

**RESOURCE MANAGEMENT ACT 1991**

**PROPOSED HOROWHENUA DISTRICT PLAN**

**HEARINGS OF SUBMISSIONS**

**DECISION OF HEARING PANEL**

**TOPIC:** Report on District Plan  
Designations

**HEARING PANEL:** Dean Chrystal

**HEARING DATE:** 4<sup>th</sup> April 2013

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**APPENDIX 1 Recommended Designations, Rollovers, Conditions and Other Amendments**

**APPENDIX 2 Schedule of Recommendations on Submission Points**

## **1.0 INTRODUCTION**

1.1 I was appointed by the Horowhenua District Council to consider submissions on the Proposed District Plan relating to Designations and make recommendations accordingly.

1.2 A hearing into the submissions received on the proposed designation was held on the 4 April 2013. A separate hearing was held on 28 May 2013 to hear the submission from Mr Philip Taueki on a range of hearing topics. This hearing was heard by the entire District Plan Review Hearing Panel.

1.3 The hearing was closed on the 13 September 2013.

### Delegated Authority

1.4 Pursuant to a Council resolution of the 7<sup>th</sup> February 2013 I was given full authority to hear and make recommendations for the Proposed District Plan hearings relating to Designations.

### Abbreviations

1.5 In preparing this decision I have used the following abbreviations:

Proposed Plan	Proposed Horowhenua District Plan
Officer's report	Report evaluating the applications prepared by Ms Sheena McGuire for our assistance under s42A(1) of the RMA
The Act	Resource Management Act
NoR	Notice of Requirement
NZRC	New Zealand Rail Corporation
Transpower	Transpower New Zealand Limited
NZTA	New Zealand Transport Agency
Telecom	Telecom NZ Ltd
Horizons	Horizons Regional Council
HDC	Horowhenua District Council
Chorus	Chorus NZ Ltd

## **2.0 OFFICER'S REPORT**

2.1 I was provided with and had reviewed the Officer report prepared by Council Policy Planner Sheena McGuire pursuant to s42A of the Act prior to the hearing commencing.

2.2 In her report Ms McGuire noted that a requiring authority can be a Minister of the Crown, a local authority or a network utility operator approved as a requiring authority under Section 167 of the Act. A requiring authority can designate land for a public work or a network utility. The effect of designating land is to authorise the use of that land for a particular work. Once a designation is in place it takes precedence over the zoning of the land. Other people may not, without the prior written consent of the requiring authority, do anything in relation to the designated land that would impede the public work.

2.3 Prior to the Proposed Plan being notified, all requiring authorities that held designations in the district were requested to:

- Confirm existing designations (roll over);
- Propose modifications to existing designations;
- Propose new requirements for consideration.

2.4 Council received notice of requirement for all three types of designations, those being new, modified and rolled over. There is a different process to be followed for each type of designation as set out in the Resource Management Act 1991 (RMA). The s42A report considered notices of requirement in order of requiring authority. Those designations being rolled over with modification are considered first followed by new notices of requirement and any designations that have been withdrawn by the requiring authority.

## **3.0 SUBMITTER APPEARANCES**

3.1 The following submitters made appearances at the hearing:

- Ms Vivienne Taueki
- Mr Charles Rudd (Snr)
- Mr Warwick Meyer on behalf of the Council's Community Assets Department
- Philip Taueki (heard separately on 28 May 2013)

3.2 In addition, a written correspondence for presentation at the hearing was received from:

- Pam Butler on behalf of KiwiRail supporting the recommendations relating to NZRC designations; and
- Mike Hurley on behalf of Transpower supporting the recommendations relating to Transpower designations.

#### **4.0 STATUTORY REQUIREMENTS FOR DESIGNATIONS**

##### Notification

- 4.1 Clause 5 (1B) of the First Schedule requires that a territorial authority ensure that notice is given of any requirement or modification of a designation under clause 4 to land owners and occupiers who, in the territorial authority's opinion, are likely to be directly affected.
- 4.2 In order to meet that requirement the Council sent out letters to owners/occupiers giving notice that one or more designations directly affected a property that they had an interest in. The letter indicated that the designation was shown on the Planning Maps of the Proposed District Plan and listed in Schedule 1 of the Plan. They were encouraged to contact the Council Planning Department to understand which designations were relevant to their property.

##### Assessment

- 4.3 In assessing notices of requirement (designations) to be included in a Proposed District Plan, the territorial authority makes a recommendation or decision, depending on who has lodged the notice of requirement.
- 4.4 If the notice of requirement is received from Council (i.e. Council is the requiring authority), the Panel (in this case myself) hearing the notice of requirement is delegated to make a recommendation to the Council in accordance with section 168A(4) of the Act to confirm, modify, impose conditions or withdraw the requirement. The Council will then make its decision under clause 9(2) of the First Schedule of the Act.
- 4.5 In terms of those notices of requirement lodged by other requiring authorities, the Panel (being myself) makes a recommendation to the requiring authority under clause 9(1) of the First Schedule in accordance with section 171(2) of the Act to confirm, modify, impose conditions or withdraw the requirement. The requiring authority then makes a decision whether to accept or reject the recommendation in whole or in part pursuant to section 172 of the Act.
- 4.6 When making a recommendation on a Notice of Requirement, the territorial authority must have regard to matters listed in Sections 168A(3) or 171(1) and must not have regard to trade competition. It must provide reasons for the recommendation or decisions. Sections 168A(3) and 171(1) provide that:

When considering a requirement and any submissions received, a territorial authority must, subject to Part II, consider the effects on the environment of allowing the requirement, having particular regard to -

- (a) any relevant provisions of -
- (i) a national policy statement;
  - (ii) a New Zealand coastal policy statement;
  - (iii) a regional policy statement or proposed regional policy statement;
  - (iv) a plan or proposed plan; and

- (b) whether adequate consideration has been given to alternative sites, routes, or methods of undertaking the work if -
  - (i) the requiring authority does not have an interest in the land sufficient for undertaking the work; or
  - (ii) it is likely that the work will have a significant adverse effect on the environment; and
- (c) whether the work and designation are reasonably necessary for achieving the objectives of the requiring authority for which the designation is sought; and
- (d) any other matter the territorial authority considers reasonably necessary in order to make a recommendation on the requirement.

4.7 For those notices of requirement for the rollover of designations that Council has received no submissions on and does not wish to recommend any new conditions, the territorial authority is not allowed to make a recommendation. It must simply include the 'roll over' designation in the Proposed District Plan.

4.8 A list of the designations to be rolled over without modification was provided in Appendix One of the Officer's Report.

## 5.0 EVALUATIONS AND RECOMMENDATIONS

### 1. New Zealand Railways Corporation - D1

DESIGNATING AUTHORITY : NEW ZEALAND RAILWAYS CORPORATION					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D1	3,5,7,8,10	Railway Purposes	State Highway and Cambridge Street, Levin	Defined on the Planning Maps	Alteration - Correct extent of designation shown

#### Submissions Received

Sub No.	Submitter Name	Decision Requested	Further Submission
55.02	KiwiRail	Amend the Schedule of Designations by adding references to all the Planning Maps which show the railway designation In-Part or in detail being:  Maps <u>3, 5, 7, 8, 10, 16, 21, 21A, 25, 27, 27B, 28, 28A, 28B, 29, 34, 35, and 37</u>  and  Add a column to the schedule identifying that the underlying zonings applying to the railway corridor are " <u>various</u> ".	
55.03	KiwiRail	Retain the railway designation D1 as shown on Planning Maps 3, 5, 7, 8, 10, 16, 21, 21A, 25, 27, 27B, 28, 28A, 28B, 29, 34, 35 and 37.	
55.04	KiwiRail	Amend the Schedule of designations 1 by adding a new clause 1.6 which reads:  <u>The provisions of the Plan shall apply in relation to any land that is subject to a designation only to the extent that the land is used for a purpose other than the designated purpose. The Planning Maps</u>	

Sub No.	Submitter Name	Decision Requested	Further Submission
		<p><u>show the underlying zoning for land subject to a designation. Where a designation runs across a number of zonings the underlying zoning will be the same as the land immediately adjacent and/or predominant in that locality or area (or similar wording to achieve the stated relief)</u></p> <p>And; Amend Planning Maps 3, 5, 7, 8, 10, 16, 21, 21A, 25, 27, 27B, 28, 28A, 28B, 29, 34, 35, and 37 to show the adjacent zoning hatching with Designation D1 heavily outlined.</p>	

5.1 KiwiRail requested the rollover of existing railway designation D1, however subsequently submitted requesting minor alterations (identified above) to rectify discrepancies which were contained in the Operative District Plan Planning Maps which did not include some areas of designated rail land or show the railway as continuous where the rail line crosses roads along with amendments to the schedule as detailed above.

5.2 The Reporting Officer noted that as the railway was already in existence any adverse effects on the environment were expected to be no different from the current situation and were part of the existing environment. Further a consideration of alternative sites, routes or methods was not necessary as the public work was already in existence and no boundaries were being altered other than corrections on the Planning Maps.

5.3 The Reporting Officer recommended that:

- The notice of requirement for the roll over with modification of the designation D1 Railway Purposes State Highway and Cambridge Street, Levin from the NZRC be confirmed with amendments.
- Corrections be made to the Planning Map references to refer to all maps which display the railway designation D1; and
- The note on page 2 of the planning maps is amended rather than a new clause 1.6 to clarify the underlying zoning of designations as follows:

The roads and railway shown on the Planning Maps are shaded grey and white respectively for ease of reference. Although the roads and railway are shaded grey and white they are all zoned. Roads and the railway share the same zoning as the land nearest to each point of the road or railway. Where the zone is different on either side of the road or railway, the boundary between the zones is the centre line of the road or railway.

5.4 I consider that the modifications and amendments recommended are points of clarification only and do not alter the nature, size, or purpose of the designation. Furthermore they are supported by KiwiRail. I recommend that the KiwiRail submissions are **accepted** and **accepted in part**.

5.5 For the foregoing reasons and in accordance with section 171(2) of the Act under the delegated powers provided to me by the Horowhenua District Council I recommend to KiwiRail as Requiring Authority that the NZRC designation D1 be rolled over and amendments made as contained in Appendix 1.

## 2. New Zealand Transport Agency - D2, D3, D4

5.6 The NZTA gave notice of requirement for the rollover of the following designations with modification.

DESIGNATING AUTHORITY : NZ TRANSPORT AGENCY					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought

D2	1,2,4,7,10	State Highway 1 - To undertake maintenance, operation and use of, and improvement of a State Highway		Defined on the Planning Maps	Alteration - Amend requiring authority, extend designation to include former D5 completed works, correct extent of designation shown
D3	2,5	State Highway 56 - To undertake maintenance, operation and use of, and improvement of a State Highway		Defined on the Planning Maps	Alteration - Amend requiring authority, correct extent of designation shown
D4	3,5,6,7,8	State Highway 57 - To undertake maintenance, operation and use of, and improvement of a State Highway		Defined on the Planning Maps	Alteration - Amend requiring authority, correct extent of designation shown

5.7 NZTA requested that the following designation be withdrawn.

DESIGNATING AUTHORITY : NZ TRANSPORT AGENCY					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Conditions
D4		Proposed Motorway	SH 1 - Mako Mako Road	Defined on the Planning Maps	

#### Submissions Received

Sub No.	Submitter Name	Decision Requested	Further Submission
94.00	NZ Transport Agency (NZTA)	Retain Designation D2 as notified.	
94.01	NZ Transport Agency (NZTA)	Retain Designation D3 as notified.	
94.02	NZ Transport Agency (NZTA)	Retain Designation D4 as notified.	
94.03	NZ Transport Agency (NZTA)	Retain Planning Map 1 as notified.	
94.04	NZ Transport Agency (NZTA)	Retain Planning Map 2 as notified.	
94.05	NZ Transport Agency (NZTA)	Retain Planning Map 3 as notified.	
94.06	NZ Transport Agency (NZTA)	Retain Planning Map 4 as notified.	
94.07	NZ Transport Agency (NZTA)	Retain Planning Map 5 as notified.	
94.08	NZ Transport Agency (NZTA)	Retain Planning Map 6 as notified.	
94.09	NZ Transport Agency (NZTA)	Retain Planning Map 7 as notified.	

Sub No.	Submitter Name	Decision Requested	Further Submission
94.10	NZ Transport Agency (NZTA)	Retain Planning Map 8 as notified.	
94.11	NZ Transport Agency (NZTA)	Retain Planning Map 10 as notified.	

5.8 NZTA requested that three of its five existing designations be rolled over, with minor alterations, including updating the requiring authority from Transit NZ to NZ Transport Agency, that the designating purpose be amended for clarity and consistency with the agency's national approach, and that a designation for proposed road widening on State Highway 1, be combined with the designation for the full extent of State Highway 1 as the works have been completed.

5.9 NZTA made a submission in support of all three of the agency's designations. No further submissions were made on designations.

5.10 The Reporting Officer noted that the three state highways which run through the Horowhenua district were already in existence and given effect to, therefore any adverse effects on the environment were expected to be no different from the current situation and were part of the existing environment. She recommended that the notice of requirement be rolled over with the modifications sought by NZTA to D2, D3 and D4 and that part of D4 Proposed Motorway SH 1 - Mako Mako Road, be withdrawn as requested.

5.11 I consider that the modifications recommended are relatively minor and do not alter the nature, size, or purpose of the designation and recommend that the submissions by NZTA be **accepted**.

5.12 For the foregoing reasons and in accordance with section 171(2) of the Act under the delegated powers provided to me by the Horowhenua District Council I recommend to NZTA as Requiring Authority that designations D2, D3 and D4 be rolled over and amendments made as contained in Appendix 1 and that that part of D4 Proposed Motorway SH 1 - Mako Mako Road, be withdrawn.

5.13 I note that the Reporting Officer has recommended under clause 16(2) of the First Schedule of the Act that additional Planning Maps be included in the NZTA designations to clarify all the maps upon which the designations are identified. I support that recommendation.

### 3. Telecom New Zealand Limited - D5, D6, D7

5.14 Telecom gave notice of requirement for the rollover of the following designations with modifications.

DESIGNATING AUTHORITY : TELECOM NZ LTD					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D5	10	Telecommunication Radiocommunication and Ancillary Activities	State Highway 1/Waitohu Valley Road, Manakau	Section 1 SO 26184 CT: WN46B/608	Alteration - Amend legal description, insert new conditions (see Appendix 1)
D6	28A	Telecommunication Radiocommunication and Ancillary Activities	10-12 Devon Street Levin	Sections 7, 9 Blk IV Town of Levin CT: WN39B/997 and WN35D/858	Alteration - Amend legal description, insert new conditions (see Appendix 1)

D7	5	Telecommunication Radiocommunication and Ancillary Activities	Heights Road, Shannon	Lot 1 DP 72490 CT: WN41A/293	Alteration - Amend legal description, insert new conditions (see Appendix 1)
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5.15 Telecom requested that the following designation be withdrawn.

DESIGNATING AUTHORITY : TELECOM NZ LTD					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Conditions
D17	8	Telecommunication Radiocommunication and Ancillary Activities	Potts Road, Arapaepae	Lot 2 DP 6443	<p>1) All radio equipment shall be designed and operated in compliance with New Zealand Standard 6609:1990 (Radio Frequency Radiation) in all places to which the public has access.</p> <p>2) All new network utility buildings shall not exceed a maximum height of 15 metres or a maximum floor area of 50 square metres.</p> <p>3) An outline plan shall not be required in respect of any work or project that complies with the above conditions.</p> <p>4) Any work or project which fails to comply with one or more of the above conditions or an outline plan shall require a resource consent. Such applications for resource consents shall be assessed as discretionary activities.</p>

5.16 Telecom gave notice of requirement for the rollover of three of its existing designations with minor alterations to the designating purpose, street address, legal description and conditions, and the withdrawal of one designation. Nine remaining designations were requested to be rolled over with minor alterations under the requiring authority Chorus NZ Ltd (see below).

5.17 The Reporting Officer noted that all three designations were already in existence and that an updated list of conditions (set out in Appendix 1) aligned with the underlying zones were proposed. She recommended that the NoR be rolled over with the modifications sought by Telecom to D5, D6 and D7 and that D17 be withdrawn.

5.18 I consider that the modifications recommended are relatively minor and do not alter the nature, size, or purpose of the designation.

5.19 For the foregoing reasons and in accordance with section 171(2) of the Act under the delegated powers provided to me by the Horowhenua District Council I recommend to Telecom as Requiring Authority that designations D5, D6 and D7 be rolled over, including conditions, and amendments made as contained in Appendix 1 and that D17 be withdrawn.

**4. Chorus New Zealand Limited - D8-D16**

5.20 Chorus NZ Ltd gave notice of requirement for the rollover of nine existing Telecom NZ Ltd designations with minor alterations.

<b>DESIGNATING AUTHORITY : CHORUS NZ LTD</b>					
<b>Des. No</b>	<b>Map No</b>	<b>Designating Purpose</b>	<b>Street Address</b>	<b>Legal Description</b>	<b>Modification Sought</b>
D8	2	Telecommunication Radiocommunication and Ancillary Activities	3 Poplar Road, Opiki	Section 1 SO 25041 CT:WN36A/664	Alteration - Amend requiring authority, amend street address and legal description, insert new conditions (see Appendix 1)
D9	21A	Telecommunication Radiocommunication and Ancillary Activities	4 Stout Street, Shannon	Lot 2 DP 66855 CT:WN40A/207	Alteration - Amend requiring authority, amend street address and legal description, insert new conditions (see Appendix 1)
D10	17,19	Telecommunication Radiocommunication and Ancillary Activities	667 Waitarere Beach Road, Waitarere	Section 1 SO 25757 CT:WN37A/958	Alteration - Amend requiring authority, amend street address and legal description, insert new conditions (see Appendix 1)
D11	37	Telecommunication Radiocommunication and Ancillary Activities	33A Honi Taipua Street, Manakau	Lots 1, 2 DP 81871 CT:WN48B/764	Alteration - Amend requiring authority, amend street address and legal description, insert new conditions (see Appendix 1)
D12	7	Telecommunication Radiocommunication and Ancillary Activities	685 State Highway 1, Kuku	Section 1 SO 24101 CT:WN36A/476	Alteration - Amend requiring authority, amend street address and legal description, insert new conditions (see Appendix 1)
D13	4	Telecommunication Radiocommunication and Ancillary Activities	805 State Highway 1, Poroutawhao	Section 1 SO 24078 CT:WN36A/596	Alteration - Amend requiring authority, amend street address and legal description, insert new conditions (see Appendix 1)
D14	12,13	Telecommunication Radiocommunication and Ancillary Activities	1A Linklater Avenue, Foxton Beach	Lot 1 DP 72853 CT:WN39B/611	Alteration - Amend requiring authority, amend street address and legal description, insert new conditions (see Appendix 1)
D15	2	Telecommunication Radiocommunication and Ancillary Activities	State Highway 1, Himatangi		Alteration - Amend requiring authority, delete legal description, insert new conditions (see Appendix 1)

DESIGNATING AUTHORITY : CHORUS NZ LTD					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D16	15A	Telecommunication Radiocommunication and Ancillary Activities	Johnston Street, Foxton	Section 623 Town of Foxton CT:WN36A/856	Alteration - Amend requiring authority, amend legal description, insert new conditions (see Appendix 1)

**Submission Received**

Sub No.	Submitter Name	Decision Requested	Further Submission
D1.00	Samuel Stocker	Any current or future "designation" should be removed from this site with existing usage rights only allowed	

5.21 The designations to be rolled over included changing the name of the requiring authority (Telecom to Chorus) and minor alterations to designation purposes, street address, legal description and conditions. The modifications were points of correction or clarification only and did not alter the nature, size, or purpose of the designations.

5.22 One submission was received in opposition to the designation of D11 from a landowner (Mr Stocker) adjacent to the designation. The submission identified that at the time of subdivision of his land and the Chorus site, the septic tank which services the Stocker property was incorporated into the adjacent land parcel now owned by Chorus. Through maintenance and upgrades, a new support cable has been installed which extends beyond the site owned by Chorus and onto Mr Stocker's land. Mr Stocker has concerns for the on-going use of the septic tank which services the submitter's property and the threat of future works which may have adverse affects on him as the landowner of the site adjacent to the designation.

5.23 Consultation between Chorus and the submitter was undertaken in response to the submission and concerns raised. Chorus provided a written response to the submission. In that response they noted that they had discussed the possibility of an easement for the septic tank and disposal field (on the Chorus designation) and the timber stay and pile supporting equipment (on Mr Stocker's land). They also said that they did "*not have plans to undertake any major projects or works on this site in the foreseeable future*" and that "*given the size of the site (142m<sup>2</sup>) there is very limited potential for future development of the site beyond the existing infrastructure*". Further Chorus indicated they were willing to accept a condition requiring any mobile equipment to be excluded from the designation and subject to underlying zone rules and to this end, the following wording was suggested:

*"That new mobile equipment, being masts and antennas forming part of the cellular network, shall be subject to the rules for the underlying zone."*

5.24 The Reporting Officer noted that all nine designations were already in existence and had therefore given effect to.

5.25 In term of the Stocker submission the Reporting Officer acknowledged that Chorus had worked through the matters raised in the submission however noted that a number of the issues raised were civil matters between the landowners and were not considered to be matters for the District Plan to address. Nevertheless, she considered the designation of private property to be inappropriate and recommended that the legal description for designation D11 be amended to refer only to Lot 1 DP 81871 CT: WN48B/764 as Mr Stocker is the owner of property Lot 2 DP 81871. She also recommended that the above condition be imposed on the

designated site to ensure that in the case of the installation and operation of mobile equipment forming part of the cellular network, appropriate controls are put in place to manage any adverse effects on adjacent properties. She noted that the condition suggested by Chorus would reduce the height of new equipment including masts and associated antennas for cellular telecommunication networks from 15 metres to 8.5 metres as required in the underlying Residential Zone. This was seen as an appropriate condition which would ensure that new equipment would not extend beyond the maximum building height in the Residential Zone without consent.

5.26 At the hearing an email from Mr Stocker was presented to me dated 4<sup>th</sup> April 2013 stating that:

*Last minute negotiations with Chorus has meant that I will now not attend today's hearing. Instead I will withdraw my opposition to the designation and support the recommendations of the reviewer.*

5.27 In essence therefore Mr Stocker was now accepting the recommendations put forward by Chorus and contained within the Officer's Report.

5.28 Dealing with designation D11 first I agree that some of the matters raised by the submitter whilst of some significance are beyond the scope of recommendations I can make. Nevertheless, it would appear that Mr Stocker and Chorus have reached agreement on those matters to the satisfaction of both parties and for clarity I have recommended Mr Stocker's submission be **accepted in part**. On the outstanding matters I agree that Lot 2 should be deleted from the designations description and therefore recommend that designation D11 be amended to correctly refer only to the land parcel owned by Chorus. I also recommend that the condition regarding masts and associated antennas for cellular telecommunication networks proposed by Chorus be included as a condition as follows:

*The following condition applies to Designation D11 Telecommunication Radiocommunication and Ancillary Activities 33A Honi Taipua Street, Manakau Lot 1 DP 81871 CT:WN48B/764.*

*That new equipment, being masts and antennas forming part of the cellular telecommunication network, shall be subject to the rules for the underlying zone.*

5.29 Further, I consider that the remaining modifications recommended are relatively minor and do not alter the nature, size, or purpose of the designation and note that an updated list of conditions (set out in Appendix 1) aligned with the underlying zones are proposed.

5.30 For the foregoing reasons and in accordance with section 171(2) of the Act under the delegated powers provided to me by the Horowhenua District Council I recommend to Chorus NZ Ltd as Requiring Authority that designations D8, D9, D10, D11, D12, D13, D14, D15 and D16 be rolled over, including conditions, and modifications, amendments and the new condition referred to above be made as contained in Appendix 1.

## 5. Minister of Education - D17-D34

5.31 The Minister of Education gave notice of requirement for the rollover of the following designations with modification.

DESIGNATING AUTHORITY : MINISTER OF EDUCATION					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D17	14	Educational Purposes	Manawatu College, Ladys Mile, Foxton	Pt Lot 1 DP 15206, Lots 4, 5 Deeds 586, Lot 2 DP 15206, Sections 621, 624 Town of Foxton	Alteration - Amend designating purpose, amend street address and legal description

<b>DESIGNATING AUTHORITY : MINISTER OF EDUCATION</b>					
<b>Des. No</b>	<b>Map No</b>	<b>Designating Purpose</b>	<b>Street Address</b>	<b>Legal Description</b>	<b>Modification Sought</b>
D18	14,15	Educational Purposes	Foxton Primary, Park Street, Foxton	Sections 94, 96, 527 Town of Foxton, Lots 1, 2 DP 2612, Lots 1, 2 DP 12396	Alteration - Amend designating purpose, amend street address and legal description
D19	15	Educational Purposes	Coley Street Primary, Coley Street, Foxton	Sections 489, 490, 491, 494 Town of Foxton, Pt Sections 492, 493 Town of Foxton, Lot 10 DP 24627, Lot 1 DP 26102, Pt Lot 2 DP 10437	Alteration - Amend designating purpose, amend street address and legal description
D20	2	Educational Purposes	Opiki Primary, Opiki Road (566 Tane Road), Opiki	Pt Lot 8 DP 8800	Alteration - Amend designating purpose, amend street address and legal description
D21	5	Educational Purposes	Koputaroa Primary, 399 Koputaroa Road, Koputaroa	Pt Section 20 Blk XIV Mt Robinson SD	Alteration - Amend designating purpose, amend street address and legal description
D22	4	Educational Purposes	Poroutawhao Primary, 796-800 State Highway 1, Koputaroa	Pt Lot 1 DP 6258	Alteration - Amend designating purpose, amend street address and legal description
D23	16	Educational Purposes	Tokomaru Primary, Tokomaru Road, Tokomaru	Sections 166, 167 Town of Tokomaru	Alteration - Amend designating purpose, amend street address and legal description
D24	21A	Educational Purposes	Shannon Primary, State Highway 57, Shannon	Lots 3-8 DP 15463, Pt Lot 15 DP 7724, Lot 2 DP 364308	Alteration - Amend designating purpose, amend street address
D25	34,35	Educational Purposes	Ohau Primary, 13 Muhunua East Road, Ohau	Lot 2 DP 83084	Alteration - Amend designating purpose, amend street address
D26	37	Educational Purposes	Manakau Primary, State Highway 1, Manakau	Sections 32-37 Town of Manakau	Alteration - Amend designating purpose, amend street address and legal description
D27	12	Educational Purposes	Foxton Beach Primary, Thomas Place, Foxton Beach	Pt Section 270 Town of Foxton	Alteration - Amend designating purpose, amend street address and legal description
D28	24,25, 27,28	Educational Purposes	Levin North Primary, Weraroa Road, Levin	Section 85 Levin Suburban	Alteration - Amend designating purpose, amend street address and legal description
D29	27	Educational Purposes	Levin Intermediate and Levin School, Collingwood Street, Levin	Lot 1 DP 28645, Pt Lot 2 DP 15701, Lot 1 DP 40425	Alteration - Amend designating purpose, amend street address and legal description

<b>DESIGNATING AUTHORITY : MINISTER OF EDUCATION</b>					
<b>Des. No</b>	<b>Map No</b>	<b>Designating Purpose</b>	<b>Street Address</b>	<b>Legal Description</b>	<b>Modification Sought</b>
D30	27,27 A,27B	Educational Purposes	Horowhenua College, Weraroa Road, Levin	Lot 2 DP 329514	Alteration - Amend designating purpose, amend street address and legal description
D31	28	Educational Purposes	Fairfield Primary, MacArthur Street, Levin	Lots 7, 8 DP 18673, Pt Lot 15, 17, 19 DP 1824	Alteration - Amend designating purpose, amend street address and legal description
D32	28	Educational Purposes	Levin East Primary, 78-92 Bartholomew Road, Levin	Pt Section 31 Blk I Waiopahu SD	Alteration - Amend designating purpose, amend street address and legal description
D33	28,30	Educational Purposes	Waiopahu College, Bartholomew Road, Levin	Lot 2 DP 42596, Lot 43 DP 32857, Pt Sec 31 Blk I Waiopahu SD	Alteration - Amend designating purpose, amend street address and legal description
D34	30	Educational Purposes	Taitoko Primary, Balmoral Street, Levin	Pt Lot 65 DP 27947	Alteration - Amend designating purpose, amend street address

5.32 The Minister of Education requested that the following designation be withdrawn.

<b>DESIGNATING AUTHORITY : MINISTER OF EDUCATION</b>					
<b>Des. No</b>	<b>Map No</b>	<b>Designating Purpose</b>	<b>Street Address</b>	<b>Legal Description</b>	<b>Conditions</b>
D25	7	Muhunoa East School	Muhunoa East Road, Ohau	Sections 32-37 DP420	

5.33 The Minister of Education (MoE) requested the rollover of 18 of the 19 existing designations with minor alterations and the withdrawal of one designation. No submissions were received on any of the designations.

5.34 The Reporting Officer noted that the request included an amendment to the designating purpose of all the sites to read 'Educational Purposes' for reasons of consistency across the country. Minor amendments were also requested to correct the legal descriptions of some of the designated sites in the District.

5.35 I consider that the amendments proposed are appropriate and do not alter the nature, size, or purpose of the designation and note that the requested designation to be withdrawn is clearly no longer considered necessary by MoE.

5.36 For the foregoing reasons and in accordance with section 171(2) of the Act under the delegated powers provided to me by the Horowhenua District Council I recommend to the Minister of Education as Requiring Authority that designations D19, D20, D21, D22, D23, D24, D26, D27, D28, D29, D30, D31, D32, D33 and D34 be rolled over and amendments made as contained in Appendix 1 and that D25 be withdrawn.

## 6. Minister of Police - D37

5.37 The Minister of Police gave notice of requirement for the rollover of the following designation with modification.

DESIGNATING AUTHORITY : MINISTER OF POLICE					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D37	27A	Levin Police Station	5-7 Bristol Street, 17 Stanley Street, Levin	Lot 1 DP 76606	Alteration - Amend legal description

5.38 The Minister of Police requested the rollover of the designation for the Levin Police Station with minor alterations. The Minister requested that the legal description of the site of the Levin Police Station is amended to reflect the correct legal description of the site. No submissions were received on designation D37.

5.39 I consider that the amendment proposed is appropriate and does not alter the nature, size, or purpose of the designation.

5.40 For the foregoing reasons and in accordance with section 171(2) of the Act under the delegated powers provided to me by the Horowhenua District Council I recommend to the Minister of Police as Requiring Authority that designation D37 be rolled over and the amendment made as contained in Appendix 1.

## 7. Transpower New Zealand Limited - D39, 40

5.41 Transpower gave notice of requirement for the rollover of the following designations with modifications.

DESIGNATING AUTHORITY : TRANSPOWER NZ LTD					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D39	22	Substation	Mangahao Road, Mangaore Village	Section 1 SO 37062	Alteration - Amend requiring authority, amend designating purpose and legal description
D40	22	Outdoor Switchyard	Te Paki Road, Mangaore Village	Section 1 SO 37683	Alteration - Amend requiring authority, amend street address

### Submission Received

Sub No.	Submitter Name	Decision Requested	Further Submission
99.49	Transpower New Zealand Ltd	Amend the legal description of the D40 designation as follows:  <u>Part of</u> Section 1 SO 37683.	

5.42 Transpower requested the rollover of two existing designations with minor alterations. Those alterations were to amend the designating purpose of designation D39 from Outdoor Switchyard to Substation to correctly identify the nature of activities within the existing designation and to amend the legal description of designation D39 so as to list the correct parcel of land to be designated. The request also amended the street address of designation D40 to list the correct address.

- 5.43 Subsequently, Transpower submitted seeking a minor change to the legal description of D40 to provide clarity on the legal extent of the designated site.
- 5.44 I consider that the amendments proposed are appropriate and do not alter the nature, size, or purpose of the designation and recommend that the submissions by Transpower be **accepted**.
- 5.45 For the foregoing reasons and in accordance with section 171(2) of the Act under the delegated powers provided to me by the Horowhenua District Council I recommend to Transpower as Requiring Authority that designations D39 and D40 be rolled over and amendments made as contained in Appendix 1.

**8. Horizons Regional Council - D49, D51, D52, D54, D55, D56, D58**

- 5.46 Manawatu-Wanganui Regional Council (Horizons) gave notice of requirement for the rollover of seven designations with minor alterations.

DESIGNATING AUTHORITY : HORIZONS REGIONAL COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D49	5	Land Drainage	Koputaroa No. 1 Pump Station	Defined on the Planning Maps	Alteration – Amend legal description
D51	5	Land Drainage	Koputaroa No. 3 Pump Station	Defined on the Planning Maps	Alteration – Amend legal description
D52	4	Land Drainage	Koputaroa No. 4 Pump Station	Defined on the Planning Maps	Alteration – Amend legal description
D54	5	Land Drainage	Speirs Pump Station	Defined on the Planning Maps	Alteration – Amend legal description
D55	5	Land Drainage	Okuku Pump Station	Defined on the Planning Maps	Alteration – Amend legal description
D56	5	Land Drainage	Makerua East Pump Station	Defined on the Planning Maps	Alteration – Amend legal description
D58	5	Land Drainage	Donnelly Pump Station	Defined on the Planning Maps	Alteration – Amend legal description

- 5.47 Horizons gave notice of requirement for the rollover of seven designations with minor alterations. No submissions were received on the designations.
- 5.48 The Reporting Officer noted that designations D49, D55 and D56 were existing designations for land drainage purposes that were incorrectly recorded on the Planning Maps in the Operative District Plan in terms of their precise location and extent. Horizons had sought to correct these discrepancies so as to accurately display the location of the land drainage features and the extent of the assets. In terms of designations D51, D52, D54 and D58 she noted that legal descriptions for these designations were incorrect and that Horizons has requested that these be updated to reflect the correct descriptions.

5.49 I consider that the amendments proposed are appropriate and do not alter the nature, size, or purpose of the designation, but merely correct previous mapping and description errors.

5.50 For the foregoing reasons and in accordance with section 171(2) of the Act under the delegated powers provided to me by the Horowhenua District Council I recommend to Horizons as Requiring Authority that designations D49, D51, D52, D54, D55, D56 and D58 be rolled over and amendments made as contained in Appendix 1.

## 9. Horizons Regional Council - D61-D84

5.51 Horizons lodged a notice of requirement for new designations for the following flood protection structures, including providing for their on-going maintenance.

<b>DESIGNATING AUTHORITY : HORIZONS REGIONAL COUNCIL</b>					
<b>Des. No</b>	<b>Map No</b>	<b>Designating Purpose</b>	<b>Street Address</b>	<b>Legal Description</b>	<b>Modification Sought</b>
D61	1	Flood Control	Lake No. 1 Stopbank	Defined on the Planning Maps	New
D62	2,3,5	Flood Control	Manawatu River Stopbank – true left bank PNC boundary to Tokomaru River	Defined on the Planning Maps	New
D63	4,5	Flood Control	Manawatu River Stopbank – true left bank Tokomaru River to Levin Road	Defined on the Planning Maps	New
D64	2,5	Flood Control	Manawatu River Stopbank – true right bank from Himatangi 2B1C2 to Moutoa Sluice gates	Defined on the Planning Maps	New
D65	4,5	Flood Control	Manawatu River Stopbank – Moutoa sluice gates to Matararapa Road	Defined on the Planning Maps	New
D66	1,4,13 , 15	Flood Control	Manawatu River and Foxton Loop Stopbank – Matararapa Road to Whitebait Creek	Defined on the Planning Maps	New
D67	12,13	Flood Control	Manawatu River Stopbank, and concrete and timber floodwalls – Foxton Beach township	Defined on the Planning Maps	New
D68	4,5	Flood Control	Moutoa Floodway Stopbanks – both banks from Moutoa sluice gates to Foxton Loop confluence	Defined on the Planning Maps	New

**DESIGNATING AUTHORITY : HORIZONS REGIONAL COUNCIL**

<b>Des. No</b>	<b>Map No</b>	<b>Designating Purpose</b>	<b>Street Address</b>	<b>Legal Description</b>	<b>Modification Sought</b>
D69	5	Flood Control	Moutoa Sluice gates – Foxton/Shannon Road	Defined on the Planning Maps	New
D70	4	Flood Control	Duck Creek Stopbanks – both banks and ringbank on true left bank opposite Newth Road/Levin Road Junction	Defined on the Planning Maps	New
D71	5,6	Flood Control	Tokomaru River Stopbanks – both banks from Manawatu confluence to the NIMT	Defined on the Planning Maps	New
D72	3,5,6	Flood Control	Linton Main Drain Stopbanks – both banks from Tokomaru confluence to PNCC boundary	Defined on the Planning Maps	New
D73	5,8	Flood Control	Koputaroa Stream Stopbanks – both banks from Manawatu confluence to NIMT	Defined on the Planning Maps	New
D74	5,8	Flood Control	Koputaroa Stream Stopbank – true left bank from NIMT to SH 57 and tributary drains	Defined on the Planning Maps	New
D75	4,5	Flood Control	Aratangata Drain Stopbanks – both banks from Manawatu confluence to 800m south of Koputaroa Road	Defined on the Planning Maps	New
D76	5	Flood Control	Kara Creek Stopbanks – both banks from Tokomaru confluence to midway between SH 57 and Hennessy Road	Defined on the Planning Maps	New
D77	5	Flood Control	Mangapuketea Stream Stopbanks – both banks from Kara confluence to south of Kingston Road	Defined on the Planning Maps	New
D78	5,21	Flood Control	Mangaore Stream Stopbanks – both banks from Manawatu confluence to NIMT	Defined on the Planning Maps	New

DESIGNATING AUTHORITY : HORIZONS REGIONAL COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D79	7	Flood Control	Ohau River Stopbank – true right bank from opposite Hogg’s Road to Lot 2 DP 68543	Defined on the Planning Maps	New
D80	7	Flood Control	Ohau River Stopbank – true left bank from the end of Hogg’s Road to the river mouth	Defined on the Planning Maps	New
D81	7	Flood Control	Coastal Stopbank - 150m long centred on E2692829/N6059055	Defined on the Planning Maps	New
D82	7	Flood Control	Kuku Stream Stopbanks – both banks from Ohau confluence to 600m upstream	Defined on the Planning Maps	New
D83	7	Flood Control	Parkins Stopbank – 180m long centred on E2696011/N6058563	Defined on the Planning Maps	New
D84	7	Flood Control	Haynes Drop Structure and Spillway Gates – centred on E2694975/N6057767	Defined on the Planning Maps	New

5.52 Horizons sought to designate a range of sites for Flood Protection Purposes. All the sites are currently used for the purpose of flood protection and would continue to be used for this purpose including the on-going maintenance of stopbanks, drop structures, spillway gates and sluice gates. No submissions were received on the proposed designations.

5.53 The notices of requirement provided the following information in respect of the nature of the public works and restrictions that are in place for the management of the flood protection structures:

*Any restrictions regarding activities are governed by the permitted activity criteria of Horizons Proposed One Plan Rule 16-13 (Activities undertaken by or on behalf of the Regional Council in rivers with Schedule AB Value of Flood Control and Drainage) and Rule 16-14 (Activities affecting Schedule AB Value of Flood Control and Drainage). No works can be undertaken by any other party without applying for resource consent.*

5.54 The Reporting Officer noted that the on-going maintenance of these flood protection assets will require some work and that the effects on water quality and soil conservation (erosion) from these works would be managed under the Proposed One Plan.

5.55 The NoR provided information on the positive effects the flood protection structures have on the community as follows:

*Flood protection and land drainage are paramount to Horizons role in keeping people safe and are a major part of Council business. Managing rivers through engineering works allows the Council to help prevent floods and provide adequate land drainage when necessary.*

*This protection is funded through scheme rates based upon the amount of protection benefit each ratepayer receives. To ensure people's needs are met many things are taken into consideration including type of use, level of flood protection needed, erosion control, native habitat protection, recreation, and spiritual values.*

- 5.56 In considering the potential adverse effects the Reporting Officer noted that the structures were already in existence and that any adverse effects on the environment would relate to maintenance works and any future upgrades. She identified that the adverse effects from these works on water quality, soil conservation and diverting floodwaters would be managed by the provisions of the Proposed One Plan. The other potential adverse effects identified related to noise, traffic, dust and impacts on the use of land. However she considered that given the stopbanks were predominantly located in rural areas, these types of effects would be similar to those generated by primary production activities which use heavy machinery.
- 5.57 The Reporting Officer noted that Horizons maintain ongoing annual consultation regarding works and on-going Scheme operational requirements with the public. These provided an opportunity for the public to be informed and to discuss proposed maintenance works for the flood protection assets, including whether the works are necessary and the management of the potential adverse effects.
- 5.58 Clearly a key role of the Regional Council is to manage river systems and provide protection from flooding. I have considered the new designations sought by Horizons noting the important role that the flood protection works play in reducing the effects of flooding in the lower Manawatu catchment and thus protecting the community. Given the nature of the flood protection structures that are already in place the use of the designation procedures is in my view an entirely appropriate mechanism for dealing with such significant infrastructure. The designations will provide a high degree of certainty for the flood protection structures and for their on-going use and maintenance.
- 5.59 Given the established nature of the infrastructure and that that any anticipated adverse effects are likely to be minimal I consider reviewing alternatives is unnecessary. I also note that no submissions in opposition to the NoR's were received.
- 5.60 For the foregoing reasons and in accordance with section 171(2) of the Act under the delegated powers provided to me by the Horowhenua District Council I recommend to Horizons as Requiring Authority that the notice of requirement for new designations for Flood Control be D61, D62, D63, D64, D65, D66, D67, D68, D69, D70, D71, D72, D73, D74, D75, D76, D77, D78, D79, D80, D81, D82, D83 and D84 be confirmed as contained in Appendix 1.

#### **10. Horizons Regional Council D85-D91**

- 5.61 Horizons Regional Council lodged a notice of requirement for new designations for the following land drainage structures, including providing for their on-going maintenance.

<b>DESIGNATING AUTHORITY : HORIZONS REGIONAL COUNCIL</b>					
<b>Des. No</b>	<b>Map No</b>	<b>Designating Purpose</b>	<b>Street Address</b>	<b>Legal Description</b>	<b>Modification Sought</b>
D85	4	Land Drainage	Pleuger Pump Station – at drain outlet on northern side of floodway	Defined on the Planning Maps	New
D86	4	Land Drainage	Whirokino Pump Station – at outlet drain on Duck Creek	Defined on the Planning Maps	New

DESIGNATING AUTHORITY : HORIZONS REGIONAL COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D87	5	Land Drainage	Bowler Pump Station – Moutoa floodway	Defined on the Planning Maps	New
D88	5	Land Drainage	Kere Kere Road Pump Station – Moutoa floodway	Defined on the Planning Maps	New
D89	5	Land Drainage	Kingston Pump Station – Tokomaru River adjacent to Okuku Road	Defined on the Planning Maps	New
D90	14,15	Land Drainage	Kings Canal Drain – between Nye Street and Avenue Road, Foxton	Defined on the Planning Maps	New
D91	15	Land Drainage	Foxton East Culvert – adjacent to Harbour Street/Purcell Street junction, Foxton Loop	Defined on the Planning Maps	New

5.62 Horizons also sought to designate the above sites for Land Drainage Purposes. All the sites are currently used for the purpose of land drainage and would continue to be used for that purpose including the on-going maintenance of pump stations, drains and culverts. No submissions were received on the proposed designations.

5.63 The NoR's provided the following information in respect of the nature of the public works and restrictions that are in place for the management of the land drainage structures:

*Any restrictions regarding activities are governed by the permitted activity criteria of Horizons Proposed One Plan Rule 16-13 (Activities undertaken by or on behalf of the Regional Council in rivers with Schedule AB Value of Flood Control and Drainage) and Rule 16-14 (Activities affecting Schedule AB Value of Flood Control and Drainage). No works can be undertaken by any other party without applying for resource consent.*

5.64 The NoR provides information on the positive effects the land drainage structures have on the community as follows:

*Flood protection and land drainage are paramount to Horizons role in keeping people safe and are a major part of Council business. Managing rivers through engineering works allows the Council to help prevent floods and provide adequate land drainage when necessary.*

*This protection is funded through scheme rates based upon the amount of protection benefit each ratepayer receives. To ensure people's needs are met many things are taken into consideration including type of use, level of flood protection needed, erosion control, native habitat protection, recreation, and spiritual values.*

5.65 In considering the potential adverse effects the Reporting Officer noted that the structures are already in existence and that any adverse effects on the environment would relate to maintenance works and any future upgrades. She identified that the adverse effects from these works on water quality, soil conservation (erosion) and diverting floodwaters would be effectively managed by the provisions of the Proposed One Plan. The other potential adverse effects identified related to noise, traffic, dust and impacts on the use of land however it was

considered that given the facilities were predominantly located in rural areas, the types of effects would be similar to those generated by primary production activities which use heavy machinery.

5.66 The Reporting Officer noted that Horizons maintain ongoing annual consultation regarding the facilities with the public. These provided an opportunity for the public to be informed and to discuss proposed maintenance works for the flood protection assets, including whether the works are necessary and the management of potential adverse effects.

5.67 Again I note the key role of the Regional Council in managing and providing for protection from flooding. I have considered the new designations sought by Horizons noting the important role these land drainage facilities play in the wider flood protection schemes. Given their nature and that they have been in place for some time the use of the designation procedures is in my view an entirely appropriate mechanism for dealing with such infrastructure. The designations will provide a high degree of certainty for the land drainage facilities and for their on-going use and maintenance.

5.68 Given the established nature of the infrastructure and that any anticipated adverse effects are likely to be minimal I consider reviewing alternatives is unnecessary. I also note that no submissions in opposition to the NoR's were received.

5.69 For the foregoing reasons and in accordance with section 171(2) of the Act under the delegated powers provided to me by the Horowhenua District Council I recommend to Horizons as Requiring Authority that the notice of requirement for new designations D85, D86, D87, D88, D89, D90 and D91 for Land Drainage Purposes be confirmed as contained in Appendix 1.

#### 11. Horizons Regional Council - D92

5.70 Horizons Regional Council lodged a notice of requirement for a new designation for the following drop structure for Erosion Control Purposes, including the on-going maintenance of the public work.

DESIGNATING AUTHORITY : HORIZONS REGIONAL COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D92	7	Erosion Control	Parkins Drop Structure – centred on E2696272/N6058480	Defined on the Planning Maps	New

5.71 Horizons sought to designate the above site for Erosion Control Purposes. The site is currently used for the purpose of erosion control and will continue to be used for this purpose including the on-going maintenance of the drop structure. No submissions were received on designation D92.

