

Horowhenua District Plan

Proposed Plan Variation 1

Miscellaneous Matters (including Land Rezoning) and Update and Alignment of Greenbelt Residential Zone

Section 32 Report

August 2014

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1 Introduction

Proposed Plan Variation 1 (PPV1) seeks to improve the clarity and consistency of the District Plan by introducing a number of consequential minor and specific rule and zone amendments to the plan that:

- align relevant provisions contained in parts of the District Plan that were subject to Plan Changes 20-22 with those that apply to other zone chapters in the plan;
- make minor corrections to the District Plan to assist with interpretation and application of provisions; and
- respond to resource management issues that have arisen since the District Plan Review process commenced in 2011.

This report outlines the scope of PPV1, the statutory context and the proposed amendments, and provides an evaluation of each of the changes proposed.

1.1 Background Context

The Horowhenua District Plan Review undertaken between 2011 and 2013 was a comprehensive review of all operative parts of the District Plan. However, provisions subject to concurrent plan changes introduced prior to the commencement of the full review (Plan Changes 20, 21 and 22) did not form part of the full review process; these included Chapter 18 (Greenbelt Residential Zone), provisions relating to rural subdivision and provisions relating to outstanding natural features and landscapes.

Given this situation PPV1 seeks to align relevant provisions in Chapter 18 with those in other zone chapters to ensure consistency across the plan. In addition it also endeavours to clarify provisions that are interpretatively confusing and to address emergent issues and/or those issues that were unable to be addressed as part of the District Plan Review process.

The Proposed District Plan (2013) is subject to two outstanding appeals and therefore still remains proposed. The nature of the appeals that are yet to be resolved, are focused to specific provisions and for this reason the remainder of the District Plan provisions are treated as operative.

1.2 Rationale for Proposed Plan Variation 1

The District Plan Review process resulted in changes being made to previous plan provisions across all zone chapters (Rural, Residential, Commercial and Industrial). However, as Chapter 18 (Greenbelt Residential) was the subject of a separate plan change which rendered it out-of-scope¹, the relevant reviewed provisions were not incorporated into this chapter.

Consequently, PPV1 provides an opportunity to amend this previously excluded chapter so that relevant provisions within it align with those contained in the balance of the plan. In the absence of doing this the District Plan would continue to be inconsistent across zone chapters, thereby affecting its efficient and effective implementation. As

¹ Chapter 18 was subject to Plan Change 21 and 'greyed' out in the notified version of the Proposed District Plan, clearly signalling that this chapter and any other 'greyed out' provisions were not included in the District Plan Review.

this chapter was also unable to be reformatted as part of the review process PPV1 also provides an opportunity for this formatting to be addressed.

Further, since implementing the Proposed District Plan provisions a number of anomalies and inconsistencies have been identified that impinge on the effective interpretation and application of the plan. To address this, a series of corrections, clarifications and updates have been developed and form part of PPV1, noting that a number of minor alterations have been made to the plan using the Schedule 1, Clause 16 process in the Resource Management Act 1991 (RMA).

Finally, during or subsequent to the review of the District Plan the Council either identified or received requests for further changes to the plan, many of which relate to the rezoning of properties. To address this situation PPV1 provides an opportunity to assess changes to specific rules identified as well as site specific re-zoning requests received.

1.2.1 Plan Changes 20, 21, 22

The District Plan Review process commenced in 2011. At the time three Plan Changes were in train, having been notified prior to the commencement of this process. An outline of each of these plan changes is provided below.

Plan Change 20: Rural Subdivision was notified in January 2009 and sought to improve the management of rural subdivision. Rural subdivision provisions prior to the plan change were based on soil classification and applied a 'one size fits all' approach to different areas of soil classification. Plan Change 20 sought to introduce Landscape Domains which recognised different areas of rural character and amenity, and to assign relevant controls based on these values. Plan Change 20 became operative on 23 May 2013, and from that date formed part of the Proposed District Plan.

Plan Change 21: Greenbelt Residential and Urban Growth was also notified in January 2009 and sought to introduce a Greenbelt Residential Zone for large lot rural-residential lifestyle development as well as manage new urban growth areas. Plan Change 21 also became operative on 23 May 2013.

Plan Change 22: Outstanding Natural Features and Landscapes was notified in September 2009 and sought to identify and protect Outstanding Natural Features and Landscapes within the Horowhenua District. The plan change introduced new provisions that imposed restrictions on certain areas identified as outstanding or having high landscape amenity. Plan Change 22 became operative on 16 October 2013.

Now that the Proposed District Plan (inclusive of these three plan changes) is now significantly advanced, PPV1 presents an opportunity to 'tie' together provisions that are inadvertently misaligned as well as address specific issues that have arisen.

1.3 Scope of Proposed Plan Variation 1

The intent of PPV1 is not to alter or challenge the direction of the District Plan, but to improve the overall consistency of provisions across zones, resolve minor discrepancies and interpretation matters and re-zone a number of individual properties. Due to reformatting and the update of activities and performance standards with the Residential or Rural Zones, the proposed changes to Chapter 18 are relatively comprehensive in nature to ensure consistency. Otherwise, proposed changes are limited to minor wording amendments or property re-zonings, with no changes to the issues, objectives or policies in the plan proposed.

As an evaluation of the costs, benefits, efficiency, effectiveness and appropriateness of the objectives, policies and rules currently contained in the plan has already been undertaken as part of the District Plan Review process, no further re-evaluation of these provisions will be carried out in this report.

2 Statutory Context

2.1 Resource Management Act

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; and*
- (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 seven matters of national importance which need to be recognised and provided for. Section 7 of the RMA requires particular regard to be given to a range of other matters including:

- (b) the efficient use and development of natural and physical resources*
- (c) the maintenance and enhancement of amenity values,*
- (f) maintenance and enhancement of the quality of the environment*

Section 8 of the RMA requires the principles of the Treaty of Waitangi to be taken into account.

Given that PPV1 comprises small, site specific zonings and general amendments to improve the clarity and consistency of the plan, Part II of the RMA has limited applicability in the context of this change. Similarly, there are no provisions contained in any National Policy Statement or National Environmental Standard or in the Horizons Regional Council Proposed One Plan that are directly relevant to the scope and content of this Variation.

2.2 Consultation

Given the relatively minor nature of the changes proposed in PPV1 consultation was limited to the Ministry for the Environment, Horizons Regional Council, Iwi and those directly affected by proposed rezoning. As part of the consultation undertaken prior to notification only Horizons provided feedback by suggesting some minor changes. These have been incorporated.

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PPV1 comprises 23 separate changes to the District Plan. The changes include several text or general amendments, predominantly involving clarifications, corrections and updates, as well as a small number of property specific rezonings.

3.1 Consistency and Alignment

As indicated in Section 1.2 above, Chapter 18: Greenbelt Residential Zone was outside-the-scope of the proposed District Plan process as it was the subject of a previous plan change (PC21). Given this, PPV1 proposes a series of changes to Chapter 18 to align the provisions in this chapter with relevant content contained in other zone chapters.

3.2 Clarifications and Corrections

Implementation of the District Plan has identified a number of provisions requiring further change to improve the clarity of their intent. The changes identified relate to the following parts of the plan:

- Rule 19.1 – Rural Zone Permitted Activities
- Rule 19.3.7(b) – Subdivision and Buildings in Individual Landscape Domains
- Rule 19.4.8(iv) – Hazardous Substances in Flood Hazard Overlay Area
- Rule 19.6.16 Note – Rural Zone Waste Disposal
- Table 21-3 – Accessway Dimensions
- Table 21-4 – Carparking Standards
- Definitions: Earthworks, Home Occupation, Site Coverage

3.3 Updates

The District Plan includes a series of Structure Plans which are referenced in provisions that seek to control land use and subdivision in accordance with the vision for the district. Outside of the District Plan process, an additional Structure Plan was prepared titled 'Gladstone Green Structure Plan' for an area of Greenbelt Residential Zone to the east of Levin. This Plan was prepared in consultation with the community and is referred to by Council in making decisions relating to this area. However, the Structure Plan is not currently integrated into the District Plan. It is recommended that it should be added and given statutory weighting to in provisions so that it can be considered in assessing subdivision applications.

The District Plan Review also sought to remove reference to out-of-date subdivision and development requirements including several engineering standards, and provide for these in the form of a document incorporated by reference. Specifically, the

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document entitled Subdivision and Development Principles and Requirements has been updated since inclusion in the Proposed Plan. These reference changes are minor in nature and seek to update the document to correct terminology and ensure that the principles and requirements align with current practice and the One Plan. All references in the District Plan should be updated to correctly reference the updated version of relevant documents.

3.4 Zoning Changes

Subsequent to the District Plan Review a small number of zonings that either do not match the current land use or inappropriately reflected the future use of particular sites were identified. PPV1 seeks to rectify this by rezoning these land parcels to more accurately convey their actual or intended future use. In addition, it also proposes to rezone two properties that were not requested in time to be included in the District Plan Review. The Planning Maps subject to PPV1 include:

- Planning Maps 12 and 13 – Seabury Avenue, Hall Place, Dawick Street, Foxton Beach
- Planning Map 15A – Main Street, Foxton
- Planning Map 26 – Hamaria Road, Levin
- Planning Map 28 – MacArthur Street, Levin
- Planning Map 28A – North Service Lane, Levin
- Planning Map 36 – Waikawa Beach

4 Section 32 Evaluation

4.1 Consistency and Alignment

Chapter 18 of the District Plan sets out the policy direction and associated provisions (including rules) for the Greenbelt Residential Zone. These provisions were introduced through Plan Change 21 and provide for low residential, residential and lifestyle living on the outskirts of the urban environment. As these changes were not introduced through the District Plan Review process, PPV1 provides an opportunity to update Chapter 18 now that it is operative, to ensure it is consistent and aligns with the remainder of the Plan.

Specific updates proposed comprise insertion of provisions applicable across the whole district as well as specific controls relating to activities in the Greenbelt Residential Zone.

