the proposed zoning enables a variety of lot sizes appropriate to the settlement and provides clear policy guidance on the outcomes sought and guidance via a structure plan to promote high levels of connectivity and integration between the growth areas and the existing settlement. Higher density development is enabled only in specified areas which ensures the character of the settlement will not be compromised.</p> <p>Option 2 places the greatest pressure on achieving Objective 10.3.1, in comparison to Option 1 or 3, as it enables the highest lot yield and subsequent pressure on the intersection of Waitāreere Beach Road and State Highway 1. However, providing a clear overview of the growth area will enable a strategic level of planning to occur to meet the increasing demand over</p>	<p>than Option 1, as it opens up a new area for housing development. However, Option 3 does not maximise on the opportunities that Option 2 provides in providing for increased diversity appropriate for the local settlement.</p> <p>Option 3 places less pressure on the roading network than Option 2 due to a lower potential housing yield. However, the impact of an additional 100 lots is unlikely to be significant over the long term and simply would result in a least sustainable solution in the long term and additional land for development would be required sooner than for Option 2.</p> <p>Overall, Option 3 is not considered to be the most efficient or effective for achieving the relevant objectives.</p>

	Option 1: Status Quo	Option 2: Proposed Plan Change	Option 3: Rezoning Forest Road area only
	<p>opportunities for a diversity of housing to be developed relative to Option 2 or 3.</p> <p>Option 1 is beneficial when considering Objective 10.3.1 as it restricts the extent of residential development in the area, particularly in relation to the intersection of Waitāreere Beach Road and State Highway 1. However, this option increases the likelihood of ad-hoc developments occurring throughout the settlement, making it difficult to assess and plan for future infrastructure requirements.</p> <p>Overall, Option 1 is not considered to be the most efficient or effective for achieving the relevant objectives.</p>	<p>time to enhance the safety of the land transport network.</p> <p>Overall, based on the analysis identified above, the proposed approach for Option 2 is considered to be the most efficient and effective method of achieving the relevant objectives.</p>	
<p>Summary of reasons for deciding on the provisions</p>	<p>The proposed plan change provisions outlined in Option 2 regarding the proposed structure plan, residential and open space rezoning and residential policy and rule framework is considered most appropriate due to the following:</p> <ul style="list-style-type: none"> • The planning of the greenfield growth area as a whole provides for the projected long term residential development needs in the area. • Supports the intent of the National Policy Statement for Urban Development by freeing up land for development to provide sufficient supply for the next 20+ years and encouraging a diversity of housing types, with greater density where appropriate • Ensures that development in the future growth areas is well connected - to the existing settlement, each other, and potential future growth areas - through the use of a structure plan. 		

Option 1: Status Quo	Option 2: Proposed Plan Change	Option 3: Rezoning Forest Road area only
	<ul style="list-style-type: none"> • Enables a diversity of lot sizes to be created that are appropriate for varying site features/conditions. • Incorporates CPTED principles applicable to public open space to increase safety. • Introduces specific policy guidance to achieve desired development outcomes for the area. 	

7.4.3 Waitāreere Beach Mixed Use Area

The existing settlement contains a large area of land zoned for commercial purposes, with commercial activities typically located along the main road in a dispersed manner. The Commercial zone contains a Four Square, café, and restaurant, as well as a number of residential houses. However, there are currently limited vacant sites available for commercial purposes, with the vacant site on the corner of Waitāreere Beach Road and Park Avenue currently proposed for a medium density housing development.

Figure 11 below shows the use of the sites within the Commercial zone.



Figure 11. Waitāreere Beach Commercial Zone (Source: Cullen, 2020)

Two areas have been proposed for the Waitāreere Beach Mixed Use area to enable destination commercial development (Figure 12). This recognises that limited destination use proposed, alongside residential uses. The first site 263 Waitāreere Rise Avenue, located on the corner of Waitāreere Beach Road and Waitāreere Rise, covers an area of 3,800m². The second site located at 542 Waitāreere Beach Road covers an area of 2,844m².