5.72 The NoR provides the following information in respect of the nature of the public works and restrictions that are in place for the management of the erosion control structure:

*Any restrictions regarding activities are governed by the permitted activity criteria of Horizons Proposed One Plan Rule 16-13 (Activities undertaken by or on behalf of the Regional Council in rivers with Schedule AB Value of Flood Control and Drainage) and Rule 16-14 (Activities affecting Schedule AB Value of Flood Control and Drainage). No works can be undertaken by any other party without applying for resource consent.*

5.73 The NoR provides information on the positive effects the erosion control structure has on the community as follows:

*Flood protection and land drainage are paramount to Horizons role in keeping people safe and are a major part of Council business. Managing rivers through engineering works allows the Council to help prevent floods and provide adequate land drainage when necessary.*

*This protection is funded through scheme rates based upon the amount of protection benefit each ratepayer receives. To ensure people's needs are met many things are taken into consideration including type of use, level of flood protection needed, erosion control, native habitat protection, recreation, and spiritual values.*

- 5.74 In considering the potential adverse effects the Reporting Officer noted that given the structure was already in existence, any adverse effects on the environment would relate to maintenance works and any future upgrades. She said that adverse effects from such works on water quality and soil conservation would be effectively managed by the provisions of the Proposed One Plan. The other potential adverse effects identified related to noise, traffic, dust and impacts on the use of land however it was considered that given the structure was located in a rural area, the types of effects would be similar to those generated by primary production activities which use heavy machinery.
- 5.75 The Reporting Officer noted that Horizons maintain ongoing annual consultation regarding works on the structure with the public.
- 5.76 I note the role of the Regional Council in managing erosion control and the role of the structure in ensuring erosion control protection for the community. Given the nature of the structure and that it has been in place for some time the use of the designation procedures is in my view an entirely appropriate mechanism for dealing with this type of important infrastructure. The designation will provide a high degree of certainty for the structure facilities and for its on-going use and maintenance.
- 5.77 Given the established nature of the structure and that any anticipated adverse effects are likely to be minimal I consider reviewing alternatives is unnecessary. I also note that no submissions in opposition to the NoR's were received.
- 5.78 For the foregoing reasons and in accordance with section 171(2) of the Act under the delegated powers provided to me by the Horowhenua District Council I recommend to Horizons as Requiring Authority that new designation D92 for Erosion Control be confirmed as contained in Appendix 1.

## **12. Horizons Regional Council - D93**

- 5.79 Horizons lodged a notice of requirement for a new designation for the following guidebanks to provide for Water Diversion Purposes, including the on-going maintenance of the public work.

<b>DESIGNATING AUTHORITY : HORIZONS REGIONAL COUNCIL</b>					
<b>Des. No</b>	<b>Map No</b>	<b>Designating Purpose</b>	<b>Street Address</b>	<b>Legal Description</b>	<b>Modification Sought</b>
D93	2,3,5	Water Diversion	Manawatu River Guidebanks – at 40, 44, 53, 54, 58 and 62km	Defined on the Planning Maps	New

- 5.80 Horizons sought to designate the above sites for Water Diversion Purposes. All the sites are currently used for the purpose of water diversion and will continue to be used for this purpose including the on-going maintenance of guidebanks. No submissions were received on designation D93.

5.81 The NoR provides the following information in respect of the nature of the public works and restrictions that are in place for the management of the water diversion structures:

*Any restrictions regarding activities are governed by the permitted activity criteria of Horizons Proposed One Plan Rule 16-13 (Activities undertaken by or on behalf of the Regional Council in rivers with Schedule AB Value of Flood Control and Drainage) and Rule 16-14 (Activities affecting Schedule AB Value of Flood Control and Drainage). No works can be undertaken by any other party without applying for resource consent.*

5.82 The NoR provides information on the positive effects the water diversion structure has on the community as follows

*Flood protection and land drainage are paramount to Horizons role in keeping people safe and are a major part of Council business. Managing rivers through engineering works allows the Council to help prevent floods and provide adequate land drainage when necessary.*

*This protection is funded through scheme rates based upon the amount of protection benefit each ratepayer receives. To ensure people's needs are met many things are taken into consideration including type of use, level of flood protection needed, erosion control, native habitat protection, recreation, and spiritual values.*

5.83 In considering the potential adverse effects the Reporting Officer noted that given the structures were already in existence, any adverse effects on the environment would relate to maintenance works and any future upgrades. She said that adverse effects from such works on water quality, soil conservation and diverting floodwaters would be effectively managed by the provisions of the Proposed One Plan. The other potential adverse effects identified related to noise, traffic, dust and impacts on the use of land however it was considered that given the structures were located in a rural area, the types of effects would be similar to those generated by primary production activities which use heavy machinery.

5.84 The Reporting Officer noted that Horizons maintain ongoing annual consultation regarding works on the structures with the public.

5.85 I note the role of the Regional Council in controlling water diversion and the role of the structures play in protection for the community. Given the nature of the structures and that they have been in place for some time the use of the designation procedures is in my view an entirely appropriate mechanism for dealing with this type of important infrastructure. The designation will provide a high degree of certainty for the structures and for their on-going use and maintenance.

5.86 Given the established nature of the structures and that any anticipated adverse effects are likely to be minimal I consider reviewing alternatives is unnecessary. I also note that no submissions in opposition to the NoR's were received.

5.87 For the foregoing reasons and in accordance with section 171(2) of the Act under the delegated powers provided to me by the Horowhenua District Council I recommend to Horizons as Requiring Authority that the new designation D93 for Water Diversion be confirmed as contained in Appendix 1.

### **13. Horizons Regional Council - D94 and D95**

5.88 Horizons lodged a notice of requirement for new designations for the following control weir structures to provide for water level control purposes, including the on-going maintenance of the public works.

DESIGNATING AUTHORITY : HORIZONS REGIONAL COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D94	1	Water Level Control	Lake No. 2, Lake No. 3 and Lake Koputara Control Weirs – North of Foxton Beach township	Defined on the Planning Maps	New
D95	7	Water Level Control	Lake Horowhenua Control Weir – Hokio Stream at E2699288/N6064334	Defined on the Planning Maps	New

5.89 Horizons sought to designate the above sites for Water Level Control Purposes. Both sites are currently used for the purpose of water level control and will continue to be used for this purpose including the on-going maintenance of control weirs. No submissions were received on designations D94 and D95.

5.90 The NoR provides the following information in respect of the nature of the public works and restrictions that are in place for the management of the water level control structures:

*Any restrictions regarding activities are governed by the permitted activity criteria of Horizons Proposed One Plan Rule 16-13 (Activities undertaken by or on behalf of the Regional Council in rivers with Schedule AB Value of Flood Control and Drainage) and Rule 16-14 (Activities affecting Schedule AB Value of Flood Control and Drainage). No works can be undertaken by any other party without applying for resource consent.*

5.91 The NoR provides information on the positive effects the water level control structures have on the community as follows:

*Flood protection and land drainage are paramount to Horizons role in keeping people safe and are a major part of Council business. Managing rivers through engineering works allows the Council to help prevent floods and provide adequate land drainage when necessary.*

*This protection is funded through scheme rates based upon the amount of protection benefit each ratepayer receives. To ensure people's needs are met many things are taken into consideration including type of use, level of flood protection needed, erosion control, native habitat protection, recreation, and spiritual values.*

5.92 In considering the potential adverse effects the Reporting Officer noted that given the weir structures were already in existence, any adverse effects on the environment would relate to maintenance works and any future upgrades. She said that adverse effects from such works on water quality, soil conservation and diverting floodwaters would be effectively managed by the provisions of the Proposed One Plan. The other potential adverse effects identified related to noise, traffic, dust and impacts on the use of land however it was considered that given the structures were located in a rural area, the types of effects would be similar to those generated by primary production activities which use heavy machinery.

5.93 The Reporting Officer noted that Horizons maintain ongoing annual consultation regarding works on the structures with the public.

5.94 The Regional Council uses the weir structures to control the levels of both lakes concerned. Given the nature of the structures and that they have been in place for some time the use of the designation procedures is in my

view an appropriate mechanism for dealing with this type of important infrastructure. The designation will provide a high degree of certainty for the weir structure facilities and for its on-going use and maintenance.

5.95 Given the established nature of the weir structures and that any anticipated adverse effects are likely to be minimal I consider reviewing alternatives is unnecessary. I also note that no submissions in opposition to the NoR's were received.

5.96 For the foregoing reasons and in accordance with section 171(2) of the Act under the delegated powers provided to me by the Horowhenua District Council I recommend to Horizons as Requiring Authority that new designation D94 and D95 for Water Level Control be confirmed as contained in Appendix 1.

#### 14. Horowhenua District Council - D97, D100, D104, D120, D129 and D130

5.97 HDC gave notice of requirement for the rollover and alteration of the following designations.

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D97	15	Water Treatment and Council Depot	Union Street, Harbour Street, Foxton	Pt 169 Section Town of Foxton, Lot 1 DP 30185, Road Reserve Harbour Street, Foxton	Alteration - Amend extent of designation
D100	15A	Museum	Main Street, Foxton	Section 640 Town of Foxton	Alteration - Amend legal description
D104	1,14	Recreation Reserve	State Highway 1, Foxton	Pt Sections 410, 477 Town of Foxton, Sections 634, 635 Town of Foxton	Alteration - Amend legal descriptions
D120	5	Rubbish Dump	Hennesey Road, Shannon	Lot 1 DP 6241	Alteration - Amend legal description
D129	29	Council Depot	Sheffield Street, Coventry Street, Levin	Section 62 Horowhenua Settlement	Alteration - Amend street address and legal description
D130	17	Reserve for Civic Purposes	Park Avenue, Waitarere	Section 2 Blk III Moutere SD	Alteration - legal description

5.98 HDC requested the rollover of the above designations with minor alterations. No submissions were received on any of the designations.

5.99 The Reporting Officer noted that the request included that the legal descriptions and street addresses of designations D100, D104, D120, D129 and D130 be corrected to accurately reference the sites designated and that a correction be made to the boundary of designation D97 for the Water Treatment and Council Depot at Union Street and Harbour Street, Foxton

5.100 I consider that the amendments proposed are appropriate and do not alter the nature, size, or purpose of the designation.

5.101 For the foregoing reasons and in accordance with section 168A(4) of the Act I recommend that the Horowhenua District Council as Requiring Authority roll over and amend designations D97, D100, D104, D120, D129 and D130 as contained in Appendix 1.

**15. Horowhenua District Council - D98 and D107**

5.102 HDC gave notice of requirement for the rollover and alteration of the following designations.

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D98	15	Water Treatment Plant	Harbour Street, Foxton	Section 1 SO 18592	Alteration - Amend extent of designation
D107	13	Water Treatment and Reservoir	Edinburgh Street, Foxton Beach	Pt Lot 3 DP 10243, Pt Lot 4 DP 9897, Pt Lot 3 DP10243, Pt Lot 4 DP 4897, Pt Lot 3 DP10243, Pt Lot 4 DP 4897	Alteration - Amend extent of designation

5.103 HDC sought to roll over the above designations for Water Treatment and Supply Purposes with modifications in terms of the extent of these designations. The designations provide for the current and proposed use and purpose of water treatment plants including a pump station, pipes and reservoirs, ancillary buildings, structures and infrastructure required for water treatment activities and supply purposes. However, only part of these sites is currently designated for this public work. HDC seeks the expansion of the designation boundaries to accurately designate the true footprint of the public work. No submissions were received on the designations.

5.104 The Reporting Officer agreed with the assessment within the NoR which said that "*there will be negligible change in environmental effects resulting from the designation, as it is for an existing public work. Noise effects from the existing Foxton Water Treatment Plant site are restricted to pumps and other machinery, none of which generate adverse noise emissions beyond the boundary of the proposed designated site. Visually, existing buildings and structures form part of the existing rural environment while new buildings associated with the future expansion of the site will be functional and resemble water supply structures. Apart from maintenance works, operations at the site are largely dormant*".

5.105 I note that both facilities currently exist, are already partly designated and are a necessary part of the water supply network for their respective communities. Further, the expanding of the extent of the designations will merely reflect the actual footprint of both facilities and is therefore, I consider an appropriate alteration.

5.106 For the foregoing reasons and in accordance with section 168A(4) of the Act I recommend that the Horowhenua District Council as Requiring Authority roll over and amend designations D98 and D107 as contained in Appendix 1.

**16. Horowhenua District Council - D99, D101, D105, D116, D117, D128, D133 and D159**

5.107 HDC gave notice of requirement for the rollover and alteration of the following designations.

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D99	15A	Town Hall	Coronation Hall, Avenue Road, Foxton	Lot 1 DP 86249	Alteration - Amend extent of designation
D101	15A	Council Offices	Main Street, Foxton	Pt Section 598 Town of Foxton	Alteration - Amend extent of designation
D105	12	Surf Lifesaving Clubrooms and Car Park	Foxton Beach	Pt Lot 1 DP 17622	Alteration - Amend designating purpose and legal description
D116	27B	Library and Community Centre	Te Takere, Bath Street Levin,	Lot 1 DP 31552, Pt Sec 15 Blk XI Town of Levin, Pt Sec 13 Blk XI Town of Levin, Lot 14 DP 31985, Lot 12 DP 31985, Sec 1 SO 449786	Alteration - Amend extent of designation
D117	27B	Car Park	Bath Street, Levin	Pt Lot 1 DP 1713, Pt Lot 3 DP1713, Lot 2 DP1713, Lot 1 DP1713, Lot 5 DP1713, Lot 6 DP 1713	Alteration - Amend extent of designation
D128	21A	Reserve for Civic Purposes (Shannon Library)	Plimmer Street, Stout Street, Shannon	Road Reserve, Pt Lot 232 DP368, Lot 3 DP 76783, Pt Lot 233 DP 368, Pt Lot 234 DP368, Pt Lot 235 DP 368	Alteration - Amend extent of designation
D133	17,19	Surf Lifesaving Clubrooms and Car Park	Waitarere Beach Road, Waitarere	Lot 60 DP 10023	Alteration - Amend designating purpose , legal description and extent
D159	21A	Reserve for Civic Purposes	Shannon War Memorial Hall, 10 Grey Street, Shannon	Pt Lots 186 DP 368, Pt Lots 187 DP 368, Pt Lot 187 DP 368	Alteration - Amend extent of designation

#### Submissions Received

Sub No.	Submitter Name	Decision Requested	Further Submission
6.00	Heather Benning	Delete designation D117 for the designating purpose of a carpark on Lot 5 DP 1713 at 28 Durham Street, Levin.	
91.09	HDC (Community Assets Department)	Amend the legal description in Designation 117 by removing reference to Lot 5 DP1713 so it reads. Pt Lot 1 DP 1713, Pt Lot 3 DP1713, Lot 2 DP1713, Lot 1 DP1713, <del>Lot 5 DP1713</del> , Lot 6 DP 1713.	526.10 Roger Truebridge - Oppose

- 5.108 HDC gave notices of requirement to roll over the above designated sites with alterations and extensions for the use and development of community facilities and public halls. The sites are all currently in existence and used for the purpose of community services and include ancillary buildings, structures and infrastructure. Modifications are sought to the current designations to alter their extent, purpose and legal descriptions to accurately reflect their correct footprint, use and location.
- 5.109 Two submissions and one further submission were received on designation D117 (Bath Street/Salisbury Street Carpark) in relation to the proposed extension of the designation for Car Park Purposes. HDC originally sought to roll over this designation with the modification of extending the boundary of the car park along the full length of Salisbury Street. Part of this extension included a private parcel of land on the northwest corner of Salisbury Street and Durham Street (Lot 5 DP 1713) which contains a dwelling and other buildings which are currently used for residential purposes. H Benning, being the owner of this property, made a submission in opposition to the designation of the property highlighting that it is currently used for residential purposes, while HDC (Community Assets) made a submission to remove this parcel of land from the designation. A further submission opposed the HDC submission, however it was noted that this further submitter (R Truebridge) submitted on all points made by HDC and that there were no specific comments in relation this specific submission point.
- 5.110 The Reporting Officer said that she understood the original intent of including the subject property in the expanded designation was a signal by Council that it was interested in acquiring this property in the future to facilitate the expansion of the carpark. However, as highlighted in the submission from Council's Community Assets Department, the land is in private ownership and they have no immediate plans to acquire the land. The Reporting Officer recommended that submission points 6.00 and 91.09 be accepted and further submission point 526.10 be rejected noting that this change would reduce the extent of the designation and satisfy both submitters without undermining the purpose of the designation.
- 5.111 The Reporting Officer agreed with the overall assessment within the NoR which said that "*there will be negligible change in environmental effects resulting from the designations, as it is for a public work. Actual adverse effects of the activities are mitigated through the enclosed nature of these community facilities i.e. with an enclosed building. Transportation effects linked with the use of these community uses will be consistent with current effects. Visually, existing buildings form part of the existing environment*".
- 5.112 I consider the removal of the Salisbury Street property is appropriate given the Council's indication that it has no intentions of purchasing the land in the short term. I therefore recommend that the two submissions be **accepted** and the further submission **rejected**. That aside, I note that all the facilities currently exist, provide community related assets and are already partly designated. The expansion of the extent of the designations will reflect the actual footprint of each facility and the activities they contain, thus effects on the environment can be expected to be minimal and the consideration of alternatives is not necessary. In these circumstances no conditions are recommended. I also note the sites concerned are now all within Council ownership. I therefore consider the alterations sought and the amendments to the purpose and legal descriptions to be appropriate.
- 5.113 For the foregoing reasons and in accordance with section 168A(4) of the Act I recommend that the Horowhenua District Council as Requiring Authority roll over and amend designations D99, D101, D105, D116, D117, D128, D133 and D159 as contained in Appendix 1, with the exception the Lot 5 DP 1718 removed from designation D117 on Planning Map 27B.

## 17. Horowhenua District Council - D102 and D103

- 5.114 HDC gave notice of requirement for the rollover and alteration of the following designations.

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D102	15A	Proposed Local Purpose Reserve (Park, Heritage)	Flax Mill Reserve, Main Street, Foxton	Pt Lot 2 DP 69076, Lot 1 DP 20930, Lot 2 DP 20930	Alteration - Amend designating purpose and extent of designation
D103	15A	Recreation Reserve (Easton Park & Potaka Park)	Johnson Street, Foxton	Defined on the Planning Maps	Alteration - Amend designating purpose and extent of designation

5.115 HDC sought to rollover the above designations for Recreational Reserve Purposes with modification to the purpose and extent of the designations. Both sites are currently used for aquatic and recreation facilities, including ancillary buildings, structures, infrastructure and operations required to meet the community's recreational needs. The current designations do not cover the full extent of the existing facilities and the designating purpose requires amendment to accurately capture the nature of the activities. No submissions were received on either designation.

5.116 The Reporting Officer agreed with the overall assessment within the NoR which said that *"there will be negligible change in environmental effects resulting from the designation, as it is for an existing public work. All effects associated with these existing aquatic and recreational activities are temporary. Noise and traffic effect in particular form part of the existing environment and such effects will be no worse than currently experienced. There is no need to further mitigate these existing effects which are part of the existing environment"*.

5.117 I note that both facilities currently exist, provide community assets and are already partly designated. The expansion of the extent of the designations will reflect the actual footprint of each facility and the activities they contains, thus effects on the environment can be expected to be minimal. While I note the new Open Space zone is underlying the designations the Council has chosen to continue with the designations by rolling them over (with alterations) rather than rely on this new zone. In the circumstances of a rollover such as these it is difficult to now justify recommending conditions. I also note the two sites concerned are within Council ownership. I therefore consider the alterations sought and the amendments to the purpose of the designation to be acceptable.

5.118 For the foregoing reasons and in accordance with section 168A(4) of the Act I recommend that the Horowhenua District Council as Requiring Authority roll over and amend designations D102 and D103 as contained in Appendix 1.

**18. Horowhenua District Council - D106 and D127**

5.119 HDC gave notice of requirement for the rollover and alteration of the following designations.

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D106	1,12	Refuse Disposal Site (Closed)	Foxton Beach	Pt Section 3 Blk II Moutere SD, Pt Sections 6, 7 Blk I Moutere SD	Alteration - Amend extent of designation

**DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL**

<b>Des. No</b>	<b>Map No</b>	<b>Designating Purpose</b>	<b>Street Address</b>	<b>Legal Description</b>	<b>Modification Sought</b>
D127	21	Waste Transfer Station and Depot, Refuse Collection and Transfer	Thomson Street, Shannon	Lot 625 DP 369, Lot 627 DP 369	Alteration - Amend extent of designation

- 5.120 HDC sought to roll over the above designations for Refuse Purposes with modifications to the extent of the designations. D106 relates to a former refuse disposal site which is no longer operational, and the designation is said to limit other inappropriate use of this land. D127 is currently used for the purpose of refuse collection, sorting and consolidation facilities and ancillary buildings, structures and operations. Both sites are currently only designated in part and HDC have sought the expansion of the designation boundaries to accurately reflect the true footprint of the public works. No submissions were received on either designation.
- 5.121 The Reporting Officer agreed with the overall assessment within the NoR which said that *"there will be negligible change in environmental effects resulting from the designation, as it is for the extension of an existing public work related to the collection, sorting and consolidation of refuse. The nature of the activity will remain consistent with the purpose of the adjoining designation, the effects of which form part of the existing environment. Horowhenua District Council's existing refuse transfer station is kept in a clean and tidy state. Material is removed on a regular basis to prevent excess accumulation and pest nuisance. The stations are only in operation during business hours to mitigate any potential noise effect to neighbouring properties"*.
- 5.122 She went onto say that the designations are considered reasonably necessary in providing for the ongoing use and management of the sites as part of the waste management service for the community. The NoR she said would ensure *"Council are providing for the collection of recyclable material in a way that avoids any significant adverse effects on the environment while sustaining urban growth"*.
- 5.123 While I note that both facilities currently exist in spatial terms, it is somewhat mystifying as to why the Council would seek to continue to designate a closed Refuse Disposal Site (D106) in order to 'limit other inappropriate use of this land'. This seems at the very least to be the wrong designating purpose, unless the Council were considering reopening the disposal site or ultimately the wrong mechanism for this site. The land is in Council ownership and it is identified as an Outstanding Natural Landscape and Feature and therefore the chances of inappropriate use are limited. Alternatives would be to designate for recreational purposes or rely on the underlying Open Space zone.
- 5.124 Notwithstanding the comments above, my ability to recommend against such a designation in what is effectively a rollover situation is limited to the modification to the extent of the designation. That on its own would seem to be a pointless exercise in the circumstances. I therefore somewhat reluctantly recommend the designation be approved.
- 5.125 I accept that the Waste Transfer Station is a community asset and is already partly designated. The expansion of the extent of the designation will reflect the actual site of the facility which crosses over two titles rather than just the one presently designated. It would also appear to enable expansion of the facility on this second site which currently only contains the primary access road into the site. Nevertheless, the effects on the environment of this expansion can be expected to be minimal in the circumstances and in this regard I note that the Council also owns the adjoining site to the northeast. In these circumstances no conditions are recommended and I consider the alterations sought to the designation to be appropriate.

5.126 For the foregoing reasons and in accordance with section 168A(4) of the Act I recommend that the Horowhenua District Council as Requiring Authority roll over and amend designations D106 and D127 as contained in Appendix 1.

**19. Horowhenua District Council - D111, D113, D114, D118 and D119**

5.127 HDC gave notice of requirement for the rollover and alteration of the following designations.

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D111	4	Oxidation Ponds	Newth Road, Foxton	Manawatu-Kukutauaki 7E1A, 7E2A	Alteration - Amend extent of designation
D113	1,12	Sewage Treatment Plant	248 Palmer Road, Foxton Beach	Lot 3 DP 395314	Alteration - Amend extent of designation
D114	26,27	Sewage Treatment Plant	Mako Mako Road, Levin	Lot 1 DP 28296, Lot 1 DP 30808, Lot 3 DP 59892, Pt Section 22 Blk I Waiopahu SD, Pt Section 22 Blk I Waiopahu SD	Alteration - Amend extent of designation
D118	4,19	Sewage Treatment and Disposal	Waitarere	Lot 1 DP 70579	Alteration - Amend extent of designation
D119	7	Sewage Treatment and Disposal	Hokio Sand Road, Hokio Beach	Horowhenua XIB41SouthP, Horowhenua XIB41SouthS, Horowhenua XIB41SouthN1, Lot 1 DP 59628	Alteration - Reduce extent of designation

**Submissions Received**

Sub No.	Submitter Name	Decision Requested	Further Submission
60.04	Muaupoko Co-operative Society	Submitter opposes the designation of the area for the Levin Waste-Water Treatment Plant due to the serious cultural effects related to the activities carried out in this area.  Inferred: Delete Designation D114	511.17 HDC (Community Assets Department) - Oppose
60.05	Muaupoko Co-operative Society	Submitter opposes the designation of the area for the "the Pot" due to the serious cultural effects related to the activities carried out in this area.  Inferred: Delete Designation D119	511.18 HDC (Community Assets Department) - Oppose

Sub No.	Submitter Name	Decision Requested	Further Submission
91.07	HDC (Community Assets Department)	Amend definition of Waste Water Works as follows: <del>Waste Water</del> <u>Wastewater</u> Works (for the purpose of <del>waste water</del> <u>sewage and wastewater</u> .....	526.08 Roger Truebridge - Oppose

- 5.128 HDC sought to rollover the above designations for Waste Water Work Purposes with modifications relating to the extent of the designations. The sites are currently used for the treatment, disposal and management of sewage including all associated wastewater management and site infrastructure required for sewage treatment and disposal purposes.
- 5.129 Submissions by the Muaupoko Co-operative Society opposed designation D114 Levin Waste-Water Treatment Plant and designation D119 Sewage Treatment and Disposal, Hokio Beach Road. Both submissions were opposed by HDC (Community Assets Department). HDC (Community Assets Department) also submitted seeking to clarify the term 'Waste Water Works' as defined in Chapter 26 - Definitions which relates directly to all designations in the Proposed Plan for waste water purposes. A further submission opposed the HDC submission, however it was noted that this further submitter (R Truebridge) submitted on all points made by HDC and that there were no specific comments in relation this specific submission.
- 5.130 In relation to effects on the environment, the NoR provides *"there will be negligible change in environmental effects resulting from the designation, as it is for an existing public work. There are no noise emissions associated with sub-surface infrastructure and noise effects from the existing pump station are restricted to pumps and other machinery, none of which generate adverse noise emissions beyond the boundary of the proposed designated site. There are no odour effects as sewage is contained in pipework and other subsurface infrastructure. Visually, existing buildings and structures form part of the existing environment. Apart from the maintenance works, operations at the site are largely dormant"*.
- 5.131 Muaupoko Co-operative Society opposed the designation of the Levin Wastewater Treatment Plant as they contend the wastewater works have significant cultural effects. The treatment plant is currently responsible for pumping effluent to a storage lake in Hokio Sand Road, where the treated sewage is held before being disposed of to land.
- 5.132 The Reporting Officer noted that the proposed designation is for a public work that is well established and has been in place for a number of years and the nature and scale of the public work is not proposed to change. The only modification proposed to the designation is to include a strip of land east of the main site which is owned by Council and currently used as part of the existing operation of the wastewater treatment plant. She said that no further activities or facilities at the plant are proposed which will increase or worsen effects (including cultural effects) as a result of this change.
- 5.133 Muaupoko Co-operative Society also opposes the designation of the Levin Wastewater Treatment and Disposal Area again contending the wastewater works have significant cultural effects. This area contains the storage land and land treatment area and it is proposed to reduce the size of the current designation.
- 5.134 The Reporting Officer noted that while the designation of D114 and D119 would have the effect of overriding the rules of the District Plan (where the activity is in keeping with the purpose of the designation), changes to the current established activity would be subject to the requirements of the Regional Council. In that regard she referred to the various controls of the Regional Council which in this case would particularly relate to discharges to land, air and water. Thus any changes to how the treatment plant and disposal currently operates would need to meet the requirements of the Regional Council or obtain resource consent.

- 5.135 The Reporting Officer also noted that both sites and their activities are well established with consents from the Regional Council and that until such time as an alternative option has been developed and is available, the existing treatment plant and sewage treatment and disposal area remain necessary to treat the waste from the Levin community.
- 5.136 The Reporting Officer made the point that regardless of the designations both the Treatment Plant and the Disposal Area could continue to operate under existing use rights. She also noted that confirming the designations as part of the Proposed Plan would not remove the need to comply with the requirements of the Regional Council. She was satisfied that the designation of these sites, with alterations to the boundary extent, was appropriate to allow for the ongoing works and reflected the actual footprint of the designations.
- 5.137 At the hearing Ms V Taueki on behalf of the Muaupoko Co-operative Society (the Society) said that the Wastewater Treatment Plant was in an area of wahi tapu. She also indicated that the Society was concerned about the overflow of waste water from the plant into Lake Horowhenua which had occurred in the past, stating that the lake could not afford further overflows. Ms Taueki considered that the Wastewater Treatment Plant needed to be relocated as it was culturally insensitive for effluent to be discharging into the lake and she noted that there had initially been an agreement to move the Plant.
- 5.138 Turning to the Wastewater Treatment and Disposal Area Ms Taueki said that such an activity should not be occurring in an area identified as an Outstanding Natural Landscape and Feature.
- 5.139 I note here that both Ms Taueki and Mr Rudd, who accompanied her, made reference to other designations in their presentation such as the weir on Lake Horowhenua and the stormwater management in the Kawiu Reserve. As they had not submitted on these I have not taken their comments any further.
- 5.140 HDC (Community Assets Department) made a submission in partial support of a definition for wastewater works in Chapter 26 of the Proposed Plan. This definition was proposed to assist with the interpretation of the waste water designating purpose. HDC requested that the definition be amended for clarity on what is meant by the term wastewater works and how this is to be read in the context of designations. They requested the following amendment:
- Wastewater Works (for the purpose of sewage and waste-water designations) means any construction, operation and/or maintenance of facilities, buildings and structures for the purpose of receiving and treating sewage; and managing effluent, sludge and odour discharges from the processes. This includes, but is not limited to site management, fencing, landscaping, earthworks, monitoring, liquid storage facilities, buildings, pipework and structures.
- 5.141 The Reporting Officer recommended that the submission be accepted as the changes requested were minor points of clarification.
- 5.142 Dealing first with the two designation upon which submissions were made I first note that both Designations D114 and D119 are currently designated in the Operative District Plan and have been in operation for a number of years. I accept that the role of both the Wastewater Treatment Plant and the Wastewater Treatment and Disposal Area are critical to the continued treatment of Levin's wastewater. I also acknowledge the cultural importance of the local area to Muaupoko and in particular that of Lake Horowhenua. Sensitivity around the lake is clearly strong and if there are issues of its contamination associated with the Wastewater Treatment Plant then they are the responsibility of the District Council to resolve in terms of their consent conditions and the Regional Council to ensure those conditions are being enforced. The Regional Council has powers to undertake such enforcement and can ultimately prosecute if conditions are breached. Finally, the issue of whether or not the area of the Wastewater Treatment Plant contains a wahi tapu site or sites was inconclusive. A greater level of evidential proof would be needed to substantiate that claim.

5.143 The question of the appropriate location for both facilities heading into the future is not one that is before me. Uplifting the designations will not result in the relocation of the facilities, that decision is one that the Council and community would need to make through a much more thorough and wider process. In this regard I received a statement from Mr W Potts Council's Community Assets Manager, regarding the Levin Wastewater Treatment Plant which said:

*The Levin Wastewater Treatment Plant WWTP, is an essential piece of infrastructure for the future well being of Levin.*

*Council undertook and Strategic Water and Wastewater Services Review in 2011. This review considered the necessary infrastructure for the next 50 years and concluded that Council will maintain the WWTP at its present site and extend the irrigation field at the Pot. Council have resolved to maintain and develop the plant at the existing site.*

*Council have recently installed additional groundwater monitoring bores at the WWTP and upstream of the plant to track the groundwater plume and determine any affects on groundwater. Additionally, there has been almost one year of odour monitoring in order to model discharges to air.*

*Presently, Council are installing a \$7 million pipe line from the WWTP to the irrigation fields at the Pot. The pipe construction will be complete in October 2013. This pipe provides for the security of the future of the WWTP and the Pot.*

*Council are committed to the present site for the WWTP and the irrigation fields.*

5.144 The question before me therefore is whether it is appropriate to rollover both designations with the alterations proposed and I acknowledge my power in this regard is limited. Having considered the various matters I consider the rollover and alteration of both designations to be appropriate as it will provide the Council with a higher degree of certainty in terms of maintaining and upgrading these facilities than simply relying on existing use rights. The submission of the Muaupoko Co-operative Society in terms of D114 is recommended to be **rejected**, while the submission on D119 is recommended to be **accepted in part** on the basis that part of the designation is to be removed. The two further submissions are recommended to be **accepted**.

5.145 Turning to the definition of Wastewater Works I agree that the amendments proposed are minor and merely provide for clarification. I therefore recommend that the HDC submission be **accepted** and the further submission in opposition **rejected**.

5.146 I have also given consideration to the situation of the Waitarere Sewage Treatment and Disposal designation D118 as the land is not owned by the Council, but by the Crown and occupied by Matariki Forests. While the existing designation is a relatively small area containing a pond it is proposed to substantially increase the extent of the designation to allow for irrigation over a wider area as part of a new lease agreement the Council is intending to seek along with a new resource consent. It is the proximity of the designation and the intended irrigation areas to Residential, Deferred Residential and Deferred Greenbelt Residential sites and the potential adverse effects that might result that is of concern. I am therefore recommending the following condition:

*No sewage treatment facility or disposal activity shall take place within 200 metres of any Residential, Deferred Residential and Deferred Greenbelt Residential.*

5.147 In terms of the remaining designations I note that they are important community infrastructure and are already partly designated. The expansion of the extent of the designations will reflect in most cases the actual footprint of each facility and the activities it contains, thus effects on the environment of this expansion can be expected to be minimal. In these circumstances no conditions are recommended. I also note that apart from the Waitarere site all others are within Council ownership. I therefore consider the alterations sought to the designations to be appropriate.

5.148 For the foregoing reasons and in accordance with section 168A(4) of the Act I recommend that the Horowhenua District Council as Requiring Authority roll over and amend designations D111, D113, D114, D118 (subject to the above condition) and D119 as contained in Appendix 1.

5.149 I also in accordance with clause 10 of Schedule 1 to the Act approve the amendment to definition of Wastewater Works as contained in Appendix 1.

## 20. Horowhenua District Council - D122

5.150 HDC gave notice of requirement for the rollover and alteration of the following designation.

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D122	7	Rubbish Dump	Hokio Beach Road, Hokio Beach	Lot 3 DP 40743	Roll over

### Submissions Received

Sub No.	Submitter Name	Decision Requested	Further Submission
60.06	Muaupoko Co-operative Society	Submitter opposes the designation of the area for the Levin Landfill due to serious cultural effects related to the activities carried out in this area.  Inferred: Delete Designation D122	511.19 HDC (Community Assets Department) - Oppose

5.151 HDC gave notice of requirement for the rollover of designation D122 without modification. The site is currently used for the purpose of a rubbish dump (land fill) and is not proposed to change in size or nature.

5.152 The Muaupoko Co-operative Society opposed designation D122 contending that activities associated with the rubbish dump have significant cultural effects. The submission was opposed in a further submission from HDC (Community Assets).

5.153 The Reporting Officer noted that the site had been designated under the Operative District Plan and had been in operation for a number of years. As the public work was well established she did not consider that the cultural effects of the activities which occur on the site will be any more or less than when the operation was first established.

5.154 The Reporting Officer noted that while the designation would have the effect of overriding the rules of the District Plan (where the activity is in keeping with the purpose of the designation), changes to the current established activity would be subject to the requirements of the Regional Council. In that regard she referred to the various controls of the Regional Council which in this case would particularly relate to discharges to land, air and water. Thus any changes to how the rubbish dump currently operates would need to meet the requirements of the Regional Council or obtain resource consent.

5.155 The Reporting Officer also noted that the site and its activities were well established with consents from the Regional Council and that until such time as an alternative option has been developed and is available, the existing rubbish dump remained necessary to dispose of solid waste from the Horowhenua community. She made the point that regardless of the designation the rubbish dump could continue to operate under existing use rights. She also noted that confirming the designation as part of the Proposed Plan would not remove the

need to comply with the requirements of the Regional Council. She was satisfied that the designation was appropriate for the site.

- 5.156 At the hearing Ms V Taueki on behalf of the Muaupoko Co-operative Society (the Society) referred to culverts discharging contaminants from the landfill into the adjacent Hokio Stream. She also said that there were sacred sites in the landfill designated area.
- 5.157 I note that the designation is currently in the Operative District Plan and has been in operation for a number of years and that this is simply a rollover of the designation. I accept that the role of the Rubbish Dump is of some importance in the disposal of the community's solid waste. I also acknowledge the cultural importance of the local area to Muaupoko. Again I reiterate if there are issues of contamination of the Hokio Stream associated with the Rubbish Dump then they are the responsibility of the District Council to resolve in terms of their consent conditions and the Regional Council to ensure those conditions are being enforced. Whether or not the area of the Rubbish Dump contains sacred sites was not clear and would need a greater level of evidential proof to substantiate that claim.
- 5.158 The question of the rubbish dump's appropriate location heading into the future is not one that is before me. Uplifting the designation would not result in its relocation. The question before me is whether it is appropriate to rollover the designation. Having considered the various matters I consider the rollover of the designation is appropriate as it is an important community facility and will provide the Council with a higher degree of certainty in terms of maintaining and upgrading the facilities on site than simply relying on existing use rights. In these circumstances no conditions are recommended and I also note the site is within Council ownership. The submission of the Muaupoko Co-operative Society in terms of D122 is recommended to be **rejected** and the further submission recommended to be **accepted**.
- 5.159 For the foregoing reasons and in accordance with section 168A(4) of the Act I recommend that the Horowhenua District Council as Requiring Authority roll over designation D122 as contained in Appendix 1.

### **Horowhenua District Council**

- 5.160 The next series of designations relate to new notices of requirement by HDC for a wide range of infrastructure and community facilities and assets. For a number of these the Reporting Officer expressed concerns with the lack of detail provided in order to assess the level of effects. At the hearing Mr W Meyer on behalf of the Community Assets Department provided a series of conditions for individual designations in order to overcome the concerns expressed by the Reporting Officer.
- 5.161 At the hearing I provided the Reporting Officer with an opportunity to respond to the conditions put forward by Mr Meyer and enabled an opportunity for revised conditions to be provided to me where appropriate, which was subsequently done. An extensive array of conditions associated with individual designations is now proposed. These conditions are along the lines of the various zone standards.
- 5.162 At the outset I consider the approach taken by the Council to designate large numbers of community facilities and assets is somewhat unusual. It would appear that this approach has been taken in order to avoid the need for resource consents. However I note that outline plans for the works being undertaken will still generate the need for an application.
- 5.163 A further concerning factor was the lack of detailed assessment accompanying some of the NoR's particularly where the activity was not currently existing. However, whilst not to diminish the importance of the lack of assessment the subsequent offering of conditions has addressed many of the potential effects which may have arisen.
- 5.164 Each of the notices of requirements is now addressed below.

**21. Horowhenua District Council - D136, D137, D138, D139, D140, D141, D142, D143 and D177**

5.165 HDC gave notice of requirement for a number of new designations relating to water treatment plants, water intakes and water bores. Because of their similarities I have chosen to address these together.

<b>DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL</b>					
<b>Des. No</b>	<b>Map No</b>	<b>Designating Purpose</b>	<b>Street Address</b>	<b>Legal Description</b>	<b>Modification Sought</b>
D136	6	Tokomaru Water Treatment Plant	Tokomaru East Road, Tokomaru	Lot 1 DP 55439, Road Reserve	New
D137	6	Tokomaru Water Intake	186 Tokomaru East Road, Tokomaru	Lot 1 DP 25126	New
D138	5	Shannon Water Treatment Plant	166 Mangahao Road, Shannon	Lot 1 DP 56692, Pt Section 2 Blk XVI Mt Robinson SD, Pt Section 2 Blk XVI Mt Robinson SD	New
D139	22	Shannon Water Intake	Mangaore Road, Shannon	Lot 1 DP 343456	New
D140	8,33	Levin Water Treatment Plant	282 Gladstone Road, Levin	Defined on the Planning Maps	New
D141	14	Ladys Mile Water bore	Ladys Mile, Foxton	Section 622 Town of Foxton	New
D142	13	Flagstaff Street Water bore	Unformed Flagstaff Street, Foxton Beach	Lot 1 DP 25288, Lot 1 DP 441451, Road Reserve	New
D143	14,15,15A	Clyde Street Water bore	Clyde Street, Foxton	Section 4 SO 31290	New
D177	15	Water Treatment Plant	Foxton Water Treatment Plant	Pt Lot 1 DP 15523, Lot 14 DP 54494, Pt Section 169 Town of Foxton	New

5.166 HDC sought to designate the above sites for Water Treatment and Supply Purposes, Water Intake and Supply Purposes and Water Bore Purposes. All sites are currently used for the purposes sought by the NoR's. No submissions were received on any of the designations.

5.167 The NoR's provided the purpose of each proposed designation and indicated where appropriate that it included the construction, use and maintenance of all ancillary buildings, structures and infrastructure required for the designating purpose. They also provided an assessment for each site which in summary indicated that:

- There will be negligible change in environmental effects resulting from the designation, as it is for an existing public work.
- Future expansion would be within the proposed designation footprint.
- Noise effects are restricted to pumps and other machinery, none of which generate adverse noise emissions beyond the boundary of the proposed designated site.
- Visually, existing buildings and structures form part of the existing environment.
- Apart from the maintenance works, operations at most sites are largely dormant.
- In terms of the Shannon Water Treatment Plant new buildings associated with the future expansion of the site will be functional and resemble water supply structures.
- In terms of the Clyde Street Water bore it is located in a floodplain and on rare occasions may become inoperable. However, the infrastructure is designed for its location and will be able to withstand flood events.

5.168 The Reporting Officer said that in assessing the environmental effects of water treatment plants, water intakes and water bores, the assessment relates to the land use effects which are considered to primarily relate to amenity values.

5.169 In terms of the water treatment plants she indicated they were well established and include or are associated with a series of water intakes, pump stations, bores, pipes, reservoirs and ancillary buildings and structures required for water treatment and supply purposes.

5.170 In assessing the effects on visual amenity the water treatment plants and associated water intakes and water bores might have, the Reporting Officer noted that some structures such as reservoirs were significant in size and were predominant structures. They were however already in existence and generally located in the Rural Zone or adjacent to industrial activity away from residential land uses. She considered these larger structures were generally accepted within this context and the effects on visual amenity generally anticipated or expected.

5.171 In terms of water intakes and water bores, the Reporting Officer considered the effects on visual amenity were minimal as structures such as pump stations, pipes and water bores were small in scale and unobtrusive. In terms of noise effects, it was expected that there would be some noise generation as a result of the operation and maintenance of the water treatment and supply works. However, the noise levels are not anticipated to be significant and would be limited to within the designation sites.

5.172 I note in the main that these water treatment plants, water intakes and water bores are all existing public works primarily in Council ownership that have been operating for some time albeit that they were not designated. In most cases resource consents cover extraction and discharge matters and if these were to be extended then further consents would still be necessary.

5.173 These facilities are essential services which a Council provides and I note that each of the NoR emphasis this stating that:

*The public work is essential to Council's requirement under the Local Government Act (LGA) which empowers councils to promote the wellbeing of communities. In addition, the LGA specifies Councils obligations and restrictions relating to provision of water services.*

5.174 Further, I accept that any adverse effects on the environment are for the most part existing and are unlikely to change significantly as a result of designating the sites.

- 5.175 There are two designations which require some further discussion. The first is the Flagstaff Street Water bore in Foxton (D142). Part of this designation is in private ownership while the majority is on unformed road reserve. I understand that while the bore itself is within the road reserve there is a requirement for there to be fences 5 metres from the water source. This has meant that the fences now sit outside the road reserve and extend into the neighbouring land. I was informed that the landowner was aware of this and that there had been discussions between Council and the landowner and an understanding that a boundary adjustment would be undertaken to bring this designated area within the road reserve. On this basis and given the environment within which the bore is in I am comfortable with this designation.
- 5.176 The second designation is the Levin Water Treatment Plant on Gladstone Road (D140). This designation covers a significant area of land and is not contiguous. The majority of the designation covers the existing treatment plant and water take area however an area contained by Lot 1 and 2 DP 91241 is not part of the present Treatment Plant but has previously been the subject of a withdrawn resource consent for water treatment purposes. My concern with including these two parcels of land is that it would allow a substantial level of as yet to be determined development to occur on what is currently open land which had not been assessed in terms of potential effects. Added to this is the fact that the two sites are bound by or adjacent to a number of small rural and deferred Greenbelt Residential properties. On this basis I am recommending that these two sites be removed from designation D140.
- 5.177 Overall taking the above factors into account along with the potential significant cost of relocation I do not consider reviewing alternative sites to be necessary. I consider designation is an appropriate mechanism in the circumstances to provide ongoing certainty for these important community facilities and infrastructure thus ensuring their on-going use and maintenance can continue.
- 5.178 For the foregoing reasons and in accordance with section 168A(4) of the Act I recommend that the Horowhenua District Council as Requiring Authority confirm designations D136, D137, D138, D139, D140 (minus Lot 1 and 2 DP 91241), D141, D142, D143 and D177 (referred to as D146 as a result of clause 16 amendments) as contained in Appendix 1.

## 22. Horowhenua District Council - D144, D146 and D147

- 5.179 HDC gave notice of requirement for a number of new designations relating to recycling stations.

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D144	12,13	Foxton Beach Recycling Station	Seabury Avenue, Foxton Beach	Lot 1 DP 91336	New
D146	21A	Shannon Recycling Station	20 Ballance Street, Shannon	Pt Lot 266 DP 368	New
D147	2	Opiki Recycling Station	566 Tane Road/Opiki School	Road Reserve, Tane Road	New

- 5.180 HDC sought to designate the above sites for Recycling Station Purposes. The sites are currently used for *“existing recycling collection, sorting and consolidation facilities and associated buildings, structures, infrastructure and operations”*. No submissions were received on any of the proposed designations.

5.181 The notice of requirement said:

*There will be a negligible change in environmental effects resulting from the designation, as it is for an existing public work. These activities form part of the existing environment. The recycling stations are kept in a clean and tidy state. Recyclable material is removed on a regular basis to prevent excess accumulation and pest nuisance. The stations are only emptied between the hours of 8am and 6pm to mitigate any potential noise effects to neighbouring properties.*

5.182 In assessing the environmental effects the Reporting Officer said that the effects were considered to be primarily related to amenity and traffic. She noted that all sites front main traffic routes and that the transfer of materials was limited to the hours of 8am and 6pm, therefore it was not considered that the noise effects will be significant given the surrounding environment. She also noted that the three sites were located adjacent to compatible uses such as commercial and industrial uses in Shannon, open space and community facility in Foxton Beach and a rural school in the case of Opiki rather than more noise sensitive residential activities. She said that while there was the option of imposing a condition as part of these designations to restrict the transfer of materials to these hours, due to the location of these facilities and the nature of the surrounding land uses such a condition was not necessary.

5.183 The Reporting Officer considered that recycling activities would not result in odour effects as recycled material is stored on site in an appropriate recycling reciprocal and remains there on a temporary basis before being transferred. In terms of visual amenity, the recycling stations are already in existence and visual intrusion of these facilities on the surrounding properties is considered acceptable. She said that the extent of the designated areas will limit any future development or expansion of the facilities to very modest increases, which she considered to be of an acceptable scale in the context of the surrounding land uses.