4.1.1 Inclusion of District Wide Provisions in Chapter 18: Greenbelt Residential Zone

The provisions in Chapter 18 are not considered to be the most efficient or effective as they are inconsistent with the other zone chapters in the District Plan. Amendments to this chapter seek to include district wide provisions (e.g. noise, transport, temporary activities) in the Greenbelt Residential Zone to align it with all the other zone chapters. In some cases, these changes amend existing and outdated provisions while other new provisions that were introduced through the District Plan Review are to be inserted. These provisions have been evaluated through the Review process and are considered the most efficient and effective for achieving the objectives for district-wide issues (e.g. natural hazards, hazardous substances). Therefore, this evaluation is focused on updating Chapter 18 rather than the individual provisions, as the Greenbelt Residential Zone is considered to have the same context and issues to the Rural and Residential Zones for this purpose. Proposed new provisions may trigger resource consents (i.e. higher costs), or conversely permit development (i.e. lower costs). In considering this amendment to Chapter 18 there are two primary options available. These are:

Option 1: Retain Chapter 18 without change.

Option 2: Amend Chapter 18 by including district wide provisions to align with the Rural and Residential Zone chapters.

Options	Option 1	Option 2
Costs (Environmental, Economic, Social, Cultural)	<ul style="list-style-type: none"> § Environmental - Unintended environmental outcomes may arise if parts of the Plan contain provisions that are inconsistent and outdated. § Economic - Inconsistent provisions between zones creates potential uncertainty and confusion. Existing provisions may trigger resource consents, or conversely permit development that does not achieve Plan objectives. § Social and Cultural - Unintended social and cultural outcomes may arise if provisions in the Plan are outdated. 	<ul style="list-style-type: none"> § Environmental - None identified § Economic - Administrative costs of preparing and processing the Plan Variation. § Social and Cultural - None identified
Benefits	<ul style="list-style-type: none"> § Environmental - No change § Economic - The lack of updated provisions may permit activities providing increased flexibility. § Social and Cultural - No change 	<ul style="list-style-type: none"> § Environmental - Up-to-date district wide provisions are provided in all zones for clarity and consistency. § Economic - Processing of resource consents may be streamlined due to the Plan applying consistent provisions. § Social and Cultural - Ensures good planning outcomes for communities.
Efficiency and Effectiveness of Achieving Objectives	Retaining provisions which are not up-to-date or consistent with other zone chapters would not efficiently or effectively achieve the objectives of the Plan for a range of district-wide issues.	Updating and revising district wide provisions in Chapter 18 would be efficient and effective as it would ensure better alignment and consistency between zone chapters. This, in turn, would help to achieve the objectives of the Plan as the most up-to-date district wide provisions would be applied across all zones.

Option 2 is considered to be the most appropriate option to achieve the objectives of the Greenbelt Residential Zone and district wide issues (e.g. natural hazards). Chapter 18 is currently not consistent with other zone chapters in the District Plan and without change could result in development occurring which would be contrary to the objectives. Resource management issues were identified through the District Plan Review process, and appropriate controls were proposed to manage and control land use and subdivision in overcoming these issues. These controls should be included in the Greenbelt Residential Zone Chapter so these district wide issues can be efficiently and effectively managed through clear and consistent application. For these reasons, option 2 is recommended.

4.1.2 Inclusion of Tailored District Wide Provisions in Chapter 18: Greenbelt Residential Zone

The provisions in Chapter 18 are not considered to be the most efficient or effective as they are inconsistent with the other zone chapters in the District Plan. Amendments to this chapter seek to include district wide or zone provisions which should be applied in the Greenbelt Residential Zone. In some cases, these changes amend existing and outdated provisions and in some cases these changes involve inserting new provisions that were introduced through the District Plan Review.

In some cases it is appropriate to apply the Rural Zone provisions and in other cases it is appropriate to apply the Residential Zone provisions depending on what approach is most suited to the Greenbelt Residential Zone which essentially is a hybrid of the two (i.e. rural-residential area). These provisions have already been tested through the Review process and are beyond challenge in other zone chapters and for this reason these changes are considered to be part of an updating exercise rather than a review process.

The rules that are to be included and tailored to the Greenbelt Residential Zone are listed below:

Rule 18.1(j) Network Utilities and Energy

The Rural Zone provides for wind monitoring masts as a permitted activity whereas the Residential Zone does not. Given the difference in scale of development and open space in between lifestyle block properties and larger rural properties, it is considered more appropriate to align controls applying to larger energy structures in the Greenbelt Residential Zone.

Rule 18.2(d) Road-side sales activities on roads other than State Highways and Rule 18.8.3 Non-compliance with Controlled Activity Rule

This provision exists in the Rural Zone but not in the Residential Zone. The intent behind this rule is to control road-side sale activities on the outskirts of the urban environment and in rural areas where increased speed limits generally apply, particularly as such activities may give rise to cars stopping suddenly or making dangerous manoeuvres. As higher speed limit roads traverse the Greenbelt Residential Zone it is considered appropriate that this provision is also extended to this zone.

Rule 18.6.1(a) and (b) Number of Residential Dwelling Units and Family Flats

This rule currently applies in the Residential Zone and is proposed for inclusion in the Greenbelt Residential Zone as it is considered more appropriate to provide for one dwelling and family flat as opposed to the approach applied in the Rural Zone which makes provision for a number of additional dwellings on larger sites. There are few very large properties in the Greenbelt Residential Zone so application of the

threshold approach in the Rural Zone is neither practical nor relevant to the scale of the Greenbelt Residential Zone and the lifestyle block type development contemplated by Chapter 18.

Rule 18.6.4(e) Building Setback from Schedule 12 Water Bodies

The Rural Zone provides for an additional setback from priority water bodies for buildings which does not apply in the Residential Zone. While many of these listed water bodies do not traverse the Greenbelt Residential Zone, provision of a greater setback from valued water courses is still seen as appropriate. As the Greenbelt Residential Zone contains sections that are typically larger than residential lots the additional setback is not considered to be either impractical or overly restrictive.

Rule 18.6.7(a) Fencing and Rule 18.8.5 Non-compliance with Permitted Activity Condition

The Residential Zone provides provisions which seek to control fencing height and materials used for fences over a certain height. While this restriction would be impractical and wouldn't be applicable to the purpose of the majority of fences erected in the Rural Zone, the amenity and safety rationale for this rule in residential areas is also considered to be equally applicable to the Greenbelt Residential Zone. As the Greenbelt Residential Zone adjoins the Residential Zone and residential streets, fencing height restriction in this zone is seen as an appropriate measure to maintain the character and safety of streets.

Rule 18.6.11(a) and (b) Noise Insulation

Through the District Plan Review new provisions were introduced for noise insulation of habitable rooms associated with noise sensitive activities. In particular, new or altered habitable rooms associated with noise sensitive activities in the Residential Zone are required to be noise insulated if they are within 30m of the Railway, while those in the Rural Zone are required to be noise insulated if they are within 30m of the Railway and/or 40m of a State Highway. As the Greenbelt Residential Zone adjoins the State Highway in areas of higher speed limit, application of the Rural Zone provisions relating to noise insulation in this Zone is considered to be a more appropriate standard.

Rule 18.6.15(a) Unsightly Buildings and Rule 18.6.16(a) Wrecked Motor Vehicles

The Residential Zone includes a rule which seeks to control the effect of derelict buildings and vehicles on the character and amenity of the urban living areas. As the Greenbelt Residential area still has a predominant residential element, the character and amenity of the area is considered to align with the Residential Zone. For this reason control of unsightly buildings and wrecked motor vehicles in the Greenbelt Residential Zone is considered appropriate.

Rule 18.7.1 Subdivision of Land

Through the District Plan Review the following assessment matters relating to subdivision were incorporated in the Rural Zone. Clause (vi) was introduced to ensure that areas of natural and indigenous biological significance were considered in subdivision assessments. As the Greenbelt Residential Zone encompasses significant areas of undeveloped land that could contain areas of habitat and indigenous species, the opportunity to protect such areas is considered appropriate through subdivision.

(vi) The protection and enhancement of any natural habitat of indigenous species within the subdivision.

(x) The management of potential reverse sensitivity effects, including but not limited to noise, vibration, odour, dust and visual effects.

Clause (x) was introduced to ensure that the effects of reverse sensitivity were considered at the time of subdivision. As the Greenbelt Residential Zone adjoins productive land in the Rural Zone the effects of living in the Rural Zone is a relevant factor for those looking to develop or move into this Zone. Consequently, this clause provides an appropriate trigger for consideration to be given to reverse sensitivity in the Greenbelt Residential Zone.

There are two options in considering the amendment to and inclusion of district wide provisions in Chapter 18, these include:

Option 1: Retain Chapter 18 without change.

Option 2: Amend Chapter 18 by including district wide provisions to align with either Residential or Rural Zone provisions.

Options	Option 1	Option 2
Costs (Environmental, Economic, Social, Cultural)	§ Environmental - Unintended environmental outcomes may arise if parts of the Plan contain provisions that are inconsistent and outdated and are not suited to the Greenbelt Residential Zone. § Economic - Inconsistent provisions between zones creates potential uncertainty and confusion. Existing provisions may trigger resource consents, or conversely permit development that does not achieve Plan objectives. § Social and Cultural - Unintended social and cultural outcomes may arise if provisions in the Plan are outdated.	§ Environmental - None identified § Economic - Low - Administrative costs of preparing and processing the Plan Variation. § Social and Cultural - None identified

Benefits	§ Environmental - No change § Economic - The lack of updated provisions may permit activities providing increased flexibility. § Social and Cultural - No change	§ Environmental - Up-to-date and relevant provisions are provided in all zones for clarity and consistency. § Economic - Processing of resource consents may be streamlined due to the Plan being consistent and easier to interpret and apply. § Social and Cultural - Ensures good planning outcomes for communities.
Efficiency and Effectiveness of Achieving Objectives	Retaining the current provisions which are not up-to-date or suited to the Greenbelt Residential Zone would not efficiently or effectively achieve the objectives of the Plan as it would not align with and would distract from the intent of the zone and what development it seeks to foster.	Updating and revising district wide provisions in Chapter 18 would allow for the Plan to function efficiently and effectively as there would be alignment and consistency between zone chapters and specific provisions would be the most appropriate for the Greenbelt Residential Zone. This would help to maintain the objectives of the Plan in applying the most up-to-date and effective provisions.

Option 2 is considered to be the most appropriate option for achieving the objectives of the Greenbelt Residential Zone. Chapter 18 is not consistent with other zone chapters in the District Plan and district wide provisions must be suited to and tailored to the Greenbelt Residential environment. Resource management issues were identified through the Plan Review process, and necessary controls were proposed to manage and control land use and subdivision in overcoming these issues. These controls should be included and tailored to the Greenbelt Residential Zone Chapter so these district wide issues can be efficiently and effectively managed through clear and consistent application of relevant and most appropriate provisions. For these reasons, option 2 is recommended.