Figure 12. Proposed Waitāreere Beach Mixed Use Area

7.4.3.1 Evaluation of Reasonably Practicable Options:

Option 1: Residential Zoning as follows:

- 263 Waitārere Rise Avenue – whole site zoned as Waitārere Beach Greater Density Area.
- 542 Waitārere Beach Road – whole site zoned as Residential.

Option 2: Proposed Plan Change

Area identified on 263 Waitārere Rise (Lot 2 DP 423938) and 542 Waitārere Beach Road (Lot 1 DP 76098) rezoned from Residential & Residential Low Density Overlay to Waitārere Beach Mixed Use Area.

Insert new Policy 6.3.50A & 6.3.50B under Urban Settlements – Commercial Zone.

Policy 6.3.50A

Support the role and function of the existing Waitārere Beach commercial centre by controlling the nature and scale of activities that establish within the Waitārere Beach Mixed Use Area.

Policy 6.3.50B

Restrict the establishment of commercial activities that are of a nature or scale that would detract from the intended small scale and mixed use nature of the Waitārere Beach Mixed Use Area. Examples of such activities include vehicle service stations, entertainment activities and commercial garages.

Insert a new advice note under Rule 17.1

Unless altered by the rule framework, any activity identified as permitted is also permitted within the Waitārere Beach Mixed Use Area

Insert a new rule 17.2(g) Controlled Activities

(g) Within the Waitārere Beach Mixed Use Area the following activities:

(i) Retail Activities.

(ii) Commercial Activities.

(iii) Visitor Accommodation

(iv) Community Activities

Insert a new rule for controlled activities

17.7.7 Waitārere Beach Mixed Use Area (Refer Rule 17.2(g))

(c) Matters of Control

- (i) Design, external appearance, size and siting of buildings and structures. This includes the application of Crime Prevention through Environmental Design (CPTED) principles.
- (ii) Location and design of site access (pedestrian and vehicular), parking and servicing.
- (iii) Traffic effects, including the effects on the transport network from the volume and type of traffic generated.
- (iv) Landscaping. The extent to which the planting plan integrates with the coastal landscape.
- (v) The provision of servicing, including water supply, wastewater systems, stormwater management and disposal, lighting.
- (vi) Proposed methods for managing potential operating effects such as hours of operation and servicing of activities, and the location of screening of parking, storage and servicing areas.

(d) Conditions

- (i) The proportion of any net site area covered by buildings for retail, commercial or community activities shall not exceed 15%.
- (ii) The proportion of any net site area covered by buildings shall not exceed 35%.
- (iii) The area between any on-site carpark and the front road boundary shall include a landscaping strip. This landscaping strip shall comply with the following conditions:
 - A minimum width of 2 metres.
 - Shall be covered by at least 75% of shrubs.
- (iv) The provision of a development plan that shows the buildings, carparking, planting, utility areas and pathways.

- (v) Noise from any activity shall not exceed the following limits when measured at, or within, any point in any site in the Residential, Greenbelt Residential, or Rural Zones.
- On any day:
 - 7.00am – 7.00pm: 55dB LAeq(15mins)
 - 7.00pm – 10.00pm: 50dB LAeq(15mins)
 - 10.00pm – 7.00am: 40dB LAeq(15mins)
 - 10.00pm – 7.00am: 65dB L(Max)
 - Noise from any activity shall not exceed 65dB LAeq at any time, when measured at, or within, any other site in the Industrial, Commercial or Open Space Zones.
 - Sound levels shall be measured and assessed in accordance with the provisions of NZS 6801:2008 Acoustics – Measurement of environmental sound and assessed in accordance with the provisions of NZS 6802:2008 Acoustics – Environmental noise.
 - Construction, maintenance and demolition works work shall be measured, assessed, managed and controlled by in accordance with the provisions of NZS6803:1999 Acoustics – Construction Noise.
- (vi) There shall be no fence sited on the boundary or within 2 metres from the boundary with any road frontage.
- (vii) All buildings shall have display windows along the ground floor road frontage. At least 50% of ground floor façade surface shall be display space or transparent window or doors .The minimum window area shall be kept clear and not be boarded up, painted or covered by signage.
- (viii) No building shall have a continuous featureless façade/blank wall on the ground floor road frontage wider than 4 metres. A featureless façade or blank wall is a flat or curved wall surface without any openings, glazing or columns, recesses, niches or other architectural detailing.
- (ix) Where a site adjoins the Residential Zone or Open Space Zone, the following conditions shall apply:
- All buildings and structures shall comply with the daylight setback envelope of the adjoining Residential Zone or Open Space Zone.
 - All buildings shall be setback 4.5 metres from the Residential Zone or Open Space Zone boundary.
 - A landscaping strip shall be provided. This landscaping strip shall comply with the following conditions:
 - A minimum width of 3.5 metres.
 - Shall be covered by at least 75% of shrubs.
 - All outdoor car parking, storage, serving and loading areas shall be screened by a close-boarded fence made of solid material with a minimum height of 1.2 metres and a maximum height of 2 metres.