5.184 I note firstly that the Recycling Stations are all relatively small facilities effectively consisting of shipping container styled receptacles for various recycled materials. I also acknowledge that they provide a useful service in promoting sustainable management through the collection of recyclable materials. I have chosen to deal with each site separately as upon further questioning and assessment I have found a number of differences in the three sites.

5.185 Dealing first with the Foxton Beach site I note that it is in Council ownership and has been operating for some time from that site. The site itself is a small contained title of just 99m<sup>2</sup> bordering an open space zone and a Council community centre (also proposed to be designated) and opposite residential properties on a main road into Foxton Beach. Further expansion of the facility is limited due to the size of the site. I accept that any adverse effects on the environment are existing and are unlikely to change significantly as a result of designating this site. Therefore while I consider the use of the designation mechanism for such a small scale facility somewhat unusual I am of the view that the site is acceptable for the purpose proposed and in the circumstances do not believe alternatives need to be considered.

5.186 Turning next to the Shannon site. This facility is located at the front of a much larger site (some 1012m<sup>2</sup> in total) which upon further investigation I found was not within Council ownership. As I was subsequently led to understand it the Council had discussed the designation of the site with the owner and who ultimately chose not to oppose it via submission. There was however no documentation of the consultation with the landowner regarding the designation before me.

5.187 The site itself is proposed to be zoned Commercial as is the adjoining site to the south-east and one of those across the road while the site to the north-west is already zoned Commercial, however the site at the rear and the remainder of those across Ballance Street are residentially zoned, although I note the activities on some of these sites are not residential in nature.

5.188 The potential enabled by the designation of the whole site would be for a significantly larger Recycling Station to develop. That could be achieved without the need to meet the relevant Commercial zone standards.

5.189 Overall therefore I am concerned that the extent of this proposed designation could result in impacts on the amenity of the surrounding environment which have not been properly assessed (there was no assessment of environmental effects before me) and while I could recommend conditions I am further concerned that there has been no clear documented consultation directly with the present landowner as required in terms of Clause 5(1B) of the First Schedule of the Act. The expectations of a designation are that the requiring authority ultimately intends to purchase the site (if it does not already own it). In this case I have no information before me that a consultation process with the property owner outlining these factors has taken place. Finally, I consider there is an element of disconnect here between designating this land for what is essentially an industrial use and the proposed new zoning of the site as Commercial.

5.190 For all the above reasons I am recommending that this designation not proceed.

5.191 Finally, I have considered that Opiki site. The site of this facility lies adjacent to the Opiki School on Tane Road within an area which appears to be part of a car park associated with the school. The land concerned is however road reserve.

5.192 The Opiki facility is essentially a container with holes in it for the various recycling materials. I accept that given the current size of the facility it is unlikely to create any adverse effects, however my concern with this designation was that the site of the designation itself was undefined because it sits on road reserve. To overcome this I consider a cadastral map which clearly identifies the site should be provided. Therefore while again I consider the use of the designation mechanism for such a small scale facility is somewhat unusual I am, subject to the provision of a map clearly identifying the site, of the view that the site is acceptable in terms of its environmental impact for the purpose proposed and in the circumstances do not believe alternatives need to be considered.

5.193 For the foregoing reasons and in accordance with section 168A(4) of the Act I recommend that the Horowhenua District Council as Requiring Authority confirm designations D144 and D147 (identified via a cadastral map) as contained in Appendix 1 and withdraw designation D146.

### 23. Horowhenua District Council - D145

5.194 HDC gave notice of requirement for a new designation relating to a recycling station at Tokomaru.

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D145	16	Tokomaru Recycling Station	761 Makerua Road, State Highway 57	Lot 3 DP 50706	New

5.195 HDC sought to designate the above site for Recycling Station Purposes. The site is currently vacant and is adjacent to the existing Tokomaru Recycling Station. The Council do not own the site on which the current recycling station is situated and are seeking the designation of this adjacent land parcel in case the facility is required to be relocated. The purpose of the recycling station designation sought would allow for "recycling collection, sorting and consolidation facilities and associated buildings, structures, infrastructure and operations". No submissions were received opposing the designation.

5.196 The notice of requirement said:

*There will be a negligible change in environmental effects resulting from the designation, as it is for an existing public work. These activities form part of the existing environment. The recycling stations are kept in a*

*clean and tidy state. Recyclable material is removed on a regular basis to prevent excess accumulation and pest nuisance. The stations are only emptied between the hours of 8am and 6pm to mitigate any potential noise effects to neighbouring properties*

- 5.197 In assessing the potential environmental effects the Reporting Officer considered the primary effects were related to amenity and traffic. She noted that in terms of traffic movements and the transfer of recycled materials noise generated on site would not be significant in the context of the surrounding environment given that the site is located adjacent to the Tokomaru Hall Carpark which fronts State Highway 56 where traffic movements are frequent. She noted that the transfer of recycled material occurs between the hours of 8:00am and 6:00pm and would limit any noise disturbance to adjacent land owners. She did however consider it appropriate that a condition be imposed on the designation to limit the transfer of recycled materials to these times. This period is within the “day time” period of 7:00am – 7:00pm for noise rules in the Proposed Plan when higher noise levels are provided for.
- 5.198 In terms of visual amenity, the Reporting Officer said that the current recycling station was small in scale and sufficiently setback from the road boundary so did not adversely affect the character or visual amenity of the town and that the same would apply to the designated location provided the facilities did not differ significantly in size or scale. She noted that recycling activities do not necessarily result in odour as the recycled material is stored on site on a temporary basis before being transferred.
- 5.199 The Reporting Officer went on to note that the subject site was approximately 2060m<sup>2</sup> and could be potentially fully developed for the identified designation purpose. She considered there was a potential for significant environmental effects to arise if the whole site was developed for the designated purpose. She noted that the existing structures were no more than 30m<sup>2</sup> in area and while recognising that larger facilities may be needed in the future to meet the needs of the local community, questioned the need for the full site for this purpose. To ensure that the effects would not be significant and to give some certainty to the scale of development that could be anticipated the Reporting Officer recommend that a condition be imposed as part of the designation to limit the size of buildings and structures that could be constructed for the designated purpose. In addition, she recommended that a limit be placed on the area of the site that could be covered by buildings and structures for this purpose.
- 5.200 Again I acknowledge that the current Recycling Station is a relatively small facility effectively consisting of a container styled receptacle for various recycled materials. I also acknowledge that it provides a useful service in promoting sustainable management through the collection of recyclable materials.
- 5.201 The site itself is a rear site of over 2000m<sup>2</sup> in Council ownership behind the Tokomaru Community Hall and car park. I note here that the car park is also in Council ownership and is sought to be designated or car parking purposes and have therefore wondered why the Council has not sought to combine the two designating purposes onto this one site rather than what is currently being sought. Nevertheless, the proposed designation is for a new location and the Reporting Officer is correct to identify that larger facilities may be needed in the future to meet the needs of the local community and that given the location of the site adjoining residential properties there is a potential for adverse effects.
- 5.202 The conditions proposed by the Reporting Officer are in my view appropriate however given the surrounding residential environment I consider a setback requirement should also be added to the conditions to ensure an appropriate level of amenity is maintained. Therefore again while I consider the use of the designation mechanism for such a small scale facility is somewhat unusual I am of the view that subject to the following recommended conditions which will ensure that effects on the environment will be minimal the site is acceptable for the purpose proposed and in the circumstances do believe alternatives need to be considered:
- a. *No building or structure shall exceed a gross floor area of 40m<sup>2</sup>, be within 3m of a residential site and the portion of the site covered by buildings and structures for this purpose shall not exceed 20% of the net site area.*

b. That the transfer of stored recycled materials shall occur between the hours of 8:00am and 6:00pm.

5.203 For the foregoing reasons and in accordance with section 168A(4) of the Act I recommend that the Horowhenua District Council as Requiring Authority confirm designation D145 as contained in Appendix 1.

#### 24. Horowhenua District Council - D148

5.204 HDC gave notice of requirement for a new designation relating to a number recreation reserves. These are covered together below as the issues are generally the same.

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D148	27A,27B	Recreation Reserve	Levin Domain, Queen Street West/Salisbury Street	Section 24 Levin Suburban	New
D156	22	Mangaore Village Reserves	Mangahao Road, Mangaore Village	Lot 33 DP 71906, Lot 48 DP 71905	New
D179	21	Recreation Reserve	Shannon Domain Ballance Street, Stout Street, Shannon	Lot 703 DP 368, Lot 706 Town of Shannon	New
D180	21A	Recreation Reserve	Te Maire Park, Plimmer Terrace, Shannon	Lot 1 DP 71514	New
D181	27B/28B	Levin Public Gardens	4 Kent Street, Levin	Lot 1 DP 45757 and Lot 2 DP45727	New

5.205 HDC sought to designate the above reserves for Recreational Reserve Purposes. The sites are currently used for existing aquatic and recreation facilities, community facilities and public halls, and include ancillary buildings, structures, infrastructure and operations required to meet the community's recreational needs. No submissions were received on any of the sites.

5.206 The NoR's provide the following information in respect of the nature of the public works:

##### Levin Domain

*The establishment, operation, maintenance and use of aquatic and recreational facilities including all ancillary buildings, structures, infrastructure and operations to the community's recreational needs.*

##### Other Reserves

*The use and development of community facilities and public halls where the primary purpose of that building is associated with community services and purposes, including all ancillary buildings, structures and infrastructure*

5.207 The notices also indicates that:

Levin Domain

*“there will be negligible change in environmental effects resulting from the designation, as it is for an existing public work. All effects associated with these existing aquatic and recreational activities are temporary. Noise and traffic effects in particular form part of the existing environment and such effects will be no worse than currently experienced. There is no need to further mitigate these existing effects which are part of the existing environment”.*

Other Reserves

*“there will be negligible change in environmental effects resulting from the designation, as it is for an existing public work. Actual adverse effects of the activities are mitigated through the enclosed nature of these community facilities i.e. within an enclosed building. Transportation effects linked with the use of these community uses will be consistent with current effects. Visually, existing buildings form part of the existing environment”.*

5.208 The Reporting Officer indicated that as part of the Proposed Plan, the Council’s parks and reserves have been rezoned as Open Space which was a new zone introduced as part of the Proposed Plan. She said that the Open Space zone had specifically been created to provide for Council’s parks and reserves enabling them to be used and developed for a range of recreational activities and opportunities, and recognising the important contribution that these open space areas make to the District. She said that the timing of the preparation of the Proposed Plan had required that NoR’s for designations be provided up to 40 working days prior to the notification of the Plan. At that time Council officers responsible for the management of Council’s parks and reserve did not have certainty regarding the proposed extent of the new Open Space zone. What has transpired is that a number of sites are now proposed to be both zoned Open Space and designated as Recreation Reserve.

5.209 The Reporting Officer noted that the effect of any designation would mean that any works undertaken on the site in accordance with the purpose of the designation would see the rules for the underlying Open Space zone no longer apply. She therefore questioned whether the designations were reasonably necessary, given that the Open Space zone specifically provides for the use and development of these sites as recreation reserve with provisions designed to enable appropriate forms of development while managing the adverse effects on adjoining properties. She noted that usually an advantage of a designation would be to enable a use or activity that might not have otherwise been provided for by the underlying zone.

5.210 The Reporting Officer said that the assessment of effects accompanying the NoR did not consider the potential for new development that would be enabled by the designation. She noted that the NoR included very generic statements for each of the sites. She considered the potential for development to occur that could be argued to fit this purpose was significant and went onto say that the lack of supporting information about future development plans and their associated effects meant that it had not been possible to accurately assess the potential adverse environmental effects on the sites.

5.211 At the hearing Mr Meyer offered a number of conditions for each of the reserves covering such things as a limitation on residential activity, site coverage, daylight setback and height. These were subsequently reviewed by the Reporting Officer and additional conditions added such as limiting the times flood lighting could operate. On this basis the Reporting Officer was able to support the designations.

5.212 The Reporting Officer was correct to question the need for these designations given the introduction of the Open Space zone to the Proposed District Plan. It seems to me that designating these sites is to some extent undermining the new Open Space zone and I note in particular that by designating some of the sites specific rules such as Rules 20.6.5(a)(viii) and (ix) effectively become redundant. Having said that I note that a number of reserves were already designated and the Council has sort to roll these over. Therein lies the difficulty with this issue and I further note that those rolled over reserves are not subject to any conditions.

- 5.213 I accepted that the existing levels of development and activity on each of the sites may be at acceptable levels and it is primarily the potential future development and increases in activity level that could occur to which consideration needs to be given due to their proximity to more sensitive activities. To that end Mr Meyer provided some indication of the possible future works on each of the sites.
- 5.214 Having considered the pros and cons of these issues I have decided that on balance these sites can be recommended to be designated on the basis that the Council is continuing to designate similar such sites and there is therefore a precedent set. I remain however somewhat doubtful about this approach particularly given the new Open Space zone which it seems to me was designed to cater exactly for these situations. I will therefore now focus on the matter of conditions and whether or not they should be imposed.
- 5.215 As noted those rolled over reserves are not subject to conditions however Mr Meyer and the Reporting Officer have offered/recommended conditions in these new designation cases. I have reviewed each of the sites and I accept there is a potential for adverse effects to occur in each case given their proximity to residential areas and in some cases the high level of activity they currently, and could in the future, contain. I therefore consider conditions are appropriate.
- 5.216 The conditions offered cover some common provisions while differing provisions for each site are also proposed. These are listed below:

**The following conditions shall apply to designation D148. Recreation Reserve, Levin Domain, Queen Street West/Salisbury Street, Levin.**

- a) *No residential activities shall occur.*
- b) *The maximum height of a solid boundary fence shall not exceed 2.5 metres and an open mesh fence shall not exceed 4 metres.*
- c) *No part of any building shall encroach outside an envelope created by a line drawn vertically 8.5 metres above the ground level at the boundary and inclined at an angle of 45 degrees (1:1 slope).*
- d) *The proportion of the net site area covered by buildings shall not exceed 20%.*
- e) *The operating hours for flood lighting (excluding safety and security lighting) shall not extend beyond 10.00pm daily.*
- f) *Activities shall comply with the permitted activity condition for Notable Trees (20.6.19) in the underlying Open Space Zone.*

**The following conditions shall apply to designations D156 Mangaore Village Reserves, Mangahao Road, Mangaore Village.**

- a) *No residential activities shall occur.*
- b) *The maximum height of a solid boundary fence shall not exceed 2.5 metres and an open mesh fence shall not exceed 4 metres.*
- c) *No part of any building shall encroach outside an envelope created by a line drawn vertically 4.5 metres above the ground level at the boundary and inclined at an angle of 45 degrees (1:1 slope).*
- d) *The proportion of the net site area covered by buildings shall not exceed 15%.*
- e) *Activities shall comply with the following permitted activity conditions for the underlying Open Space Zone:*
  - Noise (20.6.7), Vibration (20.6.8), Odour (20.6.9), Storage of Goods and Materials (20.6.10), Flood Hazard Overlay Area (20.6.11), Surfacewater Disposal (20.6.12), Engineering Works (20.6.13), Vehicle Access (20.6.14), Vehicle Parking, Manoeuvring, and Loading (20.6.15), Network Utilities and Energy (20.6.16), Hazardous Substances (20.6.17), Notable Trees (20.6.19), Sites of Significance to Tangata Whenua (20.6.20), Temporary Activities (20.6.21), and Temporary Military Training Activities (20.6.22), Subdivision of Land (20.7.1), Boundary Adjustments - Flood Hazard Overlay Areas (20.7.2), Historic*

*Heritage - Buildings (20.7.4), Temporary Filming Activities (20.7.5), and Temporary Military Training Activities (20.7.6).*

**The following conditions shall apply to designation D179 Recreation Reserve, Shannon Domain Ballance Street/Stout Street, Shannon**

- a) *No residential activities shall occur.*
- b) *The maximum height of a solid boundary fence shall not exceed 2.5 metres and an open mesh fence shall not exceed 4 metres.*
- c) *No part of any building shall exceed a height of 7.5 metres at the boundary.*
- d) *No part of any building shall encroach outside an envelope created by a line drawn vertically 7.5 metres above the ground level at the boundary and inclined at an angle of 45 degrees (1:1 slope).*
- e) *The proportion of the net site area covered by buildings shall not exceed 10%.*
- f) *The operating hours for flood lighting (excluding safety and security lighting) shall not extend beyond 10.00pm daily.*

**The following conditions shall apply to designation D180 Recreation Reserve, Te Maire Park Plimmer Terrace, Shannon**

- (a) *No residential activities shall occur.*
- (b) *The maximum height of a solid boundary fence shall not exceed 2.5 metres and an open mesh fence shall not exceed 4 metres.*
- (c) *No part of any building shall encroach outside an envelope created by a line drawn vertically 2.7 metres above the ground level at the boundary and inclined at an angle of 45 degrees (1:1 slope).*
- (d) *The proportion of the net site area covered by buildings shall not exceed 15%.*
- (e) *The following heritage provisions from the underlying Open Space Zone shall apply to any listed Historic Heritage Building, Structure or Site:*

*Rules 20.1(h), 20.1(i), 20.2(d), 20.7.4, 20.3(e), 20.3(f), 20.8.5, 20.8.6, 20.4(g), 20.4(h) and 20.5(b).*

**The following conditions shall apply to designation D181 Levin Public Gardens, 4 Kent Street, Levin**

- a) *Residential activities shall be limited to no more than one dwelling.*
- b) *The proportion of the net site area covered by buildings shall not exceed 20%.*
- c) *The following heritage provisions from the underlying Open Space Zone shall apply to any listed Historic Heritage Building, Structure or Site:*
  - i) *Any sign attached to a heritage building or structure shall be a Restricted Discretionary Activity (Rule 20.3(f)).*
  - ii) *Rules 20.4(g) 20.4(h) not including the addition, upgrade or maintenance of disability access and fire egresses to Thompson House (H10).*

5.217 I am generally comfortable with the conditions now proposed except in one area. Both the Levin and Shannon Domains are multipurpose venues. In relation to the Levin Domain Mr Meyer indicated that potential future options include amongst other things a function centre, while possible future work at the Shannon Domain was unknown. My concern here is with the potential impact of facilities on the surrounding residential amenity in terms of noise. While I note the NoR states that “*noise and traffic effects in particular form part of the existing environment and such effects will be no worse than currently experienced. There is no need to further mitigate these existing effects which are part of the existing environment*” that, with respect, is not the point. It is the potential future activities provided for by the designations and for which no assessment was provided which

are of concern. I therefore intend to recommend a further condition relating to noise be applied to both designations as follows:

*Noise from any activity on this site between the hours of 10.00pm – 7.00am on any day shall not exceed 40dB LAeq (15mins) and 65 dB (LAmax) when measured at the boundary of any adjacent Residential zoned property or 65dB LAeq when measured at the boundary of any adjacent Commercial zoned property.*

5.218 Finally I consider that given these are all reserves and in Council ownership with existing facilities upon them reviewing alternative sites is not necessary. Overall therefore I recommend the designations be approved subject to the above conditions.

5.219 For the foregoing reasons and in accordance with section 168A(4) of the Act I recommend that the Horowhenua District Council as Requiring Authority confirm designations D148, D156, D179 (referred to as D161 as a result of clause 16 amendments), D180 (referred to as D167 as a result of clause 16 amendments) and D181 as contained in Appendix 1. I note that as a result of a deletion below D181 was renumbered D155 by the Reporting Officer and I have therefore adopted this renumbering within Appendix 1.

**25. Horowhenua District Council - D149, D150, D151, D153, D155, D157, D160-D163 and D178**

5.220 HDC gave notice of requirement for new designations relating to a range of community facilities.

<b>DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL</b>					
<b>Des. No</b>	<b>Map No</b>	<b>Designating Purpose</b>	<b>Street Address</b>	<b>Legal Description</b>	<b>Modification Sought</b>
D149	12	Foxtton Beach Motor Camp	Holben Parade, Foxtton Beach	Pt Section 7 Blk I Moutere SD	New
D150	12,13	Foxtton Beach Community Centre	Seabury Avenue, Foxtton Beach	Lot 1 DP 74876	New
D151	15A	Foxtton Library	Clyde Street, Foxtton	Lot 1 DP 21372	New
D153	15A	Community Facility	88 Main Street, Foxtton	Lot 5 DP 16224	New
D155	5	Okonui Hall Domain	Okuku Road-Shannon North	Lot 1 DP 20312	New
D157	17	Waitarere Beach Motor Camp	Park Avenue, Waitarere Beach	Lot 1 DP 13250, Lot 2 DP 13250, Lot 12 DP 10678, Pt Lot 63 DP 10023	New
D160	27B	Community Centre	Jack Allen Centre, 21/23 Durham Street, Levin	Lot 43 DP 1734, Lot 44 DP 1734	New

**DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL**

<b>Des. No</b>	<b>Map No</b>	<b>Designating Purpose</b>	<b>Street Address</b>	<b>Legal Description</b>	<b>Modification Sought</b>
D161	27B	Cinema	Salisbury Street, Levin	Lot 12, 13 DP 2234	New
D162	27B	Council Offices	126-148 Oxford Street, Levin	Defined on the Planning Maps	New
D163	28,30	Motor Camp	Playford Motor Camp, Park Avenue, Levin	Section 68 Levin SUBURBAN	New
D178	15A	Town Hall	Foxton Memorial Hall, Main Street, Clyde Street, Foxton	Pt Sections 104, 105 Town of Foxton	New

**Submissions Received**

<b>Sub No.</b>	<b>Submitter Name</b>	<b>Support/ In-Part/ Oppose</b>	<b>Summary of Submission</b>	<b>Decision Requested</b>	<b>Further Submission</b>
62.01	Kathleen Bills	Oppose	Oppose the designation of Lot 1 DP 20312 for the designating purpose of Okonui Hall Domain.	Delete designation D155.	
63.01	Taupunga Farming Company	Oppose	Oppose the designation of the Okonui Hall Domain site (Lot 1 DP 20312).	Delete designation D155.	
91.10	HDC (Community Assets Department)	In-Part	Land maybe disposed of by Council.	Delete designation D155.	526.11 Roger Truebridge - Oppose

5.221 HDC sought to designate the above sites for a range of civic purposes. The sites are currently used for HDC's reserves, community facilities, a cinema and restaurant and public halls in Levin, Foxton, Foxton Beach, Mangaore, Shannon and Waitarere Beach. Three submissions were received on proposed designation D155 and one further submission.

5.222 The NoR provided the following information in respect of the nature of the public works:

*The use and development of community facilities and public halls where the primary purpose of that building is associated with community services and purposes, including all ancillary buildings, structures and infrastructure.*

- 5.223 The NoR said that *“there will be negligible change in environmental effects resulting from the designation, as it is for an existing public work. Actual adverse effects of the activities are mitigated through the enclosed nature of these community facilities i.e. within an enclosed building. Transportation effects linked with the use of these community uses will be consistent with current effects. Visually, existing buildings form part of the existing environment”*.
- 5.224 The Reporting Officer noted that while it is generally accepted that the existing use of these sites did not give rise to significant adverse effects, the designation would have the effect of enabling future development of the sites that was consistent with the designating purpose and the in such case the rules of the underlying zone would no longer apply. She said that the variety of sites and purposes meant the development potential on some of these sites was significant, however whether any proposed development would have a significant adverse effect on the environment including adjacent properties had been difficult to determine based on the information provided.
- 5.225 Three submissions opposed the designation of the Okunui Hall Domain site. Of particular note is the submission by HDC (Community Assets Department) which sought the withdrawal of the designation. Given this, I do not need to consider this matter any further and the submissions are **accepted** and the further submission **rejected**.
- 5.226 At the hearing Mr Meyer offered a number of conditions for each of these sites covering such things as building height, site coverage and daylight setback as well as specific conditions on individual sites. These were subsequently reviewed by the Reporting Officer and additional conditions added. On this basis the Reporting Officer was able to support the designations. Mr Meyer also sought the withdrawal of D153 the Community Facility at 88 Main Street, Foxton.
- 5.227 I accept that the existing levels of development and activity on each of the sites may be at acceptable levels and it is primarily the potential future development and increases in activity level that could occur to which consideration needs to be given due to their proximity to more sensitive activities. To that end Mr Meyer provided some indications of the possible future works on each of the sites. I note here that a number of similar facilities are already designated and the Council has sort to roll these over. Again this is the difficulty with this issue and I further note that those rolled over sites are not subject to any conditions.
- 5.228 Having considered the pros and cons of these issues I have decided that on balance all but one of these sites can be recommended to be designated on the basis that the Council is continuing to designate similar such sites and there is therefore a precedent set. Furthermore, that a series of conditions have been suggested to control effects. I remain however somewhat doubtful about the approach of effectively using the designation procedures to override the zone provisions.
- 5.229 The one proposed designation I have not recommended proceed is the Cinema on Salisbury Street in Levin (D161). I find it difficult to view this as a ‘community facility’ in the true sense of the word. It is essentially a commercial activity containing both movie theatre and food and beverage facilities and particularly in terms of the latter it is in direct competition with other similar such facilities. I consider designating this site would be an inappropriate use of the designation provisions. I have given similar consideration to the three camping grounds proposed to be designated however as I was led to understand it they are the only camping facilities in the Horowhenua.
- 5.230 I will therefore now focus on the matter of conditions and whether or not they should be imposed. I have reviewed each of the sites and I accept there is a potential for adverse effects to occur in each case given their proximity to residential areas and in some cases the high level of activity they currently, and could in the future, contain. I therefore consider conditions are appropriate, although I note that in some cases the conditions are virtually the same as the underlying zone provisions.

5.231 The conditions proposed cover some common provisions with differing provisions for each individual site also proposed. These are listed below:

**The following conditions shall apply to designation D149 Foxton Beach Motor Camp, Holben Parade, Foxton Beach**

- a) Residential activities shall be limited to no more than two dwellings.
- b) The maximum height of a solid boundary fence shall not exceed 2.5 metres and an open mesh fence shall not exceed 4 metres.
- c) No part of any building shall exceed a height of 8.5 metres.
- d) No part of any building shall encroach outside an envelope created by a line drawn vertically 2.7 metres above the ground level at the boundary and inclined at an angle of 45 degrees (1:1 slope).
- e) There shall be no more than 60 motel or cabin units serviced on the site.
- f) Buildings shall be set back 4.5 metres from any adjoining Residential Zone boundary.

**The following conditions shall apply to designation D150 Foxton Beach Community Centre, Seabury Avenue, Foxton Beach.**

- a) No part of any building shall exceed a height of 8.5 metres.
- b) No part of any building shall encroach outside an envelope created by a line drawn vertically 2.7 metres above the ground level at the boundary and inclined at an angle of 45 degrees (1:1 slope).
- c) The proportion of the net site area covered by buildings shall not exceed 55%.
- d) Activities shall comply with the following permitted activity conditions for the underlying Residential Zone:  
*Noise (15.6.11), Vibration (15.6.12), Odour (15.6.13), Flood Hazard Overlay Area (15.6.14), Storage of Goods and Materials (15.6.15), Unsightly Buildings (15.6.16), Wrecked Motor Vehicles (15.6.17), Water Supply (15.6.18), Waste Disposal (15.6.19), Surfacewater Disposal (15.6.20), Engineering Works (15.6.21), Vehicle Access (15.6.22), Vehicle Parking, Manoeuvring, and Loading (15.6.23), Safety and Visibility at Road and Rail intersection (15.6.24), Network Utilities and Energy (15.6.25), Hazardous Substances (15.6.26), Notable Trees (15.6.28), Sites of Significance to Tangata Whenua (15.6.29), Temporary Activities (15.6.30), and Temporary Military Training Activities (15.6.31).*

**The following conditions apply to designation D151 Foxton Library, Clyde Street, Foxton.**

- a) No part of any building shall exceed a height of 8.5 metres.
- b) No part of any building shall encroach outside an envelope created by a line drawn vertically 2.7 metres above the ground level at the boundary and inclined at an angle of 45 degrees (1:1 slope).
- c) The proportion of the net site area covered by buildings shall not exceed 50%.
- d) Buildings shall be set back 4.5 metres from any adjoining Residential Zone boundary.
- e) Activities shall comply with the following permitted activity conditions for the underlying Residential Zone:  
*Noise (15.6.11), Vibration (15.6.12), Odour (15.6.13), Flood Hazard Overlay Area (15.6.14), Storage of Goods and Materials (15.6.15), Unsightly Buildings (15.6.16), Wrecked Motor Vehicles (15.6.17), Water Supply (15.6.18), Waste Disposal (15.6.19), Surfacewater Disposal (15.6.20), Engineering Works (15.6.21), Vehicle Access (15.6.22), Vehicle Parking, Manoeuvring, and Loading (15.6.23), Safety and Visibility at Road and Rail intersection (15.6.24), Network Utilities and Energy (15.6.25), Hazardous Substances (15.6.26), Notable Trees (15.6.28), Sites of Significance to Tangata Whenua (15.6.29), Temporary Activities (15.6.30), and Temporary Military Training Activities (15.6.31).*

**The following conditions shall apply to designation D157 Waitarere Beach Motor Camp, Park Avenue, Waitarere.**

- a) Residential activities shall be limited to no more than one dwelling.*
- b) The maximum height of a solid boundary fence shall not exceed 2.5 metres and an open mesh fence shall not exceed 4 metres.*
- c) No part of any building shall exceed a height of 8.5 metres.*
- d) No part of any building shall encroach outside an envelope created by a line drawn vertically 2.7 metres above the ground level at the boundary and inclined at an angle of 45 degrees (1:1 slope).*
- e) There shall be no more than 10 motel or cabin units serviced on the site.*
- f) Buildings shall be set back 4.5 metres from any Residential Zone boundary adjoining (but not within) the designated site.*

**The following conditions shall apply to designation D160 Community Centre, Jack Allen Centre 21/23 Durham Street, Levin.**

- a) All activities shall comply with provisions of Chapter 17 Commercial Zone.*

**The following condition shall apply to designation D162 Council Offices, 126-148 Oxford Street, Levin.**

- a) No part of any building shall exceed a height of 15 metres measured at the Oxford Street road boundary.*

**The following conditions shall apply to designation D163 Motor Camp, Playford Park Motor Camp Parker Avenue, Levin.**

- a) Residential activities shall be limited to no more than two dwellings.*
- b) The maximum height of a solid boundary fence shall not exceed 2.5 metres and an open mesh fence shall not exceed 4 metres.*
- c) No part of any building shall exceed a height of 8.5 metres.*
- d) No part of any building shall encroach outside an envelope created by a line drawn vertically 2.7 metres above the ground level at the boundary and inclined at an angle of 45 degrees (1:1 slope).*
- e) There shall be no more than 40 motel or cabin units serviced on the site.*
- f) Buildings shall be set back 4.5 metres from any adjoining Residential Zone boundary.*

**The following condition shall apply to designation D178 Town Hall, Foxton Memorial Hall Main Street/Clyde Street, Foxton.**

- a) No part of any building shall exceed a height of 8.5 metres.*

5.232 Finally I consider that given these remaining sites are all in Council ownership with existing facilities reviewing alternative sites is not necessary. Overall therefore I recommend these designations be approved subject to above conditions.

5.233 For the foregoing reasons and in accordance with section 168A(4) of the Act I recommend that the Horowhenua District Council as Requiring Authority confirm designations D149, D150, D151, D153, D157, D160, D162, D163 and D178 (referred to as D148 as a result of clause 16 amendments) as contained in Appendix 1 and withdraw designations D155 and D161.

## **26. Horowhenua District Council - D152**

5.234 HDC gave notice of requirement for a new designation relating to the St John Ambulance Building in Foxton.

**DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL**

<b>Des. No</b>	<b>Map No</b>	<b>Designating Purpose</b>	<b>Street Address</b>	<b>Legal Description</b>	<b>Modification Sought</b>
D152	15A	St John Ambulance Building	8 Whyte Street, Foxton	Lot 1 DP 80945	New

5.235 HDC sought to designate the site of the St John Ambulance Building in Foxton. The building and use is established on the site proposed to be designated. No submissions were received.

5.236 The NoR provides the following information in respect of the nature of the public works:

*The use and development of community facilities and public halls where the primary purpose of that building is associated with community services and purposes, including all ancillary buildings, structures and infrastructure.*

5.237 The NoR states that “*there will be negligible change in environmental effects resulting from the designation, as it is for an existing public work. Actual adverse effects of the activities are mitigated through the enclosed nature of these community facilities i.e. within an enclosed building. Transportation effects linked with the use of these community uses will be consistent with current effects. Visually, existing buildings form part of the existing environment*”.

5.238 The Reporting Officer considered that the primary effects of the designation relate to visual amenity, noise and traffic movements noting that the St John Ambulance Building was already in existence. In terms of visual effects, she said that the existing building occupied the majority of the site footprint and was not considered to detract from the surrounding land uses which consist of commercial, recreational and residential. She also considered noise associated with traffic movements and ambulance operations would be sporadic and temporary in nature.

5.239 The Reporting Officer also said that the site had been previously designated in part as part of the Easton Park designation in the Operative Plan, and as the building was already constructed and functioning as proposed for the designated purpose, the adverse environmental effects would be no more than minor.

5.240 I note that the ambulance building currently exists, is an important community asset in providing for people’s health and safety and that the site has previously been partially designated. The expansion of the extent of the designations will essentially reflect the actual footprint of the site and building, thus effects on the environment can be expected to be minimal. In these circumstances no conditions are recommended. I also note the site concerned is within Council ownership. I therefore consider no alternatives need to be considered.

5.241 For the foregoing reasons and in accordance with section 168A(4) of the Act I recommend that the Horowhenua District Council as Requiring Authority confirm designation D152 contained in Appendix 1.

**27. Horowhenua District Council - D154**

5.242 HDC gave notice of requirement for a new designation relating to the Tokomaru Hall Carpark.

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D154	16	Tokomaru Hall Carpark	State Highway 57, Tokomaru	Pt Section 27 Town of Tokomaru	New

5.243 HDC sought to designate the above site for the Tokomaru Hall Carpark. The site is currently used as a carpark for the Tokomaru Town Hall and access to the Tokomaru Recycling Station. No submissions were received.

5.244 The NoR provides the following information in respect of the nature of the public works:

*The use and development of community facilities and public halls where the primary purpose of that building is associated with community services and purposes, including all ancillary buildings, structures and infrastructure.*

5.245 The NoR stated that “*there will be negligible change in environmental effects resulting from the designation, as it is for an existing public work. Actual adverse effects of the activities are mitigated through the enclosed nature of these community facilities i.e. within an enclosed building. Transportation effects linked with the use of these community uses will be consistent with current effects. Visually, existing buildings form part of the existing environment*”.

5.246 The Reporting Officer considered the potential environmental effects associated with this designation were vehicle movements and noise, particularly given that at certain times of the day it can be expected that there will be regular vehicle movements both entering and exiting the site. She noted however that the carpark was already in existence and currently served the Town Hall and Tokomaru Recycling Station and that as it fronted the State Highway, it was not expected that vehicle movements or noise would be out of context with the local environment.

5.247 I acknowledge that the car park is already in existence and provides a useful facility for the adjoining hall and Recycling Station. While the extent of the proposed designation is of a moderate size, the designation purpose effectively limits its use to car parking, thus effects on the environment associated with vehicle movements and noise are unlikely to increase beyond what current exists. These factors combined with the proximity of the state highway mean that any environmental effects are considered to be no more than minor. In these circumstances no conditions are recommended. I also note the site concerned is within Council ownership. Given these factors I do not consider reviewing alternative sites to be necessary.

5.248 For the foregoing reasons and in accordance with section 168A(4) of the Act I recommend that the Horowhenua District Council as Requiring Authority confirm designation D154 as contained in Appendix 1.

## **28. Horowhenua District Council - D158**

5.249 HDC gave notice of requirement for a new designation relating to public toilets in Shannon.

**DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL**

<b>Des. No</b>	<b>Map No</b>	<b>Designating Purpose</b>	<b>Street Address</b>	<b>Legal Description</b>	<b>Modification Sought</b>
D158	21A	Public Toilets	Shannon Public Toilets, 7 Ballance Street, Shannon	Pt Lot 236 DP 368	New

5.250 HDC sought to designate the above site for Public Toilets. The site is currently used for public toilet facilities in Shannon. No submissions were received.

5.251 The NoR provides the following information in respect of the nature of the public works:

*The use and development of community facilities and public halls where the primary purpose of that building is associated with community services and purposes, including all ancillary buildings, structures and infrastructure.*

5.252 The NoR stated that *“there will be negligible change in environmental effects resulting from the designation, as it is for an existing public work. Actual adverse effects of the activities are mitigated through the enclosed nature of these community facilities i.e. within an enclosed building. Transportation effects linked with the use of these community uses will be consistent with current effects. Visually, existing buildings form part of the existing environment”*.

5.253 The Reporting Officer considered the potential environmental effects of this designation were visual amenity, vehicle movements and parking. She noted that a block of public toilets existed on the site proposed for the designation which consisted of a small building located close to the road boundary of State Highway 57. The designating purpose of a public toilet, limits development on the site to buildings designed to provide toilet facilities for the public. Given the scope of the designating purpose, additions or upgrades to the existing facilities were not considered likely to have significant adverse effects on the amenity of the surrounding area which is primarily used for commercial activities. In terms of vehicle movements, it can be expected that on a main highway route, public toilets will serve many people which may generate additional traffic movements around the site. In assessing the environmental effects of the designation of the Public Toilets in Shannon, the Reporting Officer was satisfied that effects would be no more than minor

5.254 I note that the toilet block currently exists and is an important community asset in providing for people’s wellbeing. The extent of the proposed designation is a long narrow site of some 384m<sup>2</sup>. The toilet block building occupies the front half of the site but is still set back approximately 10m from the road. Given the limitations provided by the designation and the surrounding commercially zoned land any effects on the environment even if redevelopment occurred can be expected to be minimal. In these circumstances no conditions are recommended. I also note the site concerned is within Council ownership. Given these factors I do not consider reviewing alternative sites to be necessary.

5.255 Therefore again while I consider the use of the designation mechanism for such a small scale facility is somewhat unusual I am of the view that the designation is an acceptable mechanism in these circumstances to provide ongoing certainty for this community facility ensuring its on-going use and maintenance can continue.

5.256 For the foregoing reasons and in accordance with section 168A(4) of the Act I recommend that the Horowhenua District Council as Requiring Authority confirm designation D158 as contained in Appendix 1.

**29. Horowhenua District Council - D164, D165 and D166**

5.257 HDC gave notice of requirement for new designations relating to three cemeteries.

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D164	7	Cemetery	Avenue North Road, Levin	Lot 3 DP 397828	New
D165	15A	Cemetery	Park Street/Avenue Road, Foxton	Awahou 97B	New
D166	10	Manakau Cemetery	State Highway 1/South Manakau Road	Pt Lot 28A DP 415	New

5.258 HDC sought to designate the above sites for Cemetery Purposes. The sites are existing cemeteries located at Foxton, Levin and Manakau with capacity for extensions associated with continued cemetery growth. No submissions were received on any of the designations.

5.259 The NoR provides the following information in respect of the nature of the public works:

*The use and development of the district's cemeteries as public demand requires it, including all ancillary building, structures and infrastructure.*

5.260 The NoR stated “*there will be negligible change in environmental effects resulting from the designation, as it is for an existing public work. Any future expansion of the resource will be within the proposed designation footprint. The nature of the activities at the sites means that adverse effects will be minimal*”.

5.261 The Reporting Officer considered the relevant effects to be vehicle movement and noise and that as these sites were already established and used for the purpose of cemeteries they were unlikely to be used for another purpose. She considered vehicle movements to be intermittent and having temporary effects and did not consider that this would result in adverse effects for adjacent land owners or generate traffic for prolonged periods. On this basis, she considered the environmental effects to be no more than minor.

5.262 I acknowledge that these cemeteries are already in existence and are important (and sensitive) community facilities, which are in Council ownership. The extent of the designations will essentially reflect land set aside for cemetery purposes and thus effects on the environment can be expected to be minimal. I also note that the purpose of the designation would not allow for the development of a crematorium. In these circumstances no conditions are recommended and I consider no alternative sites need to be considered.

5.263 For the foregoing reasons and in accordance with section 168A(4) of the Act I recommend that the Horowhenua District Council as Requiring Authority confirm designations D164, D165 and D166 as contained in Appendix 1.

### **30. Horowhenua District Council - D167**

5.264 HDC gave notice of requirement for a new designation relating to sewage treatment and disposal on Hokio Sand Road.

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D167	7	Sewage Treatment & Disposal	383 Hokio Sand Road	Defined on the Planning Maps	New

5.265 HDC sought to designate the above site for Sewage Treatment and Disposal Purposes. The site is proposed to be used for the treatment of sewage and application of effluent to land including all associated wastewater management and site infrastructure required for sewage treatment and application purposes. No submissions were received.

5.266 The NoR provided the following information in respect of the nature of the public works:

*Wastewater works: The application of treated effluent and sludge to land, including the associated discharge of odour. The proposed public work also includes the construction, operation and maintenance of facilities, buildings, structures and infrastructure for the purposes of receiving and treating sewage prior to its application to land and air.*

5.267 In terms of environmental effects of the proposed designation, the NoR states “*there will be minimal noise and dust effects beyond the boundary of the proposed designated site. The management of wastewater shall be restricted by:*

- *No treatment of wastewater within 50m of a public road or neighbouring property boundary; and*
- *No application of treated wastewater to land within 20m of a public road or neighbouring property boundary; and*
- *No offensive or objectionable odour beyond the boundary from any treatment facility or land application system”.*

5.268 The NoR identifies that the proposed designated site is located adjacent to the existing designation for the purpose of disposing of treated effluent to land and that the effects of the proposed designation will be consistent with this existing designated use. Noise effects associated with the proposed treatment of sewage and management of effluent will not be noticeable at the boundary of the proposed designated site due to the separation distances proposed. The proposed separation distances from activities and operations will mitigate adverse effects.

5.269 The Reporting Officer said that the purpose of the designation could result in the construction, operation and maintenance of facilities, buildings, structures and infrastructure for sewage treatment and disposal purposes. She noted that the site was not presently used or developed for this purpose, is currently grazed pasture, but that it adjoins the existing sewage disposal area on its western boundary which is already designated for this purpose. She noted that while the Requiring Authority had concluded that minimal effects would be associated with the use of this site for this purpose, very few details of the potential development for this purpose had been provided in order to assess the environmental effects. Notwithstanding this, the Reporting Officer noted that the nature and level of development on the adjoining site could provide an indication of what development may occur on the new site and an understanding of the effects from the new sites operation and maintenance activities.

5.270 The key effects were identified as being the amenity of adjacent properties such as noise, dust and odour. The Reporting Officer noted that the Regional Council’s functions would ensure that environmental effects

associated with discharges would be appropriately managed. However she said there was a need to better understand the potential development of the site and that once that was better understood, a more complete assessment of the environmental effects could be undertaken and any potential conditions imposed to ensure that there were no significant adverse environmental effects.

5.271 At the hearing Mr Meyer, on behalf of the HDC Community Assets Department, did not provide any further detailed information on the likely development of the site but did offer a condition relating to boundary setbacks as mitigation to overcome the concerns expressed by the Reporting Officer. This was subsequently reviewed by the Reporting Officer and additional conditions added as follows. On this basis the Reporting Officer was able to support the designations:

- a) Any storage ponds or disposal to land shall be located no closer than 30 meters from any dwelling at time of construction; or
- b) Where there is no dwelling on the adjoining site, storage ponds or disposal to land shall not be located closer than 20 metres to any boundary not designated for a similar purpose.
- c) Buildings shall be setback 10 metres from the boundary.

5.272 I also note the previously referred to statement by Mr Potts Council’s Community Assets Manager, regarding the importance of the Wastewater Treatment Plant and the Council’s intention to upgrade and expand the irrigation field.

5.273 Having reviewed the information before me I am not satisfied that a sufficient assessment has been undertaken of this proposed designation. A designation of Sewage Treatment and Disposal Purposes envisages significant infrastructure and I would expect a high level of assessment including consideration of national and regional provisions along with a consideration of alternatives to accompany such a proposed designation as the potential for adverse effects on the surrounding environment is high. I acknowledge that works may well be reasonably necessary for achieving the Requiring Authority’s objectives however this on its own is not sufficient and while I could recommend the conditions proposed be included I have no information before me to confirm that they are indeed sufficient to mitigate any potential effects. On this basis I am unable to recommend approval of the designation.

5.274 For the foregoing reasons and in accordance with section 168A(4) of the Act I recommend that the Horowhenua District Council as Requiring Authority withdraws D167.

**31. Horowhenua District Council - D168**

5.275 HDC gave notice of requirement for a new designation relating to a sewage facility in Shannon.

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D168	22	Sewage Facility	Mangahao Road, Shannon	Lot 55 DP 71906	New

5.276 HDC sought to designate the above site for Sewage Facility Purposes. The site is currently used for a wastewater pump station and associated buildings, structures, infrastructure and operations. The nature of the proposed public work is all wastewater works involved with the transfer and pumping of sewage. No submissions were received.

5.277 The NoR stated “there will be negligible change in environmental effects resulting from the designation, as it is for an existing public work. Noise effects from the existing pump station are restricted to pumps and other machinery, none of which generate adverse noise emissions beyond the boundary of the proposed designated site. There are no odour effects as sewage is contained in pipework and other subsurface infrastructure. Visually, existing buildings and structures form part of the existing environment. Apart from the maintenance works, operations at the site are largely dormant”.

5.278 The Reporting Officer noted that the proposed designation site was not located in close proximity to domestic dwellings, with the closest dwellings being approximately 100 metres away and located within Mangaore Village. She said there was a considerable difference in elevation between the designated site and the nearest dwellings and that the site was traversed by overhead electricity lines running from the Managhao Power Station and Substation which would constrain alternative uses of the land. She noted that only a small portion of the 1366m<sup>2</sup> site is currently developed for the designation purpose and that while this purpose would enable further development on this site (that is consistent with the designation purpose), she was satisfied that this would not give rise to significant adverse environmental effects.

5.279 I note that the site is in Council ownership and that the facility is necessary in terms of dealing sustainably with wastewater management. I also accept that any adverse effects on the environment associated with the site are existing and are unlikely to change significantly as a result of it being designated, particularly given its location and size. Given these factors I do not consider reviewing alternative sites to be necessary and that overall I can recommend approval of the designation.

5.280 For the foregoing reasons and in accordance with section 168A(4) of the Act I recommend that the Horowhenua District Council as Requiring Authority confirm designations D168 as contained in Appendix 1.