4.1.3 Maximum Building Coverage and Minimum Net Site Area Per Unit

The Greenbelt Residential Zone contains a permitted activity condition for maximum building coverage as well as one for minimum net site area per unit. However, the condition relating to minimum net site area is considered unnecessary and potentially confusing as it concerns subdivision of land already covered by controlled activity conditions. The proposed amendment seeks to uphold the intent of these two conditions but to more effectively communicate it in a single condition. This, in turn, will help to further prevent interpretive confusion.

There are two options in considering the amendment to permitted activity conditions in Chapter 18, these include:

Option 1: Retain permitted activity conditions without change.

Option 2: Amend permitted activity conditions by deleting unnecessary duplication

Options	Option 1	Option 2
Costs (Environmental, Economic, Social, Cultural)	§ Environmental - Unintended environmental outcomes may arise if parts of the Plan contain provisions that are repetitive and duplicated. § Economic - Inefficiencies in interpreting Plan provisions may take time and resources. § Social and Cultural - No change.	§ Environmental - None identified. § Economic - Costs of preparing and processing the Plan Variation. § Social and Cultural - None identified.
Benefits	§ Environmental - No change § Economic - No change. § Social and Cultural - No change.	§ Environmental - None identified. § Economic - Processing of resource consents may be streamlined due to the Plan being easier to interpret and apply. § Social and Cultural - Ensures good planning outcomes for communities.
Efficiency and Effectiveness of Achieving Objectives	Retaining two permitted activity conditions which overlap and one which is in part dealt with through the controlled activity conditions within the same chapter is not efficient or effective in achieving the objectives of the Plan.	Streamlining and simplifying provisions provides for more efficient and effective interpretation and application of permitted activity conditions.

Option 2 is considered to be the most appropriate option to achieve the objectives of the Greenbelt Residential Zone. Reducing duplication and overlap will help to improve the effectiveness and efficiency of interpreting and applying this provision. For these reasons, option 2 is recommended.

4.1.4 Activity Status of Subdivision not in Accordance with Schedule 8 Structure Plan

Chapter 18 seeks to control subdivision in accordance with Structure Plans contained within Schedule 8 of the District Plan. These Structure Plans provide a framework to guide subdivision within a number of areas within the district and define, in broad terms, the future form and layout of these areas. The District Plan provides that where subdivision is not in accordance with Schedule 8, it is to be considered a non-complying activity. Although Structure Plan alignment is an important consideration, Council officers consider since implementing this rule and treating not in accordance with as non-complying is a high threshold, particularly given the broad, conceptual nature of such plans. Consequently, PPV1 proposes that subdivision which is not in accordance with a Structure Plan be treated as a discretionary rather than non-complying activity to better reflect the associated degree of accuracy and certainty generally presented.

There are two options in considering the amendment to Chapter 18, these include:

Option 1: Retain existing activity status of subdivision not in accordance with Schedule 8.

Option 2: Amend the activity status of subdivision not in accordance with Schedule 8.

Options	Option 1	Option 2
Costs (Environmental, Economic, Social, Cultural)	§ Environmental - No change. § Economic - Higher planning threshold may result in increased compliance costs being borne by applicants and inconsistent activity status between zones creates potential confusion. § Social and Cultural - No change.	§ Environmental - Similar to Option 1. § Economic - Potential decrease in compliance costs. § Social and Cultural - Similar to Option 1.
Benefits	§ Environmental - No change. § Economic - No change. § Social and Cultural - No change.	§ Environmental - Similar to Option 1. § Economic - Potential decrease in compliance costs. § Social and Cultural - Similar to Option 1.
Efficiency and Effectiveness of Achieving Objectives	Retaining non-complying activity status still meets the objectives of the Plan but is not efficient or effective in providing for subdivision development in the Greenbelt Residential Zone as it is inconsistent with the status applied in other zones and therefore creates potential processing inefficiencies.	Discretionary activity status would ensure consistency with the status and weighting applied in other zones and would enable processing efficiencies to occur where a subdivision is inconsistent with the Structure Plan..

Option 2 is considered to be the most appropriate option to achieve the objectives of the Greenbelt Residential Zone. Structure Plans provide a generalised guide to future development in the district and as such are not necessarily representative of the exact form that development may take within an identified area. Consequently, shifting the activity status from non-complying to discretionary when subdivision is not in accordance with a Structure Plan provides a more effective and efficient means to address any inconsistencies that may arise while still ensuring that the intent underlying the Structure Plan in Schedule 8 is not compromised.. For these reasons, option 2 is considered to be the most appropriate option.

4.2 Clarification and Corrections

4.2.1 Rule 19.1 Permitted Activities

The Rural Zone implicitly provides for residential activities and accessory buildings as a permitted activity, but, unlike the Residential Zone, does not currently list these activities. To address this situation PPV1 proposes an amendment to Chapter 19 to list residential activities and accessory buildings as permitted activities, thus avoiding any potential uncertainty or confusion concerning their activity status and corresponding conditions that apply.

There are two options in considering the issue of the lack of clarity with permitted activities in the Rural Zone. These include:

Option 1: Retain Rule 19.1 without change.

Option 2: Amend Rule 19.1 by including two new clauses.

Options	Option 1	Option 2
Costs (Environmental, Economic, Social, Cultural)	<ul style="list-style-type: none"> § Environmental - Unintended environmental outcomes may arise if the Plan is incorrectly interpreted. § Economic - Increased compliance and administrative costs due to interpretive difficulties. § Social and Cultural - Unintended social and cultural outcomes may arise if the Plan is incorrectly interpreted. 	<ul style="list-style-type: none"> § Environmental - None identified § Economic - Administrative costs of preparing and processing the Plan Variation. § Social and Cultural - None identified
Benefits	<ul style="list-style-type: none"> § Environmental - No change. § Economic - No change. § Social and Cultural - No change. 	<ul style="list-style-type: none"> § Environmental - None identified. § Economic - Potential reduction in administrative and compliance costs due to certainty of plan provisions. § Social and Cultural - Ensures good planning outcomes for communities.
Efficiency and Effectiveness of Achieving Objectives	Retaining the status quo would be inefficient and ineffective in achieving the objectives of the Rural Zone as it would continue to create interpretive confusion regarding the status of residential activities and accessory buildings.	Specific recognition of residential activities and accessory buildings as permitted activities would reduce potential misinterpretation and confusion and would ensure that the objectives of the Rural Zone are achieved through efficient and effective interpretation and application of these activities.

Option 2 is considered to be the most appropriate option to achieve the objectives of the Plan. The Rural Zone is currently inconsistent with the other zone chapters as all activities provided for as permitted activities are not explicitly listed. This, in turn, could give rise to interpretive uncertainty and confusion. Listing all permitted activities at the outset in Rule 19.1 would provide an effective means of communicating to plan users what the permitted activities in the Rural Zone are and is the most appropriate option. Listing permitted activities in the same section of all zone chapters would also ensure that activity status related information can be readily and efficiently located. For these reasons option 2 is considered the most appropriate option.

4.2.2 Rule 19.3.7(b) Subdivision and Buildings in Individual Landscape Domains

Plan Change 22 (PC 22) introduced rules relating to buildings and applies to properties located in the Coastal Environment Landscape Domain. The decision on PC 22 concluded that buildings over 5 metres in height in the Coastal Environment Landscape Domain (being a domain of high landscape amenity) were to be treated as a Restricted Discretionary activity. The Restricted Discretionary rule in the District Plan reads:

“Buildings within those parts of the Coastal Environment and Coastal Lakes, Landscape Domains that are not Outstanding Natural Features and Landscapes except for:

- *Buildings, additions and alterations that do not exceed 5m in height.*
- *Buildings, additions and alterations that do not exceed 5m in height and are on a dune or part of a dune that is no greater than 10m from toe to summit.*
- *Primary production buildings*
- *Buildings for temporary activities*

The exercise of Council’s discretion shall be restricted to design, siting with particular respect to proximity to ONFL boundary, external appearance and landscaping.

Applications pursuant to this rule need not be publicly notified or served on affected parties.”

Through the District Plan Review two new coastal overlays and associated controls were introduced in the District Plan. It was acknowledged at the time of recommending these two new overlays, that there was potential for confusion and for rules in PC 22 and parts of the Proposed District Plan to be in conflict with one another. The Reporting Planner and Hearing Panel recognised this tension and determined that the specific Proposed Plan provisions relating to the Strathnaver Coastal Natural Character Area Overlay and the Muhunoa West Forest Park

Overlay should prevail over the more general provisions applicable to these contained in PC 22. However, there was insufficient scope in submissions to introduce such a change through the District Plan Review process with the Hearing Panel concluding in its decision that:

- a) *The more specific Proposed Plan provisions relating to the Strathnaver Coastal Natural Character Area Overlay and the Muhunua West Forest Park Overlay should prevail over the more general provisions for those areas that are contained in Change 22;*
- b) *Accordingly a new clause (v) should be added to Rule 19.3.7(b) to read as follows:*
 - (v) *Buildings within the Waikawa Beach - Strathnaver Coastal Natural Character Area Overlay (Refer Rule 19.3.X) and the Muhunua West Forest Park Overlay (Refer Rule 19.1.X)*
- c) *Unfortunately there is no scope within submissions to make that amendment to Rule 19.3.7(b) as part of this Decision.*

Following this decision, PPV1 provides an opportunity for this conflict between provisions to be rectified.

There are two options in considering the issue of conflicting provisions in the coastal environment in the Rural Zone. These include:

Option 1: Retain Rule 19.3.7(b) without change.

Option 2: Amend Rule 19.3.7(b) by including a new clause.

Options	Option 1	Option 2
Costs (Environmental, Economic, Social, Cultural)	<ul style="list-style-type: none"> § Environmental - Inadequate protection of higher environmental risk due to conflicting provisions. § Economic - Increased compliance and administrative costs due to interpretive difficulties. § Social and Cultural - No change. 	<ul style="list-style-type: none"> § Environmental - None identified. § Economic - Increased compliance costs associated with the processing of applications and the administrative costs of preparing and processing the Plan Variation. § Social and Cultural - None identified.
Benefits	<ul style="list-style-type: none"> § Environmental - No change. § Economic - Potential reduction in administrative costs if assessment was limited to matters of discretion. § Social and Cultural - No change. 	<ul style="list-style-type: none"> § Environmental - Enhanced certainty regarding the level of environmental protection in coastal overlay areas. § Economic - Potential reduction in administrative costs due to the Plan being easier to interpret. § Social and Cultural - Enhanced coastal management outcomes for communities.