Insert a new rule 17.5(b) for non-complying activities

(b) Within the Waitārere Beach Mixed Use Area vehicle service stations, entertainment activities, commercial garages.

Option 3: Rezone the specified area on 263 Waitārere Rise (Lot 2 DP 423938) and 542 Waitārere Beach Road (Lot 1 DP 76098) as standard Commercial Zone

Based on the same area as identified for option 2, however, with commercial zoning (not the proposed Mixed Use Area).

	Option 1: Rezone as Waitārere Beach Greater Density Area (263 Waitārere Rise Avenue) / Residential (542 Waitārere Beach Road)	Option 2: Proposed Plan Change	Option 3: Commercial Rezoning
Costs (Environmental, Economic, Social, Cultural)	<p>Environmental</p> <ul style="list-style-type: none"> Limits opportunities for mixed use development of the sites, thereby reducing potential to expand the range of housing type/choice available in the Waitārere Beach settlement and the establishment of supporting commercial activities to service the needs of the neighbouring area. Imposes additional pressure on the existing commercial zone which is already subject to a number of constraints (e.g. established residential development on several sites, limited number of vacant sites). 	<p>Environmental</p> <ul style="list-style-type: none"> Location of the site at 263 Waitārere Beach Road on the north side of the road is not ideal for encouraging seating/social interaction between the commercial development on the site and public spaces. Potential risk that dispersal of commercial activities throughout the settlement will compromise development of a more coherent village centre near the existing Four Square (ideal location). Commercial activities at 263 Waitārere Rise (Lot 2 DP 423938) would increase traffic pressures in 	<p>Environmental</p> <ul style="list-style-type: none"> Location on the north side of the road is not ideal for encouraging seating/social interaction between the commercial development on the site and public spaces. Potential risk that dispersal of commercial activities throughout the settlement will compromise the development of a more coherent village centre near the existing Four Square (ideal location). Risk more significant than for Option 2 as the scale commercial activities that could establish is significantly greater. Commercial activities at 263 Waitārere Rise (Lot 2 DP 423938)

	Option 1: Rezone as Waitāreere Beach Greater Density Area (263 Waitāreere Rise Avenue) / Residential (542 Waitāreere Beach Road)	Option 2: Proposed Plan Change	Option 3: Commercial Rezoning
	<p>Economic</p> <ul style="list-style-type: none"> • Cost and time associated with triggering and processing a resource consent for commercial or mixed use development of the sites. <p>Social</p> <ul style="list-style-type: none"> • Potential for increased housing diversity slightly lower than for Option 2. • Reduced potential for the establishment of commercial activities, particularly retail activities to support the projected increase in future residents in the growth area. <p>No Cultural costs have been identified.</p>	<p>the area, particularly on the nearby roundabout.</p> <ul style="list-style-type: none"> • Potential adverse effects on the predominately residential nature of the surrounding environment surrounding the proposed sites. <p>Economic and Social</p> <ul style="list-style-type: none"> • Dispersal of commercial activities affects the realisation of an effective ‘commercial heart’ for the Waitāreere Beach settlement and the vibrancy associated with a consolidated commercial centre. <p>Cultural</p> <ul style="list-style-type: none"> • Discussions with Ngāti Huia raised concerns about the impact of the dispersal of commercial activities throughout the settlement. 	<p>would increase traffic pressures in the area, particularly on the nearby roundabout. Potential to be more significant than for Option 2 as the scale commercial activities that could establish is significantly greater.</p> <ul style="list-style-type: none"> • Risks a wide range of commercial activities establishing on the highly visible entrance to the settlement (e.g. commercial garage) that might not be appropriate to the site and wider residential context. • Increased potential for adverse effects such a noise, traffic and visual impacts on the surrounding residential environment. More significant than Option 2. <p>Economic and Social</p> <ul style="list-style-type: none"> • Dispersal of commercial activities affects the realisation of an effective ‘commercial heart’ for the Waitāreere Beach settlement and the vibrancy associated with a consolidated commercial centre. <p>Cultural</p>