**32. Horowhenua District Council - D169, D171, D172, D172, D174, D175 and D176**

5.281 HDC gave notice of requirement for new designations relating to stormwater management.

<b>DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL</b>					
<b>Des. No</b>	<b>Map No</b>	<b>Designating Purpose</b>	<b>Street Address</b>	<b>Legal Description</b>	<b>Modification Sought</b>
D169	12,13	Stormwater Management	Palmer Road, Foxton Beach	Lot 115 DP 400224	New
D171	12	Stormwater Management	Nash Parade, Seabury Avenue, Foxton Beach	Lot 2 DP 46385	New
D172	12	Stormwater Management	Holben Reserve, Foxton Beach	Lot 4 DP 46385	New
D173	25	Stormwater Management	Kennedy Drive Reserve, Levin	Defined on the Planning Maps	New
D174	25	Stormwater Management	Kawiu Reserve, The Avenue, Levin	Lot 7 DP16252, Lot 8 DP 16252, Pt Lot 6 DP 16252	New
D175	28	Stormwater	MacArthur Street, Cambridge Street,	Section 73 Levin Suburban	New

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
		Management	Levin		
D176	28	Stormwater Management	Vincent Drive Reserve, Easton Way, Gimblett Court, Levin	Lot 118 DP 74864, Lot 119 DP 74864	New

5.282 HDC sought to designate the above sites for Stormwater Management Purposes. The sites are proposed to be used for stormwater management purposes including ancillary buildings, structures, infrastructure, operations and activities required for that management. The subject sites are all currently used for stormwater purposes to varying degrees. No submissions were received on any of the sites.

5.283 In terms of environmental effects of the proposed designations, the NoR provides:

*To the extent possible, stormwater management areas have been identified and sized accordingly to ensure that adverse effects are minimised. However, there is a risk that during heavy rainfall, stormwater management systems could reach capacity, which may result in some temporary adverse effects on the environment.*

5.284 The Reporting Officer said that in assessing the environmental effects of the various pieces of land for stormwater management purposes, visual amenity, noise and accessibility were to be considered. She said that the designations would provide for large ponding areas to collect stormwater and associated structures, infrastructure and ancillary buildings, many of which were already in place. She did note however that as the sites were reserve land, sizable buildings may have an impact on visual amenity, noting that reserves have high amenity values for the community and there are expectations of appropriate development on such sites. The Reporting Officer recommended that conditions be imposed on the designations to ensure that these values are protected and amenity levels are maintained.

5.285 The Reporting Officer went on to note that the operation of pumping devices for stormwater management purposes had the potential to generate noise. However, she considered that noise effects would not extend beyond the boundary of the designations. She also noted that high rainfall and ponding may reduce accessibility to and around the sites, however that the effect would be temporary and would not have long lasting significant effects on adjacent land owners or the wider community. She considered that as the sites were currently serving stormwater management purposes, the environmental effects including visual would be no more than minor provided if a condition controlling the size of ancillary buildings was imposed.

5.286 The Reporting Officer also noted that stormwater management practices would be governed by resource consents issued by Horizons Regional Council, which will provide measures to avoid, remedy or mitigate any adverse effects on the environment in this regard. She advised that at this stage no such resource consents were in place but relevant consents would be applied for in due course.

5.287 I note that a number of the sites are vested as reserves and all fall to be in Council ownership. While it is somewhat unclear as to what extent each site is necessary for stormwater management I acknowledge that such facilities and/or area are necessary in terms of dealing sustainably with stormwater management from surrounding urban areas. I also accept that any adverse effects on the environment are either existing and are unlikely to change significantly as a result of the designating of these sites, or can be controlled by conditions. With regards conditions I consider that visual and noise are the primary effects likely to arise from

development on the sites. In that regard I agree with the Reporting Officer that a condition on the size of buildings should be included. I also consider it is appropriate to require the relevant noise standards to be met. The potential is for such sites to include pumping stations and although it was considered no noise effects would extend beyond the boundary of the designated sites, this was not supported by evidence.

5.288 Given the above factors I do not consider reviewing alternative sites to be necessary. Overall I consider the designations are an acceptable mechanism in these circumstances to provide ongoing certainty for this stormwater infrastructure thus ensuring its on-going use and maintenance can continue subject to the following conditions:

- a) *No ancillary building for stormwater management purposes shall exceed a gross floor area of 20m<sup>2</sup>. In the case that an ancillary building exceeds 20m<sup>2</sup>, the activity will be subject to the provisions of the underlying zone.*
- b) *All development shall comply with the noise standards of the underlying zone.*

5.289 For the foregoing reasons and in accordance with section 168A(4) of the Act I recommend that the Horowhenua District Council as Requiring Authority confirm designations D169, D171, D172, D173, D174, D175 and D176 (referred to as D123 as a result of clause 16 amendments) as contained in Appendix 1.

### 33. Horowhenua District Council - D170

5.290 HDC gave notice of requirement for a new designation relating to wastewater and stormwater management.

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D170	12,3	Wastewater and Stormwater Management	Carex Grove, Foxton Beach	Lot 58 DP 407170	New

5.291 HDC has sought to designate the above site for Stormwater and Wastewater Management Purposes. The site is primarily a large stormwater retention area and includes ancillary buildings, structures, infrastructure and operations. No submissions were received.

5.292 In terms of environmental effects of the proposed designation, the NoR states:

*There will be negligible change in environmental effects resulting from the designation, as it is for an existing work for the management of both wastewater and stormwater. Noise effects at the proposed designated site are restricted to operational machinery, none of which generate adverse noise emissions beyond the boundary of the site. There are no known odour effects beyond the boundary of the site which would be considered objectionable due to the nature of on-site activities. Visually, existing buildings and infrastructure form part of the existing environment. Apart from maintenance works, activities at the site are largely dormant.*

5.293 The Reporting Officer noted that the site was part of a relatively new subdivision development and that the area identified for the designation had already been developed for this purpose as part of the subdivision. She said that while the designation purpose would enable further development on this site, given the high level of existing development, any future development is likely to be limited. She was satisfied that the environmental effects of future development could be adequately managed through the imposition of a condition as part of the designation.

5.294 The Reporting Officer noted that the Requiring Authority had assessed that the noise and odour effects from this activity would not have any adverse effect beyond the boundary. Therefore, the main potential environmental effect that needs to be considered with any increased development relating to this designation would be the visual effects of additional buildings and structures. She noted that there was only a narrow strip of land around the pond available for further buildings and structures. To provide some certainty about the size of the buildings that may be constructed on this site as part of the designation, the Reporting Officer recommended a condition be imposed limiting the gross floor area of any ancillary building to 20m<sup>2</sup> to ensure that these buildings are of a subordinate scale to the domestic dwellings and accessory buildings likely to be constructed on the adjoining properties.

5.295 I note that the site is to be vested as local purpose reserve and would thus fall to be in Council ownership. It contains primarily stormwater related facilities, but there is also a wastewater pumping station on the site. I acknowledge that the facility is necessary in terms of dealing sustainably with stormwater management from the surrounding urban area. I also accept that any adverse effects on the environment are existing and are unlikely to change significantly as a result of the designating of this site. Given these factors I do not consider reviewing alternative sites to be necessary.

5.296 With regards to conditions I consider that visual and noise are the primary effects likely to arise from development on the site. In that regard I agree with the Reporting Officer that a condition on the size of buildings should be included. I also consider it is appropriate to require the relevant noise standards to be met. While it was considered no noise effects would extend beyond the boundary of the designated sites, this was not supported by evidence.

5.297 Overall I consider designation is an acceptable mechanism in these circumstances to provide ongoing certainty for this important piece of infrastructure thus ensuring its on-going use and maintenance can continue subject to the following condition:

- a) *No ancillary building shall exceed a gross floor area of 20m<sup>2</sup>. In the case of an ancillary building exceeding 20m<sup>2</sup> gross floor area the activity will be subject to the provisions of the underlying zone.*
- b) *All development shall comply with the noise standards of the underlying zone.*

5.298 For the foregoing reasons and in accordance with section 168A(4) of the Act I recommend that the Horowhenua District Council as Requiring Authority confirm designation D170 as contained in Appendix 1.

**34. Horowhenua District Council - Withdrawn Designation D123**

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Conditions
D123		Proposed Road Widening	State Highway 57, Tokomaru	Pt Sec 27 SO 12359 & Lot 1 DP 80547	

5.299 Since notification of the Proposed Plan, notice has been received from Horowhenua District Council requesting that the above designation in the Operative District Plan be withdrawn.

5.300 Given the above I recommend that in accordance with section 168A(4) of the Act the Horowhenua District Council as Requiring Authority withdraw designation D123.

**35. Horowhenua District Council - Other submissions**

5.301 Four submissions were received regarding the designation of sites that were not proposed to be designated in the Proposed Plan by any requiring authority and two further submissions on submission 11.38 were received.

Sub No.	Submitter Name	Decision Requested	Further Submission
11.38	Philip Taueki	Designate the Kimberley site, the Kohitere site and the Horticulture Research site for special purposes other than just rural and marae-based activities.	511.16 HDC (Community Assets Department) - In Part 519.25 Charles Rudd(Snr) - Support
60.20	Muaupoko Co-operative Society	Designate the Kimberley site, the Kohitere site and the Horticulture Research site for special purposes and rural and marae-based activities.	
11.32	Philip Taueki	Amend Planning Map 7 to show the following sites as designations: the Kimberley site, the Kohitere site and the Horticulture Research site for special purposes and rural and marae-based activities.	
60.26	Muaupoko Co-operative Society	Amend Planning Map 7 to show the following sites as designations: the Kimberley site, the Kohitere site and the Horticulture Research site for special purposes and rural and marae-based activities.	

5.302 P Taueki and Muaupoko Co-operative Society sought the designation of the Kimberley site, the Kohitere site and the Horticulture Research site for special purposes and rural and marae-based activities. The submitters requested that Council designate these sites to provide for their on-going public use and to ensure flexibility in how the sites are used in the future. HDC (Community Assets Department) oppose submission point 11.38 in-part and C Rudd supports this point.

5.303 The Reporting Officer noted that for Council to designate a site there must be a defined purpose or vision for the use of that site. In addition, land can only be designated by parties with 'requiring authority' status under the RMA and not by third parties. In designating land, a requiring authority would typically have a specific interest in the land (e.g. as owner or occupier). She noted that the sites were understood to form part of the landbank held by the Office of Treaty Settlements.

5.304 I accept that designation is at this stage not the correct mechanism for these sites given that the future ownership is unknown and that Council has no requirement for them. Further, that if the Council as requiring Authority were to designate these sites they could ultimately be expected to purchase them. Notwithstanding this, I note that all three sites are in the Rural zone and it may be that that zoning is also inappropriate given the infrastructure associated with the sites and the potential that rural uses will not predominant. This is something the Council will need to consider once the future of these sites has been determined.

5.305 On the basis of the above, I recommend submissions by Mr Taueki and the Muaupoko Co-operative Society are **rejected**, along with the further submission by Mr Rudd and further submission by HDC is **accepted in-part**.

### 36. Metservice - D44

5.306 The Metservice requested that their one designation be withdrawn.

DESIGNATING AUTHORITY : METSERVICE					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Conditions
D44	7	Meteorological Activities	Kimberley Road, Levin	Sections 32-37 DP420	

5.307 Given the above request I recommend in accordance with section 171(2) of the Act the Horowhenua District Council recommend to the Metservice as Requiring Authority that designations D44 be withdrawn. I note that there is now a new D44 as a result of this withdrawal.



**Dean Chrystal**

**Dated 23 September 2013**

## APPENDIX 1: Recommended Designations, Rollovers, Conditions and Other Amendments

Text to be added to the Proposed Plan is shown as underlined and any text to be deleted is shown as ~~strikethrough~~.

\* Denotes associated condition(s)

### New Zealand Railways Corporation (KiwiRail)

DESIGNATING AUTHORITY : NEW ZEALAND RAILWAYS CORPORATION				
Des. No	Map No	Designating Purpose	Street Address	Legal Description
D1	<u>3,5,7,8,10, 16, 21, 21A, 25, 27, 27B, 28, 28A, 28B, 29, 34, 35, 37</u>	Railway Purposes	State Highway and Cambridge Street, Levin	Defined on the Planning Maps

### New Zealand Transport Agency

DESIGNATING AUTHORITY : NZ TRANSPORT AGENCY				
Des. No	Map No	Designating Purpose	Street Address	Legal Description
D2	<u>1,2,4,7,10,14, 15, 15A, 25, 27, 27A, 27B, 28, 28A, 28B, 29, 34,35,37</u>	State Highway 1 - To undertake maintenance, operation and use of, and improvement of a State Highway		Defined on the Planning Maps
D3	<u>2,5</u>	State Highway 56 - To undertake maintenance, operation and use of, and improvement of a State Highway		Defined on the Planning Maps
D4	<u>3,5,6, 6A,7,8, 16, 21, 21A, 28, 30, 32</u>	State Highway 57 - To undertake maintenance, operation and use of, and improvement of a State Highway		Defined on the Planning Maps

### Telecom New Zealand Limited

DESIGNATING AUTHORITY : TELECOM NZ LTD				
Des. No	Map No	Designating Purpose	Street Address	Legal Description
D5*	10	Telecommunication Radiocommunication and Ancillary Activities	State Highway 1/Waitohu Valley Road, Manakau	Section 1 SO 26184 CT: WN46B/608
D6*	28A	Telecommunication Radiocommunication and Ancillary Activities	10-12 Devon Street, Levin	Sections 7, 9 Blk IV Town of Levin CT: WN39B/997 and WN35D/858
D7*	5	Telecommunication Radiocommunication and Ancillary Activities	Heights Road, Shannon	Lot 1 DP 72490 CT: WN41A/293

**Chorus New Zealand Limited**

<b>DESIGNATING AUTHORITY : CHORUS NZ LTD</b>				
<b>Des. No</b>	<b>Map No</b>	<b>Designating Purpose</b>	<b>Street Address</b>	<b>Legal Description</b>
D8*	2	Telecommunication Radiocommunication and Ancillary Activities	3 Poplar Road, Opiki	Section 1 SO 25041 CT:WN36A/664
D9*	21A	Telecommunication Radiocommunication and Ancillary Activities	4 Stout Street, Shannon	Lot 2 DP 66855 CT:WN40A/207
D10*	17,19	Telecommunication Radiocommunication and Ancillary Activities	667 Waitarere Beach Road, Waitarere	Section 1 SO 25757 CT:WN37A/958
D11*	37	Telecommunication Radiocommunication and Ancillary Activities	33A Honi Taipua Street, Manakau	Lots 1,2 DP 81871 CT:WN48B/764
D12*	7	Telecommunication Radiocommunication and Ancillary Activities	685 State Highway 1, Kuku	Section 1 SO 24101 CT:WN36A/476
D13*	4	Telecommunication Radiocommunication and Ancillary Activities	805 State Highway 1, Poroutawhao	Section 1 SO 24078 CT:WN36A/596
D14*	12,13	Telecommunication Radiocommunication and Ancillary Activities	1A Linklater Avenue, Foxton Beach	Lot 1 DP 72853 CT:WN39B/611
D15*	2	Telecommunication Radiocommunication and Ancillary Activities	State Highway 1, Himatangi	
D16*	15A	Telecommunication and Radiocommunication and Ancillary Activities	Johnston Street, Foxton	Section 623 Town of Foxton CT:WN36A/856

**Minister of Education**

<b>DESIGNATING AUTHORITY : MINISTER OF EDUCATION</b>				
<b>Des. No</b>	<b>Map No</b>	<b>Designating Purpose</b>	<b>Street Address</b>	<b>Legal Description</b>
D17	14	Educational Purposes	Manawatu College, Ladys Mile, Foxton	Pt Lot 1 DP 15206, Lots 4, 5 Deeds 586, Lot 2 DP 15206, Sections 621, 624 Town of Foxton
D18	14,15	Educational Purposes	Foxton Primary, Park Street, Foxton	Sections 94, 96, 527 Town of Foxton, Lots 1, 2 DP 2612, Lots 1, 2 DP 12396
D19	15	Educational Purposes	Coley Street Primary, Coley Street, Foxton	Sections 489, 490, 491, 494 Town of Foxton, Pt Sections 492, 493 Town of Foxton, Lot 10 DP 24627, Lot 1 DP 26102, Pt Lot 2 DP 10437
D20	2	Educational Purposes	Opiki Primary, Opiki Road (566 Tane Road), Opiki	Pt Lot 8 DP 8800
D21	5	Educational Purposes	Koputaroa Primary, 399 Koputaroa Road, Koputaroa	Pt Section 20 Blk XIV Mt Robinson SD
D22	4	Educational Purposes	Poroutawhao Primary, 796-800 State Highway 1, Koputaroa	Pt Lot 1 DP 6258
D23	16	Educational Purposes	Tokomaru Primary, Tokomaru Road, Tokomaru	Sections 166, 167 Town of Tokomaru

**DESIGNATING AUTHORITY : MINISTER OF EDUCATION**

Des. No	Map No	Designating Purpose	Street Address	Legal Description
D24	21A	Educational Purposes	Shannon Primary, State Highway 57, Shannon	Lots 3-8 DP 15463, Pt Lot 15 DP 7724, Lot 2 DP 364308
D25	34,35	Educational Purposes	Ohau Primary, 13 Muhunua East Road, Ohau	Lot 2 DP 83084
D26	37	Educational Purposes	Manakau Primary, State Highway 1, Manakau	Sections 32-37 Town of Manakau
D27	12	Educational Purposes	Foxton Beach Primary, Thomas Place, Foxton Beach	Pt Section 270 Town of Foxton
D28	24,25,27,28	Educational Purposes	Levin North Primary, Weraroa Road, Levin	Section 85 Levin Suburban
D29	27	Educational Purposes	Levin Intermediate and Levin School, Collingwood Street, Levin	Lot 1 DP 28645, Pt Lot 2 DP 15701, Lot 1 DP 40425
D30	27,27A,27B	Educational Purposes	Horowhenua College, Weraroa Road, Levin	Lot 2 DP 329514
D31	28	Educational Purposes	Fairfield Primary, MacArthur Street, Levin	Lots 7, 8 DP 18673, Pt Lot 15, 17, 19 DP 1824
D32	28	Educational Purposes	Levin East Primary, 78-92 Bartholomew Road, Levin	Pt Section 31 Blk I Waiopahu SD
D33	28,30	Educational Purposes	Waiopahu College, Bartholomew Road, Levin	Lot 2 DP 42596, Lot 43 DP 32857, Pt Section 31 Blk I Waiopahu SD
D34	30	Educational Purposes	Taitoko Primary, Balmoral Street, Levin	Pt Lot 65 DP 27947

**Minister of Courts**

**DESIGNATING AUTHORITY : MINISTER FOR COURTS**

Des. No	Map No	Designating Purpose	Street Address	Legal Description
D35	27A	Levin Courthouse	Stanley Street/Bristol Street, Levin	Section 8 Blk IX Town of Levin

**Minister of Police**

**DESIGNATING AUTHORITY : MINISTER OF POLICE**

Des. No	Map No	Designating Purpose	Street Address	Legal Description
D36	14,15	Foxton Police Station	3 Main Street, Foxton	Pt Lot 2 DP 30219
D37	27A	Levin Police Station	5-7 Bristol Street, 17 Stanley Street, Levin	Lot 1 DP 76606
D38	21A	Shannon Police Station	25 Ballance Street, Shannon	Lot 241 DP 368

**Transpower New Zealand Limited**

**DESIGNATING AUTHORITY : TRANSPOWER NZ LTD**

Des. No	Map No	Designating Purpose	Street Address	Legal Description
D39	22	Substation	Mangahao Road, Mangaore Village	Section 1 SO 37062

D40	22	Outdoor Switchyard	Te Paki Road, Mangaore Village	Pt Section 1 SO 37683
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### Electra

<b>DESIGNATING AUTHORITY : ELECTRA</b>				
<b>Des. No</b>	<b>Map No</b>	<b>Designating Purpose</b>	<b>Street Address</b>	<b>Legal Description</b>
D41	15	Depot and Substation	11A Union Street, Foxton	Lot 4 DP 67167
D42	21	Depot and Substation	Stafford Street, Shannon	Pt Lot 3 DP 71149
D43	24	Depot and Substation	270 Kawiu Road, Levin	Lot 1 DP 42722
D44	29	Electricity Substation and Telecommunication, Radiocommunication and Ancillary Activities	69 Tararua Road, Levin	Lot 2 DP 59877

### Powerco

<b>DESIGNATING AUTHORITY : POWERCO</b>				
<b>Des. No</b>	<b>Map No</b>	<b>Designating Purpose</b>	<b>Street Address</b>	<b>Legal Description</b>
D45	1	Gas Metering Site	Foxton Beach Road	Lot 1 DP 77026

### Horizons Regional Council

<b>DESIGNATING AUTHORITY : HORIZONS REGIONAL COUNCIL</b>				
<b>Des. No</b>	<b>Map No</b>	<b>Designating Purpose</b>	<b>Street Address</b>	<b>Legal Description</b>
D46	4,5	Flood Protection	Moutoa Floodway	Defined on the Planning Maps
D47	4	Land Drainage	Diagonal Pump Station	Defined on the Planning Maps
D48	5	Land Drainage	Cooks Pump Station	Defined on the Planning Maps
D49	5	Land Drainage	Koputaroa No. 1 Pump Station	Defined on the Planning Maps
D50	5	Land Drainage	Koputaroa No. 2 Pump Station	Defined on the Planning Maps
D51	5	Land Drainage	Koputaroa No. 3 Pump Station	Defined on the Planning Maps
D52	4	Land Drainage	Koputaroa No. 4 Pump Station	Defined on the Planning Maps
D53	5	Land Drainage	Mangaore Pump Station	Defined on the Planning Maps
D54	5	Land Drainage	Speirs Pump Station	Defined on the Planning Maps
D55	5	Land Drainage	Okuku Pump Station	Defined on the Planning Maps
D56	5	Land Drainage	Makerua East Pump Station	Defined on the Planning Maps
D57	5	Land Drainage	Birnie Coombs Pump Station	Defined on the Planning Maps
D58	5	Land Drainage	Donnelly Pump Station	Defined on the Planning Maps

**DESIGNATING AUTHORITY : HORIZONS REGIONAL COUNCIL**

<b>Des. No</b>	<b>Map No</b>	<b>Designating Purpose</b>	<b>Street Address</b>	<b>Legal Description</b>
D59	5	Land Drainage	Boundary Pump Station	Defined on the Planning Maps
D60	3	Land Drainage	Ashlea Road Pump Station	Defined on the Planning Maps
D61	1	Flood Control	Lake No. 1 Stopbank	Defined on the Planning Maps
D62	2,3,5	Flood Control	Manawatu River Stopbank – true left bank PNC boundary to Tokomaru River	Defined on the Planning Maps
D63	4,5	Flood Control	Manawatu River Stopbank – true left bank Tokomaru River to Levin Road	Defined on the Planning Maps
D64	2,5	Flood Control	Manawatu River Stopbank – true right bank from Himatangi 2B1C2 to Moutoa Sluice gates	Defined on the Planning Maps
D65	4,5	Flood Control	Manawatu River Stopbank – Moutoa sluice gates to Matarakapa Road	Defined on the Planning Maps
D66	1,4,13, 15	Flood Control	Manawatu River and Foxton Loop Stopbank – Matarakapa Road to Whitebait Creek	Defined on the Planning Maps
D67	12,13	Flood Control	Manawatu River Stopbank, and concrete and timber floodwalls – Foxton Beach township	Defined on the Planning Maps
D68	4,5	Flood Control	Moutoa Floodway Stopbanks – both banks from Moutoa sluice gates to Foxton Loop confluence	Defined on the Planning Maps
D69	5	Flood Control	Moutoa Sluice gates – Foxton/Shannon Road	Defined on the Planning Maps
D70	4	Flood Control	Duck Creek Stopbanks – both banks and ringbank on true left bank opposite Newth Road/Levin Road Junction	Defined on the Planning Maps
D71	5,6	Flood Control	Tokomaru River Stopbanks – both banks from Manawatu confluence to the NIMT	Defined on the Planning Maps
D72	3,5,6	Flood Control	Linton Main Drain Stopbanks – both banks from Tokomaru confluence to PNCC boundary	Defined on the Planning Maps
D73	5,8	Flood Control	Koputaroa Stream Stopbanks – both banks from Manawatu confluence to NIMT	Defined on the Planning Maps
D74	5,8	Flood Control	Koputaroa Stream Stopbank – true left bank from NIMT to SH 57 and tributary drains	Defined on the Planning Maps
D75	4,5	Flood Control	Aratangata Drain Stopbanks – both banks from Manawatu confluence to 800m south of Koputaroa Road	Defined on the Planning Maps

**DESIGNATING AUTHORITY : HORIZONS REGIONAL COUNCIL**

<b>Des. No</b>	<b>Map No</b>	<b>Designating Purpose</b>	<b>Street Address</b>	<b>Legal Description</b>
D76	5	Flood Control	Kara Creek Stopbanks – both banks from Tokomaru confluence to midway between SH 57 and Hennessy Road	Defined on the Planning Maps
D77	5	Flood Control	Mangapuketea Stream Stopbanks – both banks from Kara confluence to south of Kingston Road	Defined on the Planning Maps
D78	5,21	Flood Control	Mangaore Stream Stopbanks – both banks from Manawatu confluence to NIMT	Defined on the Planning Maps
D79	7	Flood Control	Ohau River Stopbank – true right bank from opposite Hogg’s Road to Lot 2 DP 68543	Defined on the Planning Maps
D80	7	Flood Control	Ohau River Stopbank – true left bank from the end of Hogg’s Road to the river mouth	Defined on the Planning Maps
D81	7	Flood Control	Coastal Stopbank - 150m long centred on E2692829/N6059055	Defined on the Planning Maps
D82	7	Flood Control	Kuku Stream Stopbanks – both banks from Ohau confluence to 600m upstream	Defined on the Planning Maps
D83	7	Flood Control	Parkins Stopbank – 180m long centred on E2696011/N6058563	Defined on the Planning Maps
D84	7	Flood Control	Haynes Drop Structure and Spillway Gates – centred on E2694975/N6057767	Defined on the Planning Maps
D85	4	Land Drainage	Pleuger Pump Station – at drain outlet on northern side of floodway	Defined on the Planning Maps
D86	4	Land Drainage	Whirokino Pump Station – at outlet drain on Duck Creek	Defined on the Planning Maps
D87	5	Land Drainage	Bowler Pump Station – Moutoa floodway	Defined on the Planning Maps
D88	5	Land Drainage	Kere Kere Road Pump Station – Moutoa floodway	Defined on the Planning Maps
D89	5	Land Drainage	Kingston Pump Station – Tokomaru River adjacent to Okuku Road	Defined on the Planning Maps
D90	14,15	Land Drainage	Kings Canal Drain – between Nye Street and Avenue Road, Foxton	Defined on the Planning Maps
D91	15	Land Drainage	Foxton East Culvert – adjacent to Harbour Street/Purcell Street junction, Foxton Loop	Defined on the Planning Maps
D92	7	Erosion Control	Parkins Drop Structure – centred on E2696272/N6058480	Defined on the Planning Maps
D93	2,3,5	Water Diversion	Manawatu River Guidebanks – at 40, 44, 53, 54, 58 and 62km	Defined on the Planning Maps

**DESIGNATING AUTHORITY : HORIZONS REGIONAL COUNCIL**

Des. No	Map No	Designating Purpose	Street Address	Legal Description
D94	1	Water Level Control	Lake No. 2, Lake No. 3 and Lake Koputara Control Weirs – North of Foxton Beach township	Defined on the Planning Maps
D95	7	Water Level Control	Lake Horowhenua Control Weir – Hokio Stream at E2699288/N6064334	Defined on the Planning Maps

**Horowhenua District Council**

**DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL**

Des. No	Map No	Designating Purpose	Street Address	Legal Description
D96	14	Local Purpose Reserve (Water Works)	Herrington Street, Foxton	Lot 32 DP 17402
D97	15	Water Treatment and Council Depot	Union Street, Harbour Street, Foxton	Pt 169 Section Town of Foxton, Lot 1 DP 30185, Road Reserve Harbour Street, Foxton
D98	15	Water Treatment Plant	Harbour Street, Foxton	Section 1 SO 18592
D99	15A	Town Hall	Coronation Hall, Avenue Road, Foxton	Lot 1 DP 86249
D100	15A	Museum	Main Street, Foxton	Section 640 Town of Foxton
D101	15A	Council Offices	Main Street, Foxton	Pt Section 598 Town of Foxton
D102	15A	Proposed Local Purpose Reserve (Park, Heritage)	Flax Mill Reserve, Main Street, Foxton	Pt Lot 2 DP 69076, Lot 1 DP 20930, Lot 2 DP 20930
D103	15A	Recreation Reserve (Eastern Park & Potaka Park)	Johnston Street, Foxton	Defined on the Planning Maps
D104	1,14	Recreation Reserve	State Highway 1	Pt Sections 410, 477 Town of Foxton, Sections 634, 635 Town of Foxton
D105	12	Surf Lifesaving Clubrooms and Car Park	Foxton Beach	Pt Lot 1 DP 17622
D106	1,12	Refuse Disposal Site (Closed)	Foxton Beach	Pt Section 3 Blk II Moutere SD, Pt Sections 6, 7 Blk I Moutere SD
D107	13	Water Treatment and Reservoir	Edinburgh Street, Foxton Beach	Pt Lot 3 DP 10243, Pt Lot 4 DP 9897, Pt Lot 3 DP10243, Pt Lot 4 DP 4897, Pt Lot 3 DP10243, Pt Lot 4 DP 4897
D108	13	Recreation Reserve	Foxton Beach	Lot 2 DP 422595
D109	13	Recreation Reserve	Hartley Street, Foxton Beach	Pt Section 268 Town of Foxton
D110	1,15	Waste Transfer Station and Closed Landfill	Purcell Street, Stewart Street, Foxton	Section 591 Town of Foxton, Lot 1 DP 14663, Crown Land Survey Office Plan 21809
D111	4	Oxidation Ponds	Newth Road, Foxton	Manawatu-Kukutauaki 7E1A,

**DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL**

<b>Des. No</b>	<b>Map No</b>	<b>Designating Purpose</b>	<b>Street Address</b>	<b>Legal Description</b>
				7E2A
D112	5	Cemetery	Hickford Road, Foxton	Section 614 Town of Foxton, Lot 2 DP 61106
D113	1,12	Sewage Treatment Plant	248 Palmer Road, Foxton Beach	Lot 3 DP 395314
D114	26,27	Sewage Treatment Plant	Mako Mako Road, Levin	Lot 1 DP 28296, Lot 1 DP 30808, Lot 3 DP 59892, Pt Section 22 Blk I Waiopehu SD, Pt Section 22 Blk I Waiopehu SD
D115	27	Cemetery	Mako Mako Road, Levin	Section 29 Blk I Waiopehu SD
D116	27B	Library and Community Centre	Te Takere, Bath Street Levin,	Lot 1 DP 31552, Pt Sec 15 Blk XI Town of Levin, Pt Sec 13 Blk XI Town of Levin, Lot 14 DP 31985, Lot 12 DP 31985, Sec 1 SO 449786
D117	27B	Car Park	Bath Street, Levin	Pt Lot 1 DP 1713, Pt Lot 3 DP1713, Lot 2 DP1713, Lot 1 DP1713, Lot 5 DP1713, Lot 6 DP 1713
D118*	4,19	Sewage Treatment and Disposal	Waitarere	Lot 1 DP 70579
D119	7	Sewage Treatment and Disposal	Hokio Sand Road, Hokio Beach	Horowhenua XIB41SouthP, Horowhenua XIB41SouthS, Horowhenua XIB41SouthN1, Lot 1 DP 59628
D120	5	Rubbish Dump	Hennesey Road, Shannon	Lot 1 DP 6241
D121	5	Cemetery	Koputaroa Road, Levin	Pt Lot 1 DP 4297
D122	7	Rubbish Dump	Hokio Beach Road, Hokio Beach	Lot 3 DP 40743
<del>D123</del>	<del>16</del>	<del>Segregation Strip</del>	<del>State Highway 57, Tokomaru</del>	<del>Road Reserve</del>
D123*	28	Stormwater Management	Vincent Drive Reserve, Easton Way, Gimblett Court, Levin	Lot 118 DP 74864, Lot 119 DP 74864
D124	16	Sewage Treatment Plant	Nikau Street, Tokomaru	Lot 1 DP 45200, Lot 2 DP 45200
D125	5	Sewage Treatment Plant	Johnson Street, Shannon	Lot 1 DP 30807
D126	5	Cemetery	Brown Street, Shannon	Lot 486 DP 369, Lot 488 DP 369
D127	21	Waste Transfer Station and Depot, Refuse Collection and Transfer	Thomson Street, Shannon	Lot 625 DP 369, Lot 627 DP 369
D128	21A	Reserve for Civic Purposes (Shannon Library)	Plimmer Street, Stout Street, Shannon	Road Reserve, Pt Lot 232 DP368, Lot 3 DP 76783, Pt Lot 233 DP 368, Pt Lot 234 DP368, Pt Lot 235 DP 368
D129	29	Council Depot	Sheffield Street, Coventry Street, Levin	Section 62 Horowhenua Settlement
D130	17	Reserve for Civic Purposes	Park Avenue, Waitarere	Section 2 Blk III Moutere SD

**DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL**

<b>Des. No</b>	<b>Map No</b>	<b>Designating Purpose</b>	<b>Street Address</b>	<b>Legal Description</b>
D131	23	Proposed Foreshore Reserve	Hokio Beach	Defined on the Planning Maps
D132	36	Proposed Foreshore Reserve	Waikawa Beach	Defined on the Planning Maps
D133	17,19	Surf Lifesaving Clubrooms and Car Park	Waitare Beach Road	Lot 60 DP 10023
D134	19	Proposed Foreshore Reserve	Waitare Beach	Defined on the Planning Maps
D135	4,7,17,19,23	Proposed Foreshore Reserve	Hokio Beach, Waikawa Beach, Waitare Beach	Defined on the Planning Maps
D136	6	Tokomaru Water Treatment Plant	Tokomaru East Road, Tokomaru	Lot 1 DP 55439, Road Reserve
D137	6	Tokomaru Water Intake	186 Tokomaru East Road, Tokomaru	Lot 1 DP 25126
D138	5	Shannon Water Treatment Plant	166 Mangahao Road, Shannon	Lot 1 DP 56692, Pt Section 2 Blk XVI Mt Robinson SD, Pt Section 2 Blk XVI Mt Robinson SD
D139	22	Shannon Water Intake	Mangaore Road, Shannon	Lot 1 DP 343456
D140	8,33	Levin Water Treatment Plant	282 Gladstone Road, Levin	Defined on the Planning Maps <u>Excluding Lot 1 and 2 DP91241</u>
D141	14	Ladys Mile Water bore	Ladys Mile, Foxton	Section 622 Town of Foxton
D142	13	Flagstaff Street Water bore	Unformed Flagstaff Street, Foxton Beach	Lot 1 DP 25288, Lot 1 DP 441451, Road Reserve
D143	14,15,15A	Clyde Street Water bore	Clyde Street, Foxton	Section 4 SO 31290
D144	12,13	Foxton Beach Recycling Station	Seabury Avenue, Foxton Beach	Lot 1 DP 91336
D145*	16	Tokomaru Recycling Station	761 Makerua Road, State Highway 57	Lot 3 DP 50706
<del>D146</del>	<del>21A</del>	<del>Shannon Recycling Station</del>	<del>20 Ballance Street, Shannon</del>	<del>Pt Lot 266 DP 368</del>
D146	15	Water Treatment Plant	Foxton Water Treatment Plant	Pt Lot 1 DP 15523, Lot 14 DP 54494, Pt Section 169 Town of Foxton
D147	2	Opiki Recycling Station	566 Tane Road/Opiki School	Road Reserve, Tane Road <u>as defined on cadastral map in Appendix 2.</u>
D148*	27A,27B	Recreation Reserve	Levin Domain, Queen Street West/Salisbury Street	Section 24 Levin Suburban
D149*	12	Foxton Beach Motor Camp	Holben Parade, Foxton Beach	Pt Section 7 Blk I Moutere SD
D150*	12,13	Foxton Beach Community Centre	Seabury Avenue, Foxton Beach	Lot 1 DP 74876
D151*	15A	Foxton Library	Clyde Street, Foxton	Lot 1 DP 21372
D152	15A	St John Ambulance Building	8 Whyte Street, Foxton	Lot 1 DP 80945

**DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL**

<b>Des. No</b>	<b>Map No</b>	<b>Designating Purpose</b>	<b>Street Address</b>	<b>Legal Description</b>
<del>D153</del>	15A	<del>Community Facility</del>	<del>88 Main Street, Foxton</del>	<del>Lot 5 DP 16224</del>
D153*	15A	Town Hall	Foxton Memorial Hall, Main Street, Clyde Street, Foxton	Pt Sections 104, 105 Town of Foxton
D154	16	Tokomaru Hall Carpark	State Highway 57, Tokomaru	Pt Section 27 Town of Tokomaru
<del>D155</del>	5	<del>Okonui Hall Domain Levin</del>	<del>Okuku Road Shannon North</del>	<del>Lot 1 DP 20312</del>
D155*	27B/28B	Levin Public Gardens	4 Kent Street Levin	Lot 1 DP 45757 and Lot 2 DP45727
D156*	22	Mangaore Village Reserves	Mangahao Road, Mangaore Village	Lot 33 DP 71906, Lot 48 DP 71905
D157*	17	Waitarere Beach Motor Camp	Park Avenue, Waitarere Beach	Lot 1 DP 13250, Lot 2 DP 13250, Lot 12 DP 10678, Pt Lot 63 DP 10023
D158	21A	Public Toilets	Shannon Public Toilets, 7 Ballance Street, Shannon	Pt Lot 236 DP 368
D159	21A	Reserve for Civic Purposes	Shannon War Memorial Hall, 10 Grey Street, Shannon	Pt Lots 186 DP 368, Pt Lots 187 DP 368, Pt Lot 187 DP 368
D160*	27B	Community Centre	Jack Allen Centre, 21/23 Durham Street, Levin	Lot 43 DP 1734, Lot 44 DP 1734
<del>D161</del>	<del>27B</del>	<del>Cinema</del>	<del>Salisbury Street, Levin</del>	<del>Lot 12, 13 DP 2234</del>
D161*	21	Recreation Reserve	Shannon Domain Ballance Street, Stout Street, Shannon	Lot 703 DP 368, Lot 706 Town of Shannon
D162*	27B	Council Offices	126-148 Oxford Street, Levin	Defined on the Planning Maps
D163*	28,30	Motor Camp	Playford Motor Camp, Park Avenue, Levin	Section 68 Levin SUBURBAN
D164	7	Cemetery	Avenue North Road, Levin	Lot 3 DP 397828
D165	15A	Cemetery	Park Street/Avenue Road	Awahou 97B
D166	10	Manakau Cemetery	State Highway 1/South Manakau Road	Pt Lot 28A DP 415
<del>D167</del>	<del>7</del>	<del>Sewage Treatment &amp; Disposal</del>	<del>383 Hokio Sand Road</del>	<del>Defined on the Planning Maps</del>
D167*	21A	Recreation Reserve	Te Maire Park, Plimmer Terrace, Shannon	Lot 1 DP 71514
D168	22	Sewage Facility	Mangahao Road, Shannon	Lot 55 DP 71906
D169*	12,13	Stormwater Management	Palmer Road, Foxton Beach	Lot 115 DP 400224
D170*	12,3	Wastewater and Stormwater Management	Carex Grove, Foxton Beach	Lot 58 DP 407170
D171*	12	Stormwater Management	Nash Parade, Seabury Avenue, Foxton Beach	Lot 2 DP 46385

**DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL**

Des. No	Map No	Designating Purpose	Street Address	Legal Description
D172*	12	Stormwater Management	Holben Reserve, Foxton Beach	Lot 4 DP 46385
D173*	25	Stormwater Management	Kennedy Drive Reserve, Levin	Defined on the Planning Maps
D174*	25	Stormwater Management	Kawiu Reserve, The Avenue, Levin	Lot 7 DP16252, Lot 8 DP 16252, Pt Lot 6 DP 16252
D175*	28	Stormwater Management	MacArthur Street, Cambridge Street, Levin	Section 73 Levin Suburban

## Planning Map Amendment

### Kiwi Rail

Amend Note 1 on the Index Map as follows:

The roads and railway shown on the Planning Maps are shaded grey and white respectively for ease of reference. Although the roads and railway are shaded grey and white they are all zoned. Roads and the railway share the same zoning as the land nearest to each point of the road or railway. Where the zone is different on either side of the road or railway, the boundary between the zones is the centre line of the road or railway.

Amend the Planning Maps to show recommendations on the Notice of Requirements.

## Chapter 26 – General Provisions: Definitions

Amend the definition of Wastewater Works as follows:

Wastewater Works (for the purpose of sewage and waste-water designations) means any construction, operation and/or maintenance of facilities, buildings and structures for the purpose of receiving and treating sewage; and managing effluent, sludge and odour discharges from the processes. This includes, but is not limited to site management, fencing, landscaping, earthworks, monitoring, liquid storage facilities, buildings, pipework and structures.

## Appendix 1: Conditions

### Telecom and Chorus

#### *Masts and Antennas*

1. The height of any (new) mast and associated antennas (including any lightning rod) shall not exceed the following height limits in the respective underlying zones of the designations:

<i>Residential</i>	<i>15m</i>
<i>Rural</i>	<i>25m</i>
<i>Commercial (within Pedestrian Overlay Areas)</i>	<i>20m</i>
<i>Commercial (outside Pedestrian Overlay Areas)</i>	<i>15m</i>

2. Notwithstanding condition 1, the antennas on the mast existing as at [the date of the notification of the Proposed District Plan Decisions] may be upgraded, reconfigured or additional antennas installed subject to there being no increase in the overall height of the mast and attached antennas.

3. Antennas mounted on the roof of buildings shall not exceed more than 3 metres above the maximum height of the roof of any existing building in the Residential or Commercial (outside Pedestrian Overlay Areas) zones, and 6 metres above the maximum height of the roof of any existing building in the Rural or Commercial (within Pedestrian Overlay Areas) zones.

### **Buildings**

4. Any buildings, excluding masts, exhaust flues, antennas and air conditioning equipment shall be contained within the following building envelope:

#### Residential and Commercial (outside Pedestrian Overlay Areas)

*Height*                    *8.5m*  
*Boundary Setback*   *3m from a road boundary and 1.5m from any other boundary*  
*Floor Area*            *50m<sup>2</sup>*

#### Rural and Commercial (within Pedestrian Overlay Areas)

*Height*                    *15m*  
*Boundary Setback*   *3m from a road boundary and 1.5m from any other boundary*  
*Floor Area*            *50m<sup>2</sup>*

Except this shall not restrict the maintenance, upgrading and replacement of any existing building where it infringes this condition provided there is no additional exceedence of the standards with this condition.

Height in relation to boundary - shall comply with the relevant height in relation to boundary controls from adjoining residential boundaries as included in the Horowhenua District Plan.

### **Noise**

5. Any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation) shall not exceed the following noise limits:

#### At the boundary with any Rural or Residential Zoned land:

*7am - 10pm: 55 dBA. L10*  
*10pm - 7am: 40 dBA.L10*  
*10pm - 7am: 65 dBA. Lmax*

#### At the boundary with any Commercial Zoned land:

*At any time on any day: 65 dBA. L10*

6. Any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation) shall cumulatively in combination with any other noise generating equipment on the site not result in any increase in existing noise levels received at any other property boundary where the noise levels in Condition 5 are exceeded. A noise assessment shall be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise level to confirm compliance with this condition.
7. For any changes or additions to any electricity alternators on the site, where the noise from all electricity alternators exceeds the noise limits in Condition 5, an Outline Plan shall be required which demonstrates how the equipment and any mitigation is the best practicable option (BPO) to ensure that noise levels do not exceed a reasonable level, and do not exceed existing noise levels.

### **Radiofrequency Fields**

8. Any equipment transmitting radiofrequency energy shall comply with the exposure levels stated in New Zealand Standard NZS2772.1:1999.1 at all times.

### ***Outline Plan of Works***

9. That an Outline Plan of works shall not be required for any internal building works (excluding equipment generating external noise), general site maintenance and repair work, like for like replacement of equipment, or for the replacement of any antennas with antennas of similar size, provided that there is no overall increase in the overall height of the facility.

### **Designation D11 (Chorus)**

Designation D11 Telecommunication Radiocommunication and Ancillary Activities 33A Honi Taipua Street, Manakau Lot 1 DP 81871 CT:WN48B/764

That new mobile equipment, being masts and antennas forming part of the cellular network, shall be subject to the rules for the underlying zone.

### **Horowhenua District Council**

#### **Waitarere Sewage Treatment and Disposal Area**

Designation D118 Sewage Treatment and Disposal, Waitarere, Lot 1 DP 70579

No sewage treatment facility or disposal activity shall take place within 200 metres of any Residential, Deferred Residential and Deferred Greenbelt Residential.

#### **Tokomaru Recycling Station**

Designation D145 Tokomaru Recycling Station 761 Makerua Road, State Highway 57, Lot 3 DP 50706.

- a) No building or structure shall exceed a gross floor area of 40m<sup>2</sup>, be within 3m of a residential site and the portion of the site covered by buildings and structures for this purpose shall not exceed 20% of the net site area.
- b) That the transfer of stored recycled materials shall occur between the hours of 8:00am and 6:00pm.

#### **Levin Domain**

Designation D148. Recreation Reserve, Levin Domain, Queen Street West/Salisbury Street, Levin.

- a) No residential activities shall occur.
- b) The maximum height of a solid boundary fence shall not exceed 2.5 metres and an open mesh fence shall not exceed 4 metres.
- c) No part of any building shall encroach outside an envelope created by a line drawn vertically 8.5 metres above the ground level at the boundary and inclined at an angle of 45 degrees (1:1 slope).
- d) The proportion of the net site area covered by buildings shall not exceed 20%.
- e) The operating hours for flood lighting (excluding safety and security lighting) shall not extend beyond 10.00pm daily.
- f) Noise from any activity on this site between the hours of 10.00pm – 7.00am on any day shall not exceed 40dB L<sub>Aeq</sub> (15mins) and 65 dB (L<sub>Amax</sub>) when measured at the boundary of any adjacent Residential zoned property or 65dB L<sub>Aeq</sub> when measured at the boundary of any adjacent Commercial zoned property.
- g) Activities shall comply with the permitted activity condition for Notable Trees (20.6.19) in the underlying Open Space Zone.

#### **Shannon Domain**

Designation D161 Recreation Reserve, Shannon Domain Ballance Street/Stout Street, Shannon

- a) No residential activities shall occur.
- b) The maximum height of a solid boundary fence shall not exceed 2.5 metres and an open mesh fence shall not exceed 4 metres.
- c) No part of any building shall exceed a height of 7.5 metres at the boundary.
- d) No part of any building shall encroach outside an envelope created by a line drawn vertically 7.5 metres above the ground level at the boundary and inclined at an angle of 45 degrees (1:1 slope).
- e) The proportion of the net site area covered by buildings shall not exceed 10%.
- f) The operating hours for flood lighting (excluding safety and security lighting) shall not extend beyond 10.00pm daily.
- g) Noise from any activity on this site between the hours of 10.00pm – 7.00am on any day shall not exceed 40dB  $L_{Aeq}$  (15mins) and 65 dB ( $L_{Amax}$ ) when measured at the boundary of any adjacent Residential zoned property or 65dB  $L_{Aeq}$  when measured at the boundary of any adjacent Commercial zoned property.

### **Mangaore Village Reserves**

Designations D156 Mangaore Village Reserves, Mangahao Road, Mangaore Village.