Efficiency and Effectiveness of Achieving Objectives	Retaining the status quo would be inefficient and ineffective as it would continue to create interpretive confusion regarding the activity status of building activities in the coastal environment.	Specific recognition of a single activity status for buildings in the coastal overlays would reduce potential misinterpretation and confusion and related consent applications are efficiently and effectively interpreted and administered.
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Option 2 is considered to be the most appropriate option to achieve the objectives of the Plan. The Rural Zone contains two rules with differing activity statuses that have the potential to cause interpretive confusion as they both seek to control buildings in the coastal environment. To ensure that the two Hazard Overlay areas and associated provisions identified through the Plan Review process are not undermined by provisions associated with the more general Coastal Environment, a new clause is proposed that seeks to clarify that only one activity status applies to buildings within the two overlay areas. This is the most effective option in that it provides clarity and certainty to plan users. It is also the most efficient option as it addresses inherent conflicts between these provisions, thereby reducing administrative cost and confusion. For these reasons, option 2 is considered to be the most appropriate option.

4.2.3 Rule 19.4.8(iv) Flood Hazard Overlay Area (Excluding Moutoa Floodway)

Chapter 23 of the District Plan includes provisions to manage hazardous substances, with some substances, facilities and activities exempt from the provisions listed in Rule 23.1. The exemptions listed in Rule 23.1 were subject to submissions and were revised in accordance with advice from a hazardous substances expert that those activities would not give rise to more than minor environmental effects. However, the rule relating to hazardous substances in the Flood Hazard Overlay Area is silent in relation to these exempt substances. Therefore, potential confusion arises whether these exemptions apply or not in the Flood Hazard Overlay Area.

There are two options in considering the issue of conflicting provisions for the management of hazardous substances. These include:

- Option 1: Retain Rule 19.4.8(iv) without change.*
- Option 2: Amend Rule 19.4.8(iv) by including a new clause.*

Options	Option 1	Option 2
Costs (Environmental, Economic, Social, Cultural)	§ Environmental - Potential unintended environmental outcomes if the Plan contains conflicting provisions and it is unclear whether exemptions apply to all areas within the district. § Economic - Increased compliance and administrative costs due to interpretive difficulties and consent being required for quantities of substances that are deemed safe by experts.	§ Environmental - Potential exposure to a selection of substances which could be perceived as hazardous regardless of their exempt status. § Economic - Administrative costs of preparing and processing the Plan Variation. § Social and Cultural - None identified.

	§ Social and Cultural - No change.	
Benefits	§ Environmental - Applied increased level of control over all substances with potentially hazardous properties. § Economic - No change. § Social and Cultural - No change.	§ Environmental - None identified. § Economic - Decrease in compliance and administrative costs. § Social and Cultural - Enable industry groups (including local growers and the farming community) to continue with everyday storage and disposal of exempt hazardous substances without requiring resource consent.
Efficiency and Effectiveness of Achieving Objectives	The Flood Hazard Area Overlay rule as it reads currently, does not efficiently or effectively communicate that there is a hazardous substances chapter with a rule which lists a selection of exemptions. It is not achieving the objectives of the Plan by causing confusion and requiring people to apply for consent unnecessarily.	Amending to the rule would allow for correct and clear interpretation of the Plan's objectives, particularly as it is inefficient and ineffective to have conflicting rules in the Plan and it was not the intention to catch exemptions that were challenged and tested through the submissions and hearings process.

Option 2 is considered to be the most appropriate option to achieve the objectives of the Plan. The Rural Zone contains a rule which conflicts with the exemptions listed in Chapter 23, even though these exemptions have been professionally assessed and only provide for the storage (and in some cases disposal) of prescribed quantities of low risk hazardous substances. It is neither efficient nor effective to have two rules which deal with the same issue, particularly where contradictory nature of the rules creates interpretive and administrative inconsistency. For this reason option 2 is considered to be the most appropriate option.

4.2.4 Rule 19.6.16 Wastes Disposal

During the District Plan Review process provisions relating to effluent and waste treatment and disposal systems were revisited. Part of the reasoning behind this was to help clarify respective roles of the Regional and District Councils in managing such systems. However, subsequent to this process it has become apparent that, the distinction between systems for the treatment and disposal of farm effluent and other sewerage is unclear, with issues raised regarding the activity status associated with systems that deal with these specific types of waste. To address this situation, PPV1 seeks to amend the plan to clearly communicate to users, that Rule 19.6.16 does not apply to farm effluent and sewerage treatment and disposal systems and that such systems may require resource consent from the Regional Council.

There are two options in considering the issue of the lack of clarity for waste treatment and disposal in the Rural Zone. These include:

Option 1: Retain Rule 19.6.16 Note without change.

Option 2: Amend Rule 19.6.16 Note by revising the text for clarity.

Options	Option 1	Option 2
Costs (Environmental, Economic, Social, Cultural)	<ul style="list-style-type: none"> § Environmental - Potential unintended environmental outcomes if the Plan is incorrectly interpreted. § Economic - Increased compliance and administrative cost is due to interpretive difficulties. § Social and Cultural - Potential unintended social and cultural outcomes if the Plan is incorrectly interpreted. 	<ul style="list-style-type: none"> § Environmental - None identified § Economic - Administrative costs of preparing and processing the Plan Variation. § Social and Cultural - None identified.
Benefits	<ul style="list-style-type: none"> § Environmental - No change § Economic - No change § Social and Cultural - No change 	<ul style="list-style-type: none"> § Environmental - Increased certainty regarding waste disposal activities that are covered by the rule. § Economic - Potential reduction with administrative costs due to the Plan being easier to interpret. § Social and Cultural - None identified.
Efficiency and Effectiveness of Achieving Objectives	Retaining the current waste disposal rule note creates potential ongoing confusion as it does not reference all treatment and disposal systems exempted by the rule. This could lead to a situation where only farm effluent systems are seen to be specifically provided for in the Plan and would be inefficient and ineffective in achieving the objectives of the Plan as it would incorrectly restrict activities that are permitted in the Rural Zone.	Revising this rule note would help to clarify that farm and sewerage waste treatment and disposal is provided for in the Plan, thereby ensuring that its objectives are efficiently and effectively interpreted and administered.

Option 2 is considered to be the most appropriate option to achieve the objectives of the Plan. As the Rural Zone does not currently reference sewerage disposal this could be interpreted to mean that this activity requires resource consent. This, in turn, will ensure that the Plan effectively communicates to users the relative status of these activities in the Rural Zone, and provides information that is clear and easily interpreted. For this reason option 2 is considered the most appropriate option.

4.2.5 Rule 19.7.2 Note Subdivision Conditions applying to all Rural Landscape Domains

Rule 19.7.2 outlines the conditions relating to subdivision of land in the Rural Zone. Accompanying this rule is a detailed note that outlines, amongst other material, requirements for effluent disposal areas, including a zone setback from existing neighbouring disposal fields. Although these requirements were introduced to align with the provisions in the Proposed One Plan, the 20m setback has subsequently been removed from the One Plan. The District Plan now contains a requirement that no longer aligns with the Regional Council requirements.

There are two options in considering updating the note for Rule 19.7.2 to align with the One Plan. These include:

Option 1: Retain Rule 19.7.2 Note without change.

Option 2: Amend Rule 19.7.2 Note by revising the text to align with the One Plan.

Options	Option 1	Option 2
Costs (Environmental, Economic, Social, Cultural)	<ul style="list-style-type: none"> § Environmental - Inconsistent with One Plan requirements. § Economic - Increased compliance and administrative costs due to interpretive and application difficulties. § Social and Cultural - No change. 	<ul style="list-style-type: none"> § Environmental - None identified § Economic - Costs of preparing and processing the Plan Variation. § Social and Cultural - None identified.
Benefits	<ul style="list-style-type: none"> § Environmental - No change. § Economic - No change. § Social and Cultural - No change. 	<ul style="list-style-type: none"> § Environmental - Ensures alignment with One Plan requirements. § Economic - Potential reduction in compliance and administrative costs. § Social and Cultural - None identified.
Efficiency and Effectiveness of Achieving Objectives	Retaining the current note requirement would be inefficient as it would be difficult to administer in practice and ineffective as it is inconsistent with Regional Council requirements of the One Plan.	Removal of this provision would be efficient and effective, as it would remove a provision that is difficult to administer and ensure consistency with the One Plan.

Option 2 is considered to be the most appropriate option to achieve the objectives of the Plan. As the 20m disposal field setback requirement is no longer consistent with the requirements of the One Plan it would be more efficient and effective to remove this requirement from the District Plan, thereby ensuring that the approach to managing the effects of effluent disposal fields is consistent across planning documents. For this reason, option 2 is considered to be the most appropriate option.

4.2.6 Table 21-3 Accessway Dimensions

Chapter 21 sets out the standards, conditions and requirements associated with Vehicle Access, Parking, Loading and Rooding including a table (Table 21.3) which outlines the access way dimension requirements for each zone in the district. Currently this table relates to the Residential and Greenbelt Residential Zones. However, the accessway requirements set out in this table have been identified by those involved in administering the plan as inconsistent and unnecessarily repetitive. Consequently, PPV1 proposes to consolidate these requirements to remove duplication and to ensure that consistent access way requirements apply. There are two options in considering the issue of duplication and inconsistencies in accessway dimension requirements. These include:

Option 1: Retain Table 21-3 without change.

Option 2: Amend Table 21-3 to remove duplication and inconsistencies.

Options	Option 1	Option 2
Costs (Environmental, Economic, Social, Cultural)	<ul style="list-style-type: none"> § Environmental - Potential unintended environmental outcomes if the Plan is incorrectly interpreted. § Economic - Increased compliance and administrative costs due to interpretive difficulties. § Social and Cultural - No change. 	<ul style="list-style-type: none"> § Environmental - None identified § Economic - Administrative costs of preparing and processing the Plan Variation. § Social and Cultural - None identified.
Benefits	<ul style="list-style-type: none"> § Environmental - No change. § Economic - No change. § Social and Cultural - No change. 	<ul style="list-style-type: none"> § Environmental - –Increased certainty regarding accessway standards covered by the rule. § Economic - Potential reduction in compliance and administrative costs. § Social and Cultural - None identified.
Efficiency and Effectiveness of Achieving Objectives	Retaining Table 21-3 would be inefficient and ineffective in achieving the Plan's objectives as it would continue to create interpretive confusion regarding the application of provisions which reference the table accessway dimensions.	Revising Table 21-3 would efficiently and effectively achieve the objectives of the Plan as it would ensure that accessway requirements are clearly and correctly listed which would minimise potential misinterpretation or confusion.