	Option 1: Rezone as Waitāreere Beach Greater Density Area (263 Waitāreere Rise Avenue) / Residential (542 Waitāreere Beach Road)	Option 2: Proposed Plan Change	Option 3: Commercial Rezoning
			<ul style="list-style-type: none"> Discussions with Ngāti Huia raised concerns about the impact of the dispersal of commercial activities throughout the settlement.
<p>Benefits (Environmental, Economic, Social, Cultural)</p>	<p>Environmental</p> <ul style="list-style-type: none"> Provides additional land area available for future residential development. Maintains the residential character of the sites and the neighbouring environments. <p>Economic and Social</p> <ul style="list-style-type: none"> Further development of commercial activities is encouraged to occur in the existing commercial zone, thereby supporting the development of a more sustainable and coherent commercial centre. <p>Cultural</p> <p>This option encourages the consolidation of commercial activities that was identified as being preferable to Ngāti Huia.</p>	<p>Environmental</p> <ul style="list-style-type: none"> Enables the slightly higher density development for Waitāreere Beach to establish in close proximity to potential retail services. Range of conditions proposed to ensure that future development of the sites provide a high level of amenity. <p>Economic</p> <ul style="list-style-type: none"> Provides an area for future neighbourhood retail activities to establish, subject to controls to prevent the area from detracting from the existing commercial centre. Enables a flexible, complementary mix of residential and retail activities to establish on the sites. <p>Social</p>	<p>Environmental</p> <ul style="list-style-type: none"> Enables the slightly higher density development for Waitāreere Beach to establish in close proximity to potential retail services. <p>Economic</p> <ul style="list-style-type: none"> Enables a high level of development flexibility by providing for a wide range of commercial activities to establish on the sites. <p>Social</p> <ul style="list-style-type: none"> The proposed rezoning enables the opportunity for all commercial activities to establish to service the projected increase in future residents in the growth area. The sites are located near the village entrance, and will become more central as the village grows; they are also conveniently located and accessible to service the local needs

	Option 1: Rezone as Waitārere Beach Greater Density Area (263 Waitārere Rise Avenue) / Residential (542 Waitārere Beach Road)	Option 2: Proposed Plan Change	Option 3: Commercial Rezoning
		<ul style="list-style-type: none"> The proposed rezoning enables the opportunity for limited commercial activities to establish to service the projected increase in future residents in the growth area. The sites are located near the village entrance and will become more central as the village grows; they are also conveniently located and accessible to service the local needs of future residents in the Waitārere Rise area. <p>No specific cultural benefits have been identified.</p>	<p>of future residents in the Waitārere Rise area.</p> <p>No specific cultural benefits have been identified.</p>
<p>Efficiency and Effectiveness of Achieving Objectives</p>	<p>The key objective is 6.1.1 that seeks to achieve a suitable mix of urban activities to enable the settlement to function as a vibrant and attractive community.</p> <p>Option 1 encourages the further development of commercial activities is encouraged to occur in the existing commercial zone, thereby supporting the development of a more sustainable and coherent commercial centre. However, does not recognise the constraints</p>	<p>Given the constraints in the existing commercial zone, Option 2 is considered to be an appropriate way of achieving Objective 6.1.1.</p> <p>Option 2 recognises the role of the existing village centre, and places restrictions on the scale and type of commercial activities that can be developed on the proposed sites to facilitate the ongoing vibrancy and functioning of the community.</p>	<p>Option 3 is not considered appropriate for achieving Objective 6.1.1 as the unconstrained commercial development on the sites could undermine the efficient functioning of the settlement by enabling the relocation of the village centre to an area that does not support community vibrancy. In addition, it does not address the potential adverse effects that would result from any commercial activities establishing on the sites, particularly in relation to the amenity values of the</p>