- a) No residential activities shall occur.
- b) The maximum height of a solid boundary fence shall not exceed 2.5 metres and an open mesh fence shall not exceed 4 metres.
- c) No part of any building shall encroach outside an envelope created by a line drawn vertically 4.5 metres above the ground level at the boundary and inclined at an angle of 45 degrees (1:1 slope).
- d) The proportion of the net site area covered by buildings shall not exceed 15%.
- e) Activities shall comply with the following permitted activity conditions for the underlying Open Space Zone:

Noise (20.6.7), Vibration (20.6.8), Odour (20.6.9), Storage of Goods and Materials (20.6.10), Flood Hazard Overlay Area (20.6.11), Surfacewater Disposal (20.6.12), Engineering Works (20.6.13), Vehicle Access (20.6.14), Vehicle Parking, Manoeuvring, and Loading (20.6.15), Network Utilities and Energy (20.6.16), Hazardous Substances (20.6.17), Notable Trees (20.6.19), Sites of Significance to Tangata Whenua (20.6.20), Temporary Activities (20.6.21), and Temporary Military Training Activities (20.6.22), Subdivision of Land (20.7.1), Boundary Adjustments - Flood Hazard Overlay Areas (20.7.2), Historic Heritage - Buildings (20.7.4), Temporary Filming Activities (20.7.5), and Temporary Military Training Activities (20.7.6).

### **Te Maire Park**

Designation D167 Recreation Reserve, Te Maire Park Plimmer Terrace, Shannon

- a) No residential activities shall occur.
- b) The maximum height of a solid boundary fence shall not exceed 2.5 metres and an open mesh fence shall not exceed 4 metres.
- c) No part of any building shall encroach outside an envelope created by a line drawn vertically 2.7 metres above the ground level at the boundary and inclined at an angle of 45 degrees (1:1 slope).
- d) The proportion of the net site area covered by buildings shall not exceed 15%.
- e) The following heritage provisions from the underlying Open Space Zone shall apply to any listed Historic Heritage Building, Structure or Site:  
Rules 20.1(h), 20.1(i), 20.2(d), 20.7.4, 20.3(e), 20.3(f), 20.8.5, 20.8.6, 20.4(g), 20.4(h) and 20.5(b).

### **Levin Public Gardens**

Designation D155 Levin Public Gardens, 4 Kent Street, Levin

- a) Residential activities shall be limited to no more than one dwelling.
- b) The proportion of the net site area covered by buildings shall not exceed 20%.
- c) The following heritage provisions from the underlying Open Space Zone shall apply to any listed Historic Heritage Building, Structure or Site:

- i) Any sign attached to a heritage building or structure shall be a Restricted Discretionary Activity (Rule 20.3(f)).
- ii) Rules 20.4(g) 20.4(h) not including the addition, upgrade or maintenance of disability access and fire egresses to Thompson House (H10).

### **Foxton Beach Motor Camp**

The following conditions shall apply to designation D149 Foxton Beach Motor Camp, Holben Parade, Foxton Beach

- a) Residential activities shall be limited to no more than two dwellings.
- b) The maximum height of a solid boundary fence shall not exceed 2.5 metres and an open mesh fence shall not exceed 4 metres.
- c) No part of any building shall exceed a height of 8.5 metres.
- d) No part of any building shall encroach outside an envelope created by a line drawn vertically 2.7 metres above the ground level at the boundary and inclined at an angle of 45 degrees (1:1 slope).
- e) There shall be no more than 60 motel or cabin units serviced on the site.
- f) Buildings shall be set back 4.5 metres from any adjoining Residential Zone boundary.

### **Foxton Beach Community Centre**

Designation D150 Foxton Beach Community Centre, Seabury Avenue, Foxton Beach.

- a) No part of any building shall exceed a height of 8.5 metres.
- b) No part of any building shall encroach outside an envelope created by a line drawn vertically 2.7 metres above the ground level at the boundary and inclined at an angle of 45 degrees (1:1 slope).
- c) The proportion of the net site area covered by buildings shall not exceed 55%.
- d) Activities shall comply with the following permitted activity conditions for the underlying Residential Zone:

Noise (15.6.11), Vibration (15.6.12), Odour (15.6.13), Flood Hazard Overlay Area (15.6.14), Storage of Goods and Materials (15.6.15), Unsightly Buildings (15.6.16), Wrecked Motor Vehicles (15.6.17), Water Supply (15.6.18), Waste Disposal (15.6.19), Surfacewater Disposal (15.6.20), Engineering Works (15.6.21), Vehicle Access (15.6.22), Vehicle Parking, Manoeuvring, and Loading (15.6.23), Safety and Visibility at Road and Rail intersection (15.6.24), Network Utilities and Energy (15.6.25), Hazardous Substances (15.6.26), Notable Trees (15.6.28), Sites of Significance to Tangata Whenua (15.6.29), Temporary Activities (15.6.30), and Temporary Military Training Activities (15.6.31).

### **Foxton Library**

Designation D151 Foxton Library, Clyde Street, Foxton.

- a) No part of any building shall exceed a height of 8.5 metres.
- b) No part of any building shall encroach outside an envelope created by a line drawn vertically 2.7 metres above the ground level at the boundary and inclined at an angle of 45 degrees (1:1 slope).
- c) The proportion of the net site area covered by buildings shall not exceed 50%.
- d) Buildings shall be set back 4.5 metres from any adjoining Residential Zone boundary.
- e) Activities shall comply with the following permitted activity conditions for the underlying Residential Zone:

Noise (15.6.11), Vibration (15.6.12), Odour (15.6.13), Flood Hazard Overlay Area (15.6.14), Storage of Goods and Materials (15.6.15), Unsightly Buildings (15.6.16), Wrecked Motor Vehicles (15.6.17), Water Supply (15.6.18), Waste Disposal (15.6.19), Surfacewater Disposal (15.6.20), Engineering Works (15.6.21), Vehicle Access (15.6.22), Vehicle Parking, Manoeuvring, and Loading (15.6.23), Safety and Visibility at Road and Rail intersection (15.6.24), Network Utilities and Energy (15.6.25), Hazardous Substances (15.6.26), Notable Trees (15.6.28), Sites of Significance to Tangata Whenua (15.6.29), Temporary Activities (15.6.30), and Temporary Military Training Activities (15.6.31).

### **Waitarere Beach Motor Camp**

Designation D157 Waitarere Beach Motor Camp, Park Avenue, Waitarere.

- a) Residential activities shall be limited to no more than one dwelling.
- b) The maximum height of a solid boundary fence shall not exceed 2.5 metres and an open mesh fence shall not exceed 4 metres.
- c) No part of any building shall exceed a height of 8.5 metres.
- d) No part of any building shall encroach outside an envelope created by a line drawn vertically 2.7 metres above the ground level at the boundary and inclined at an angle of 45 degrees (1:1 slope).
- e) There shall be no more than 10 motel or cabin units serviced on the site.
- f) Buildings shall be set back 4.5 metres from any Residential Zone boundary adjoining (but not within) the designated site.

### **Jack Allen Community Centre**

Designation D160 Community Centre, Jack Allen Centre 21/23 Durham Street, Levin.

All activities shall comply with provisions of Chapter 17 Commercial Zone.

### **Council Offices, Levin**

Designation D162 Council Offices, 126-148 Oxford Street, Levin.

No part of any building shall exceed a height of 15 metres measured at the Oxford Street road boundary.

### **Playford Park Motor Camp, Levin**

Designation D163 Motor Camp, Playford Park Motor Camp Parker Avenue, Levin.

- a) Residential activities shall be limited to no more than two dwellings.
- b) The maximum height of a solid boundary fence shall not exceed 2.5 metres and an open mesh fence shall not exceed 4 metres.
- c) No part of any building shall exceed a height of 8.5 metres.
- d) No part of any building shall encroach outside an envelope created by a line drawn vertically 2.7 metres above the ground level at the boundary and inclined at an angle of 45 degrees (1:1 slope).
- e) There shall be no more than 40 motel or cabin units serviced on the site.
- f) Buildings shall be set back 4.5 metres from any adjoining Residential Zone boundary.

### **Foxton Memorial Hall**

Designation D153 Town Hall, Foxton Memorial Hall Main Street/Clyde Street, Foxton.

No part of any building shall exceed a height of 8.5 metres.

### **Stormwater Management - Various**

Designation D123 Stormwater Management, Vincent Drive Reserve, Easton Way, Gimblett Court, Levin, Lot 118 DP 74864, Lot 119 DP 74864

Designation D169 Stormwater Management, Palmer Road, Foxton Beach, Lot 115 DP 400224;

Designation D171 Stormwater Management, Nash Parade, Seabury Avenue, Foxton Beach, Lot 2 DP 46385;

Designation D172, Stormwater Management, Holben Reserve, Foxton Beach, Lot 4 DP 46385;

Designation D173 Stormwater Management, Kennedy Drive Reserve, Levin, Defined on the Planning Maps;

Designation D174 Stormwater Management, Kawiu Reserve, The Avenue, Levin, Lot 7 DP16252, Lot 8 DP 16252, Pt Lot 6 DP 16252;

Designation D175 Stormwater Management, MacArthur Street, Cambridge Street, Levin, Section 73 Levin Suburban; and

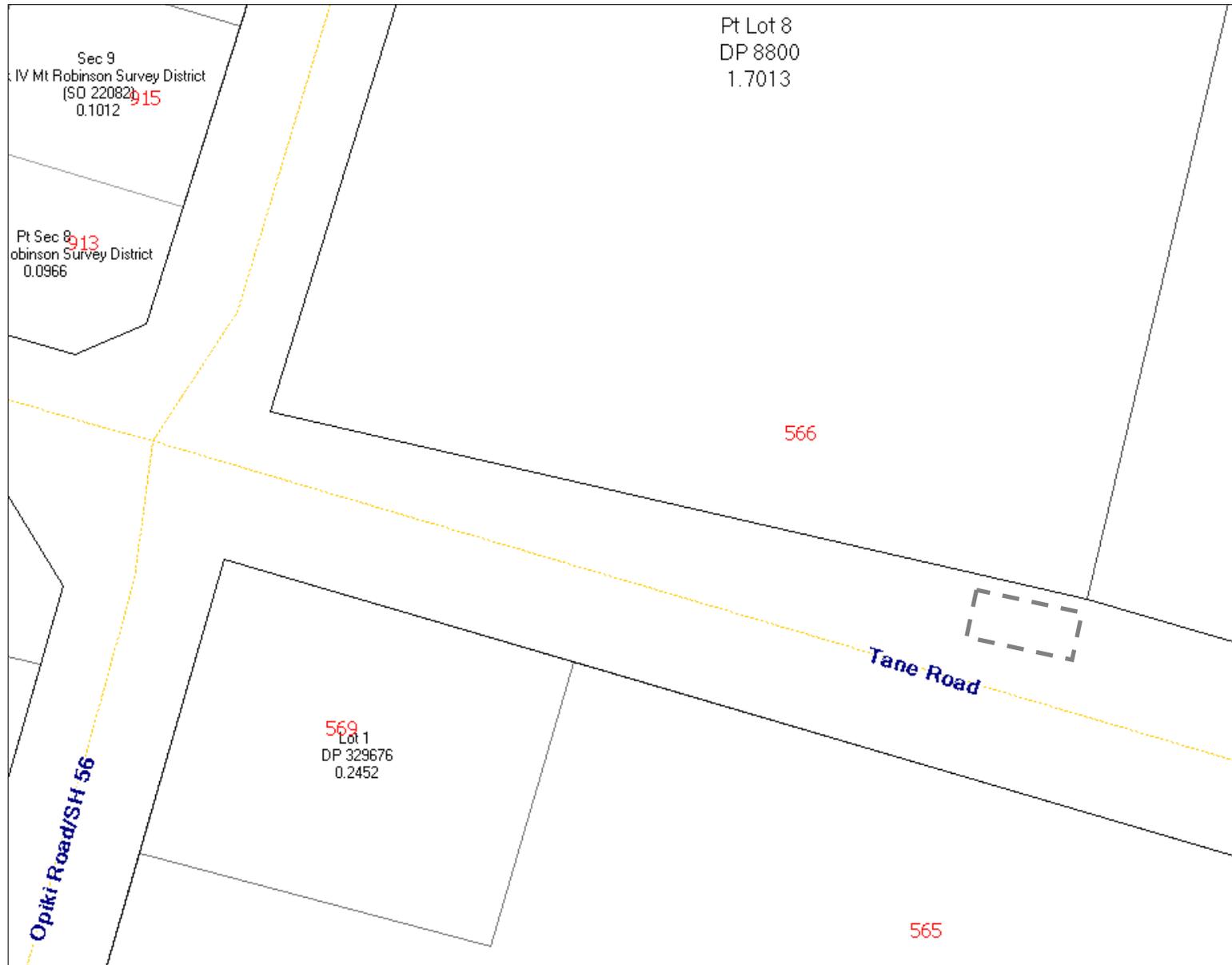
- a) No ancillary building for stormwater management purposes shall exceed a gross floor area of 20m<sup>2</sup>. In the case that an ancillary building exceeds 20m<sup>2</sup>, the activity will be subject to the provisions of the underlying zone.
- b) All development shall comply with the noise standards of the underlying zone.

**Wastewater and Stormwater Management**

Designation D170 Wastewater and Stormwater Management, Carex Grove, Foxton Beach Lot 58 DP 407170

- a) No ancillary building shall exceed a gross floor area of 20m<sup>2</sup>. In the case of an ancillary building exceeding 20m<sup>2</sup> gross floor area the activity will be subject to the provisions of the underlying zone.
- b) All development shall comply with the noise standards of the underlying zone.

**Appendix 2: Opiki Recycling Station Extent**



Horowhenua District  
Council Designation D147  
Opiki Recycling Station

--- Designation extent

**APPENDIX 2: Schedule of Recommendations on Submission Points**

Sub. No	Further Sub. No.	Submitter Name	Further Submitter Position	Hearing Panel Recommendation
55.02		KiwiRail		Accept In-Part
55.03		KiwiRail		Accept
55.04		KiwiRail		Accept In-Part
94.00		New Zealand Transport Agency (NZTA)		Accept
94.01		New Zealand Transport Agency (NZTA)		Accept
94.02		New Zealand Transport Agency (NZTA)		Accept
94.03		New Zealand Transport Agency (NZTA)		Accept
94.04		New Zealand Transport Agency (NZTA)		Accept
94.05		New Zealand Transport Agency (NZTA)		Accept
94.06		New Zealand Transport Agency (NZTA)		Accept
94.07		New Zealand Transport Agency (NZTA)		Accept
94.08		New Zealand Transport Agency (NZTA)		Accept
94.09		New Zealand Transport Agency (NZTA)		Accept
94.10		New Zealand Transport Agency (NZTA)		Accept
94.11		New Zealand Transport Agency (NZTA)		Accept
D1.00		Samuel Stocker		Accept In-Part
99.49		Transpower New Zealand Ltd		Accept
6.00		Heather Benning		Accept
91.09		HDC (Community Assets Department)		Accept
	526.10	Truebridge Associates	Oppose	Reject
60.04	511.17	Muaupoko Co-operative Society		Reject
		HDC (Community Assets Department)	Oppose	Accept
60.05	511.18	Muaupoko Co-operative Society		Accept In-Part
		HDC (Community Assets Department)	Oppose	Accept

Sub. No	Further Sub. No.	Submitter Name	Further Submitter Position	Hearing Panel Recommendation
91.07		HDC (Community Assets Department)		Accept
	526.06	Truebridge Associates	Oppose	Reject
60.06		Muaupoko Co-operative Society		Reject
	511.19	HDC (Community Assets Department)	Oppose	Accept
62.01		Kathleen Bills		Accept
63.01		Taupunga Farming Company		Accept
91.10		HDC (Community Assets Department)		Accept
	526.11	Truebridge Associates	Oppose	Reject
11.38		Philip Taueki		Reject
	511.16	HDC (Community Assets Department)	In-Part	Accept In-Part
	519.25	Charles Rudd	Support	Reject
60.20		Muaupoko Co-operative Society		Reject
11.32		Philip Taueki		Reject
60.26		Muaupoko Co-operative Society		Reject
91.07		HDC (Community Assets Department)		Accept
	526.08	Roger Truebridge	Oppose	Reject

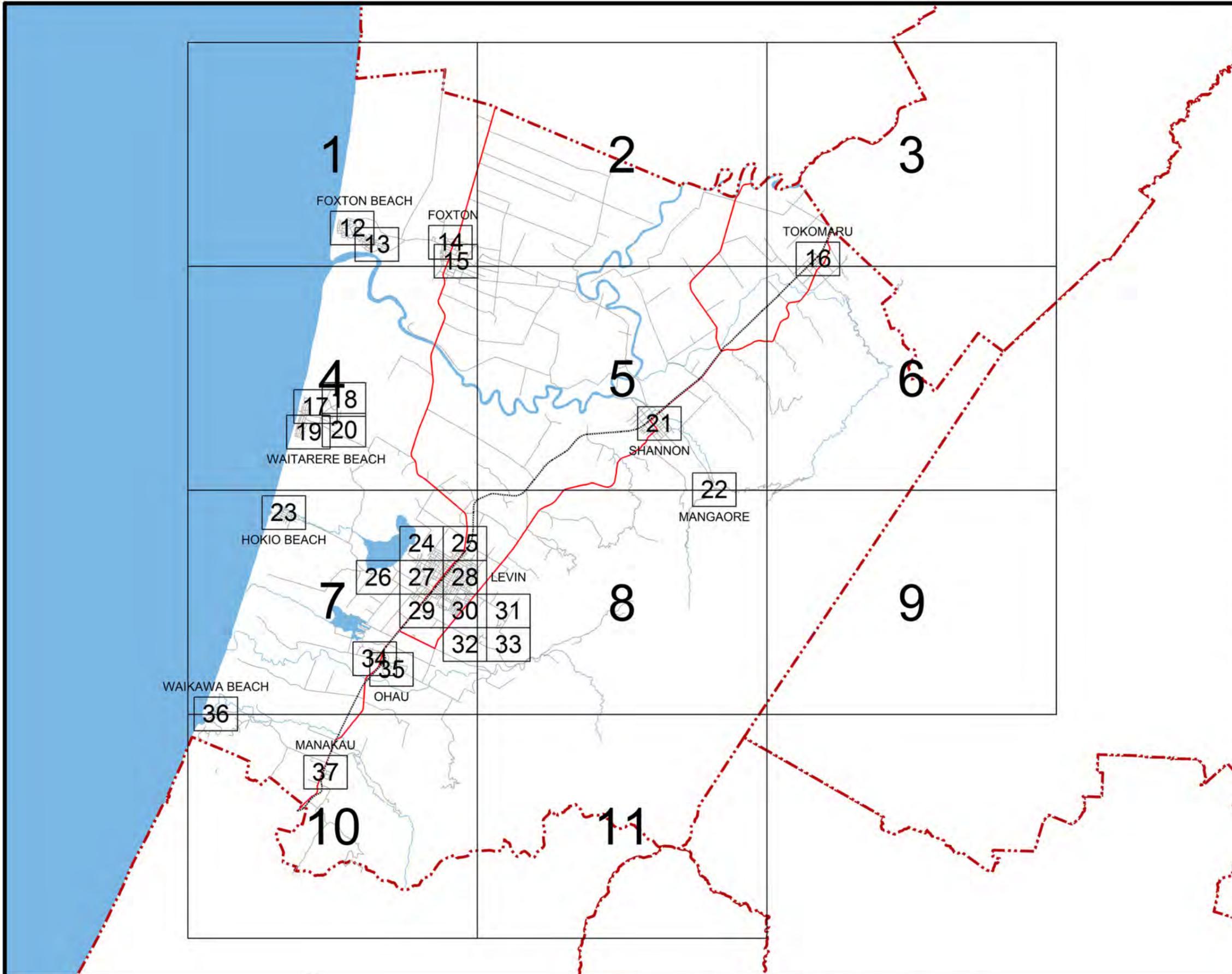
**DISCLAIMER**

The information on these Planning Maps is prepared to inform and assist the application of Council's District Plan only. Horowhenua District Council is not responsible for, and excludes to the full extent permissible by law, any liability for any loss or damage (including any direct, indirect, incidental or consequential loss, economic or otherwise) which may be caused by using the information displayed on the Planning Maps for any private purpose whatsoever, for any error on the Planning Maps that may be established by submission, consent or otherwise within the planning/resource management process generally and as may otherwise apply by application of common law principles generally.

It is noted that the flood hazard displayed on the Planning Maps has been provided by Horizons Regional Council. While Horizons Regional Council endeavours to provide useful and accurate information, Horizons Regional Council shall not, however, be liable whether in contract, tort, equity or otherwise, for any loss or damage of any type (including consequential losses) arising directly or indirectly from the inadequacy, inaccuracy or any other deficiency in information supplied irrespective of the cause. Use of this information supplied is entirely at the risk of the user and shall be deemed to be acceptance of this liability exclusion.

**NOTES**

1. The roads and railway shown on the Planning Maps are shaded grey and white respectively for ease of reference. Although the roads and railway are shaded grey and white they are all zoned. Roads and the railway share the same zoning as the land nearest to each point of the road or railway. Where the zone is different on either side of the road or railway, the boundary between the zones is the centre line of the road or railway.
2. Some properties are subject to multiple features and overlays. Care is needed when interpreting these features, especially when they have been overlaid upon each other.
3. Please note that where the Planning Maps refer to Plan Change 22, these overlays or features are not operative and do not form part of the Proposed District Plan. These are therefore not open for submission.



Scale 1 : 200,000

**HOROWHENUA DISTRICT PLAN**  
**HOROWHENUA DISTRICT**

Index Map

**LEGEND**  
**ZONES**

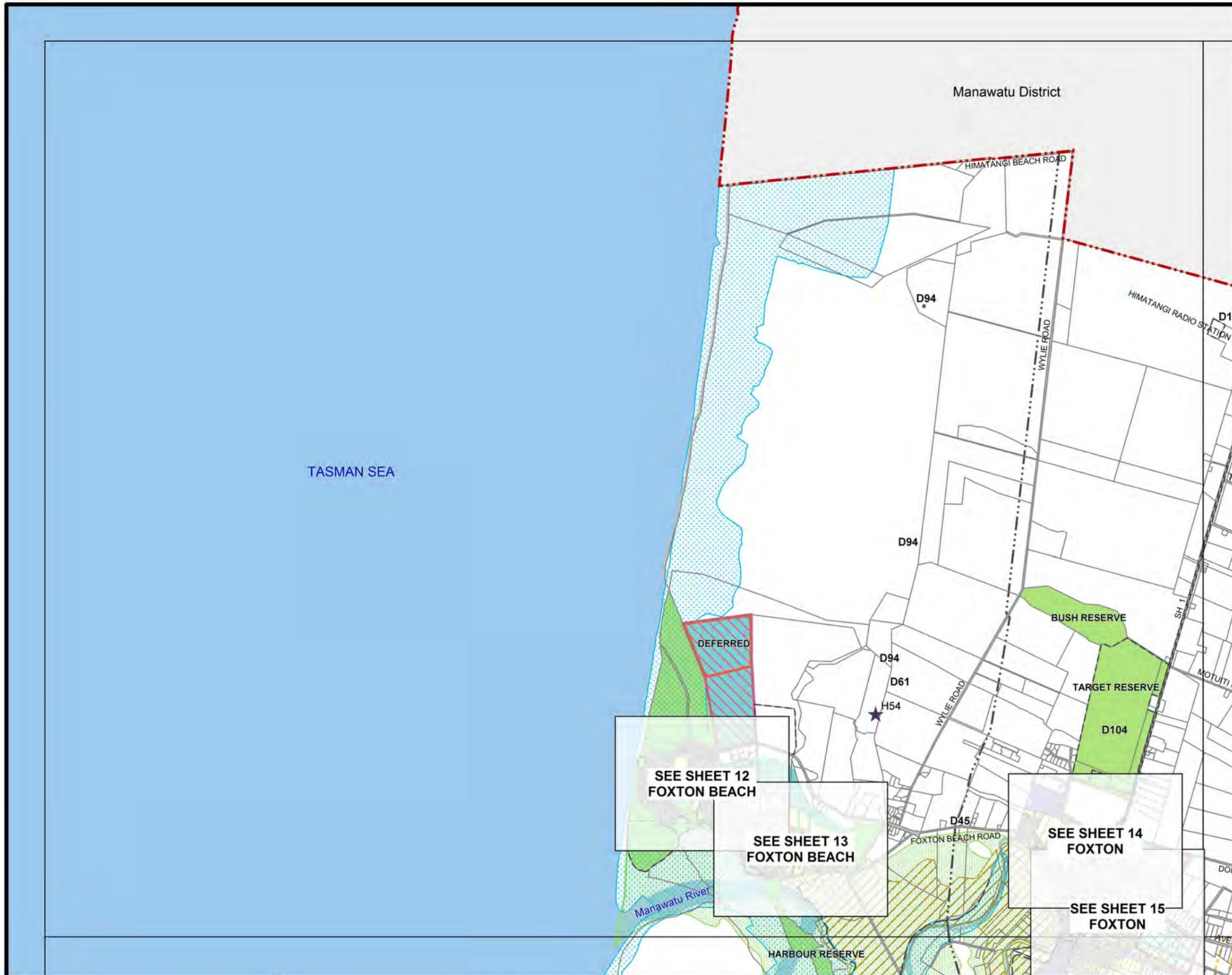
- Commercial Zone
- Industrial Zone
- Residential Zone
- Rural Zone
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- Versatile Land (LUC Class I & II Soil)

**FEATURES**

- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road

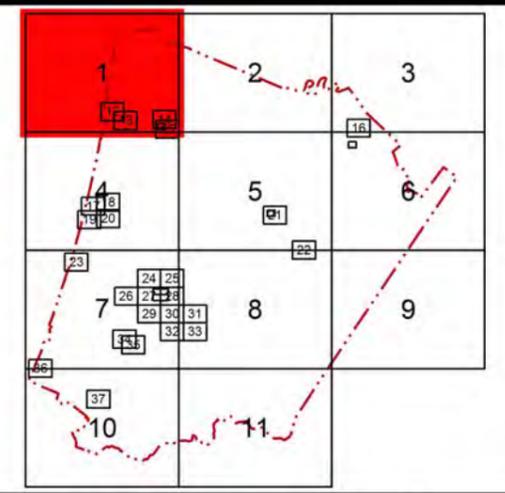


SEE SHEET 12  
FOXTON BEACH

SEE SHEET 13  
FOXTON BEACH

SEE SHEET 14  
FOXTON

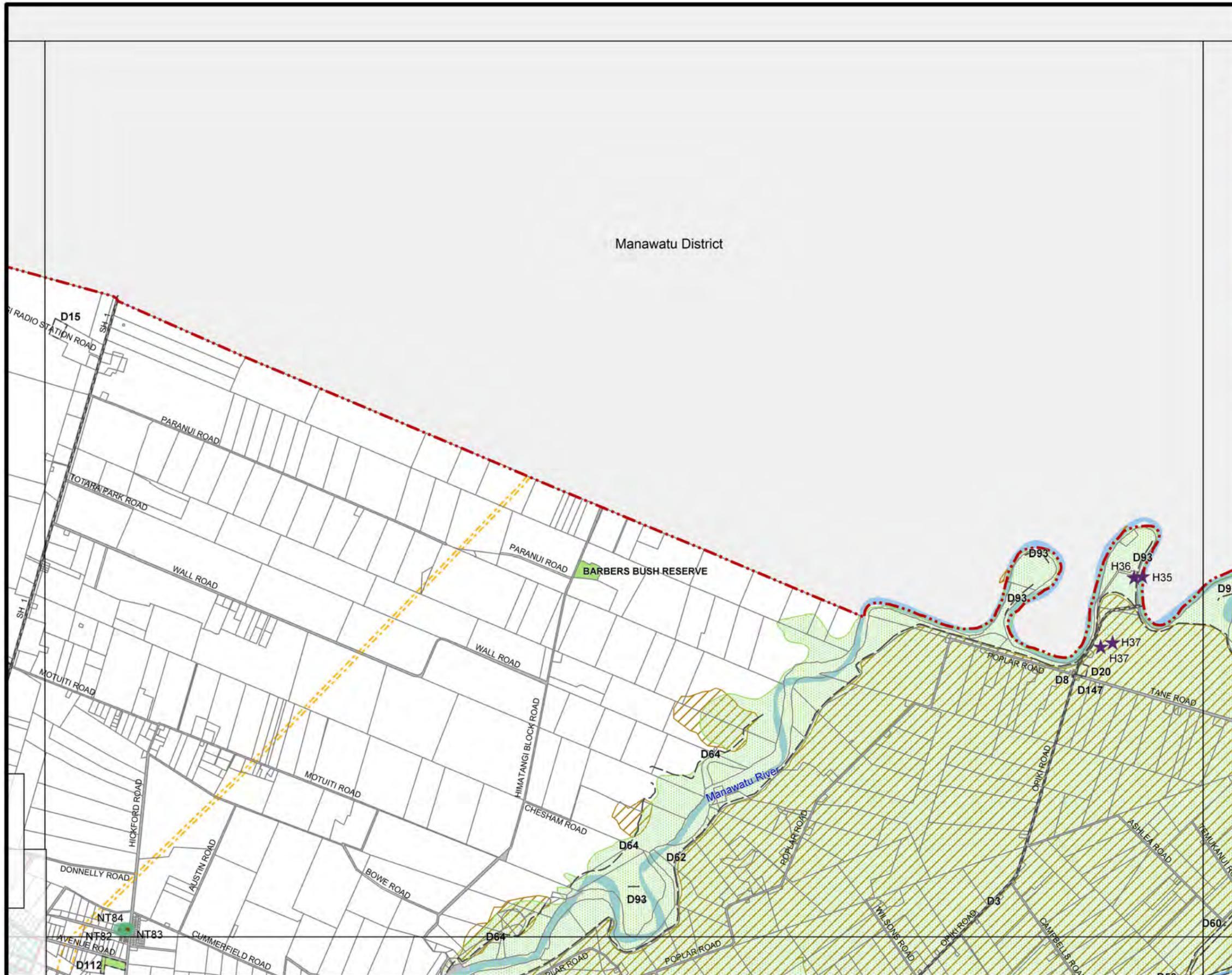
SEE SHEET 15  
FOXTON



Scale 1 : 50,000

**HOROWHENUA DISTRICT PLAN**  
**RURAL**

**Planning Map 1**



**LEGEND**

**ZONES**

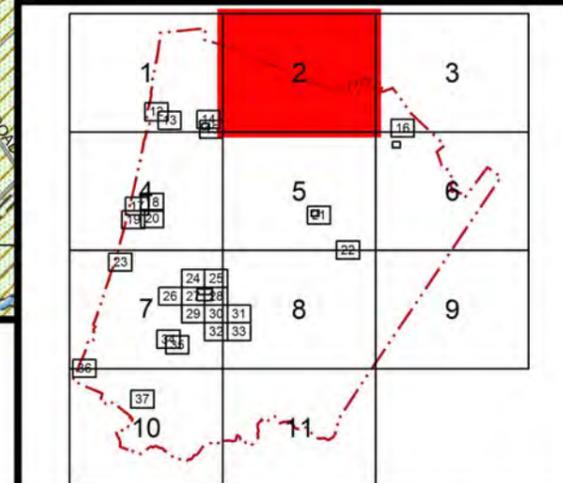
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- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

**FEATURES**

- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



Scale 1 : 50,000

**HOROWHENUA DISTRICT PLAN**  
**RURAL**

**Planning Map 2**

**LEGEND**

**ZONES**

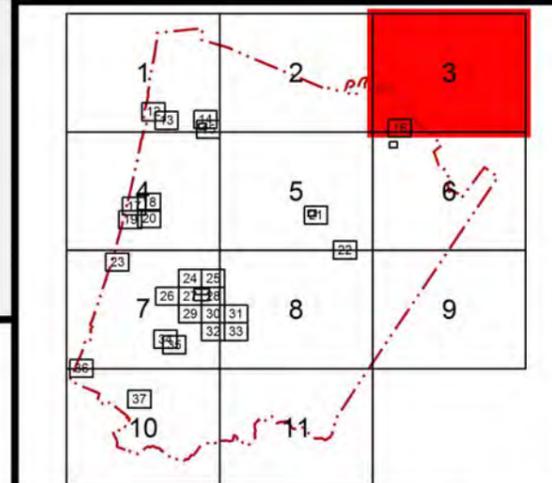
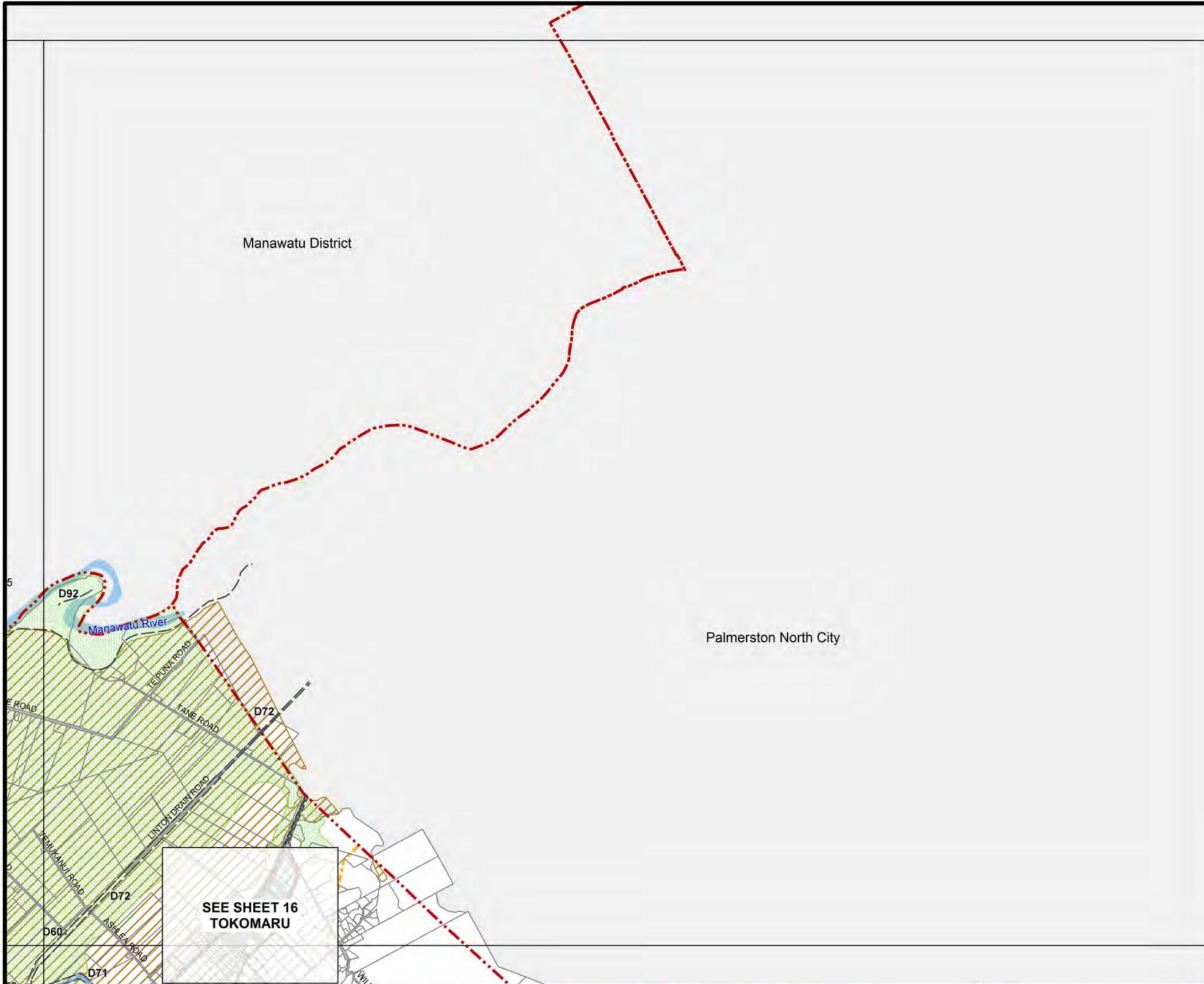
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- Versatile Land (LUC Class I & II Soil)

**FEATURES**

- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



Scale 1 : 50,000

**HOROWHENUA DISTRICT PLAN**  
**RURAL**

**Planning Map 3**

**LEGEND**  
**ZONES**

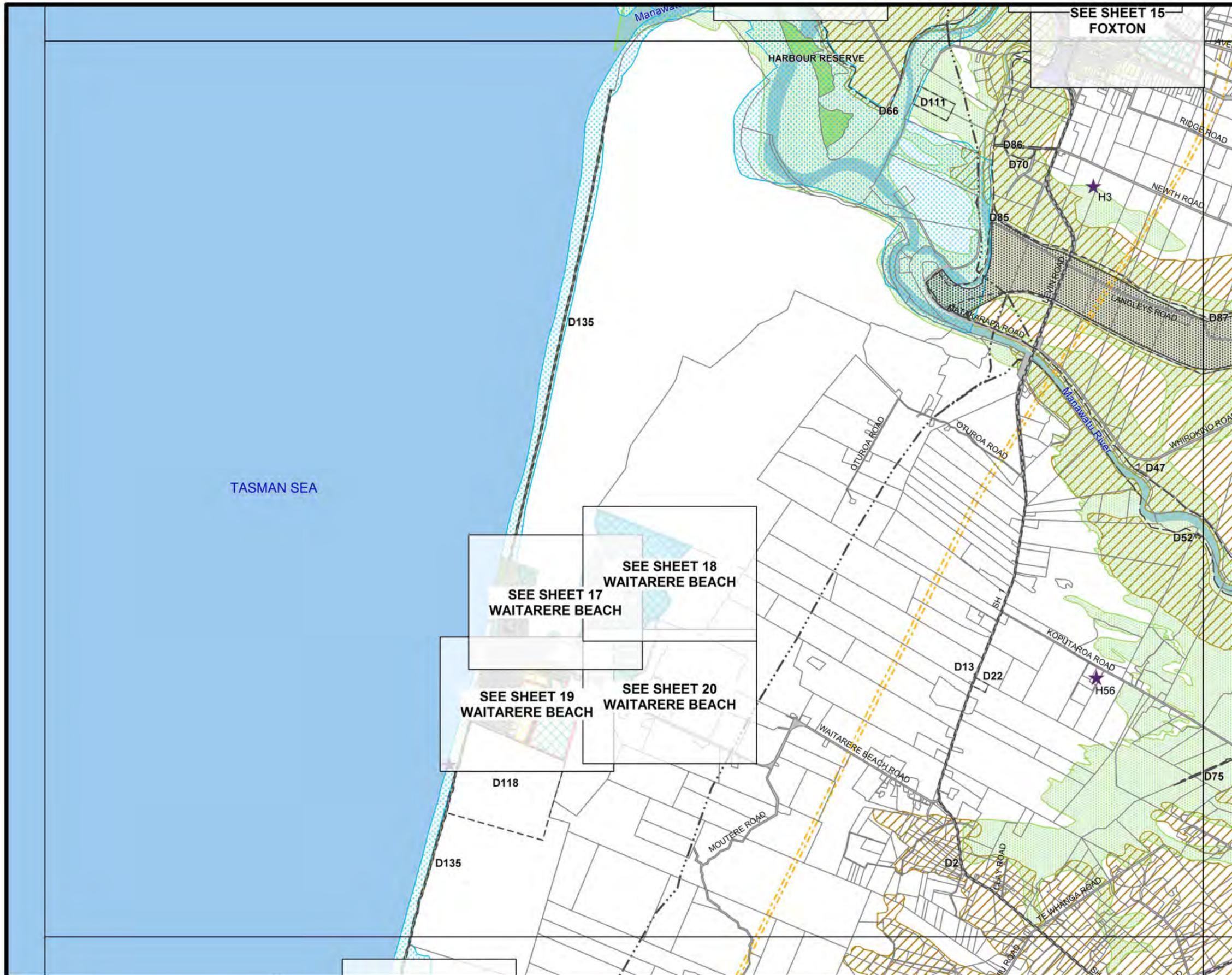
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- Versatile Land (LUC Class I & II Soil)

**FEATURES**

- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road

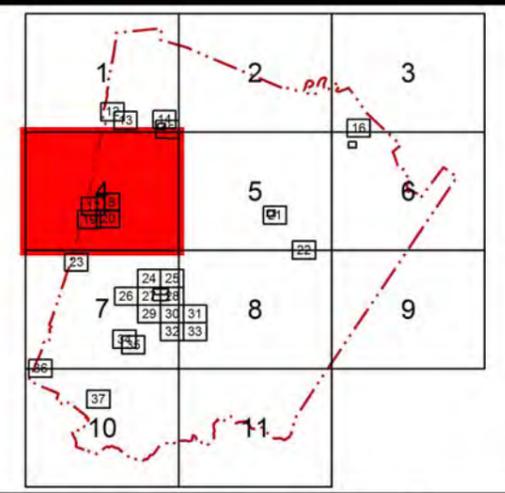


SEE SHEET 17  
WAITARERE BEACH

SEE SHEET 18  
WAITARERE BEACH

SEE SHEET 19  
WAITARERE BEACH

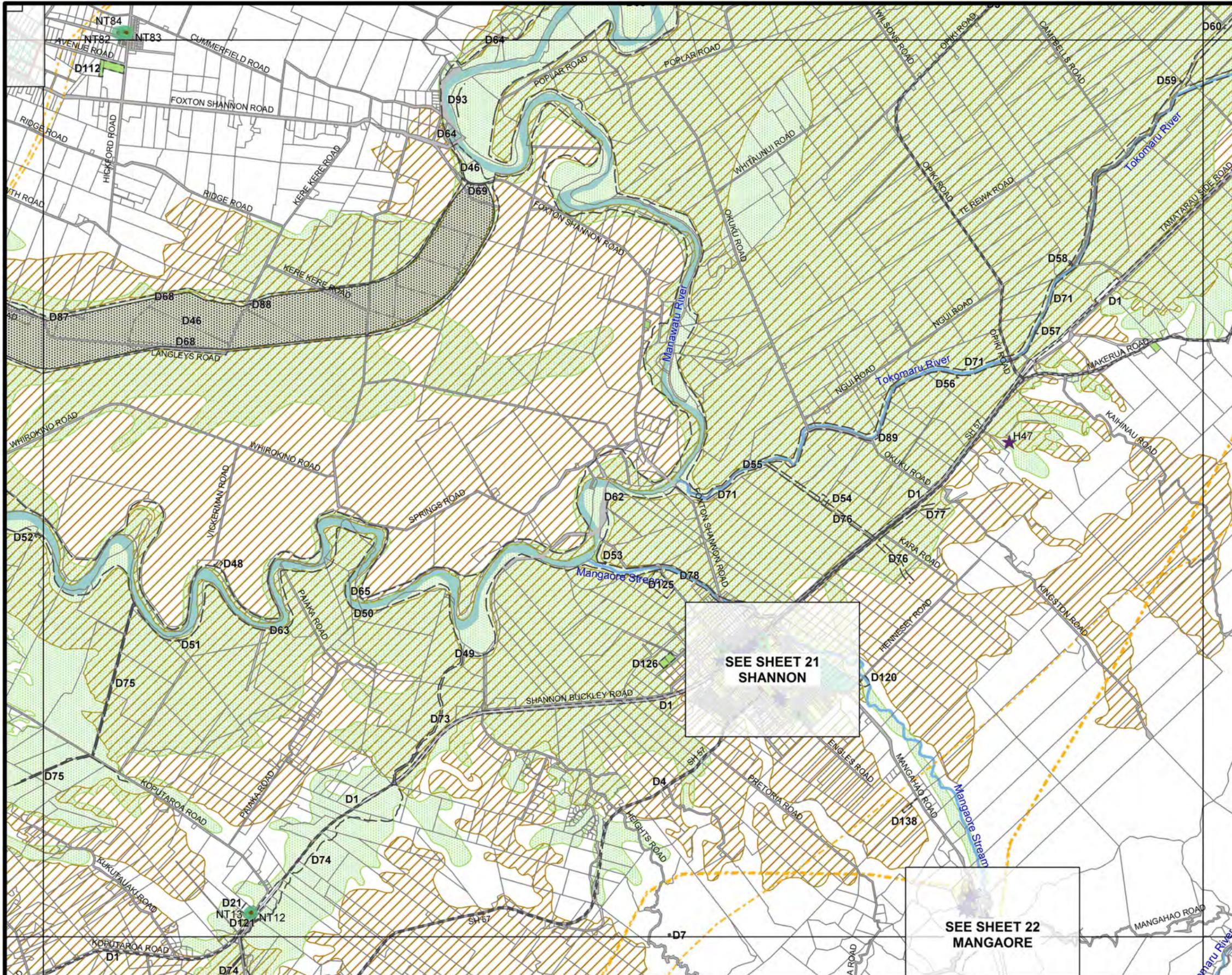
SEE SHEET 20  
WAITARERE BEACH



Scale 1 : 50,000

**HOROWHENUA DISTRICT PLAN**  
**RURAL**

**Planning Map 4**



**LEGEND**

**ZONES**

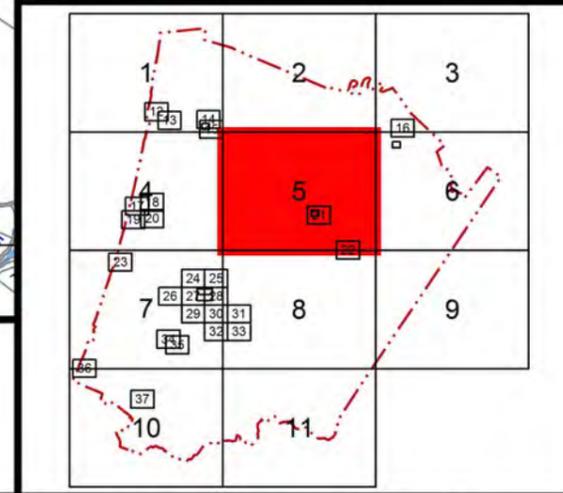
- Commercial Zone
- Industrial Zone
- Residential Zone
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- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