Option 2 is considered to be the most appropriate option to achieve the objectives of the Plan. Table 21-3 currently contains inconsistent and unnecessary repetitive accessway dimension requirements relating to the Residential and Greenbelt Residential Zones, and amending the table to address these matters would improve interpretive efficiency and consistency. For this reason option 2 is considered the most appropriate option.

4.2.7 Table 21-4 Vehicle Parking Space Ratios

Chapter 21 provides requirements for vehicle parking space ratios for different activities. The table currently contains a requirement that Retail Activities and Retail Shops provide 1 parking space per 20m² gross floor area (only applying in the Commercial Zone). This provision was carried over from the previous District Plan (1999), with the only amendment being a change in reference from Commercial 2 to Commercial Zone. The District Plan Review introduced a Pedestrian Overlay Area in Levin, Foxton and Shannon which seeks to encourage vibrant, attractive pedestrian focused (through such measures as reduced on-site parking) town centres with larger vehicle oriented development located on the commercial fringe of these settlements. However, Council Officers have identified that the pedestrian oriented intent of the change was not reflected in the parking space requirements relating to Retail Activities and Retail Shops within the Commercial Zone, with parking spaces currently required to be provided for these activities across the zone regardless of whether they are located in a Pedestrian Overlay Area or not. To address this oversight PPV1 proposes to focus car park provision for retail activities and shops in the Commercial Zone solely to those which are located outside the Pedestrian Overlay Area.

There are two options in considering the issue of incorrect and inconsistent parking requirements for retail activities. These include:

Option 1: Retain Table 21-4 without change.

Option 2: Amend Table 21-4 to clarify the correct requirement and remove inconsistencies.

Options	Option 1	Option 2
Costs (Environmental, Economic, Social, Cultural)	<ul style="list-style-type: none"> § Environmental - Potential unintended environmental outcomes if the Plan is inconsistent and does not correctly reflect the intent of the Pedestrian Area Overlay parking requirements. § Economic - Increased compliance costs due to unrealistic or impractical parking requirements. § Social and Cultural - Potential unintended social and cultural outcomes if the Plan undermines the outcome of vibrant and pedestrian focused urban centres in Levin, Foxton and Shannon. 	<ul style="list-style-type: none"> § Environmental - None identified § Economic - Administrative costs of preparing and processing the Plan Variation. § Social and Cultural - None identified

Benefits	§ Environmental - No change. § Economic - No change. § Social and Cultural - No change.	§ Environmental - Promotes increased commercial vibrancy in urban centres and reduces need for sealed on site parking spaces. § Economic - Reduction in compliance and administrative costs in Pedestrian Overlay Area. § Social and Cultural - Promotes improved pedestrian outcomes in Levin, Foxton and Shannon.
Efficiency and Effectiveness of Achieving Objectives	Retaining Table 21-4 would be inefficient and ineffective in achieving the Plan's objectives as it would continue to create confusion regarding parking intentions in the Pedestrian Overlay Area.	Revising Table 21-4 to clearly and correctly provide accessway dimension requirements for each zone would efficiently and effectively achieve the objectives of the Plan, as it would ensure that the parking requirements relating to the Pedestrian Overlay Area are clearly identified to avoid misinterpretation or confusion.

Option 2 is considered to be the most appropriate option to achieve the objective of the Plan. Currently, Table 21-4 inaccurately reflects the intent regarding parking provision for Retail activities and shops in the Pedestrian Overlay Area. Consequently, amending the table to rectify this inaccuracy would help to improve the efficiency and effectiveness of the Plan by aligning the retail parking requirements in the Pedestrian Overlay Area with their original policy intent. For this reason option 2 is considered the most appropriate option.

4.2.8 Earthworks Definitions

Chapter 26 of the District Plan includes definitions for common terms used throughout the Plan, including one for Earthworks. However, the way the definition is currently worded does not capture the intent of the definition in terms of its application to the earthworks within the National Grid Corridor within the Greenbelt Residential zone. The intention is for the exemptions to earthworks such as drilling bores, digging offal pits and burials of dead stock and plant waste and installation of services to still apply where these occur within the National Grid Corridor in the Greenbelt Residential zone. This not clear from the current definition which does not refer to the relevant Greenbelt Residential Zone rule for the National Grid Corridor. This could result in confusion and misinterpretation of the definition. Given this existing situation, PPV1 proposes to amend the definition to provide greater clarity and refer to the relevant Greenbelt Residential Zone rule.

There are two options in considering the issue of the lack of clarity in defining the meaning of home occupation. These include:

Option 1: Retain definition without change.

Option 2: Amend definition.

Options	Option 1	Option 2
Costs (Environmental, Economic, Social, Cultural)	§ Environmental - Potential unintended environmental outcomes if the Plan is incorrectly interpreted. § Economic - Increased compliance and administrative costs due to interpretive difficulties. § Social and Cultural - Potential unintended social and cultural outcomes if the Plan is incorrectly interpreted.	§ Environmental - None identified § Economic - Administrative costs of preparing and processing the Plan Variation. § Social and Cultural - None identified
Benefits	§ Environmental - No change § Economic - No change § Social and Cultural - No change	§ Environmental - Increased certainty regarding the interpretation of earthworks definition in the Greenbelt Residential zone. § Economic - Potential reduction in compliance and administrative costs. § Social and Cultural - None identified.
Efficiency and Effectiveness of Achieving Objectives	Retaining the current definition of earthworks would be inefficient and ineffective as it would continue to create interpretive confusion.	Amending the definition of earthworks would assist the objectives of the Plan to be efficiently and effectively interpreted and applied as it improves definitional clarity.

Option 2 is considered to be the most appropriate option to achieve the objectives of the Plan. Definitions should be clear and easy to interpret in applying plan provisions and the proposed amendment to the definition for earthworks would help to ensure that the meaning of this term is more effectively conveyed to plan users. For this reason option 2 is considered to be the most appropriate option.

4.2.9 Home Occupation Definition

Chapter 26 of the District Plan includes definitions for common terms used throughout the Plan, including one for Home Occupations. However, the way the definition is currently worded is neither clear nor concise and could result in confusion and misinterpretation of the definition. Given this existing situation, PPV1 proposes to amend the definition to provide greater clarity.

There are two options in considering the issue of the lack of clarity in defining the meaning of home occupation. These include:

Option 1: Retain definition without change.

Option 2: Amend definition.

Options	Option 1	Option 2
Costs (Environmental, Economic, Social, Cultural)	<ul style="list-style-type: none"> § Environmental - Potential unintended environmental outcomes if the Plan is incorrectly interpreted. § Economic - Increased compliance and administrative costs due to interpretive difficulties. § Social and Cultural - Potential unintended social and cultural outcomes if the Plan is incorrectly interpreted. 	<ul style="list-style-type: none"> § Environmental - None identified § Economic - Administrative costs of preparing and processing the Plan Variation. § Social and Cultural - None identified
Benefits	<ul style="list-style-type: none"> § Environmental - No change § Economic - No change § Social and Cultural - No change 	<ul style="list-style-type: none"> § Environmental - Increased certainty regarding the interpretation of home occupation definition. § Economic - Potential reduction in compliance and administrative costs. § Social and Cultural - None identified.
Efficiency and Effectiveness of Achieving Objectives	Retaining the current definition of home occupation would be inefficient and ineffective as it would continue to create interpretive confusion.	Amending the definition of home occupation would assist the objectives of the Plan to be efficiently and effectively interpreted and applied as it improves definitional clarity.

Option 2 is considered to be the most appropriate option to achieve the objectives of the Plan. Definitions should be clear and easy to interpret in applying plan provisions and the proposed amendment to the definition for home occupations would help to ensure that the meaning of this term is more effectively conveyed to plan users. For this reason option 2 is considered to be the most appropriate option.

4.2.10 Network Utilities Definition

During the District Plan Review process, provisions relating to the treatment and disposal systems for effluent and waste were revisited. Part of the reasoning behind this was to help clarify the respective roles of the Regional and District Councils in managing such systems. Subsequent to the review, a resource consent application for the treatment and disposal of municipal waste has been received and processed. Through this process, it became apparent that the disposal of municipal waste is currently not explicitly controlled in the District Plan and this in turn, could result in uncertainty and confusion in applying rules for waste treatment and disposal. Although there are provisions in the Plan that control treatment facilities, the activity of disposing waste is unclear within the current rule framework. However, as the effects of disposal of waste are largely controlled by the Regional Council through the One Plan it is not the intention of the District Plan to duplicate or contradict these

controls. To clarify this situation PPV1 proposes to amend the definition for Network Utility to provide for sewerage waste disposal as a network utility and to require that this activity comply with the network utility provisions in the District Plan.

There are two options in considering the issue of the lack of clarity for waste treatment and disposal in the Rural Zone. These include:

Option 1: Retain definition of network utility without change.

Option 2: Amend definition by revising the text for clarity.

Options	Option 1	Option 2
Costs (Environmental, Economic, Social, Cultural)	<ul style="list-style-type: none"> § Environmental - Potential unintended environmental outcomes if the Plan is incorrectly interpreted. § Economic - Increased compliance and administrative costs due to interpretive difficulties. § Social and Cultural - Unintended social and cultural outcomes may arise if the Plan is not interpreted correctly. 	<ul style="list-style-type: none"> § Environmental - None identified § Economic - Administrative costs of preparing and processing the Plan Variation. § Social and Cultural - None identified.
Benefits	<ul style="list-style-type: none"> § Environmental - No change § Economic - No change § Social and Cultural - No change 	<ul style="list-style-type: none"> § Environmental - Increased certainty regarding interpretation of the network utilities definition. § Economic - Potential reduction in compliance and administrative costs. § Social and Cultural - None identified.
Efficiency and Effectiveness of Achieving Objectives	Retaining the current definition creates potential ongoing confusion as it covers only the infrastructure (pipe) and not the wider activity of waste disposal. This could lead to a situation where only treatment facilities and infrastructure are specifically provided for in the Plan and would be inefficient and ineffective in achieving the objectives of the Plan as it could incorrectly restrict activities that are intended to be permitted.	Revising this definition would help to clarify that waste disposal is provided for in the Plan, thereby ensuring that its objectives are efficiently and effectively interpreted and administered.