	Option 1: Rezone as Waitāreere Beach Greater Density Area (263 Waitāreere Rise Avenue) / Residential (542 Waitāreere Beach Road)	Option 2: Proposed Plan Change	Option 3: Commercial Rezoning
	associated with that commercial area for enabling future development. As a result this constrained commercial development in the settlement may detract from the effective functioning of the community as it grows.	Option 2 also supports Objective 6.3.2 which seeks to enhance the amenity of the commercial areas, providing for complementary and compatible activities while avoiding or mitigating adverse effects on the environment within or adjoining the Commercial Zone. The proposed controlled activity framework limits the scale of commercial activities that can establish on the site which reduces the potential for adverse effects on the existing village centre as well as surrounding residential sites.	existing settlement and surrounding environment. Option 3 does not provide the best solution for achieving Objective 6.3.2, as unconstrained commercial development on the site has the potential to create adverse effects on both the existing village centre and surrounding residential environment.
Summary of reasons for deciding on the provisions	<p>The approach outlined in Option 2 is considered the most appropriate for the following reasons:</p> <ul style="list-style-type: none"> Given the constraints applying to the existing commercial zone this option provides an opportunity for a limited range of commercial activities to establish at the entry to the Waitāreere Beach settlement to service the needs of future local residents. Matters of control are specified to control the nature and scale of mixed use activities anticipated and to support the development of a high amenity area. 		

7.4.4 Introduction of Forest Road Integrated Residential Development Area

The Operative Horowhenua District Plan provides for Integrated Residential Development as a Restricted Discretionary Activity within the Residential zone¹⁶.

Integrated Residential Development is defined as:

A residential development on any site or amalgamation of sites greater than 2000m² that:

- o is designed to function and be managed as a single, integrated development;*
- o contains a mix of dwelling unit type (e.g. detached, semi-detached, multi-unit);*
- o includes provision for shared or communal facilities such as healthcare facilities, recreational/leisure facilities, open space, access, loading spaces, parking and manoeuvring, that are accessible from, and can be used by, the residents or tenants of the development and their visitors; and*
- o is constructed in one or more stages.*

Matters of Discretion are also specified in Rule 15.8.16(a) as follows:

- i. The site layout and configuration of buildings, and the quality of the space between and around them.*
- ii. The design, scale and appearance of buildings, fencing and hard surfacing, including the coherence between buildings and the integration of built form.*
- iii. The potential visual effects of the development and level of change to the character of the existing urban environment, including streetscape and adjacent properties.*
- iv. The design and ongoing maintenance of landscaping within the site.*
- v. The management of stormwater, wastewater, water supply and other servicing.*
- vi. The provision of adequate carparking, manoeuvring and safe access to the site.*
- vii. The management of traffic generated and potential adverse effects on the safety and efficiency of the street network.*
- viii. The effects on significant sites and features, including natural, cultural, archaeological and historical sites.*

¹⁶ Rule 15.3(l)

7.4.4.1 Evaluation of Reasonably Practicable Options:

Option 1: Rezone as Residential

Land is rezoned Residential to be consistent with the rest of the site.

Option 2: Proposed Plan Change

Specify an area on the planning maps as the 'Forest Road Integrated Residential Development Area'.

Amend Rule 15.8.16 Integrated Residential Development to insert:

(b) Conditions

(i) For the Forest Road Integrated Residential Development Area, the minimum lot size shall be 250m2.

(ii) For the Forest Road Integrated Residential Development Area, the roading connection through to Forest Road shall be provided in general accordance Structure Plan 07.

(c) Under section 77D of the RMA, an activity requiring resource consent under Rule 15.3(l) in the area identified as 'Forest Road Integrated Residential Development Area' shall not be publicly or limited notified.