**FEATURES**

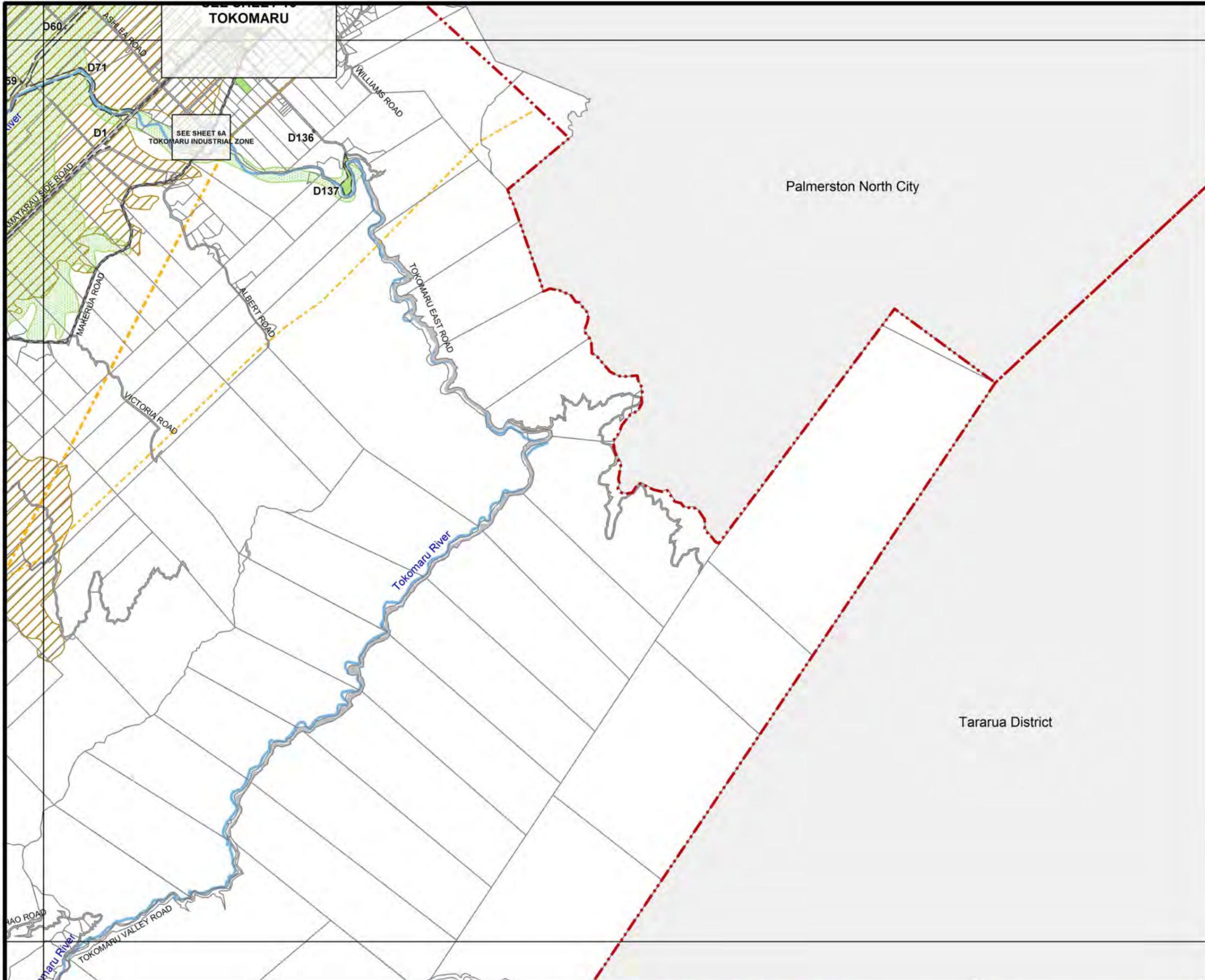
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- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



Scale 1 : 50,000

**HOROWHENUA DISTRICT PLAN**  
**RURAL**

**Planning Map 5**



**LEGEND**

**ZONES**

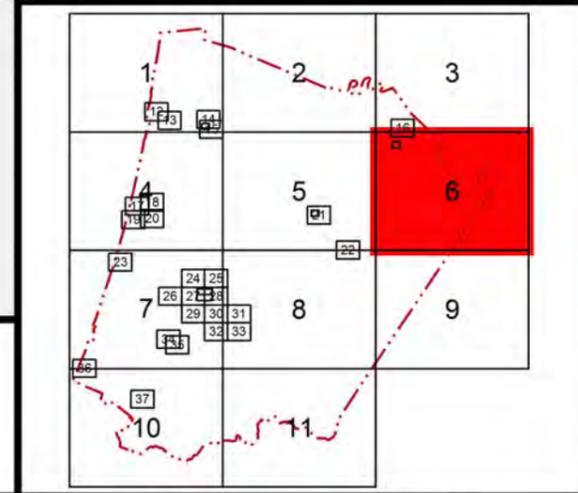
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**FEATURES**

- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



Scale 1 : 50,000

**HOROWHENUA DISTRICT PLAN**  
**RURAL**

**Planning Map 6**

**LEGEND**  
**ZONES**

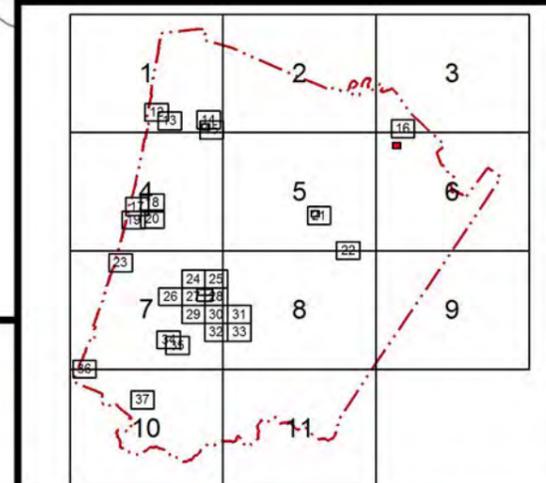
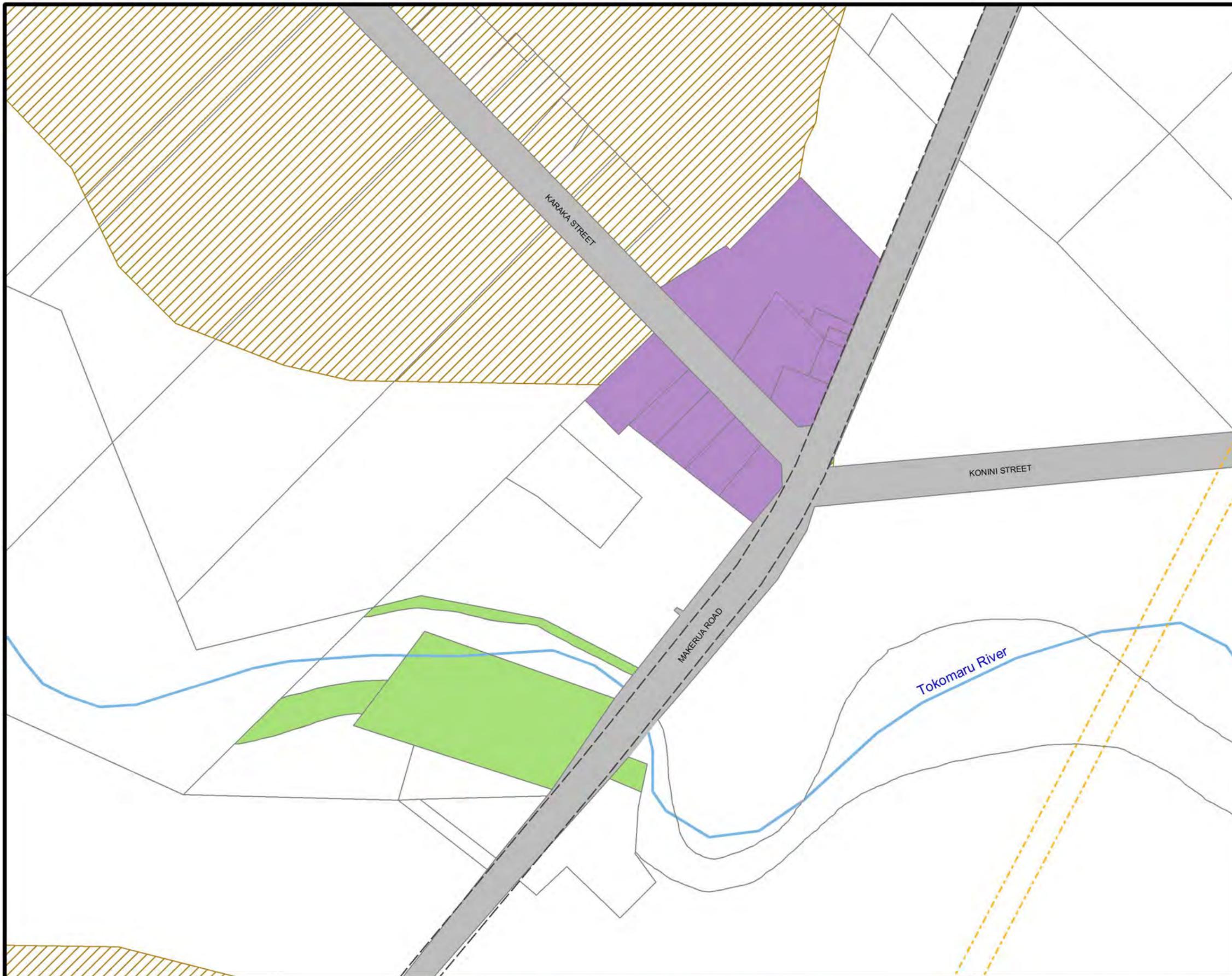
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**FEATURES**

- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- High Voltage Transmission Line
- Designation
- Road



 Scale 1 : 2,500

**HOROWHENUA DISTRICT PLAN**  
**TOKOMARU INDUSTRIAL ZONE**

**Planning Map 6A**

**LEGEND**

**ZONES**

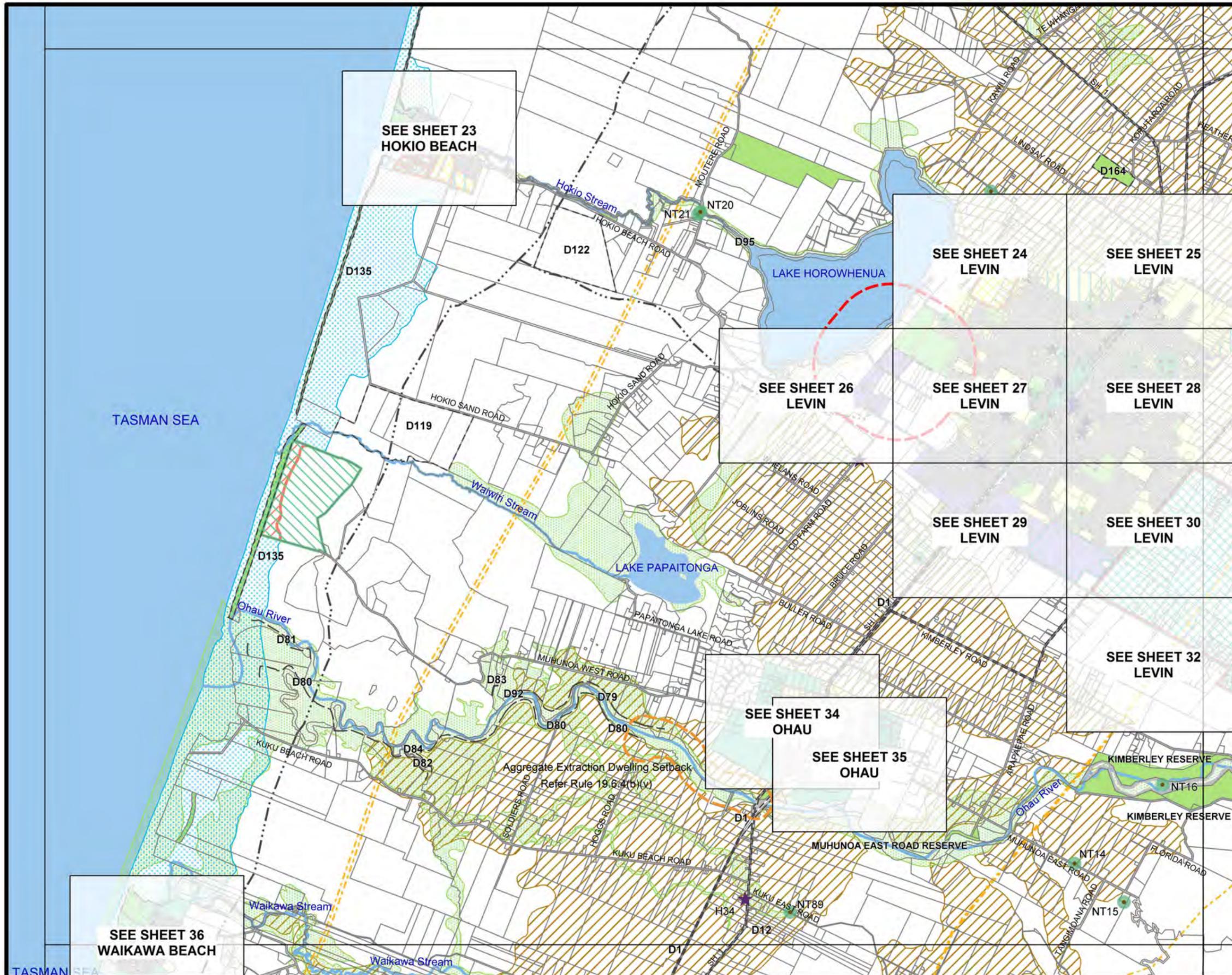
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**FEATURES**

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- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



SEE SHEET 23  
HOKIO BEACH

SEE SHEET 24  
LEVIN

SEE SHEET 25  
LEVIN

SEE SHEET 26  
LEVIN

SEE SHEET 27  
LEVIN

SEE SHEET 28  
LEVIN

SEE SHEET 29  
LEVIN

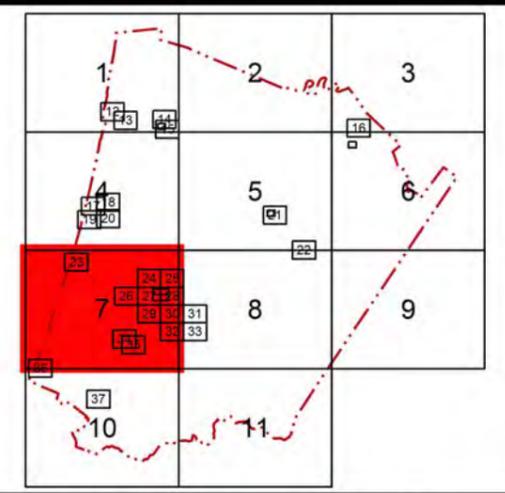
SEE SHEET 30  
LEVIN

SEE SHEET 32  
LEVIN

SEE SHEET 34  
OHOU

SEE SHEET 35  
OHOU

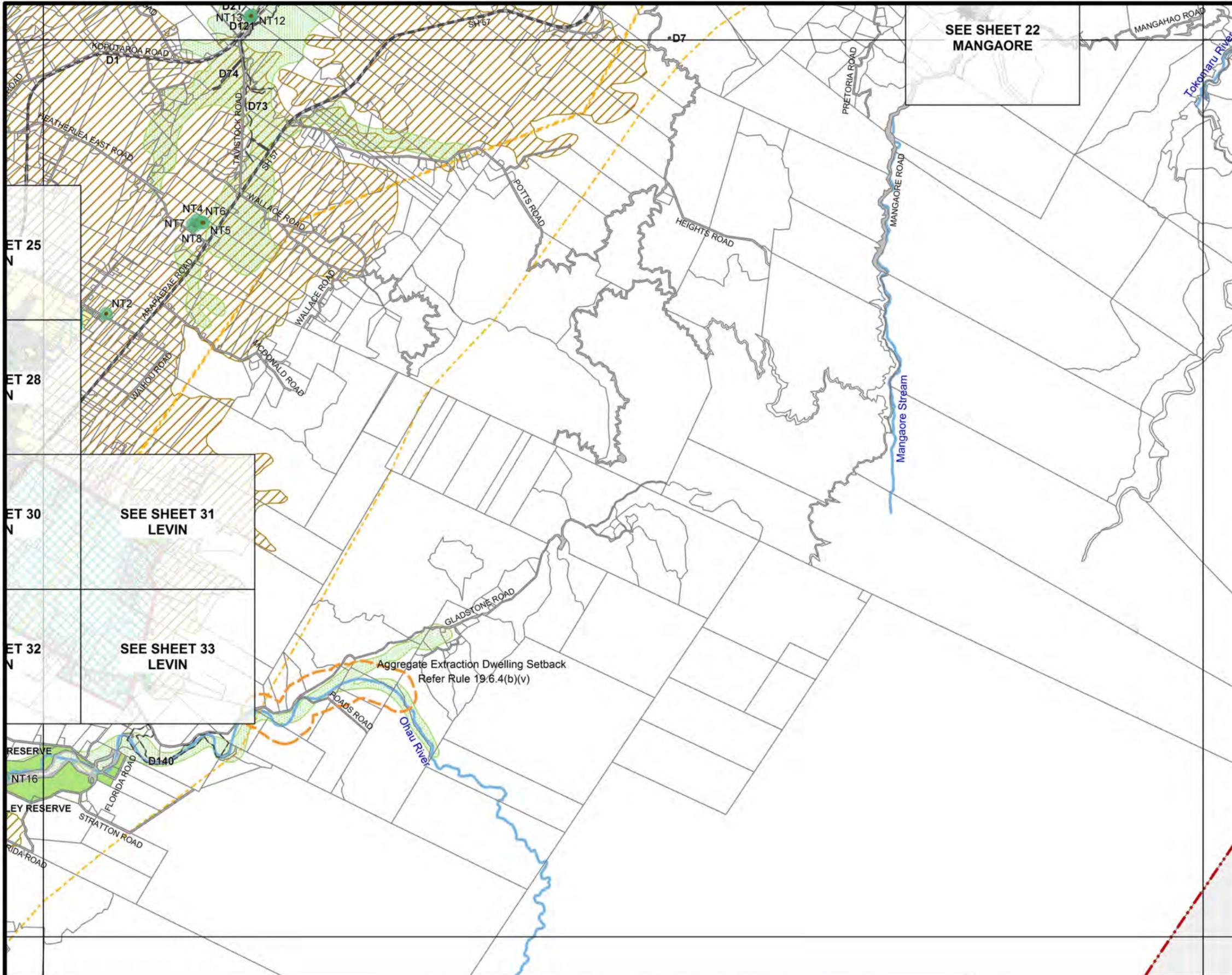
SEE SHEET 36  
WAIKAWA BEACH



Scale 1 : 50,000

**HOROWHENUA DISTRICT PLAN**  
**RURAL**

**Planning Map 7**



**LEGEND**

**ZONES**

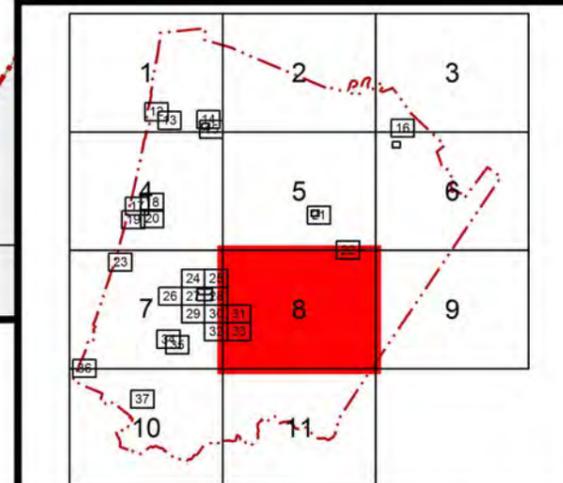
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**FEATURES**

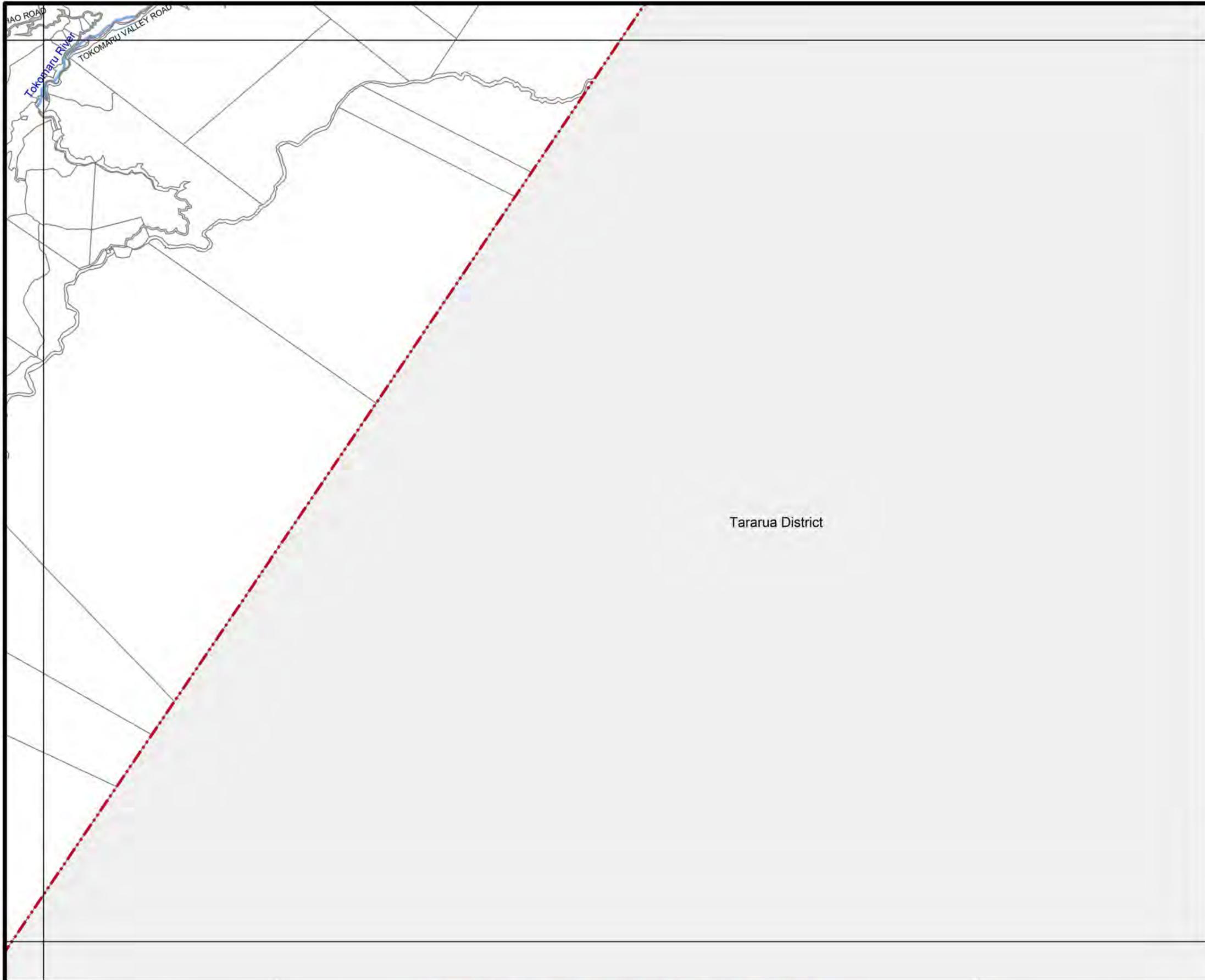
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- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



Scale 1 : 50,000

**HOROWHENUA DISTRICT PLAN**  
**RURAL**

**Planning Map 8**



**LEGEND**  
**ZONES**

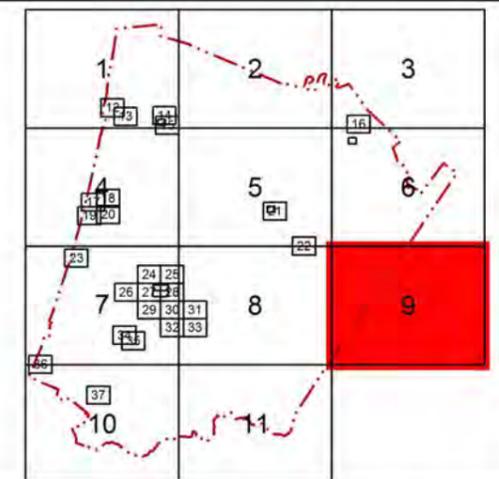
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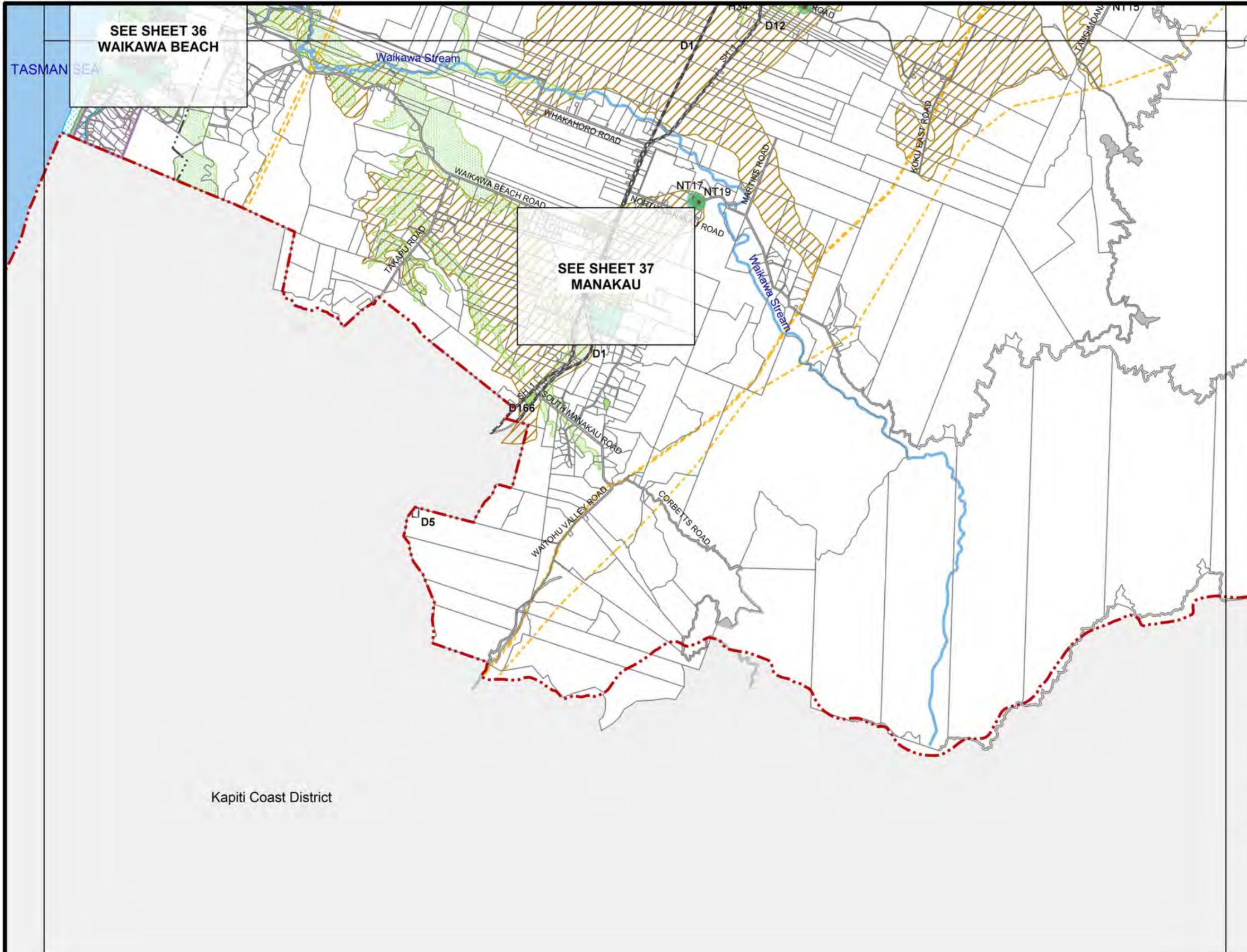
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- Road



Scale 1 : 50,000

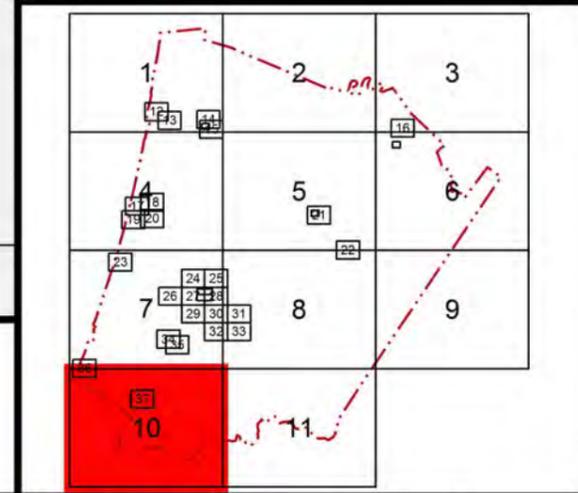
**HOROWHENUA DISTRICT PLAN**  
**RURAL**

**Planning Map 9**



- LEGEND**
- ZONES**
- Commercial Zone
  - Industrial Zone
  - Residential Zone
  - Rural Zone
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  - Versatile Land (LUC Class I & II Soil)
- FEATURES**
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  - Historic Heritage Building, Structure or Site
  - Gas Transmission Pipeline
  - National Grid Corridor (High Voltage Transmission Line)
  - Designation
  - Road

Kapiti Coast District



Scale 1 : 50,000

**HOROWHENUA DISTRICT PLAN**  
**RURAL**

Planning Map 10

**LEGEND**  
**ZONES**

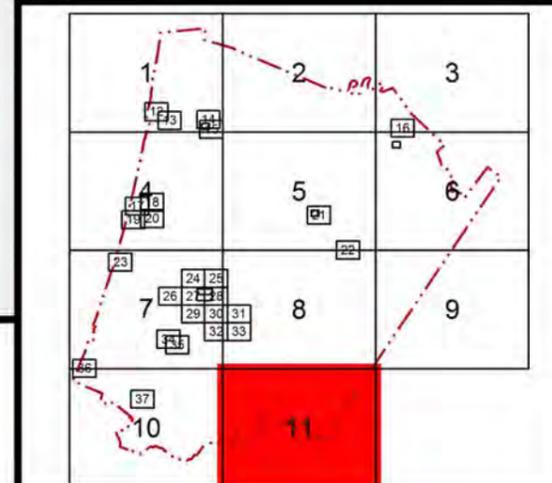
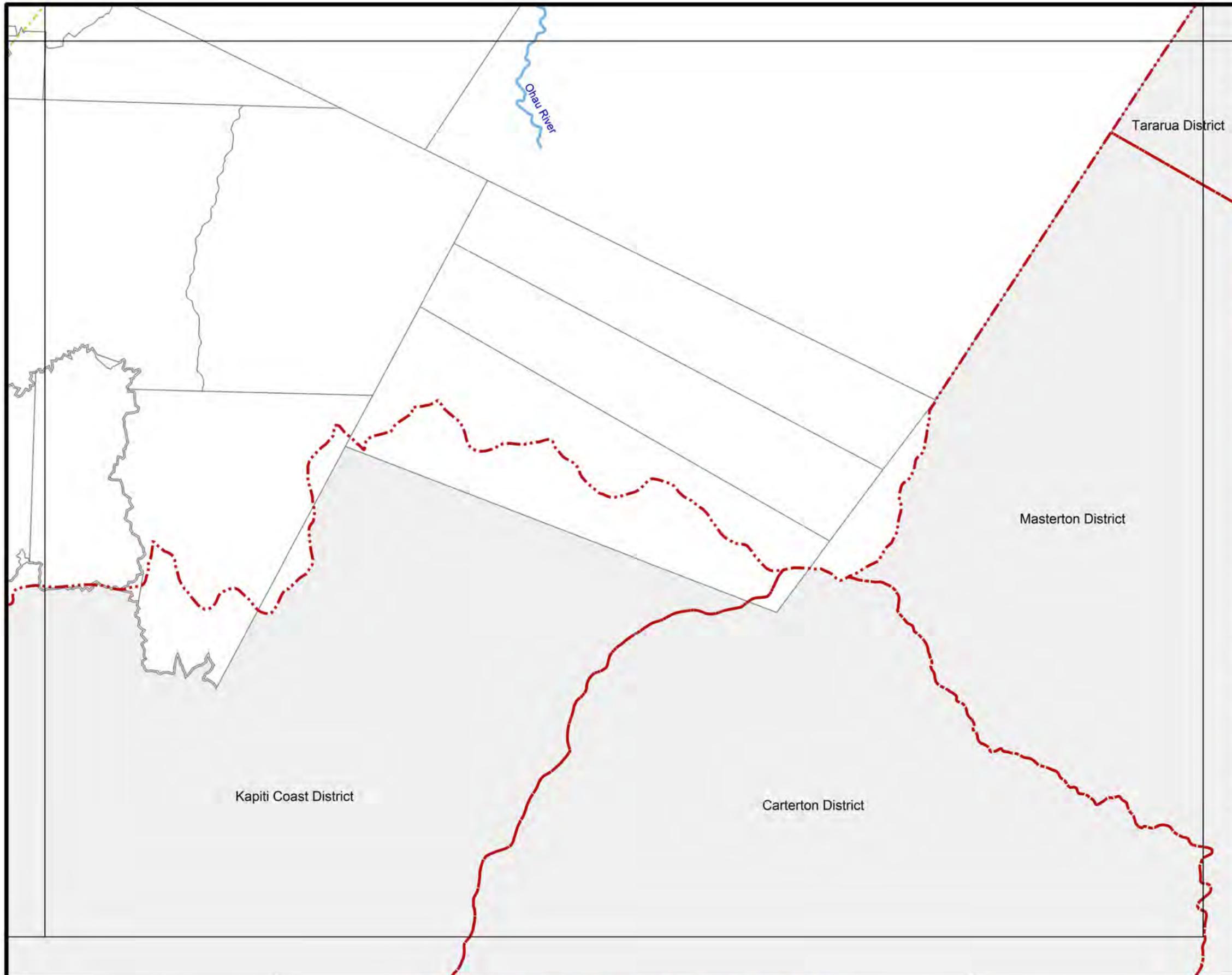
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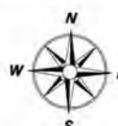
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**FEATURES**

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- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road




 Scale 1 : 50,000

HOROWHENUA DISTRICT PLAN

RURAL

Planning Map 11



**LEGEND**

**ZONES**

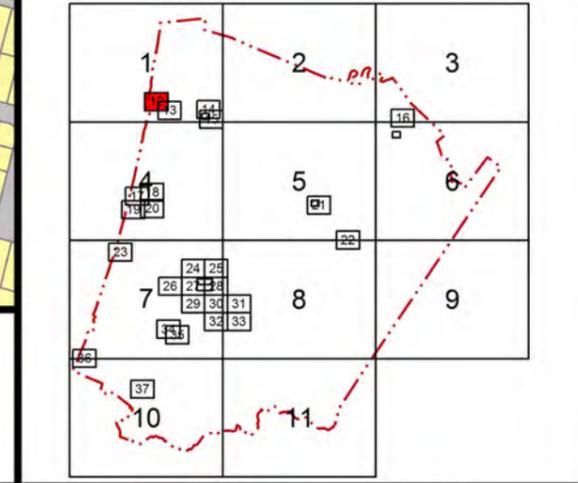
- Commercial Zone
- Industrial Zone
- Residential Zone
- Rural Zone
- Greenbelt Residential Zone
- Open Space Zone
- Residential Deferred Zone
- Greenbelt Residential Deferred Zone

**OVERLAYS**

- Greenbelt Residential Waitare Rise
- Greenbelt Residential Foxton Beach North
- Strathnaver Coastal Natural Character Area
- Strathnaver Coastal Hazard Area
- Muhunua West Forest Park
- Muhunua West Forest Park Coastal Natural Character and Hazard Area
- Low Density Area
- Medium Density Area
- Large Format Retail Area
- Town Centre Heritage/Character Area
- Foxton Tourism Area
- Pedestrian Area
- Coastal Natural Character and Hazard Area
- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

**FEATURES**

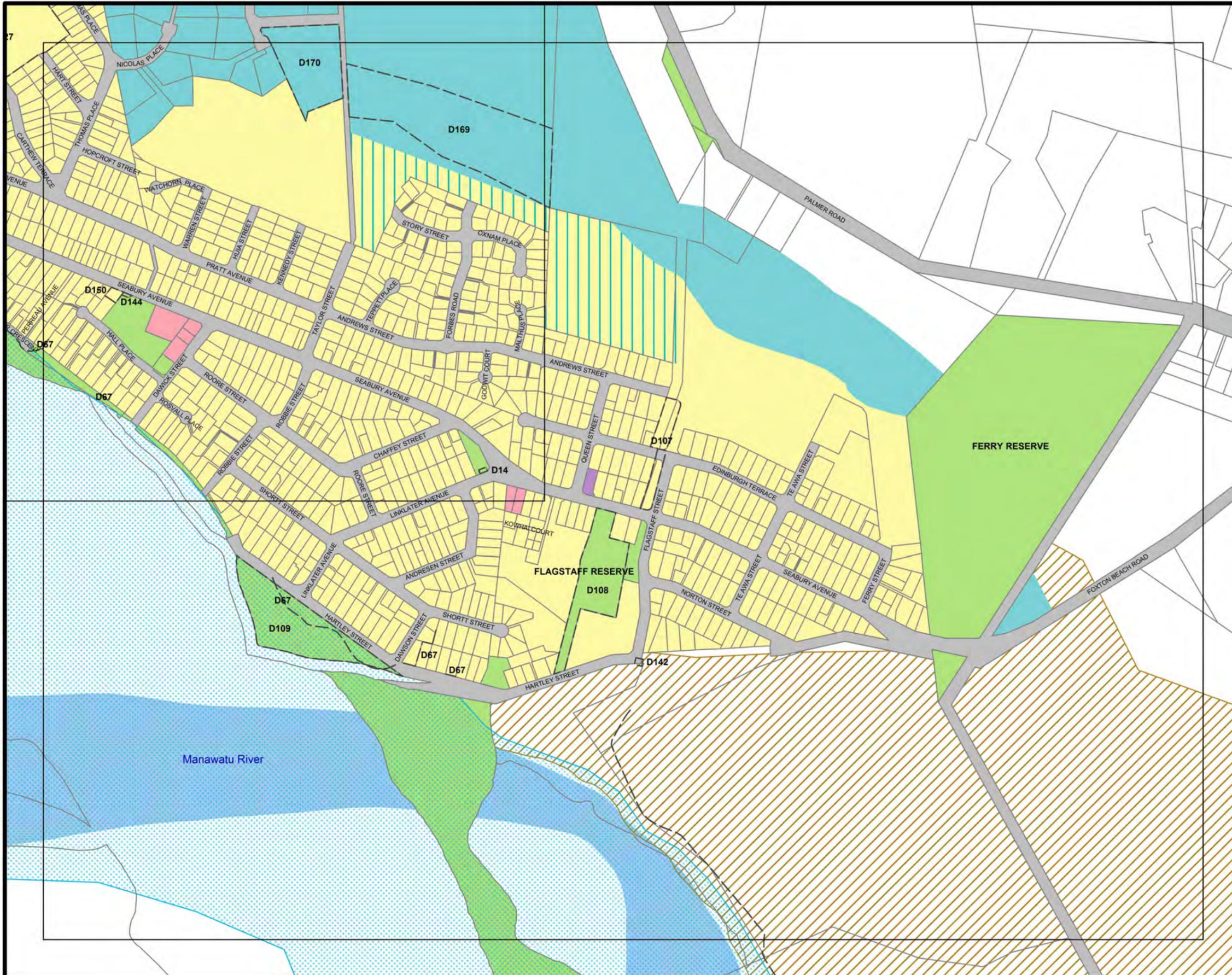
- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



Scale 1 : 7,500

**HOROWHENUA DISTRICT PLAN**  
**FOXTON BEACH**

**Planning Map 12**



**LEGEND**

**ZONES**

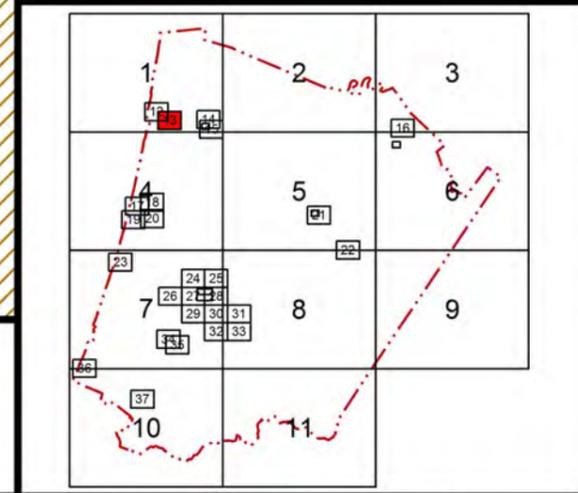
- Commercial Zone
- Industrial Zone
- Residential Zone
- Rural Zone
- Greenbelt Residential Zone
- Open Space Zone
- Residential Deferred Zone
- Greenbelt Residential Deferred Zone

**OVERLAYS**

- Greenbelt Residential Waitare Rise
- Greenbelt Residential Foxton Beach North
- Strathnaver Coastal Natural Character Area
- Strathnaver Coastal Hazard Area
- Muhunua West Forest Park
- Muhunua West Forest Park Coastal Natural Character and Hazard Area
- Low Density Area
- Medium Density Area
- Large Format Retail Area
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- Foxton Tourism Area
- Pedestrian Area
- Coastal Natural Character and Hazard Area
- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

**FEATURES**

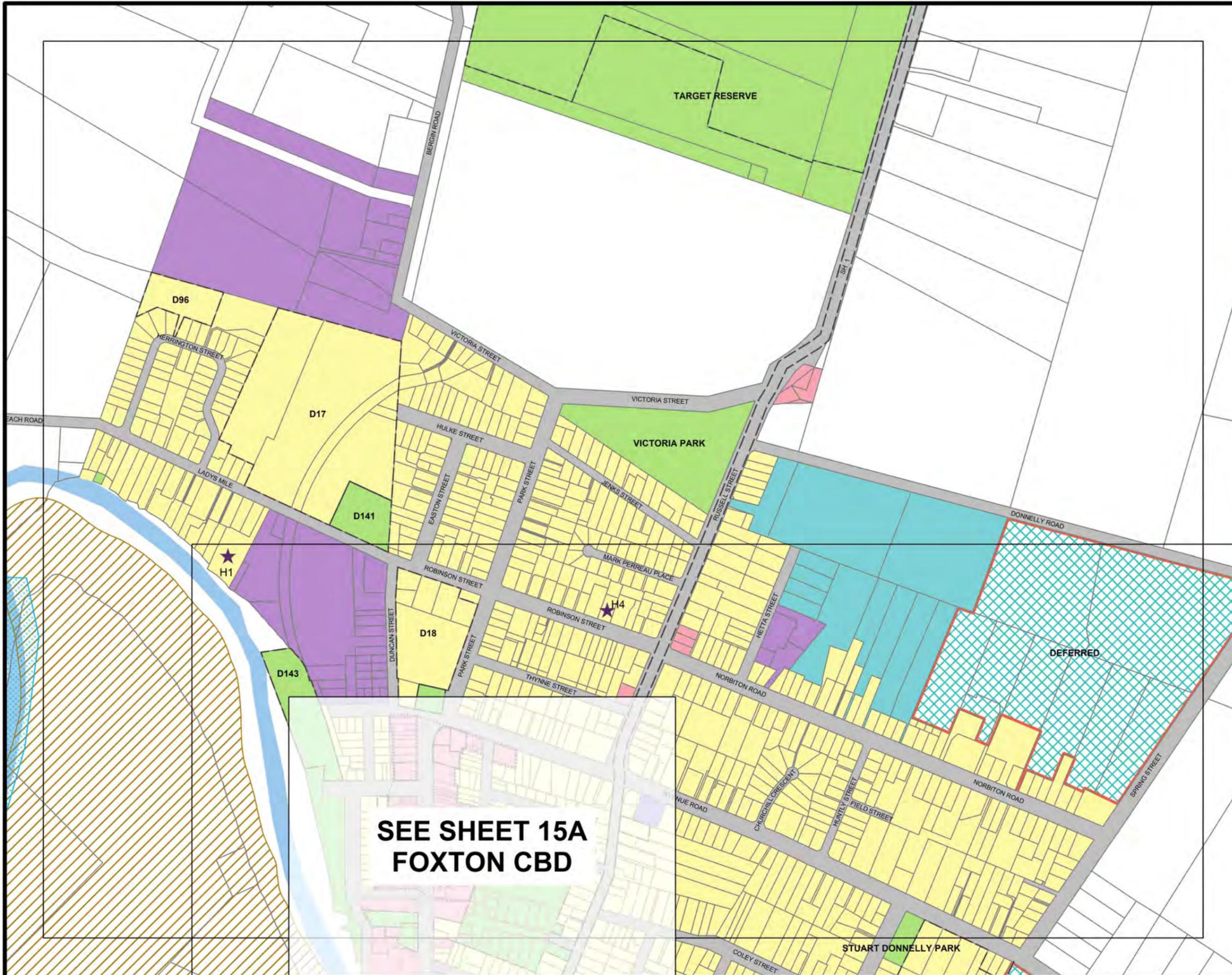
- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



Scale 1 : 7,500

**HOROWHENUA DISTRICT PLAN**  
**FOXTON BEACH**

**Planning Map 13**



**LEGEND**

**ZONES**

- Commercial Zone
- Industrial Zone
- Residential Zone
- Rural Zone
- Greenbelt Residential Zone
- Open Space Zone
- Residential Deferred Zone
- Greenbelt Residential Deferred Zone

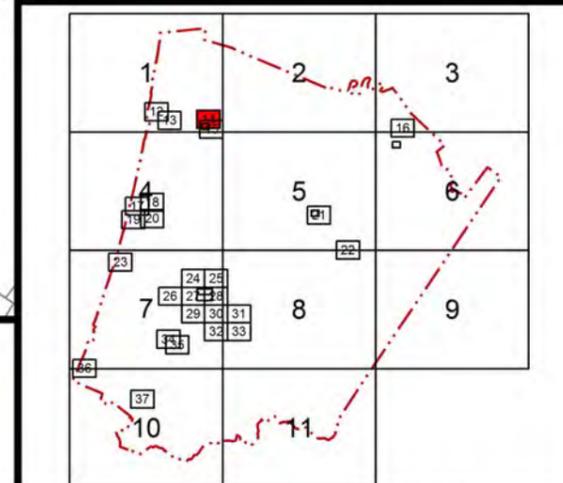
**OVERLAYS**

- Greenbelt Residential Waitare Rise
- Greenbelt Residential Foxton Beach North
- Strathnaver Coastal Natural Character Area
- Strathnaver Coastal Hazard Area
- Muhunua West Forest Park
- Muhunua West Forest Park Coastal Natural Character and Hazard Area
- Low Density Area
- Medium Density Area
- Large Format Retail Area
- Town Centre Heritage/Character Area
- Foxton Tourism Area
- Pedestrian Area
- Coastal Natural Character and Hazard Area
- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