Option 2 is considered to be the most appropriate option to achieve the objectives of the Plan. Amending the definition of network utility to include the disposal of waste would help to ensure that the Plan is clear and easily interpreted and effectively communicates the range of activities covered by this definition. For these reasons option 2 is considered the most appropriate option.

4.2.11 Site Coverage Definition

The District Plan Review process included a full review of Chapter 26: Definitions. Through this review it was identified that it was more appropriate to specify thresholds and specific controls in rules as opposed to definitions and, as a result, definitions were simplified to be clear, concise and easy to interpret. As part of this process, the definition for site coverage was amended to eliminate a number of exclusions specified in rules or other definitions but an exclusion relating to eaves and roof overhangs having a width no wider than 1m was inadvertently omitted. However, subsequent implementation of the District Plan has drawn this to the attention of Council Officers and local surveyors and in response PPV1 seeks to reinsert this exclusion to prevent roof overhangs/eaves being included in the calculation of site coverage.

There are two options in considering the issue of not excluded roof eaves and overhangs up to 1m in width from the definition of site coverage. These include:

Option 1: Retain definition of site coverage without change.

Option 2: Amend definition by clarifying the intent of the definition.

Options	Option 1	Option 2
Costs (Environmental, Economic, Social, Cultural)	<ul style="list-style-type: none"> § Environmental – No change. § Economic - Increased compliance and administrative costs. § Social and Cultural - Potential unintended social and cultural outcomes if site coverage requirements are more restrictive than intended. 	<ul style="list-style-type: none"> § Environmental - None identified § Economic - Administrative costs of preparing and processing the Plan Variation. § Social and Cultural - None identified.
Benefits	<ul style="list-style-type: none"> § Environmental - No change. § Economic - No change. § Social and Cultural - No change. 	<ul style="list-style-type: none"> § Environmental - None identified. § Economic - Reduction in compliance costs. § Social and Cultural - None identified.
Efficiency and Effectiveness of Achieving Objectives	Retaining the current definition of site coverage would be inefficient and ineffective as it would continue to promote an interpretive requirement that is more restrictive than intended and inconsistent with related rules contained in the Plan.	Revising this definition would assist the objectives of the Plan to be efficiently and effectively interpreted and applied as it improves definitional clarity and consistency.

Option 2 is considered to be the most appropriate option to achieve the objectives of the Plan. Amending the definition of site coverage to exclude eaves/roof overhangs which have a width of 1m or less from the calculation of site coverage would rectify an identified anomaly and

ensure that the site coverage provisions in the plan are more effectively interpreted and implemented. For these reasons option 2 is considered the most appropriate option.

4.3 Updates

4.3.1 Gladstone Green Structure Plan

The Gladstone Green Structure Plan was prepared in response to PC 21 Greenbelt Residential Zone but is currently not included with the suite of other structure plans that apply across the district contained in Schedule 8 of the District Plan. The District Plan identifies an area extending east-west from Arapaepae Road to Gladstone Road and north-south from Queen Street West to Tararua Road as Greenbelt Residential Deferred Zone. The District Plan identifies this as an area of potential future development following the 'Deferred' status being uplifted. To ensure this area is developed in a way that would enable servicing and infrastructure to be maintained and upgraded over time, the Structure Plan provides a high-level concept which outlines where services and infrastructure could be located to cope with the additional demand that would be generated by a change in land use. Currently, there are 12 Structure Plans that comprise Schedule 8 of the District Plan, with associated rules contained in each zone that requires subdivision to be in accordance with Structure Plans. The Gladstone Green Structure Plan was prepared at the same time as these 12 Structure Plans. A decision was made to undertake more targeted consultation in relation to the Gladstone Green Structure Plan and consequently it was held back to enable this to occur while the other Plans were adopted and notified as part of Plan Change 21. As the Gladstone Green Structure Plan is not currently explicitly referenced in Schedule 8, PPV1 proposes to incorporate this plan in the Schedule to ensure that all Structure Plans applying to the district are recognised and considered and that the public is fully aware of the future development intent relating to this particular area of land.

There are two options in considering the issue of the Gladstone Green Structure Plan not forming part of Schedule 8. These include:

Option 1: Retain Schedule 8 without change.

Option 2: Amend Schedule 8 by adding the Gladstone Green Structure Plan.

Options	Option 1	Option 2
Costs (Environmental, Economic, Social, Cultural)	<ul style="list-style-type: none"> § Environmental - Potential unintended environmental outcomes if subdivision development occurs within the Gladstone Green Area without considering future development, servicing and infrastructure. § Economic - Cumulative impact on long term servicing and infrastructure costs if subdivision development occurs that is 	<ul style="list-style-type: none"> § Environmental - None identified § Economic - Administrative costs of preparing and processing the Plan Variation and compliance costs associated with infrastructure provision. § Social and Cultural - None identified.

	not in accordance with the Structure Plan. § Social and Cultural - Potential unintended social and cultural outcomes if the Plan is not effectively implemented.	
Benefits	§ Environmental - No change. § Economic - No change. § Social and Cultural - No change.	§ Environmental - Enables coordinated services and infrastructure provision that considers capacity and development practices to reduce environmental effects. § Economic - Better infrastructure coordination and management of the true cost of servicing development. § Social and Cultural - Ensures good local planning outcomes for future residents.
Efficiency and Effectiveness of Achieving Objectives	Non-inclusion of the Gladstone Green Structure Plan in the District Plan would be inconsistent with current practices and result in ineffective and inefficient implementation of relevant planning documents in relation to subdivision consents in the area covered by the Structure Plan.	Structure Plan within the District Plan provides an effective means of communicating the future direction for this area and efficiently enables this information to be considered in future consenting processes.

Option 2 is considered to be the most appropriate option to achieve the objectives of the Plan. Although the Greenbelt Residential Deferred Zone retains its Deferred status at this stage, when this is uplifted all relevant information to consider and determine development proposals in this area should be publicly available and embedded in the District Plan. Inclusion of the Structure Plan in the District Plan therefore provides both an efficient and effective means of ensuring that such information is readily available to Council to assist it with considering and determining development proposals and that the Gladstone Green Structure Plan has equal statutory weighting to other Council Structure Plans. For these reasons, it is considered that option 2 is the most appropriate option.

4.3.2 Documents Incorporated by Reference

Council's Subdivision and Development Principles and Requirements 2012 is a document incorporated by reference in the District Plan. Since the District Plan Review process this document has been subject to a number of minor amendments and all references to this document in the District Plan now need to be updated. PPV1 proposes to amend the plan to refer to the revised version. The changes within the document include:

- minor grammatical, spelling and formatting corrections;
- improvements to sentences to assist with readability and consistent use of terminology;

- additions which add further detail for clarity and certainty;
- amendments to align with the Horizons One Plan;
- amendments to align with revised Council Water By-law; and
- amendments to reflect current practice for the diameter of holes allowable to be cut into main pipes.

There are two options in considering the minor amendments to the Subdivision and Development Principles and Requirements and subsequent amendment to the document reference in the District Plan. These include:

Option 1: Retain document and references in the District Plan.

Option 2: Amend document and update all references in the District Plan to refer to the revised document.

Options	Option 1	Option 2
Costs (Environmental, Economic, Social, Cultural)	§ Environmental - Potential unintended environmental outcomes if the Plan refers to outdated information. § Economic - No change. § Social and Cultural - No change.	§ Environmental - None identified § Economic - Administrative costs of preparing and processing the Plan Variation and updating the document. § Social and Cultural - None identified.
Benefits	§ Environmental - No change. § Economic - No change. § Social and Cultural - No change.	§ Environmental - Aligns with best practice in achieving good environmental outcomes. § Economic - None identified. § Social and Cultural - None identified.
Efficiency and Effectiveness of Achieving Objectives	Not updating the plan to include reference to the revised version of the Subdivision and Development and Principles and Requirements would be ineffective as existing references would be out-of-date.	Updating the Plan to incorporate revised references to the Subdivision and Development and Principles and Requirements would be an efficient means to ensure that up-to-date requirements are effectively considered and applied.

Option 2 is considered to be the most appropriate option to achieve the objectives of the Plan. As documents incorporated by reference in the District Plan should be user-friendly and refer to the most up-to-date versions, the minor amendments proposed are an efficient and effective means to ensure that the plan references the relevant subdivision and development requirements, thereby avoiding potential relevant administrative confusion. For this reason, option 2 is considered to be the most appropriate option.

4.4 Zoning Changes

4.4.1 Levin Central Service Lane

The District Plan Review involved a comprehensive review of the zoning applying to all properties in the district. Through the review, a large proportion of zonings were carried over from the Operative District Plan, including the inadvertent non-zoning of the Levin Central Service Lane, a narrow parcel of land situated between land in Levin CBD and the North Island Main Trunk Railway. This non-zoning (i.e. white) means it is effectively zoned Rural (which is shown as white on the Planning Maps) Given the urban location of this parcel it is unreasonable that it continue to be zoned Rural and an alternative zoning of either 'Road Reserve' or 'Commercial' would be more appropriate. Rezoning the parcel as a Road Reserve would, however, result in unintended consequences for any future development of the adjacent commercially zoned properties as these would be caught by corresponding road setback requirements. To address this matter, PPV1 proposes to rezone the service lane Road Reserve to align with other service lanes as well as amend the road setback requirements not to apply to service lanes.

There are three options in considering the rezoning of part of the Levin central service lane. These include:

Option 1: Retain existing Rural zoning.

Option 2: Rezone site to Road Reserve.

Option 3: Rezone site to Commercial.

Options	Option 1	Option 2	Option 3
Costs (Environmental, Economic, Social, Cultural)	<ul style="list-style-type: none"> § Environmental - Use of land for inappropriate activities and development in an urban context. Conflict and incompatibility with adjoining activities. § Economic - Undue restrictions on adjoining property. § Social and Cultural - No change. 	<ul style="list-style-type: none"> § Environmental - None identified. § Economic - Potential compliances and administrative costs if setback requirements are applied to the service lane. § Social and Cultural - None identified. 	<ul style="list-style-type: none"> § Environmental - Commercial development on service lane conflicting with its intended purpose. § Economic - Administrative costs of preparing and processing Plan Variation. § Social and Cultural - None identified.