Option 1: Rezone Residential		Option 2: Proposed Plan Change	
Costs (Environmental, Economic, Social, Cultural)	<p>Environmental</p> <ul style="list-style-type: none"> Less flexibility to accommodate alternative forms of residential development resulting in a reduction in the likelihood of the area being used to accommodate more intensive housing types. 	Environmental and Cultural	<ul style="list-style-type: none"> The increased potential for higher density development to occur in the area may create the need for additional land disturbance and impose increased pressure on the wastewater network and stormwater management.

	Option 1: Rezone Residential	Option 2: Proposed Plan Change
	<p>Economic</p> <ul style="list-style-type: none"> • Cost, time and uncertainty associated with triggering and processing any future resource consent application to realise integrated residential development of the area. More significant than for Option 2 which provides non-notification certainty. • Offers reduced certainty and therefore, reduces the likelihood of the land in the area to be more efficiently utilised. <p>Social</p> <ul style="list-style-type: none"> • Provides less transparency to the community on the nature and scale of development anticipated in this area. <p>No specific cultural costs have been identified.</p>	<p>Economic</p> <ul style="list-style-type: none"> • Cost, time and uncertainty associated with triggering and processing any future resource consent application to realise integrated residential development of the area. This impact is less than for option 1 as there is increased certainty of the notification pathway. <p>Social</p> <ul style="list-style-type: none"> • A proposed non-notification clause means that the community will not have the opportunity to be notified of a more specific proposal for the area.
Benefits (Environmental, Economic, Social, Cultural)	<p>Environmental and Cultural</p> <ul style="list-style-type: none"> • May reduce the likelihood of additional land disturbance resulting from more intensive development of the area along with increased pressure being exerted on the wastewater network and stormwater management. • Reduces the likelihood of noticeable change in character and amenity of the area relative to other established residential areas within the Waitārere Beach settlement. <p>Social</p> <ul style="list-style-type: none"> • Likely to encourage the development of a housing typology which is more consistent with that already 	<p>Environmental</p> <ul style="list-style-type: none"> • As the subject area is situated on a less undulating part of the site it lends itself to accommodating denser form of development without significant earthworks required. This use of land is more efficient. <p>Economic</p> <ul style="list-style-type: none"> • Supports a highly efficient use of land suitable to the specific area. • Offers the potential to facilitate more co-ordinated and integrated provision of infrastructure.

Option 1: Rezone Residential		Option 2: Proposed Plan Change
	<p>in place within the existing Waitārere Beach settlement.</p> <p>No Economic benefits have been identified.</p>	<p>Economic and Social</p> <ul style="list-style-type: none"> • Enables a wider range of housing type to be offered in the Waitārere Beach settlement at a variety of price points. • Identifying the proposed area through the plan makes it transparent to the community where this type of development is intended, and the non-notification clause has the potential to decrease the time and cost involved in obtaining a resource consent. <p>Social</p> <ul style="list-style-type: none"> • The proposed area will more easily facilitate the development of a type of housing not currently available at Waitārere Beach, potentially increasing housing variation throughout the village. • Offers a degree of consistency and familiarity as the existing integrated residential development matters of discretion will be used to assess the proposed development in the area. • Proposed condition (b)(ii) reinforces the importance of the roading connection through to future growth areas. • Enables increased housing flexibility and choice. <p>No specific cultural benefits have been identified.</p>
<p>Efficiency and Effectiveness of Achieving Objectives</p>	<p>This option is consistent with the existing planning framework. However, for this situation is not as effective or efficient as option 2 in meeting Objective 6.3.1. Objective 6.3.1 seeks to enable the development of a diversity of residential activities while maintain the individual character and amenity values of the residential area of the settlement.</p>	<p>The key objective, 6.3.1 identifies that a diversity of residential lifestyles should be provided for while maintaining the character and amenity values of the residential areas. Option 2 is both an efficient and effective means of achieving this objective by enabling a diversity of housing types to establish e.g. an integrated residential development, which does not currently exist in the settlement, in a growth location, which due to the size and location</p>

	Option 1: Rezone Residential	Option 2: Proposed Plan Change
	Option 2, better facilitates a greater diversity of housing to establish and is more transparent with the community, enabling community engagement on the proposed provisions through the plan change process.	is not likely to adversely affect the character or amenity of the existing settlement.
Summary of reasons for deciding on the provisions	<p>The approach outlined in option 2 is considered the most appropriate for the following reasons:</p> <ul style="list-style-type: none"> • It provides a greater level of transparency for the type of development that is intended to be established on the site. • It better enables the development of a housing typology that is currently non-existent in the settlement, thereby offering greater flexibility in the choice of housing options available in the settlement as well as encouraging more efficient use and development of suitable residential land in the area. • The size and location of the proposed area will not create adverse effects on the amenity or character of the settlement. • The existing Restricted Discretionary Standards provide sufficient scope for considering potential adverse effects of such a development. 	