**FEATURES**

- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road

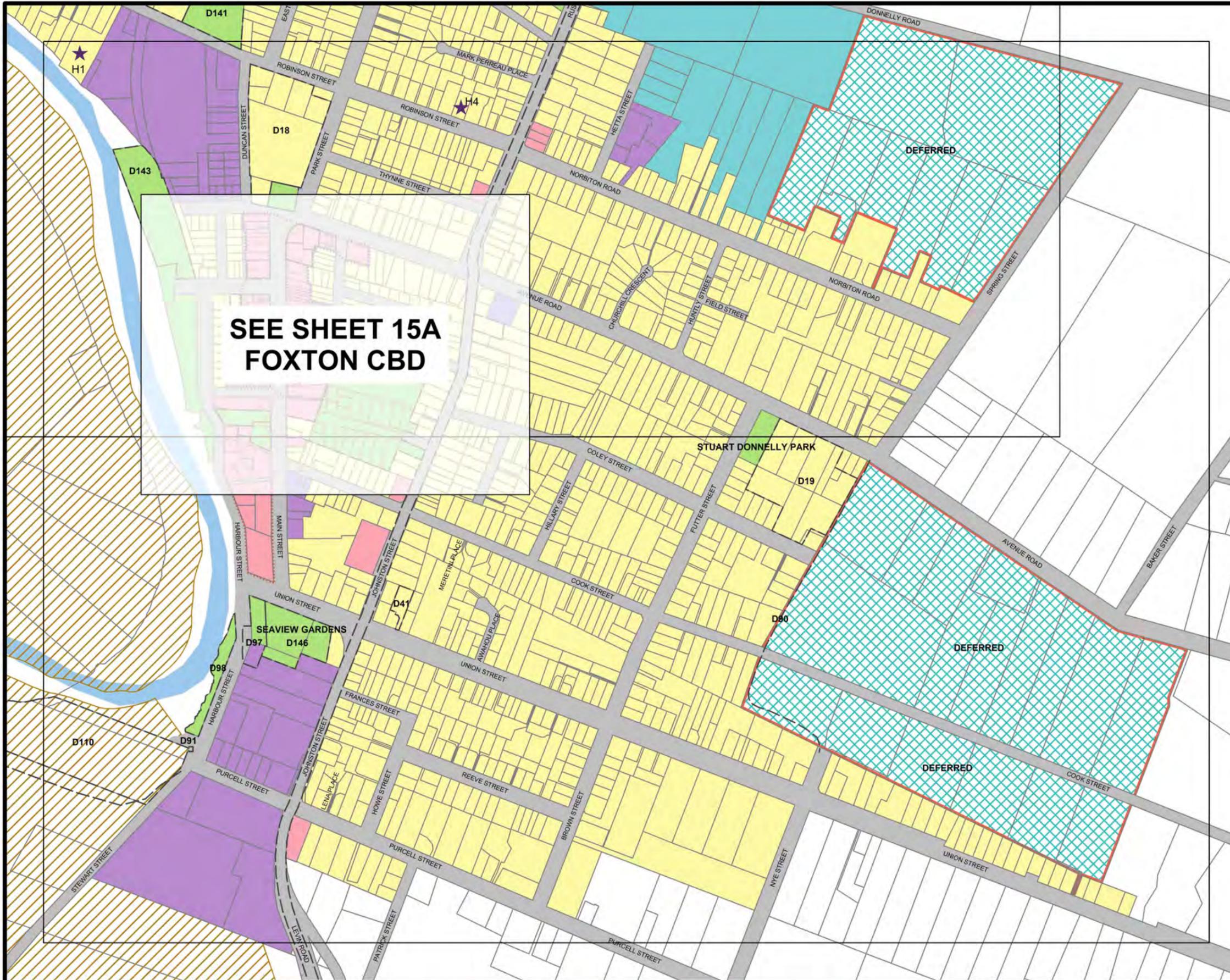
**SEE SHEET 15A  
FOXTON CBD**



Scale 1 : 7,500

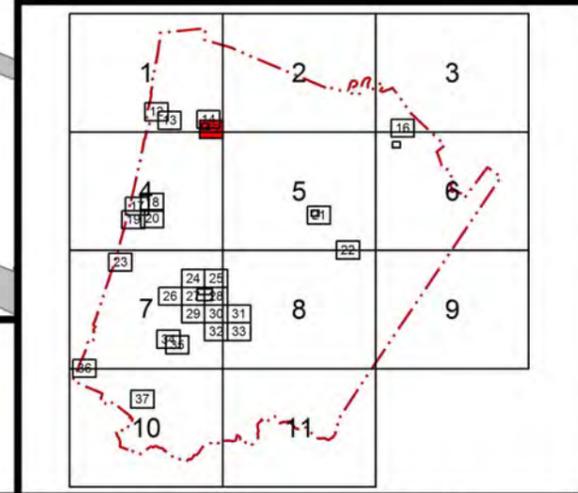
**HOROWHENUA DISTRICT PLAN**  
**FOXTON**

**Planning Map 14**



**SEE SHEET 15A  
FOXTON CBD**

- LEGEND**
- ZONES**
- Commercial Zone
  - Industrial Zone
  - Residential Zone
  - Rural Zone
  - Greenbelt Residential Zone
  - Open Space Zone
  - Residential Deferred Zone
  - Greenbelt Residential Deferred Zone
- OVERLAYS**
- Greenbelt Residential Waitare Rise
  - Greenbelt Residential Foxton Beach North
  - Strathnaver Coastal Natural Character Area
  - Strathnaver Coastal Hazard Area
  - Muhunua West Forest Park
  - Muhunua West Forest Park Coastal Natural Character and Hazard Area
  - Low Density Area
  - Medium Density Area
  - Large Format Retail Area
  - Town Centre Heritage/Character Area
  - Foxton Tourism Area
  - Pedestrian Area
  - Coastal Natural Character and Hazard Area
  - Flood Hazard Area (1:50,000 Rural Maps Only)
  - Moutoa Floodway (1:50,000 Rural Maps Only)
  - Versatile Land (LUC Class I & II Soil)
- FEATURES**
- Notable Tree
  - Historic Heritage Building, Structure or Site
  - Gas Transmission Pipeline
  - National Grid Corridor (High Voltage Transmission Line)
  - Designation
  - Road



Scale 1 : 7,500

**HOROWHENUA DISTRICT PLAN**  
**FOXTON**

**Planning Map 15**



**LEGEND**

**ZONES**

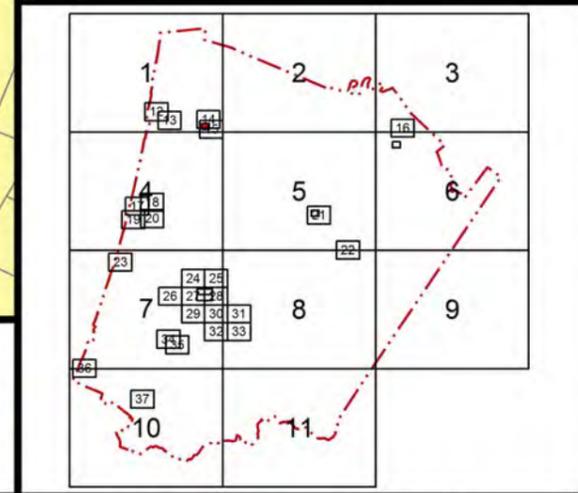
- Commercial Zone
- Industrial Zone
- Residential Zone
- Rural Zone
- Greenbelt Residential Zone
- Open Space Zone
- Residential Deferred Zone
- Greenbelt Residential Deferred Zone

**OVERLAYS**

- Greenbelt Residential Waitare Rise
- Greenbelt Residential Foxton Beach North
- Strathnaver Coastal Natural Character Area
- Strathnaver Coastal Hazard Area
- Muhunua West Forest Park
- Muhunua West Forest Park Coastal Natural Character and Hazard Area
- Low Density Area
- Medium Density Area
- Large Format Retail Area
- Town Centre Heritage/Character Area
- Foxton Tourism Area
- Pedestrian Area
- Coastal Natural Character and Hazard Area
- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

**FEATURES**

- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



Scale 1 : 2,500

**HOROWHENUA DISTRICT PLAN**  
**FOXTON CBD**

**Planning Map 15A**

**LEGEND**  
**ZONES**

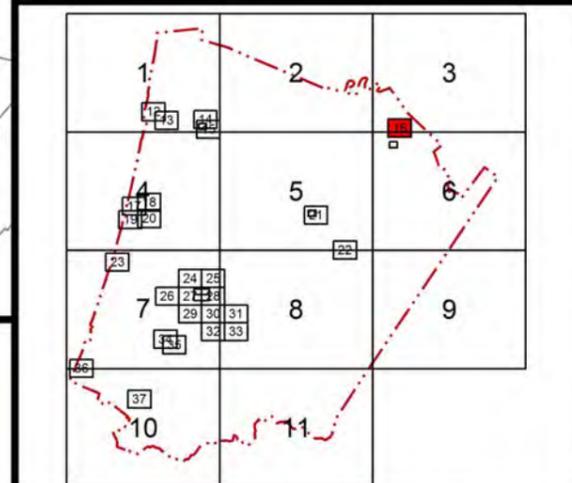
- Commercial Zone
- Industrial Zone
- Residential Zone
- Rural Zone
- Greenbelt Residential Zone
- Open Space Zone
- Residential Deferred Zone
- Greenbelt Residential Deferred Zone

**OVERLAYS**

- Greenbelt Residential Waitare Rise
- Greenbelt Residential Foxton Beach North
- Strathnaver Coastal Natural Character Area
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- Muhunua West Forest Park Coastal Natural Character and Hazard Area
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- Medium Density Area
- Large Format Retail Area
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- Foxton Tourism Area
- Pedestrian Area
- Coastal Natural Character and Hazard Area
- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

**FEATURES**

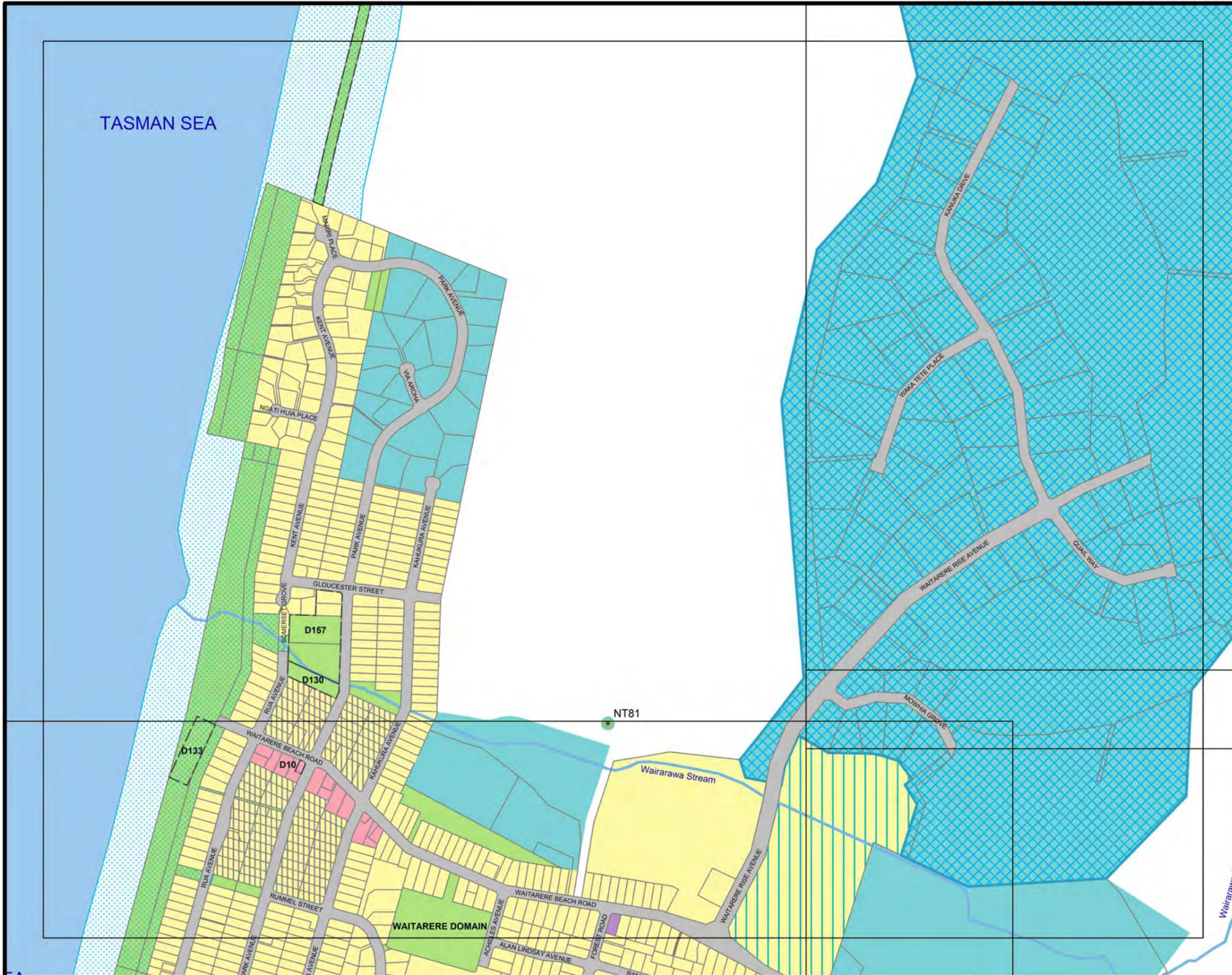
- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



Scale 1 : 7,500

**HOROWHENUA DISTRICT PLAN**  
**TOKOMARU**

**Planning Map 16**



**LEGEND**

**ZONES**

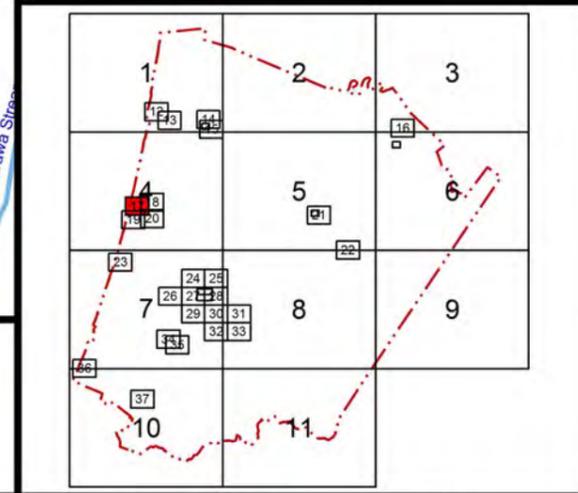
- Commercial Zone
- Industrial Zone
- Residential Zone
- Rural Zone
- Greenbelt Residential Zone
- Open Space Zone
- Residential Deferred Zone
- Greenbelt Residential Deferred Zone

**OVERLAYS**

- Greenbelt Residential Waitarere Rise
- Greenbelt Residential Foxton Beach North
- Strathnaver Coastal Natural Character Area
- Strathnaver Coastal Hazard Area
- Muhunua West Forest Park
- Muhunua West Forest Park Coastal Natural Character and Hazard Area
- Low Density Area
- Medium Density Area
- Large Format Retail Area
- Town Centre Heritage/Character Area
- Foxton Tourism Area
- Pedestrian Area
- Coastal Natural Character and Hazard Area
- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

**FEATURES**

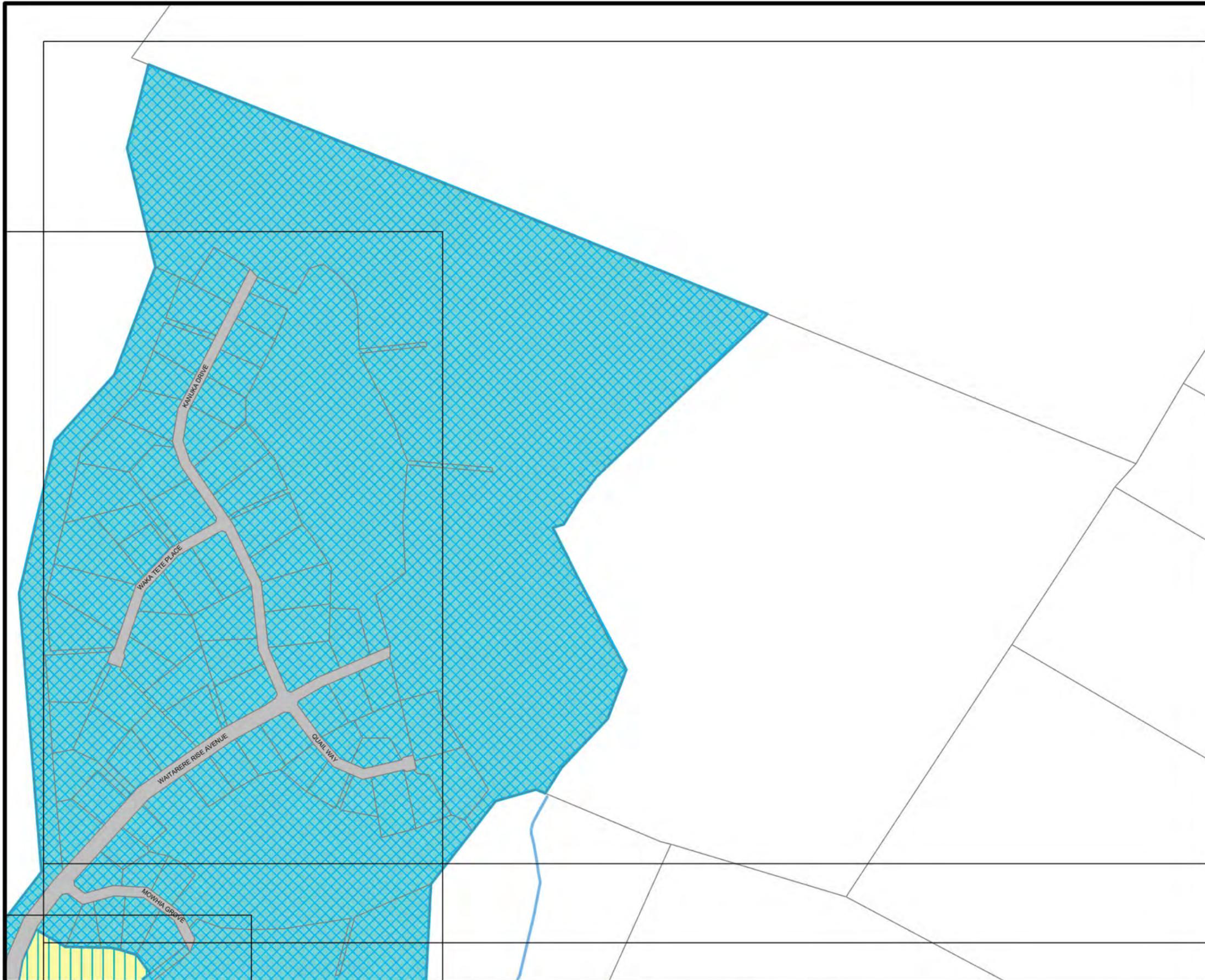
- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



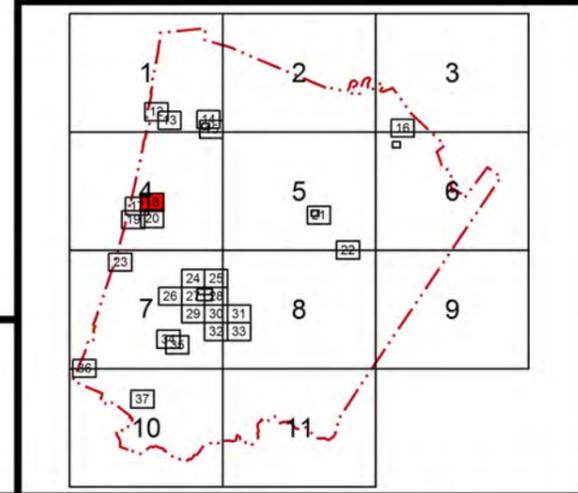
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**HOROWHENUA DISTRICT PLAN**  
**WAITARERE BEACH**

**Planning Map 17**



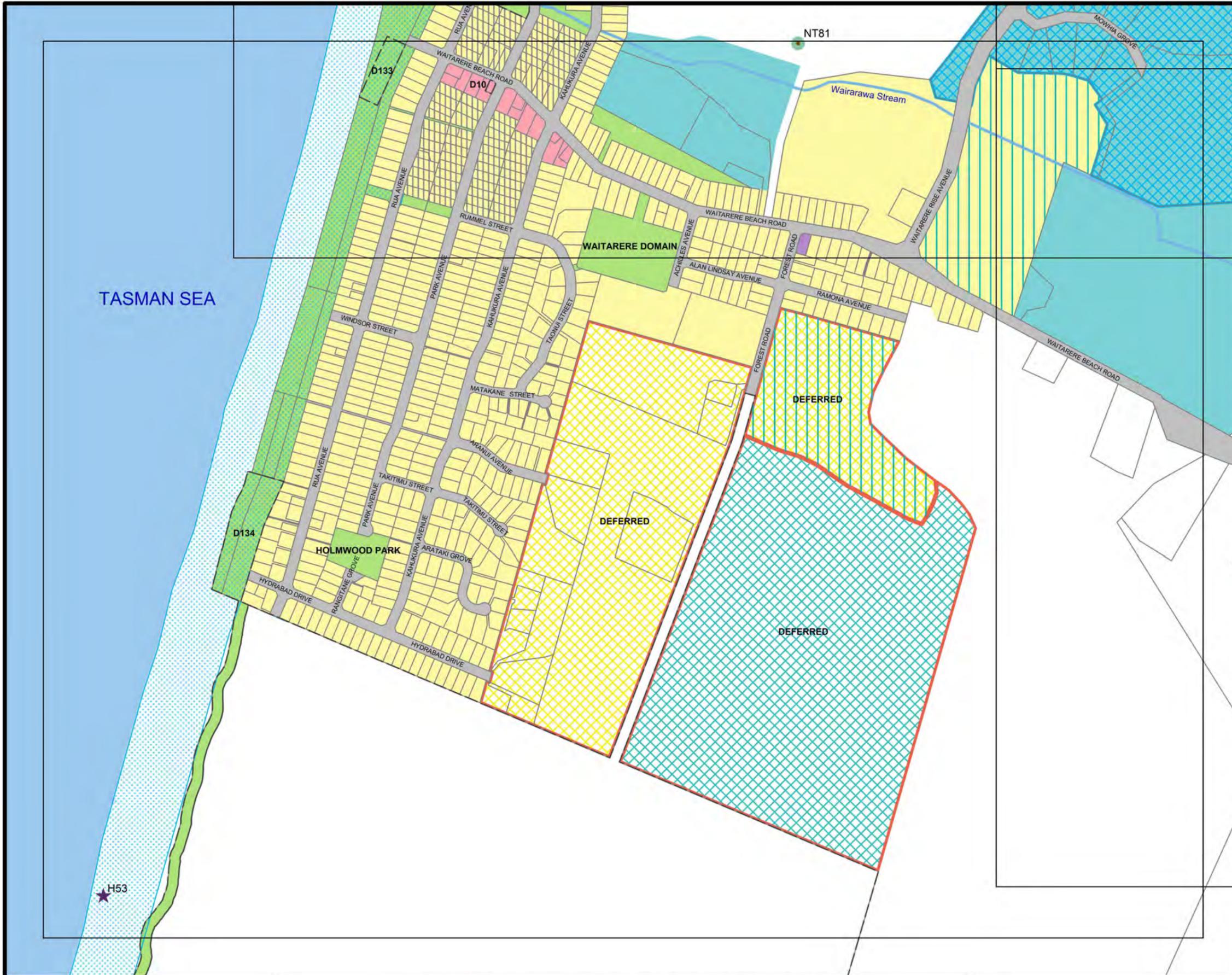
- LEGEND**
- ZONES**
- Commercial Zone
  - Industrial Zone
  - Residential Zone
  - Rural Zone
  - Greenbelt Residential Zone
  - Open Space Zone
  - Residential Deferred Zone
  - Greenbelt Residential Deferred Zone
- OVERLAYS**
- Greenbelt Residential Waitarere Rise
  - Greenbelt Residential Foxton Beach North
  - Strathnaver Coastal Natural Character Area
  - Strathnaver Coastal Hazard Area
  - Muhunua West Forest Park
  - Muhunua West Forest Park Coastal Natural Character and Hazard Area
  - Low Density Area
  - Medium Density Area
  - Large Format Retail Area
  - Town Centre Heritage/Character Area
  - Foxton Tourism Area
  - Pedestrian Area
  - Coastal Natural Character and Hazard Area
  - Flood Hazard Area (1:50,000 Rural Maps Only)
  - Moutoa Floodway (1:50,000 Rural Maps Only)
  - Versatile Land (LUC Class I & II Soil)
- FEATURES**
- Notable Tree
  - Historic Heritage Building, Structure or Site
  - Gas Transmission Pipeline
  - National Grid Corridor (High Voltage Transmission Line)
  - Designation
  - Road



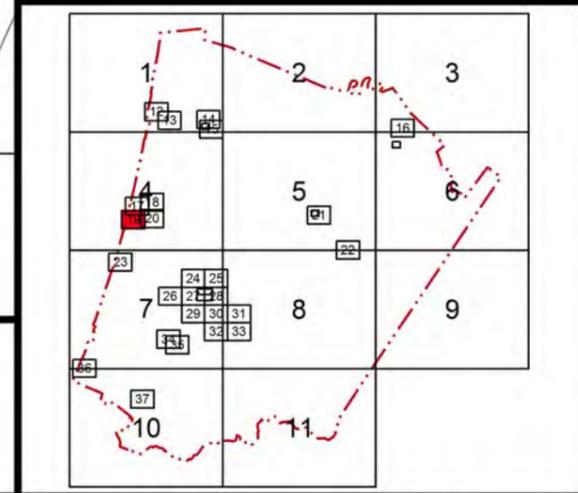
Scale 1 : 7,500

**HOROWHENUA DISTRICT PLAN**  
**WAITARERE BEACH**

**Planning Map 18**



- LEGEND**
- ZONES**
- Commercial Zone
  - Industrial Zone
  - Residential Zone
  - Rural Zone
  - Greenbelt Residential Zone
  - Open Space Zone
  - Residential Deferred Zone
  - Greenbelt Residential Deferred Zone
- OVERLAYS**
- Greenbelt Residential Waitarere Rise
  - Greenbelt Residential Foxton Beach North
  - Strathnaver Coastal Natural Character Area
  - Strathnaver Coastal Hazard Area
  - Muhunua West Forest Park
  - Muhunua West Forest Park Coastal Natural Character and Hazard Area
  - Low Density Area
  - Medium Density Area
  - Large Format Retail Area
  - Town Centre Heritage/Character Area
  - Foxton Tourism Area
  - Pedestrian Area
  - Coastal Natural Character and Hazard Area
  - Flood Hazard Area (1:50,000 Rural Maps Only)
  - Moutoa Floodway (1:50,000 Rural Maps Only)
  - Versatile Land (LUC Class I & II Soil)
- FEATURES**
- Notable Tree
  - Historic Heritage Building, Structure or Site
  - Gas Transmission Pipeline
  - National Grid Corridor (High Voltage Transmission Line)
  - Designation
  - Road



Scale 1 : 7,500

**HOROWHENUA DISTRICT PLAN**  
**WAITARERE BEACH**

**Planning Map 19**

**LEGEND**  
**ZONES**

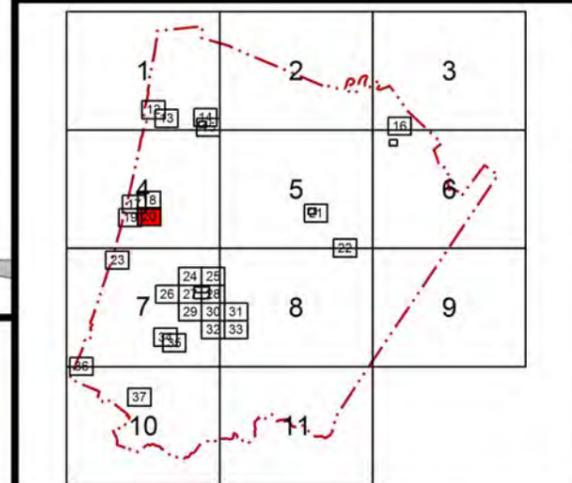
- Commercial Zone
- Industrial Zone
- Residential Zone
- Rural Zone
- Greenbelt Residential Zone
- Open Space Zone
- Residential Deferred Zone
- Greenbelt Residential Deferred Zone

**OVERLAYS**

- Greenbelt Residential Waitare Rise
- Greenbelt Residential Foxton Beach North
- Strathnaver Coastal Natural Character Area
- Strathnaver Coastal Hazard Area
- Muhunua West Forest Park
- Muhunua West Forest Park Coastal Natural Character and Hazard Area
- Low Density Area
- Medium Density Area
- Large Format Retail Area
- Town Centre Heritage/Character Area
- Foxton Tourism Area
- Pedestrian Area
- Coastal Natural Character and Hazard Area
- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

**FEATURES**

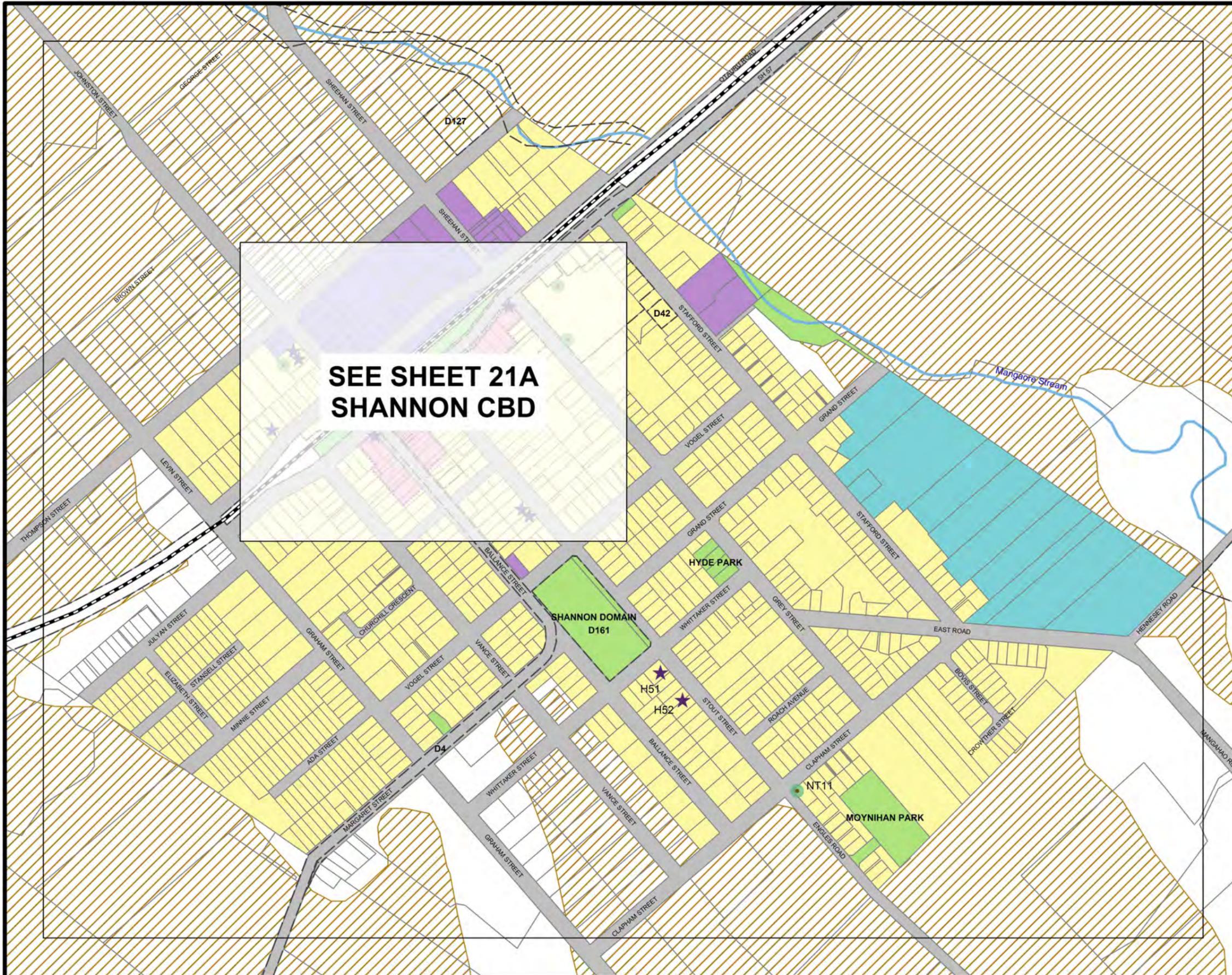
- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



Scale 1 : 7,500

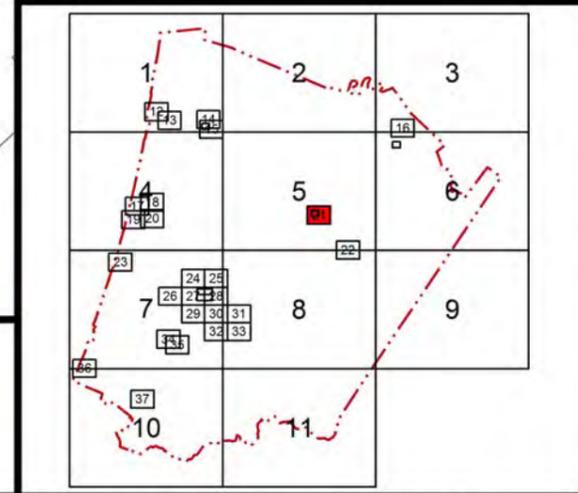
**HOROWHENUA DISTRICT PLAN**  
**WAITAREBE BEACH**

**Planning Map 20**



**SEE SHEET 21A  
SHANNON CBD**

- LEGEND**
- ZONES**
- Commercial Zone
  - Industrial Zone
  - Residential Zone
  - Rural Zone
  - Greenbelt Residential Zone
  - Open Space Zone
  - Residential Deferred Zone
  - Greenbelt Residential Deferred Zone
- OVERLAYS**
- Greenbelt Residential Waitare Rise
  - Greenbelt Residential Foxton Beach North
  - Strathnaver Coastal Natural Character Area
  - Strathnaver Coastal Hazard Area
  - Muhunua West Forest Park
  - Muhunua West Forest Park Coastal Natural Character and Hazard Area
  - Low Density Area
  - Medium Density Area
  - Large Format Retail Area
  - Town Centre Heritage/Character Area
  - Foxton Tourism Area
  - Pedestrian Area
  - Coastal Natural Character and Hazard Area
  - Flood Hazard Area (1:50,000 Rural Maps Only)
  - Moutoa Floodway (1:50,000 Rural Maps Only)
  - Versatile Land (LUC Class I & II Soil)
- FEATURES**
- Notable Tree
  - Historic Heritage Building, Structure or Site
  - Gas Transmission Pipeline
  - National Grid Corridor (High Voltage Transmission Line)
  - Designation
  - Road



Scale 1 : 7,500

**HOROWHENUA DISTRICT PLAN**  
**SHANNON**

**Planning Map 21**

**LEGEND**

**ZONES**

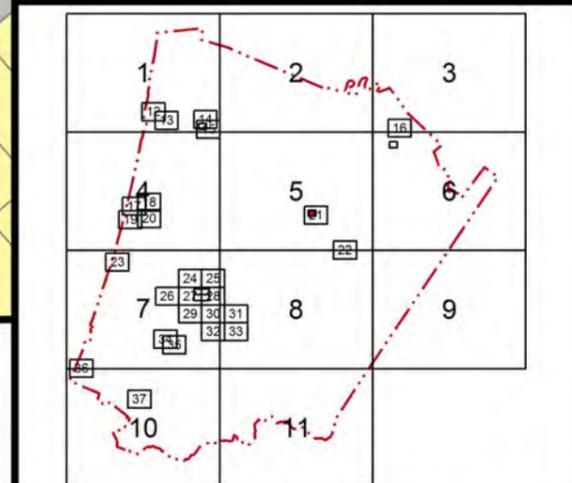
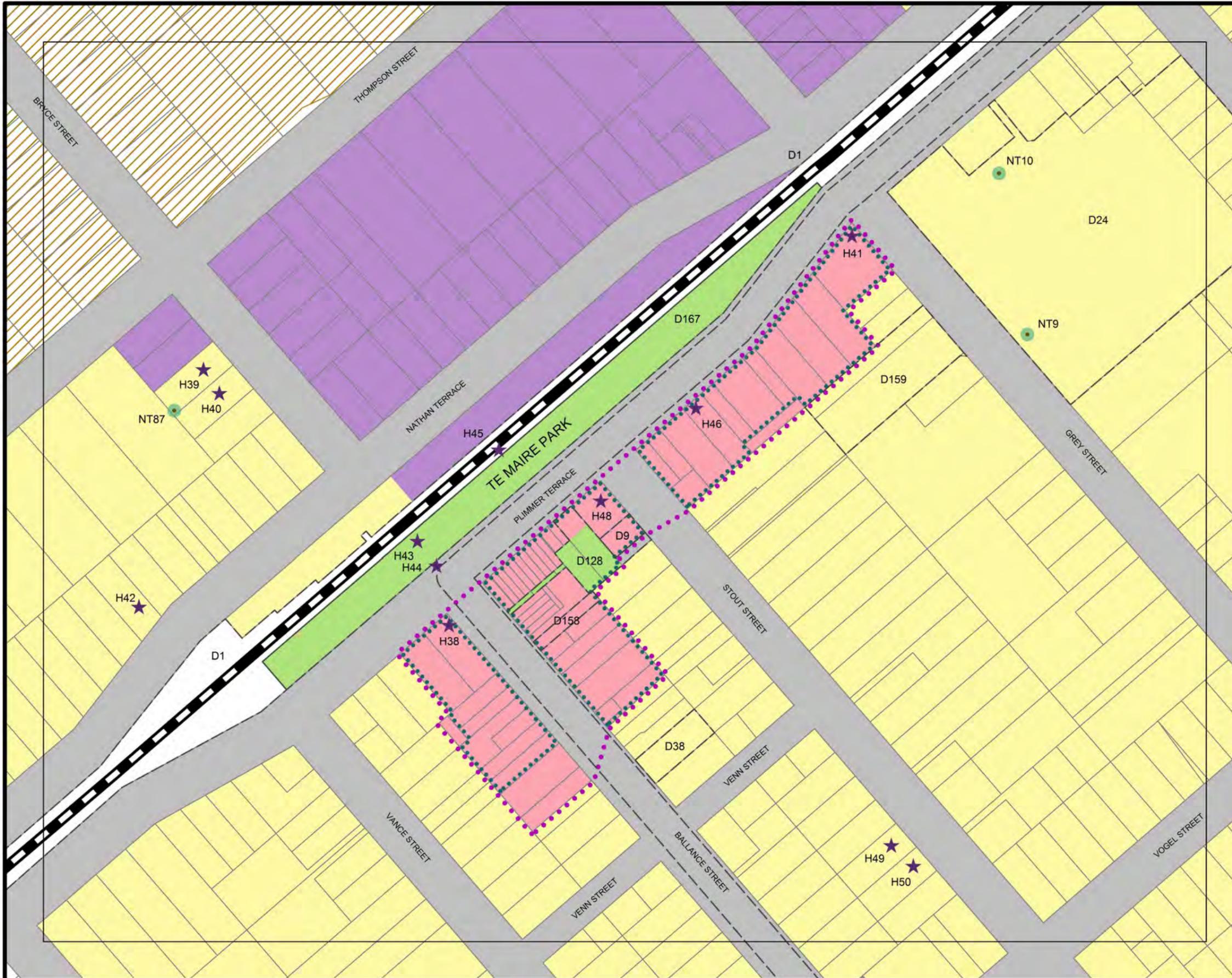
- Commercial Zone
- Industrial Zone
- Residential Zone
- Rural Zone
- Greenbelt Residential Zone
- Open Space Zone
- Residential Deferred Zone
- Greenbelt Residential Deferred Zone

**OVERLAYS**

- Greenbelt Residential Waitare Rise
- Greenbelt Residential Foxton Beach North
- Strathnaver Coastal Natural Character Area
- Strathnaver Coastal Hazard Area
- Muhunua West Forest Park
- Muhunua West Forest Park Coastal Natural Character and Hazard Area
- Low Density Area
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- Town Centre Heritage/Character Area
- Foxton Tourism Area
- Pedestrian Area
- Coastal Natural Character and Hazard Area
- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

**FEATURES**

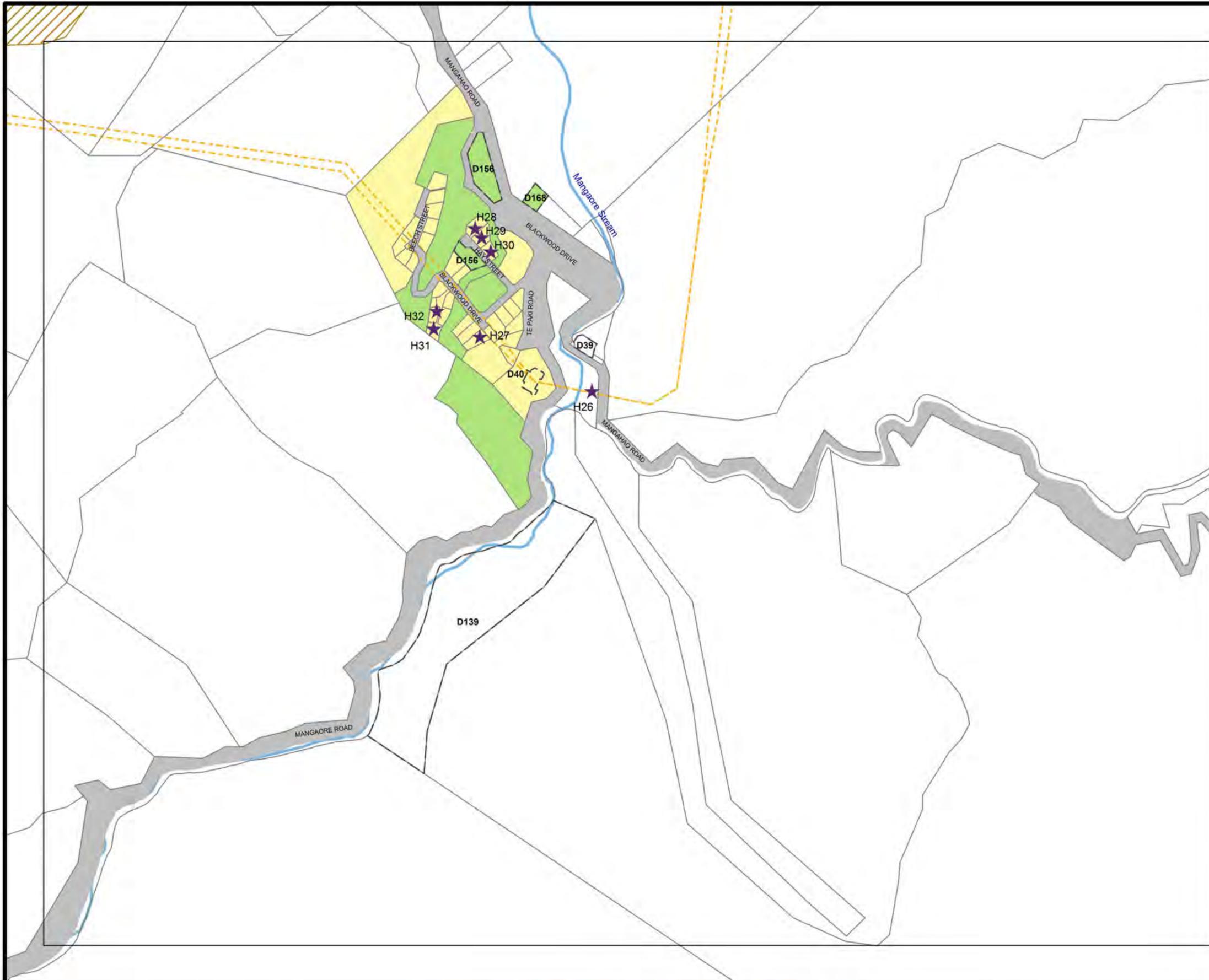
- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



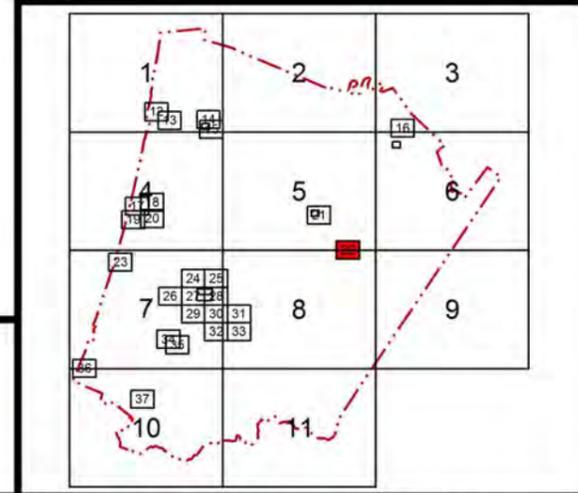
Scale 1 : 2,500

**HOROWHENUA DISTRICT PLAN**  
**SHANNON CBD**

**Planning Map 21A**



- LEGEND**
- ZONES**
- Commercial Zone
  - Industrial Zone
  - Residential Zone
  - Rural Zone
  - Greenbelt Residential Zone
  - Open Space Zone
  - Residential Deferred Zone
  - Greenbelt Residential Deferred Zone
- OVERLAYS**
- Greenbelt Residential Waitare Rise
  - Greenbelt Residential Foxton Beach North
  - Strathnaver Coastal Natural Character Area
  - Strathnaver Coastal Hazard Area
  - Muhunua West Forest Park
  - Muhunua West Forest Park Coastal Natural Character and Hazard Area
  - Low Density Area
  - Medium Density Area
  - Large Format Retail Area
  - Town Centre Heritage/Character Area
  - Foxton Tourism Area
  - Pedestrian Area
  - Coastal Natural Character and Hazard Area
  - Flood Hazard Area (1:50,000 Rural Maps Only)
  - Moutoa Floodway (1:50,000 Rural Maps Only)
  - Versatile Land (LUC Class I & II Soil)
- FEATURES**
- Notable Tree
  - Historic Heritage Building, Structure or Site
  - Gas Transmission Pipeline
  - National Grid Corridor (High Voltage Transmission Line)
  - Designation
  - Road