Benefits	§ Environmental - No change. § Economic - No change. § Social and Cultural - No change.	§ Environmental - Potential improvement in environmental outcomes if zoning reflects land use. § Economic - None identified. § Social and Cultural - None identified.	§ Environmental - Potential improvement in environmental outcomes if zoning reflects adjacent land use. § Economic - Potential decrease in compliance and administrative costs as the zoning would no longer unintentionally impinge on adjacent commercial activities. § Social and Cultural - None identified.
Efficiency and Effectiveness of Achieving Objectives	Retaining the rural zoning over part of the Levin central service land is ineffective and inefficient as it inappropriately aligns with the current or future use of the site and surrounding land uses.	Amending the site to Road Reserve would effectively align the zoning with current and future land use, but could be inefficient if setback requirements apply as it could impose unintentional restrictions on adjacent commercial activities.	Amending the service lane to Commercial would be effective and efficient as it aligns with the zoning of the adjoining properties, but could result in the function of the service lane being compromised.

Option 2 is considered to be the most appropriate option to achieve the objectives of the Plan. Rezoning of the Levin central service lane from Rural to Road Reserve would ensure the efficient use of this land by enabling activities to be undertaken that align with the adjacent urban environment. However, the road setback standards for the Commercial Zone would need to be amended so they do not apply to service lanes to avoid the unintentional imposition on adjacent commercial activities. For these reasons, Option 2 is considered to be the most appropriate option.

4.4.2 Hamaria Road, Levin

Through the District Plan Review process the property comprising Lot 4 DP 53896 Hamaria Road retained its Industrial zoning. Following the review, the adjoining property landowner has requested that their land be similarly rezoned. The reason for this request is that the current industrial zoning does not match the current or adjoining use of the site and that the nature of the surrounding industrial land uses is unlikely to encourage the establishment of new industrial activity on the site in the future.

The subject site is currently used for rural purposes and a Rural zoning would better align it with other adjoining land uses. In addition, there is sufficient industrially zoned land in other parts of Levin. The neighbouring site to the north was rezoned to Rural as part of the District Plan Review.

Regarding the use of surrounding industrial properties, the Council own industrial land to the south of the site and Alliance Meat Rendering Plant operates on the other side of Hamaria Road. These industrial uses are long established and given the nature of their activities (e.g. waste production and treatment) could act as a disincentive to other industries being attracted to a smaller site. In response, PPV1 proposes to rezone the subject site to Rural.

There are two options in considering the rezoning of the Hamaria road site. These include:

Option 1: Retain existing industrial zoning.

Option 2: Rezone site to Rural.

Options	Option 1	Option 2
Costs (Environmental, Economic, Social, Cultural)	<ul style="list-style-type: none"> § Environmental - Potential unintended environmental outcomes if the site is inappropriately zoned. § Economic – No change. § Social and Cultural - No change. 	<ul style="list-style-type: none"> § Environmental - None identified § Economic - Administration and costs of preparing and processing the Plan Variation and potential impact on market demand and other factors such as surrounding land uses. § Social and Cultural - None identified.
Benefits	<ul style="list-style-type: none"> § Environmental - No change. § Economic - If industry was attracted to the area in future, the associated activities would make an economic and employment contribution to the local economy. § Social and Cultural - No change. 	<ul style="list-style-type: none"> § Environmental - Potential improvement in environmental outcomes through avoidance of future use of the site for industrial purposes. § Economic - Improved sale potential as consent would not be required for residential and primary production activities provided for in the Rural Zone. § Social and Cultural - None identified.
Efficiency and Effectiveness of Achieving Objectives	Retaining the existing zoning would be ineffective and inefficient as the zoning would not align with either current or intended land use or likely future demand for industrial land in the area.	Updating the zoning would be effective and efficient as it would reflect the current use and better align with the zoning of adjoining properties.

Option 2 is considered to be the most appropriate option to achieve the objectives of the Plan. The current use of the site is for rural purposes and rezoning it to Rural would be an effective means of recognising its compatibility with surrounding land uses and result in a more efficient use of the property given the nature of existing industrial activities and the surplus industrial land supply already available in the area. For these reasons, option 2 is considered to be the most appropriate option.

4.4.3 68 MacArthur Street, Levin

The District Plan Review introduced a new zone, the Open Space Zone, to cover parks and reserves owned by Council. Iona Park was one of these parks and currently comprises three parcels of land, one of which Council has identified as surplus to open space requirements and intends on-selling for residential purposes. The property has since been fenced off and is no longer recognised as part of the Park. Unfortunately, this intention to sell this site for residential development was not made clear until after the Review process had commenced, and as a result all three sections were zoned Open Space. Open Space zoned land does not, however, accommodate residential development and as a consequence, this site needs to be appropriately rezoned.

The two remaining sites continue to provide adequate green open space to meet local recreational needs, to contribute to the amenity of the neighbourhood. As the site proposed to be rezoned Residential adjoins the existing Residential Zoned properties the zoning would be contiguous with these neighbouring properties. For these reasons, PPV1 proposes to rezone the subject site Residential.

There are two options in considering the rezoning of 68 MacArthur Street. These include:

Option 1: Retain existing Open Space zoning.

Option 2: Rezone site to Residential.

Options	Option 1	Option 2
Costs (Environmental, Economic, Social, Cultural)	<ul style="list-style-type: none"> § Environmental - No change. § Economic - Uncertainty and compliance costs associated with consent applications for future residential development. § Social and Cultural - No change. 	<ul style="list-style-type: none"> § Environmental - Reduction in green space to offset the surrounding built environment. § Economic - Administration and costs of preparing and processing the Plan Variation. § Social and Cultural - Reduction in local open space area available for recreational activities.
Benefits	<ul style="list-style-type: none"> § Environmental - No change. § Economic - No change. § Social and Cultural - No change. 	<ul style="list-style-type: none"> § Environmental - None identified. § Economic - High – Increases saleability of the surplus land and enables Council to realise a financial return from land that is considered to offer little recreational value. § Social and Cultural - None identified.
Efficiency and Effectiveness of Achieving Objectives	Retaining the current zoning and not correcting the Plan to reflect the demand for residential land use would not effectively or efficiently achieving the objectives of the Plan.	Rezoning the site from Open Space to Residential would be more effective and efficient given its reduced recreational potential and best future use based on demand.

Option 2 is considered to be the most appropriate option to achieve the objectives of the Plan. Rezoning the surplus land would effectively address the shift in recreational demand associated with the use at Iona Park and provide for a more efficient use of the site for residential purposes. For these reasons option 2 is considered to be the most appropriate option in achieving the objectives of the Plan.

4.4.4 Main Street, Foxton

The Foxton Aquatic Centre and Easton Park in Foxton were designated and zoned Residential 1 in the previous Operative District Plan. Through the District Plan Review, the designation was rolled over and an underlying Open Space zoning applied. Through this review process two land parcels were inadvertently not rezoned Open Space and as a result the zoning within the designated area is fragmented. The Open Space Zone is tailored to recreational activities and the two land parcels zoned Residential are used for the Foxton Aquatic Centre. The Open Space Zone is considered to be the most appropriate zoning for these sites as it would ensure that the whole designated area has the same underlying zone and that the land use matches the zone. Commercial zoning could also be considered as an option as the adjoining land on Main Street is Commercial and the Aquatic Centre has a commercial element to the activity. However, after exploring this option, it is considered more appropriate to rezone these sites consistent with other similar activities in the district, such as the Levin Aquatic Centre (i.e. both designated and zoned Open Space). For these reasons, PPV1 proposes that Lot 2 DP 24498 and Lot 4 DP 14725 on Main Street, Foxton are rezoned Open Space.

There are three options in considering the rezoning of Lot 2 DP 24498 and Lot 4 DP 14725. These include:

Option 1: Retain existing Residential zoning.

Option 2: Rezone sites to Commercial.

Option 3: Rezone sites to Open Space

Options	Option 1	Option 2	Option 3
Costs (Environmental, Economic, Social, Cultural)	§ Environmental - No change. § Economic - Potential increase in compliance and administrative costs if proposed activities do not align with the purpose of the designation or the underlying zoning. § Social and Cultural - No change.	§ Environmental - None identified. § Economic - Potential increase in compliance and administrative costs if proposed activities do not align with the purpose of the designation or the underlying zoning. § Social and Cultural - None identified.	§ Environmental - None identified. § Economic - Administrative costs of preparing and processing Plan Variation. § Social and Cultural - None identified.

Benefits	<ul style="list-style-type: none"> § Environmental - No change. § Economic - No change. § Social and Cultural - No change. 	<ul style="list-style-type: none"> § Environmental - Potential improvement in environmental outcomes if zoning aligns with adjoining land use. § Economic - Potential reduction in compliance and administrative costs. § Social and Cultural - None identified. 	<ul style="list-style-type: none"> § Environmental - Anticipated improvement in environmental outcomes as zoning reflects land use. § Economic - Anticipated reduction in compliance and administrative costs as zoning supports current and future open space land use regardless of the designation. § Social and Cultural - Enables a good planning outcome for the community.
Efficiency and Effectiveness of Achieving Objectives	Retaining the Residential zoning would be ineffective and inefficient as it would be inconsistent with zoning of similar activities in other parts of the district and would not support the purpose of the designated site.	Amending the zoning to Commercial would be effective aligning it with adjoining land to the north of the site but would still result in a fragmented underlying zoning pattern that would not support the ongoing recreational use of the site.	Amending the zoning to Open Space would be effective and efficient as it would align the zoning of the site with the underlying zoning of the designated area and complements the existing and future use of the site as an aquatic centre.

Option 3 is considered to be the most appropriate option to achieve the objectives of the Plan. Option 3 effectively and efficiently recognises the current and planned use of the sites and their designated purpose, and the Open Space zoning of these sites would ensure that the consistent approach to recreational activities is applied throughout the district. For these reasons, option 3 is considered the most appropriate option.

4.4.5 Seabury Avenue/Dawick Street, Foxtton Beach

The Council currently owns a block of land at Foxtton Beach that extends between Seabury Avenue, Dawick Street and Hall Place. In the previous Operative District Plan this land was zoned Residential 1 but was rezoned Open Space during the District Plan Review process. The rationale behind this change was that the land is currently vacant and in Council ownership, and that it was historically a focal point for community activities including a motor camp and a picture theatre in the Dawick Street Hall (since removed).