7.5 Risk of Acting or Not Acting Where There is Uncertain or Insufficient Information

The issues discussed in this report are based on information and guidance from Council staff as well as supporting technical information. As the proposed changes are relatively narrow in focus and limited to a small range of discrete provisions in the Plan the degree of uncertainty and risk of acting is considered unlikely to outweigh the risk of not acting.

The risks of not acting include less land available for residential development in a district that is anticipating a growth rate of well over 2% for the next 30 years; developments being consented that do not sufficiently address liquefaction risk; and less effective integration of new development within the existing Waitārere Beach settlement.

7.6 Part 2 of the Act

As Proposed PC5 is an amending proposal, an assessment against Part 2 of the Act is not required. Regardless, it has been included here for completeness.

7.6.1 Section 5: Purpose of the Act

Under section 5, the purpose of the RMA is *‘to promote the sustainable management of natural and physical resources’*.

Sustainable management means *“the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health while:*

- a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations;*
- b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.”*

The assessment in Section 7 has shown that the proposed plan change is the most appropriate way of providing for community well-being. The proposed rezoning will provide the long term potential for the development of over 700 sections, as well as making land available for specified commercial purposes to support projected future growth. The proposed structure plan will ensure that the Growth Area will be well connected to the existing settlement, throughout the area and to potential future growth areas. The proposed range of densities and additional policies and rules proposed will also support the implementation of the aims and outcomes of the Waitārere Beach Master Plan.

Overall Proposed PC5 is considered to be consistent with the purpose of the Act.

7.6.2 Section 6: Matters of National Importance

Section 6 of the RMA identifies matters of national importance which need to be recognised and provided for in policies and plans. Those most relevant to this plan change are:

- (b) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development*
- (h) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers*

- (f) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga*

Proposed PC5 is located within the wider coastal environment, and contains part of the Wairarawa Stream and the Wairarawa Lagoon. The proposal has been developed with these features in mind, seeking to align future connections to the dune topography as much as possible, and proposing a range of different densities that have considered the variable topography across the Growth Area. The proposal is considered appropriate for the context.

Proposed PC5 identifies The Lakes and an area along the Wairarawa Stream for open space/reserve purposes, intended to be land which may be used for passive recreation, supporting the enhancement of public access. Discussions with Ngāti Huia have identified the importance of the waterbodies in the area and the desire to ensure their relationship with the wider environment is understood and they are protected and restored. At the time the Wairarawa Lagoon becomes Council land, there will be increase opportunity for Council and Iwi to work together on ways to ensure their relationship with the area is recognised and enhanced.

Overall, proposed PC5 is considered to have given effect to Section 6 of the Act.

7.6.3 Section 7: Other Matters

Section 7 of the RMA requires particular regard to be given to a range of 'other matters'. Of the matters identified, the most relevant to this plan change include:

- (b) the efficient use and development of natural and physical resources; and*
- (c) the maintenance and enhancement of amenity values.*
- (f) maintenance and enhancement of the quality of the environment.*
- (g) any finite characteristics of natural and physical resources.*
- (i) the effects of climate change.*

Proposed PC5 enables the growth area to make an efficient use of land that is appropriate to the context. The range of densities proposed have been developed to maintain the amenity that is highly valued by the local community. Development consistent with the existing and proposed district plan framework will support the development of the community in a manner that maintains the amenity values of the area.

The Coastal Hazard Assessment¹⁷ completed in 2013 shows the area incorporated by Proposed PC5 will not be affected by sea level rise and erosion.

Overall, it is considered that in developing Proposed PC5 particular regard has been given to the relevant matters from Section 7 of the Act.

