

Waitārere Beach Proposed Plan Change 5

What is a plan change?

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

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

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

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



What is the purpose of this plan change?

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

Over the last couple of years there has been increasing residential development at Waitārere Beach. As a result more land is needed to provide for residential development for the long term future over the next 20 – 30 years.

To ensure growth occurs in the area in a way that is integrated and complements the character of the existing settlement, Council prepared a Master Plan to guide future development.

Proposed Plan Change 5 implements the Waitārere Beach Master Plan through the rezoning of a growth area to the East of the existing settlement to allow for residential and commercial development.

The proposed plan change seeks to deliver a number of key outcomes for Waitārere Beach, including:

- Future development is effectively integrated and connected with the existing settlement.
- A diverse range of housing is enabled to be developed suitable for the character of the settlement.
- The provision of connected and high amenity green spaces.
- The development of destination commercial opportunities that support the existing village centre.

Summary of Objectives, Policies, and Rules

Please note: Landowners affected by the Proposed Plan Change 5 and those who intend to make a submission, should read the full version of the plan change documents which are available on our website, or in hard copy at the locations specified on the final page of this pamphlet.

Proposed Plan Change 5 covers an area of land to the East of the existing Waitārere Beach settlement.

The area covers approximately 100ha and focuses on future residential and commercial development in the Growth Area.

Structure Plan and Zoning

Rezoning

Lifting deferred zoning from land that had been previously rezoned for future development & rezoning land within the Growth Area Residential, Commercial & Open Space Zones.

Inclusion of additional controls as follows:

Waitārere Beach Mixed Use Area: To enable residential and some commercial activities to establish in the identified area.

Forest Road Integrated Residential Development Area: To provide a specified location for the development of a lifestyle village at 40 Forest Road.

Waitārere Beach Greater Density Area: To enable lots down to 450m² (smaller lot size than the current 800m² for the standard residential zone in Waitārere Beach) in suitable areas of high amenity (e.g. near to open space and flat topography) as identified on the Proposed PC5 planning maps.

Structure plan

- Inclusion of Structure Plan 07A – implementing changes resulting from the master plan process.

Residential Policies and Rules

Policies

For proposed policies to outline the intended development outcomes in the Growth Area.

Residential Rules

- *Integrated residential development:* Conditions for minimum lot size, roading connection, and inclusion of non-notification rule.
- Enabling subdivision down to 450m² in the Waitārere Beach Greater Density Area.
- Inclusion of new matters of control for liquefaction and lateral spread and surface water inundation.
- Inclusion of a new condition requiring a geotechnical report to be provided to identify liquefaction risks and mitigation.
- Amendment of fencing rules to limit fence heights adjoining public space within the Waitārere Beach Growth Area.

Commercial Rules

- Inclusion of a new set of rules for the Waitārere Beach Mixed Use Area.

Assessment Criteria

Inclusion of assessment criteria for natural hazards, liquefaction and lateral spread and surface water inundation.





Who could be affected by this plan change?

Landowners within and around the Waitāre Beach area could be affected as the changes create different development opportunities for these properties. While not everyone will have aspirations of developing, property owners need to be aware that the proposed changes could result in

different levels of development on their neighbour's properties in the future.

Furthermore, the general community may have an interest in how the area develops, as the area will mean Waitāre Beach looks different in the future.



Have your say

Anyone can make a submission on Proposed Plan Change 5. Submissions can be in support and/or in opposition to the amendments proposed as part of this plan change.

Submissions can be made online by visiting www.horowhenua.govt.nz/PPC5

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

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

Submissions on Proposed Plan Change 5 close at 4pm on 27 April 2021

Need more information?

Council will be holding drop-in information sessions. These sessions will provide an opportunity to speak with Council officers about the Plan Change.

Drop In Sessions

Venue: Waitārere Scout Hall, 627 Waitārere Beach Road, Waitārere Beach

Dates: Tuesday 6 April 2021, 10am-12:30pm
Sunday 11 April 2021, 2pm-4pm
Monday 12 April 2021, 4pm-6pm

Proposed Plan Change 5 documents are available to be viewed online at Council's website www.horowhenua.govt.nz/PPC5 or in hard copy at the following locations (during opening hours):

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

If you have any questions about Proposed Plan Change 5 then you can email

[@districtplan@horowhenua.govt.nz](mailto:districtplan@horowhenua.govt.nz) or call Council on [\(06\) 366 0999](tel:(06)3660999) and ask to speak to Milcah Xkenjik or a member of the Strategic Planning Team.