However, Council has subsequently reconsidered the zoning of this land and has concluded that Open Space is not the most appropriate zoning. The land is identified in the Council’s Development Plan as part of a potential future commercial centre for Foxtton Beach. To provide for this future aspiration, zoning this land Commercial would better align with the strategic economic and social outcomes sought by Council and would enable a range of activities to establish which would benefit the Foxtton Beach community. However, as Council recognises that the

demand for commercial land at Foxtton Beach is limited at present, PPV1 proposes that this commercial zoning be ‘deferred’ to provide for the continuation of open space use in the short term.

In considering the most effective and efficient land zoning of this area of land that would best achieving the objectives of the District Plan, there are four options in considering the rezoning of the Seabury Avenue block of land. These include:

Option 1: Retain existing Open Space zoning.

Option 2: Rezone site to Residential.

Option 3: Rezone site to Commercial.

Option 4: Rezone site to Commercial (Deferred).

Options	Option 1	Option 2	Option 3	Option 4
Costs (Environmental, Economic, Social, Cultural)	<ul style="list-style-type: none"> § Environmental - Strong likelihood that land would remain vacant and unused with minimal value added. § Economic - Land value could decline as a result of land zoning which limits future use and development and is inconsistent with the strategic direction for the area identified in the Council's Development Plan. § Social and Cultural - social and cultural outcomes as zoning could impede local development opportunities. 	<ul style="list-style-type: none"> § Environmental - Residential zoning of the land would increase potential opportunities for subdivision and residential development, but the replacement of open space with built structures could have a perceived effect on environmental values. § Economic - Inconsistent with Council's strategic development direction for the area and potential reduction in land value as there is adequate residential land available for development provided in the Plan. § Social and Cultural - None identified. 	<ul style="list-style-type: none"> § Environmental - Commercial zoning of the site could result in ad hoc and large scale commercial development with poor associated environmental outcomes not accompanied by tailored planning provisions. § Economic - Immediate Commercial zoning would enable commercial development to occur that would compete with and potentially undermine existing commercial sites that are yet to be developed. § Social and Cultural - Potential negative reaction by neighbours and local community of dispersed and fragmented commercial development of the site 	<ul style="list-style-type: none"> § Environmental - Deferred Commercial zoning would enable coordinated and managed development to occur based on recognised need/demand relating to the entirety of the deferred site, not just the individual land parcels. § Economic - Deferred zoning would allow for staged development of commercial activities at Foxtton Beach that aligns with the strategic direction for the area identified in the Council's Development Plan. § Social and Cultural - Potential resistance if the neighbourhood and local community perceives it would be impacted by the change

			eventuates.	in land use.
Benefits	<p>§ Environmental - The vacant grassed area acts to offset the surrounding built environment and the green space contributes to the amenity value of the area.</p> <p>§ Economic - The green space could contribute to market value of residential properties.</p> <p>§ Social and Cultural - Potential for continued use of the land by neighbouring residents for informal recreational purposes.</p>	<p>§ Environmental - None identified.</p> <p>§ Economic - Potential economic and employment benefits to the local economy if development opportunities realised along with potential increase in property values of surrounding land</p> <p>§ Social and Cultural - Potential for the local neighbourhood to become more vibrant if development opportunities realised.</p>	<p>§ Environmental - None identified.</p> <p>§ Economic - Land could be on-sold and developed for commercial use which could provide employment opportunities and contribute positively to the community if successfully developed.</p> <p>§ Social and Cultural - Potential for the local neighbourhood to become more vibrant if development opportunities realised.</p>	<p>§ Environmental - The current open space environment would be retained until there is a clearly identified need/demand for commercial development.</p> <p>§ Economic - The deferred status would ensure that the value of the land can be fully capitalised when future demand arises and can be developed in a way that aligns with the Council's strategic development direction for the area.</p> <p>Social and Cultural - The deferred status would enable the local community to enjoy the green open space until the demand is there. The deferred status would also ensure that the public are aware well in advance of the future change proposed.</p>
Efficiency and Effectiveness of Achieving Objectives	Retaining the Open Space zoning would be inconsistent with the strategic direction for the area outlined in the Council's Development Plan and would be ineffective and inefficient in enabling the future development potential of the site to be fully realised.	Rezoning the site Residential would recognise the future potential of the site for a land use other than Open Space but would be ineffective and inefficient as it is inconsistent with the strategic direction for the area outlined in the Council's Development Plan.	Rezoning the site Commercial would enable efficient and effective future use for the site that aligns with the Council's Development Plan but could result in fragmented commercial development on the site.	Rezoning the site Commercial (Deferred) would recognise the value of the land as Open Space until there was sufficient commercial demand and provides an efficient and effective means to enable future commercial development to occur on the land that aligns with the Council's Development Plan.

Option 4 is considered to be the most appropriate option to achieve the objectives of the Plan. Given the strategic development direction for these sites outlined in the Horowhenua Development Plan, a deferred Commercial zoning would provide an efficient and effective means to assist Council to realise its stated future development aspirations for this area and to ensure that potential risks associated with ad-hoc or inconsistent development of the land are limited. For these reasons, option 4 is considered to be the most appropriate option.

4.4.6 Dawick Street, Foxton Beach

Through the District Plan Review process a small strip of land on the corner of Dawick Street and Hall Street was rezoned from Rural to Open Space. The reason behind this was to align the zoning with the adjoining land parcels and to recognise that the site contained a small section of a community hall that extended onto it from the adjoining lot. However, the hall has since been demolished and Council as landowner has initiated the process of vesting the strip of land with Land Information New Zealand as 'road'. Consequently, PPV1 proposes to rezone the site from Open Space to 'Road Reserve' to reflect this change.

There are two options in considering the rezoning the small section on the corner of Dawick Street and Hall Place. These include:

Option 1: Retain existing Open Space zoning.

Option 2: Rezone site to Road Reserve.

Options	Option 1	Option 2
Costs (Environmental, Economic, Social, Cultural)	<ul style="list-style-type: none"> § Environmental - No change. § Economic - No change. § Social and Cultural - No change. 	<ul style="list-style-type: none"> § Environmental - None identified § Economic - Administrative costs of preparing and processing the Plan Variation. § Social and Cultural - None identified.
Benefits	<ul style="list-style-type: none"> § Environmental - No change. § Economic - No change. § Social and Cultural - No change. 	<ul style="list-style-type: none"> § Environmental - Potential improvement in environmental outcomes if zoning reflects intended future use. § Economic - None identified. § Social and Cultural - None identified.
Efficiency and Effectiveness of Achieving Objectives	Retaining the Open Space Zoning would be ineffective and inefficient as it inappropriately aligns with the intended future use of the site.	Amending the zoning to Road Reserve would be effective and efficient as it aligns with the intended future use of the site.

Option 2 is considered to be the most appropriate option to achieve the objectives of the Plan. Rezoning the site to 'Road Reserve' would provide an effective means to address its change in use status and enable a more efficient and realistic use of the site to occur. The small section of land could be interpreted to be a section of land that could be developed as Open Space which would not reflect the information Land Information New Zealand hold. For these reasons Option 2 is considered the most appropriate option.

4.4.7 Waikawa Beach Foreshore

In the previous Operative District Plan an area of privately owned land in the coastal environment at Waikawa Beach was designated as 'Proposed Foreshore Reserve'. This designation was subsequently rolled over into the District Plan and through the review process an underlying Open Space zoning was applied to be consistent with other Council managed coastal foreshore reserve land.

Originally, the Council designated the land with the intention of potentially leasing or acquiring it to manage as Foreshore Reserve but recently has concluded that it was no longer required for this purpose and requested that the designation be withdrawn. As a result, the land will no longer be identified for future reserve purposes and the retention of the Open Space zoning is no longer considered appropriate. Consequently, given the size and location of the site, PPV1 proposes that the land be rezoned to its previous Rural zoning as it was before the Plan Review. Council has consulted the landowner and they have confirmed their support for withdrawal of the designation and the proposed Rural rezoning, particularly as it would align with their intention to undertake forestry activities on the site.

There are two options in considering the rezoning of Waikawa Beach. These include:

Option 1: Retain existing Open Space zoning.

Option 2: Rezone site to Rural.

Options	Option 1	Option 2
Costs (Environmental, Economic, Social, Cultural)	<ul style="list-style-type: none"> § Environmental - No change. § Economic - Onerous compliance costs as the designation and Open Space zoning would prevent the landowner from undertaking any activity that does not align with the reserve purpose or underlying recreational zone. § Social and Cultural - Imposes unnecessary restriction on private property that would significantly disadvantage the landowner. 	<ul style="list-style-type: none"> § Environmental - Could result in production activities and/or development which could reduce the amenity of the area as well as affect values in the coastal environment. § Economic - Administrative costs of preparing and processing the Plan Variation. § Social and Cultural - None identified.

Benefits	§ Environmental – Retains the area in an undeveloped state consistent with the coastal environment. Includes restriction of a wide range of activities that could have potential environmental impacts from establishing the property. § Economic - No change. § Social and Cultural - No change.	§ Environmental - None identified. § Economic - Enables the productive capability of the land to be realised. § Social and Cultural - Enables the land to be used in a way that aligns with the landowner's intentions.
Efficiency and Effectiveness of Achieving Objectives	Retaining the current Open Space Zoning would be ineffective and inefficient as it inaccurately reflects Council's intentions for the land and the aspirations of the private landowner.	Rezoning the site to Rural would be effective and efficient as it recognises the change in status of the land and the future aspirations of the private landowner.

Option 2 is considered to be the most appropriate option to achieve the objectives of the Plan. Rezoning this private property to Rural would provide an effective means to enable the landowner to undertake intended rural activities on the site. As the Open Space Zone is primarily designed for the management of Council parks and reserves, the proposed rezoning would also enable a more efficient and realistic use of the site to occur. For these reasons option 2 is considered to be the most appropriate option.

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

The issues discussed in this report are largely well understood, and proposed changes based on sound information and feedback from plan users. As the majority of proposed changes are narrowly focused and limited to small defined areas of the District Plan, the degree of uncertainty and risk of acting is not considered to outweigh the risk of not acting. Consequently, it is considered that there is little risk anticipated from acting in the manner proposed.

4.6 Conclusion

This evaluation has been undertaken in accordance with Section 32 of the RMA. It identifies the need, benefits and costs associated with a number of proposed amendments to a range of miscellaneous provisions and evaluates and confirms the appropriateness of these provisions in relationship to their effectiveness and efficiency in achieving the objectives of the District Plan and the purpose of the RMA.