7.6.4 Section 8: Treaty of Waitangi

Section 8 of the RMA further requires that in managing the use, development, and protection of natural and physical resources the principles of the Treaty of Waitangi are taken into account. Ngāti Raukawa ki te Tonga (iwi authority), Muaūpoko Tribal Authority (iwi authority), Ngāti Huia (hapu), and Tamarangi Hapu have an interest in the area covered by Proposed PC5. Discussions have occurred with Ngāti Huia and Muaūpoko Tribal Authority through the development of the Waitāreere Beach

¹⁷ Tonkin and Taylor Ltd (2013). Coastal Hazard Assessment Waikawa to Waitāreere.

Master Plan and Plan Change. In developing the Waitārere Beach Master Plan and Proposed PC5 the Otororoa Ridge was removed from the development area due to the high cultural significance of the landscape. These interactions demonstrate a clear intent on the Council's part to take into account the principles of the Treaty of Waitangi in preparing Proposed PC5. They also illustrate its continuing commitment to building relationships and partnerships with tangata whenua.

7.7 National Policy Statement on Urban Development

The NPS-UD seeks to ensure there is sufficient development capacity to meet the needs of people and communities and recognises the significance of well-functioning urban environments that contribute to community wellbeing and safety.

Horowhenua District Council is a Tier 3 Local Authority as it contains an urban environment (population over 10,000) that is not specified as Tier 1 or 2. Section 4.1.3 of this report outlines the objectives and policies from the NPS-UD relevant to Proposed PC5.

Proposed PC5 has been designed to give effect to the Waitārere Beach Master Plan, designed to provide a long term strategic approach to best support a well-functioning urban environment. The release of land for residential development will support the competitive land development market by providing opportunities to better enable a wider range of landowners to develop for residential purposes in the Waitārere Beach settlement.

The character of Waitārere Beach will change over time, and this is anticipated by Objective 4. However, the proposal has been developed to support the retention of the character of the settlement to a reasonable extent through the strategic use and incorporation of increased density focused on specified areas.

8 Conclusion

This evaluation has been undertaken in accordance with Section 32 of the RMA in order to identify the need, benefits and costs arising from Proposed PC5, and the appropriateness of the proposal having regard to its effectiveness and efficiency relative to other means in achieving the purpose of the Act.

Proposed PC5 seeks to enable development in accordance with the Waitārere Beach Master Plan, supports the provision of land for housing for a rapidly growing district and gives effect to the NPS-UD. Proposed PC5 is an amending proposal that seeks to retain the majority of the planning framework under the Operative Horowhenua District Plan, while rezoning land and providing bespoke provisions where appropriate to achieve specific development outcomes.

The evaluation demonstrates that the proposed plan change is the most appropriate option as it:

- Provides for the supply of land to accommodate future growth in the settlement.
- Promotes integrated, connected development that delivers the high quality environmental and design outcomes sought by the Master Plan.
- Is effective in delivering the development outcomes for this area anticipated by the Master Plan, such as achieving a variety of housing types and securing key connections and civic assets.
- Aligns with key higher order planning documents including the NPS-UD

9 Appendices

1. Proposed Plan Change 5 – Proposed Amendments to the District Plan Provisions and Planning Maps.
2. Waitārere Beach Master Plan
3. 3 Waters Infrastructure Master Plan: Waitārere Beach
4. Waitārere Beach Archaeology Scoping Report & Addendum
5. Waitārere Beach Commercial Land Assessment
6. Liquefaction Assessment
7. Horowhenua Socio-Economic Projections: Update May 2020
8. Stormwater Catchment Management Plan Summary

Appendix 1 - Proposed Plan Change 5 – Proposed Amendments to the District Plan Provisions and Planning Maps

Appendix 2 - Waitārere Beach Master Plan

Appendix 3 - 3 Waters Infrastructure Master Plan: Waitārere Beach

Appendix 4 - Waitārere Beach Archaeology Scoping Report & Addendum

Appendix 5 - Waitārere Beach Commercial Land Assessment

Appendix 6 - Liquefaction Assessment

Appendix 7 - Horowhenua Socio-Economic Projections: Update May 2020

Appendix 8 - Stormwater Catchment Management Plan Summary