Scale 1 : 7,500

**HOROWHENUA DISTRICT PLAN**  
**MANGAORE**

**Planning Map 22**

**LEGEND**  
**ZONES**

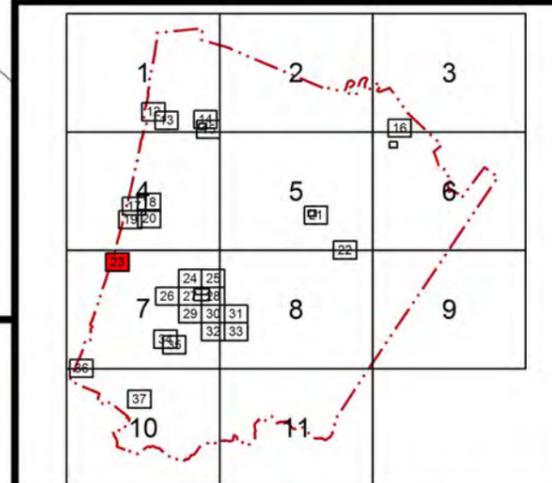
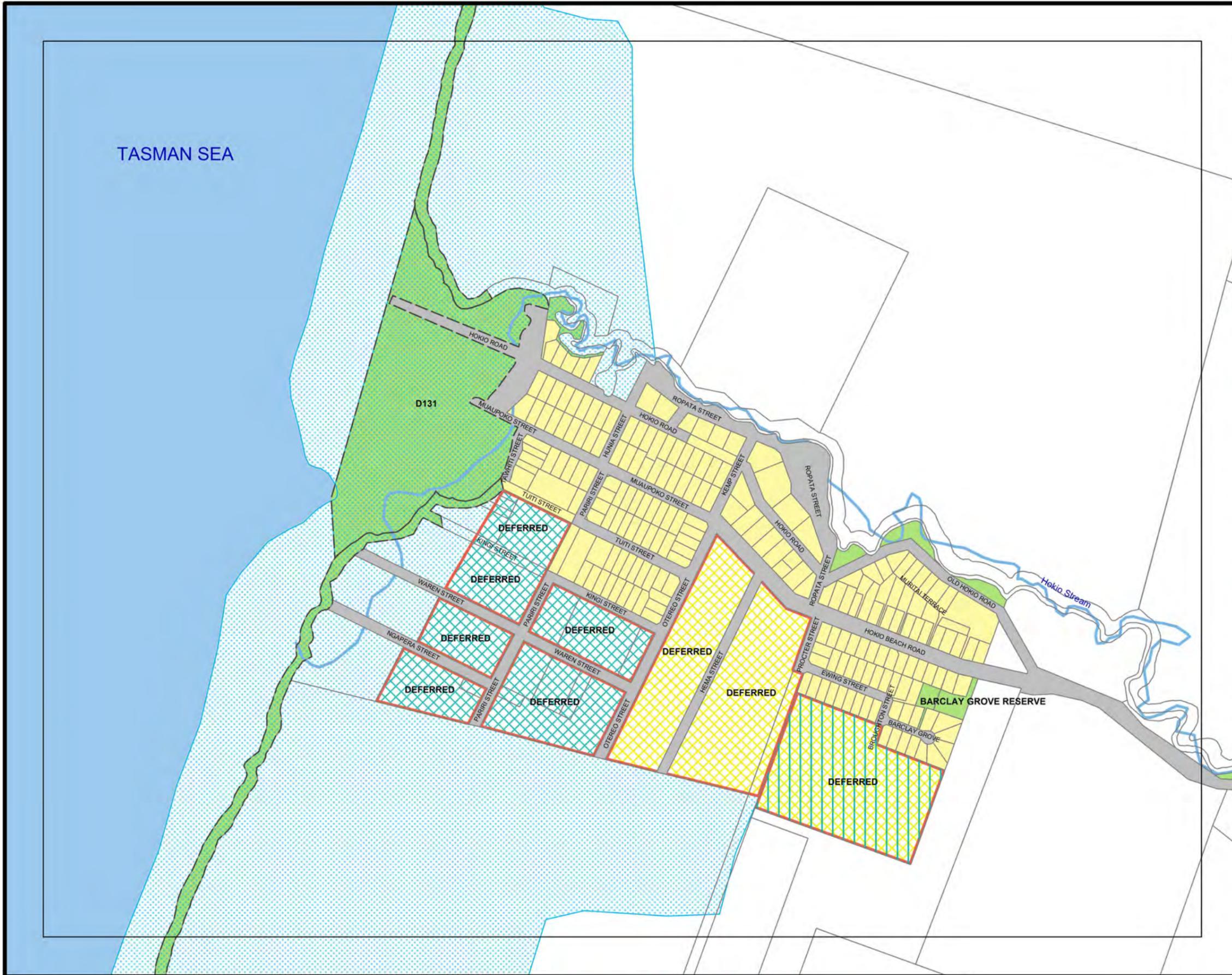
- Commercial Zone
- Industrial Zone
- Residential Zone
- Rural Zone
- Greenbelt Residential Zone
- Open Space Zone
- Residential Deferred Zone
- Greenbelt Residential Deferred Zone

**OVERLAYS**

- Greenbelt Residential Waitare Rise
- Greenbelt Residential Foxton Beach North
- Strathnaver Coastal Natural Character Area
- Strathnaver Coastal Hazard Area
- Muhunua West Forest Park
- Muhunua West Forest Park Coastal Natural Character and Hazard Area
- Low Density Area
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- Town Centre Heritage/Character Area
- Foxton Tourism Area
- Pedestrian Area
- Coastal Natural Character and Hazard Area
- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

**FEATURES**

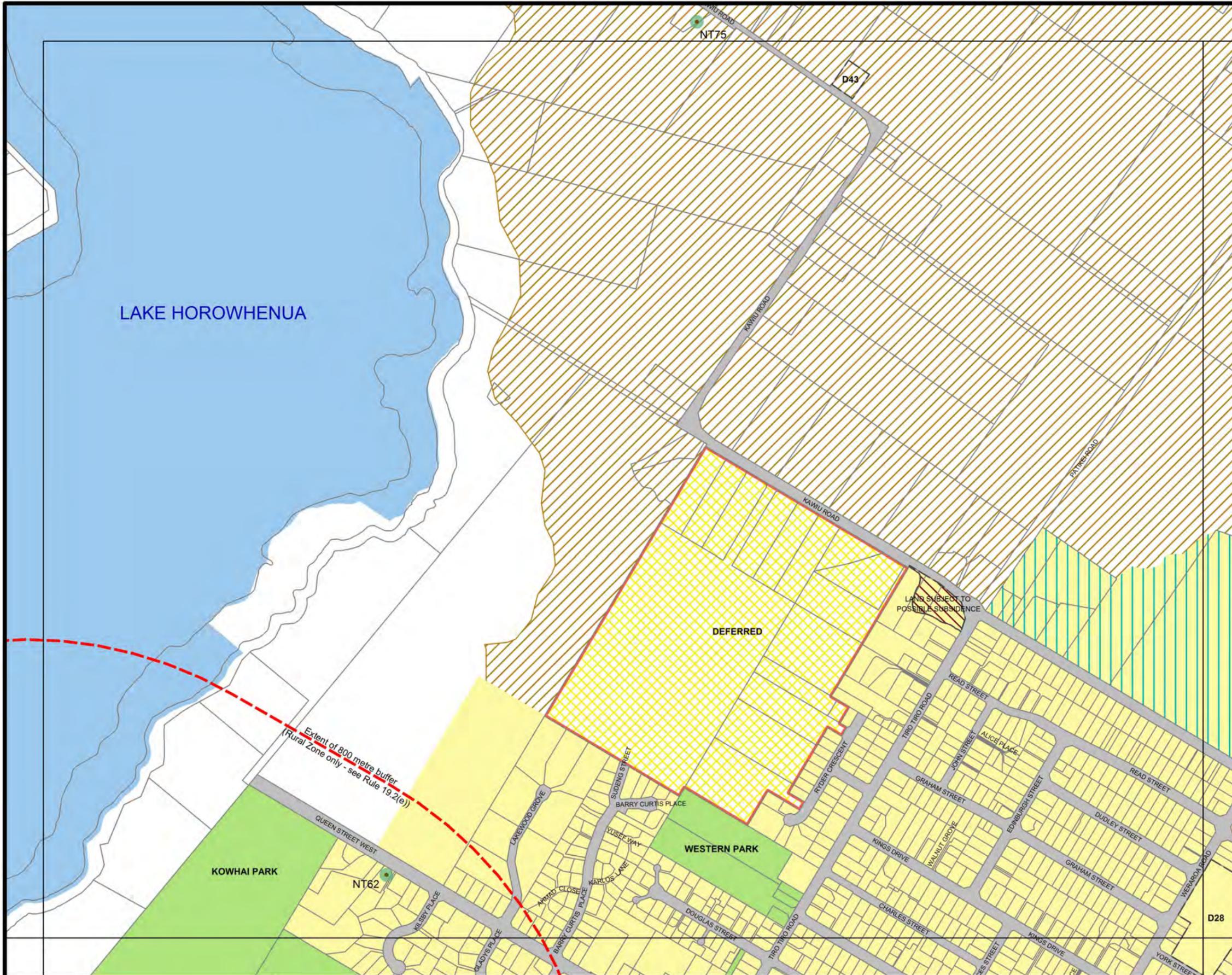
- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



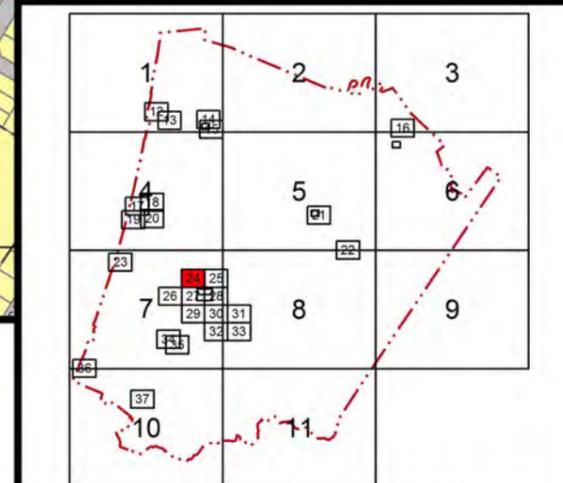
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**HOROWHENUA DISTRICT PLAN**  
**HOKIO BEACH**

**Planning Map 23**



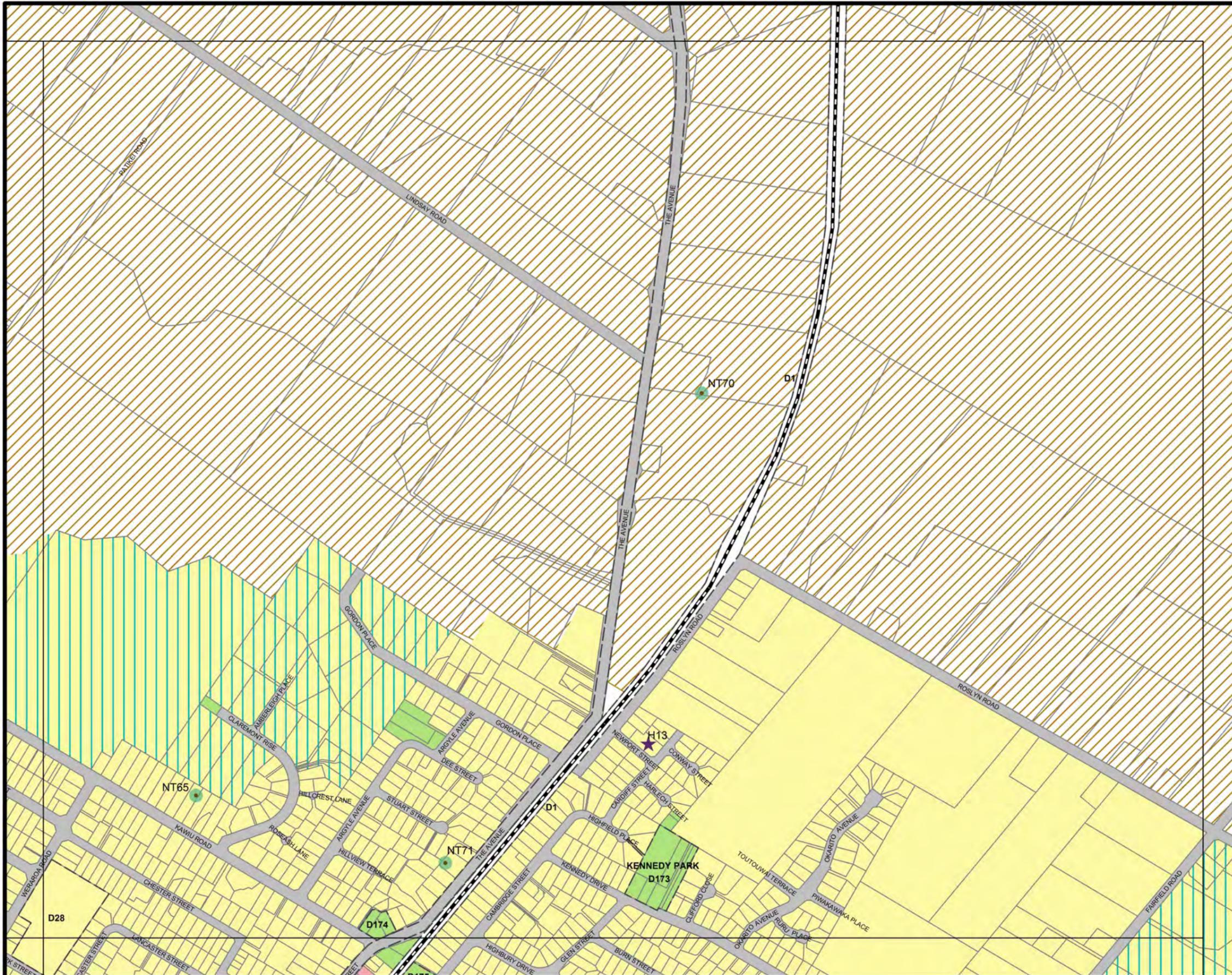
- LEGEND**
- ZONES**
- Commercial Zone
  - Industrial Zone
  - Residential Zone
  - Rural Zone
  - Greenbelt Residential Zone
  - Open Space Zone
  - Residential Deferred Zone
  - Greenbelt Residential Deferred Zone
- OVERLAYS**
- Greenbelt Residential Waitare Rise
  - Greenbelt Residential Foxton Beach North
  - Strathnaver Coastal Natural Character Area
  - Strathnaver Coastal Hazard Area
  - Muhunua West Forest Park
  - Muhunua West Forest Park Coastal Natural Character and Hazard Area
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  - Medium Density Area
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  - Pedestrian Area
  - Coastal Natural Character and Hazard Area
  - Flood Hazard Area (1:50,000 Rural Maps Only)
  - Moutoa Floodway (1:50,000 Rural Maps Only)
  - Versatile Land (LUC Class I & II Soil)
- FEATURES**
- Notable Tree
  - Historic Heritage Building, Structure or Site
  - Gas Transmission Pipeline
  - National Grid Corridor (High Voltage Transmission Line)
  - Designation
  - Road



Scale 1 : 7,500

**HOROWHENUA DISTRICT PLAN**  
**LEVIN**

**Planning Map 24**



**LEGEND**

**ZONES**

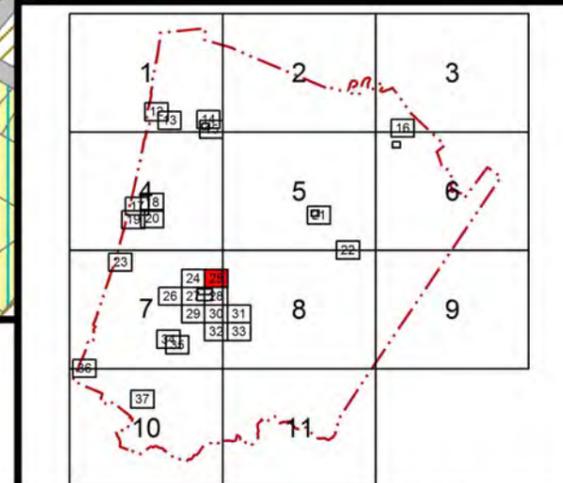
- Commercial Zone
- Industrial Zone
- Residential Zone
- Rural Zone
- Greenbelt Residential Zone
- Open Space Zone
- Residential Deferred Zone
- Greenbelt Residential Deferred Zone

**OVERLAYS**

- Greenbelt Residential Waitare Rise
- Greenbelt Residential Foxton Beach North
- Strathnaver Coastal Natural Character Area
- Strathnaver Coastal Hazard Area
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- Muhunua West Forest Park Coastal Natural Character and Hazard Area
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- Medium Density Area
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- Town Centre Heritage/Character Area
- Foxton Tourism Area
- Pedestrian Area
- Coastal Natural Character and Hazard Area
- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

**FEATURES**

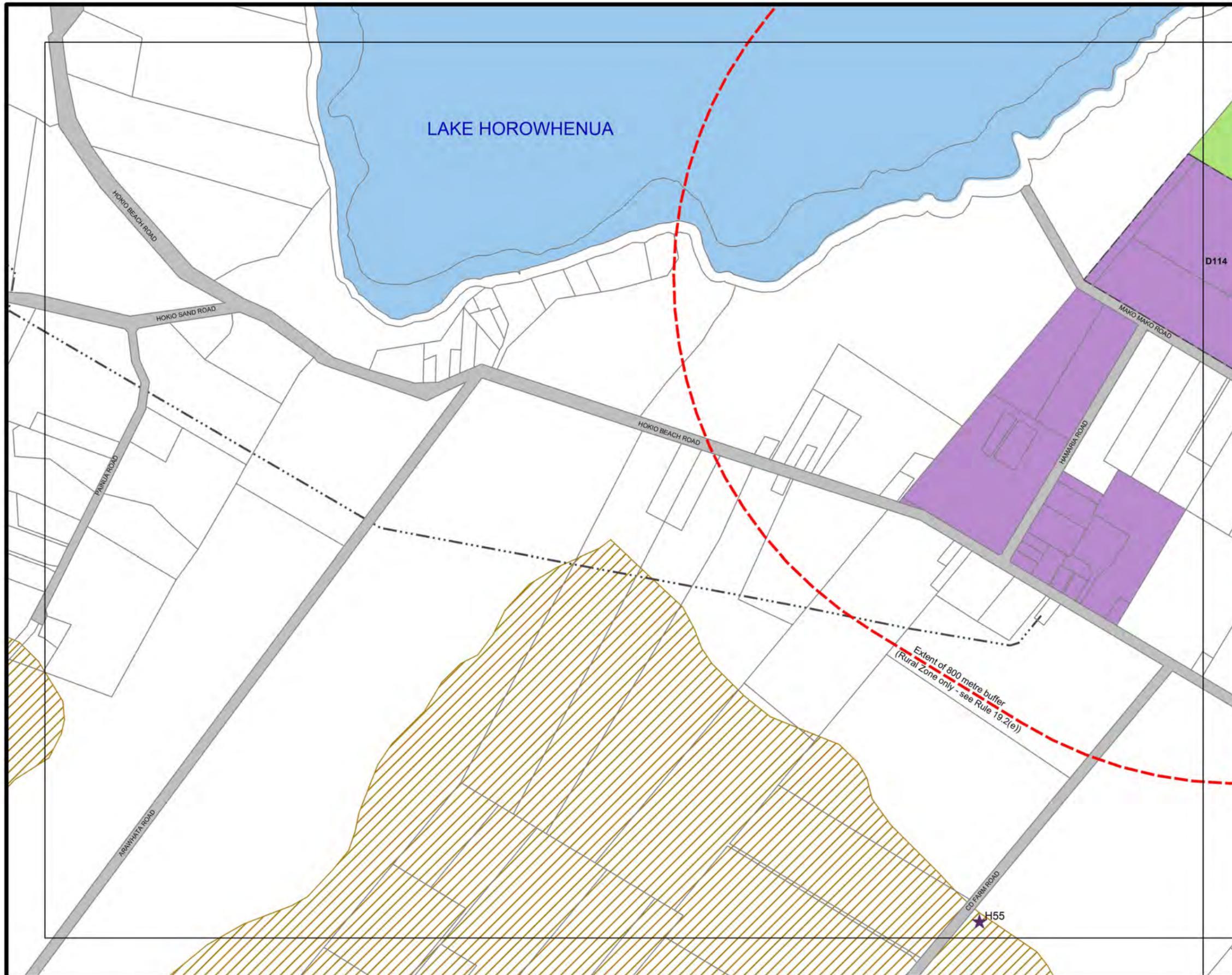
- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



Scale 1 : 7,500

**HOROWHENUA DISTRICT PLAN**  
**LEVIN**

**Planning Map 25**



**LEGEND**

**ZONES**

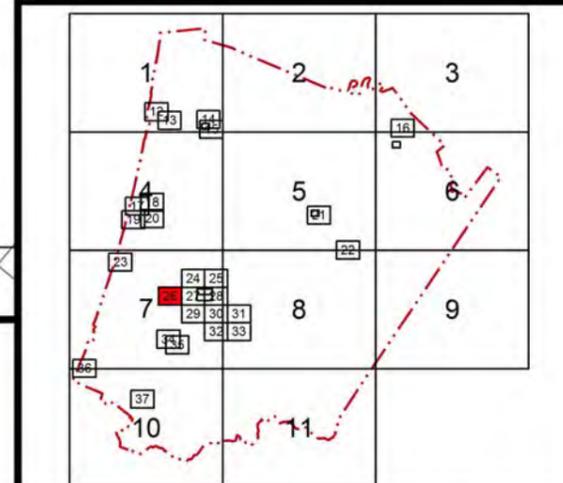
- Commercial Zone
- Industrial Zone
- Residential Zone
- Rural Zone
- Greenbelt Residential Zone
- Open Space Zone
- Residential Deferred Zone
- Greenbelt Residential Deferred Zone

**OVERLAYS**

- Greenbelt Residential Waitare Rise
- Greenbelt Residential Foxton Beach North
- Strathnaver Coastal Natural Character Area
- Strathnaver Coastal Hazard Area
- Muhunua West Forest Park
- Muhunua West Forest Park Coastal Natural Character and Hazard Area
- Low Density Area
- Medium Density Area
- Large Format Retail Area
- Town Centre Heritage/Character Area
- Foxton Tourism Area
- Pedestrian Area
- Coastal Natural Character and Hazard Area
- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

**FEATURES**

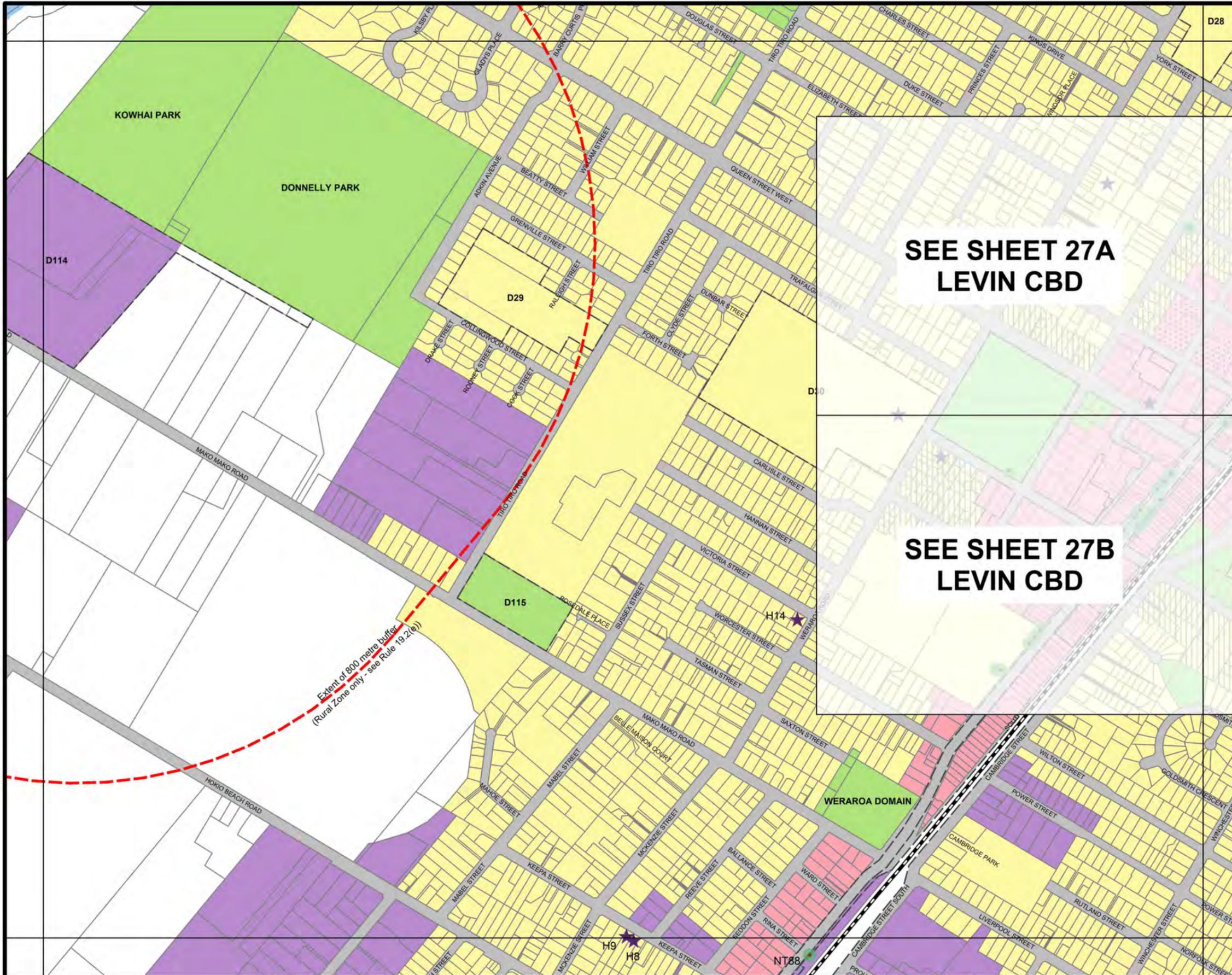
- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



Scale 1 : 7,500

**HOROWHENUA DISTRICT PLAN**  
**LEVIN**

**Planning Map 26**



**LEGEND**  
**ZONES**

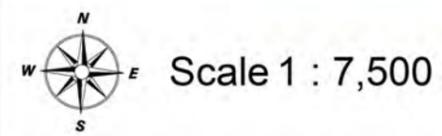
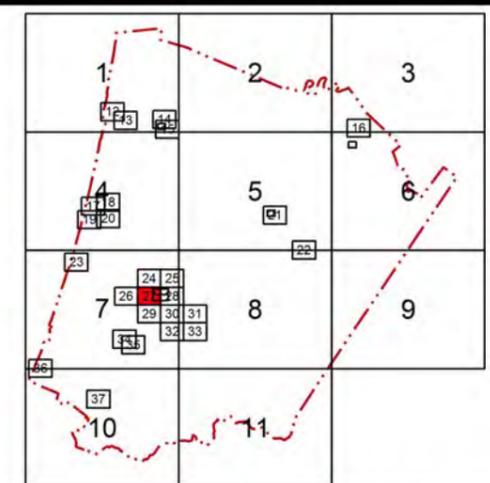
- Commercial Zone
- Industrial Zone
- Residential Zone
- Rural Zone
- Greenbelt Residential Zone
- Open Space Zone
- Residential Deferred Zone
- Greenbelt Residential Deferred Zone

**OVERLAYS**

- Greenbelt Residential Waitare Rise
- Greenbelt Residential Foxton Beach North
- Strathnaver Coastal Natural Character Area
- Strathnaver Coastal Hazard Area
- Muhunua West Forest Park
- Muhunua West Forest Park Coastal Natural Character and Hazard Area
- Low Density Area
- Medium Density Area
- Large Format Retail Area
- Town Centre Heritage/Character Area
- Foxton Tourism Area
- Pedestrian Area
- Coastal Natural Character and Hazard Area
- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

**FEATURES**

- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



**HOROWHENUA DISTRICT PLAN**  
**LEVIN**

**Planning Map 27**



**LEGEND**

**ZONES**

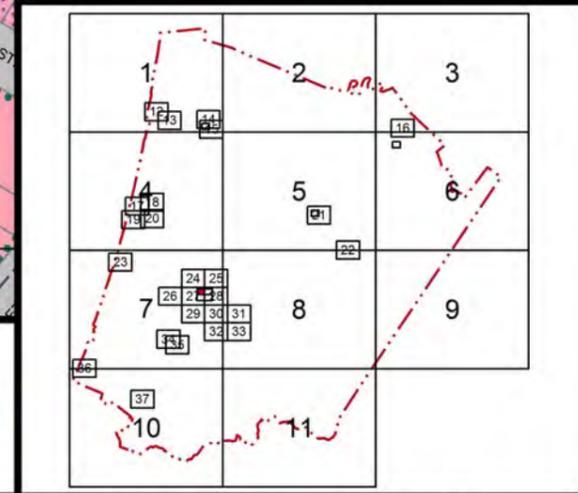
- Commercial Zone
- Industrial Zone
- Residential Zone
- Rural Zone
- Greenbelt Residential Zone
- Open Space Zone
- Residential Deferred Zone
- Greenbelt Residential Deferred Zone

**OVERLAYS**

- Greenbelt Residential Waitare Rise
- Greenbelt Residential Foxton Beach North
- Strathnaver Coastal Natural Character Area
- Strathnaver Coastal Hazard Area
- Muhunua West Forest Park
- Muhunua West Forest Park Coastal Natural Character and Hazard Area
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- Medium Density Area
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- Foxton Tourism Area
- Pedestrian Area
- Coastal Natural Character and Hazard Area
- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

**FEATURES**

- Notable Tree
- ★ Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



Scale 1 : 2,500

**HOROWHENUA DISTRICT PLAN**  
**LEVIN CBD**

**Planning Map 27A**

**LEGEND**  
**ZONES**

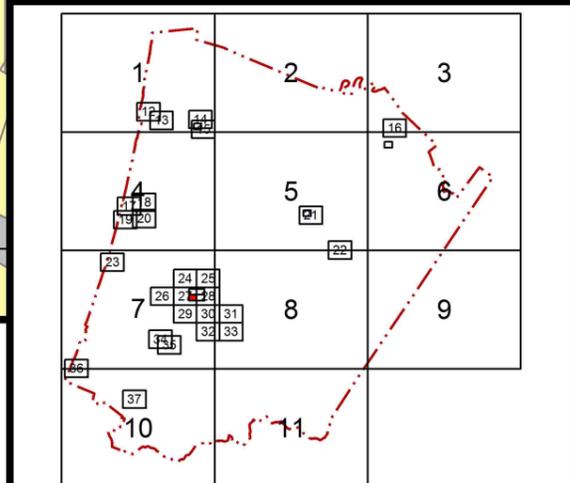
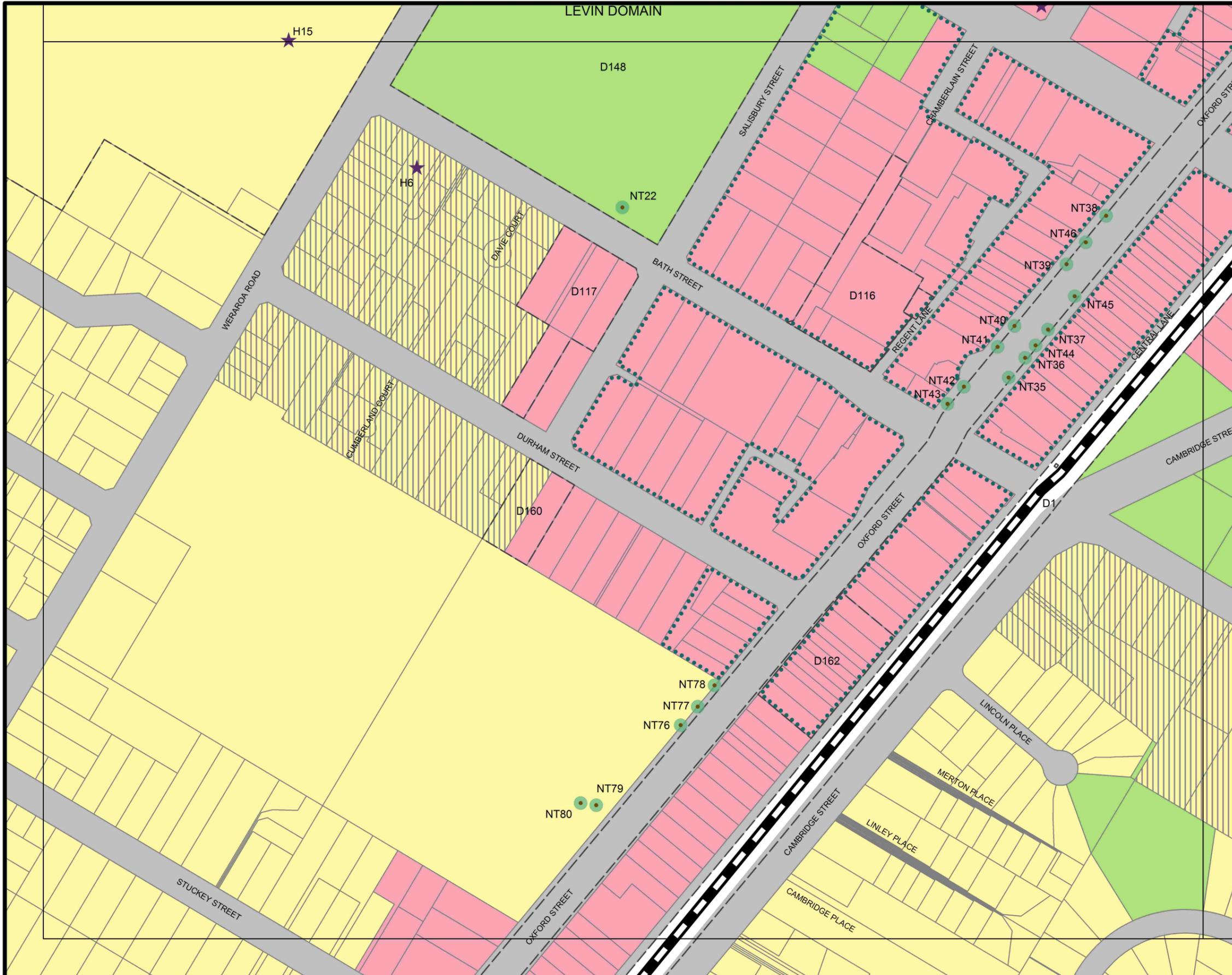
- Commercial Zone
- Industrial Zone
- Residential Zone
- Rural Zone
- Greenbelt Residential Zone
- Open Space Zone
- Residential Deferred Zone
- Greenbelt Residential Deferred Zone

**OVERLAYS**

- Greenbelt Residential Waitare Rise
- Greenbelt Residential Foxton Beach North
- Strathnaver Coastal Natural Character Area
- Strathnaver Coastal Hazard Area
- Muhunua West Forest Park
- Muhunua West Forest Park Coastal Natural Character and Hazard Area
- Low Density Area
- Medium Density Area
- Large Format Retail Area
- Town Centre Heritage/Character Area
- Foxton Tourism Area
- Pedestrian Area
- Coastal Natural Character and Hazard Area
- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

**FEATURES**

- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



 Scale 1 : 2,500

**HOROWHENUA DISTRICT PLAN**  
**LEVIN CBD**

**Planning Map 27B**



**LEGEND**

**ZONES**

- Commercial Zone
- Industrial Zone
- Residential Zone
- Rural Zone
- Greenbelt Residential Zone
- Open Space Zone
- Residential Deferred Zone
- Greenbelt Residential Deferred Zone

**OVERLAYS**

- Greenbelt Residential Waitare Rise
- Greenbelt Residential Foxton Beach North
- Strathnaver Coastal Natural Character Area
- Strathnaver Coastal Hazard Area
- Muhunua West Forest Park
- Muhunua West Forest Park Coastal Natural Character and Hazard Area
- Low Density Area
- Medium Density Area
- Large Format Retail Area
- Town Centre Heritage/Character Area
- Foxton Tourism Area
- Pedestrian Area
- Coastal Natural Character and Hazard Area
- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

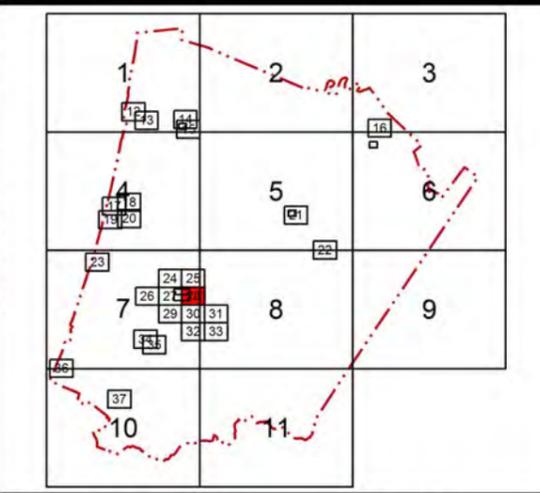
**FEATURES**

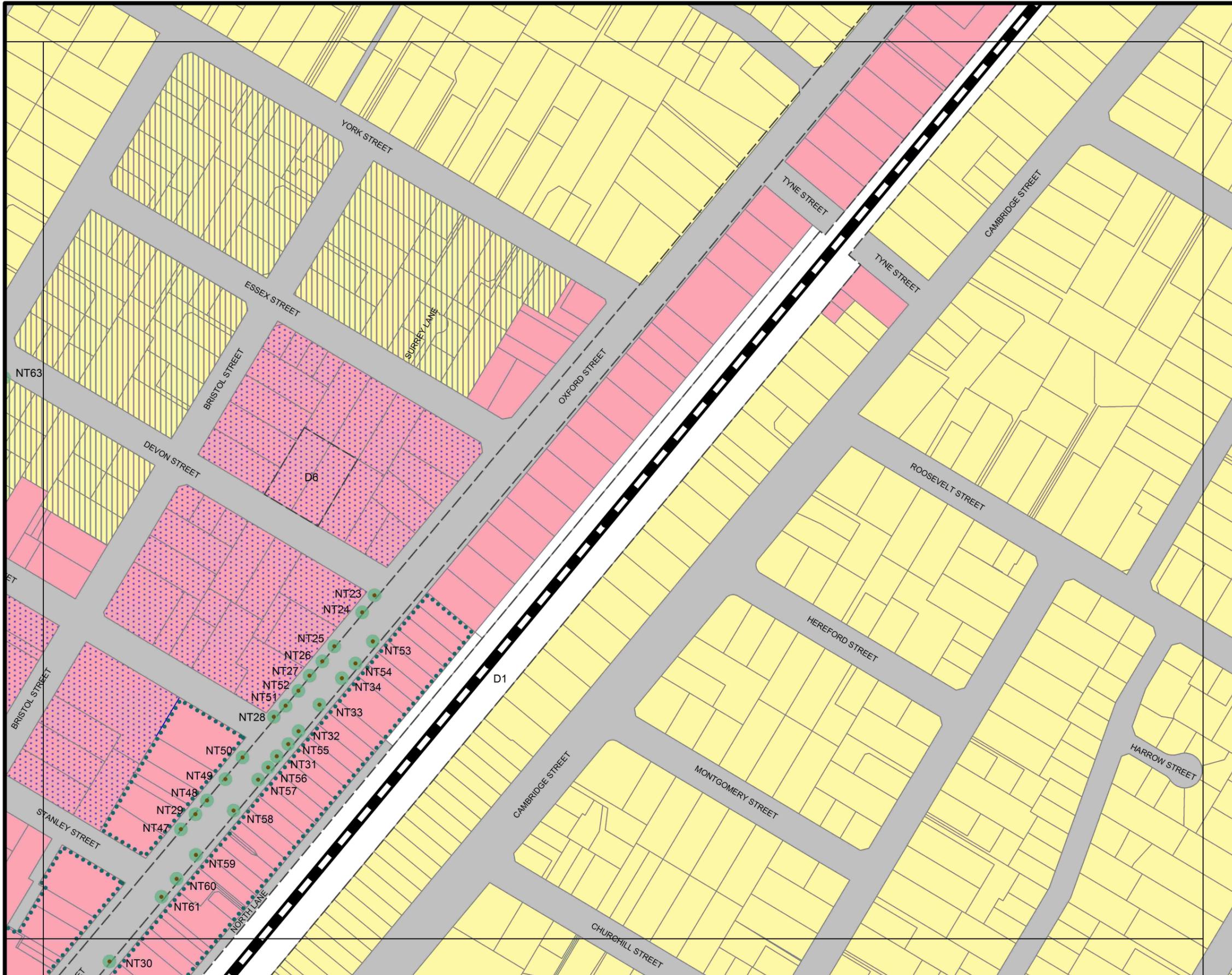
- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road

Scale 1 : 7,500

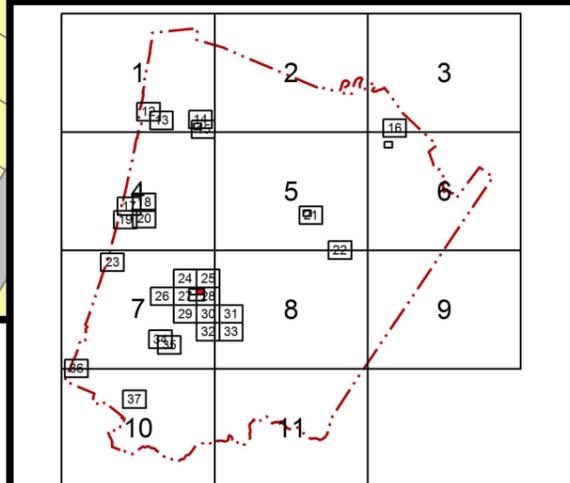
**HOROWHENUA DISTRICT PLAN**  
**LEVIN**

**Planning Map 28**





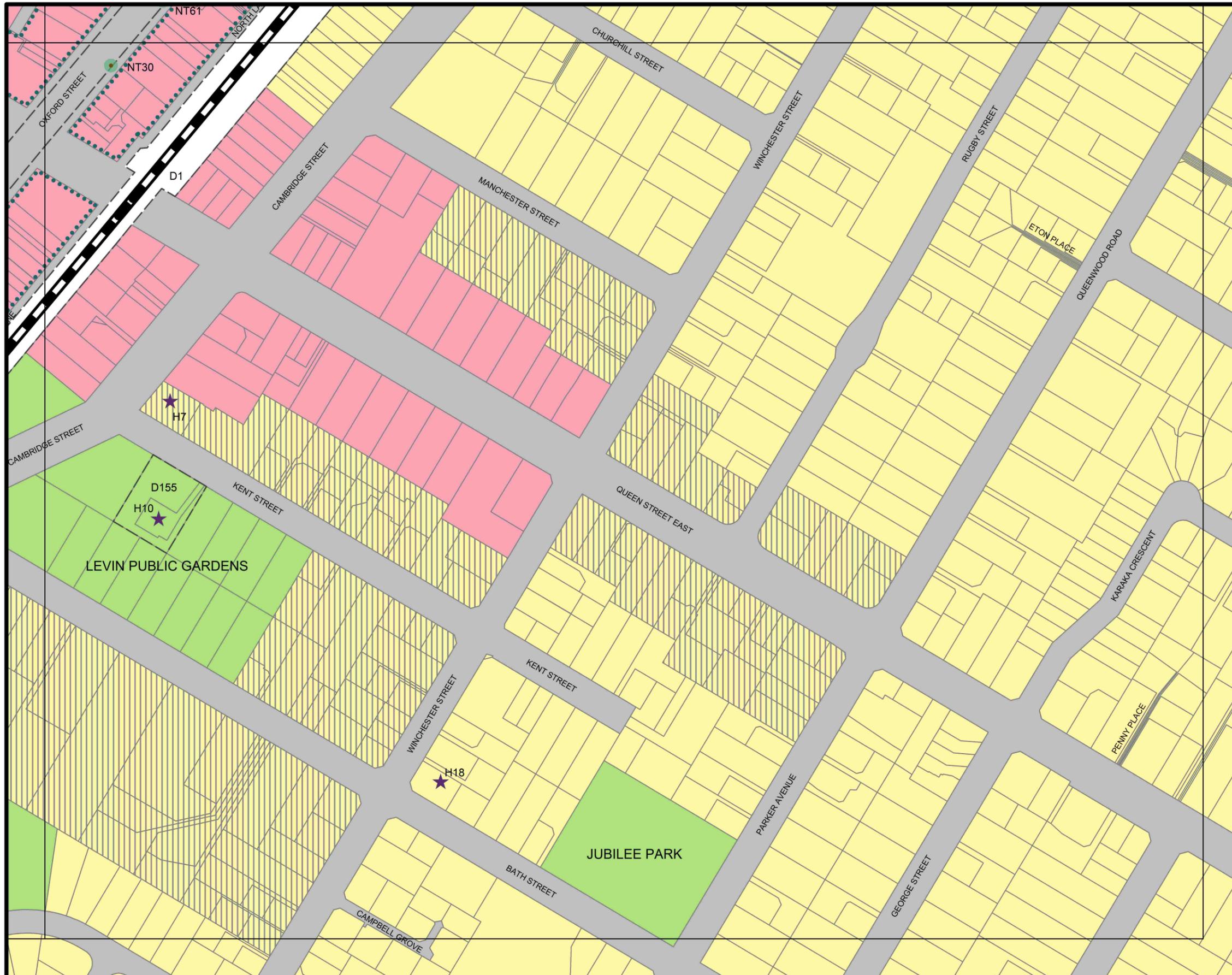
- LEGEND**
- ZONES**
- Commercial Zone
  - Industrial Zone
  - Residential Zone
  - Rural Zone
  - Greenbelt Residential Zone
  - Open Space Zone
  - Residential Deferred Zone
  - Greenbelt Residential Deferred Zone
- OVERLAYS**
- Greenbelt Residential Waitare Rise
  - Greenbelt Residential Foxton Beach North
  - Strathnaver Coastal Natural Character Area
  - Strathnaver Coastal Hazard Area
  - Muhunua West Forest Park
  - Muhunua West Forest Park Coastal Natural Character and Hazard Area
  - Low Density Area
  - Medium Density Area
  - Large Format Retail Area
  - Town Centre Heritage/Character Area
  - Foxton Tourism Area
  - Pedestrian Area
  - Coastal Natural Character and Hazard Area
  - Flood Hazard Area (1:50,000 Rural Maps Only)
  - Moutoa Floodway (1:50,000 Rural Maps Only)
  - Versatile Land (LUC Class I & II Soil)
- FEATURES**
- Notable Tree
  - Historic Heritage Building, Structure or Site
  - Gas Transmission Pipeline
  - National Grid Corridor (High Voltage Transmission Line)
  - Designation
  - Road



Scale 1 : 2,500

**HOROWHENUA DISTRICT PLAN**  
**LEVIN CBD**

**Planning Map 28A**



**LEGEND**

**ZONES**

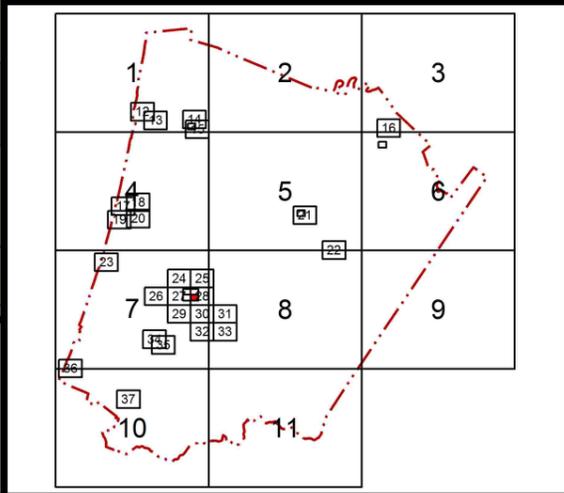
- Commercial Zone
- Industrial Zone
- Residential Zone
- Rural Zone
- Greenbelt Residential Zone
- Open Space Zone
- Residential Deferred Zone
- Greenbelt Residential Deferred Zone

**OVERLAYS**

- Greenbelt Residential Waitare Rise
- Greenbelt Residential Foxton Beach North
- Strathnaver Coastal Natural Character Area
- Strathnaver Coastal Hazard Area
- Muhunua West Forest Park
- Muhunua West Forest Park Coastal Natural Character and Hazard Area
- Low Density Area
- Medium Density Area
- Large Format Retail Area
- Town Centre Heritage/Character Area
- Foxton Tourism Area
- Pedestrian Area
- Coastal Natural Character and Hazard Area
- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

**FEATURES**

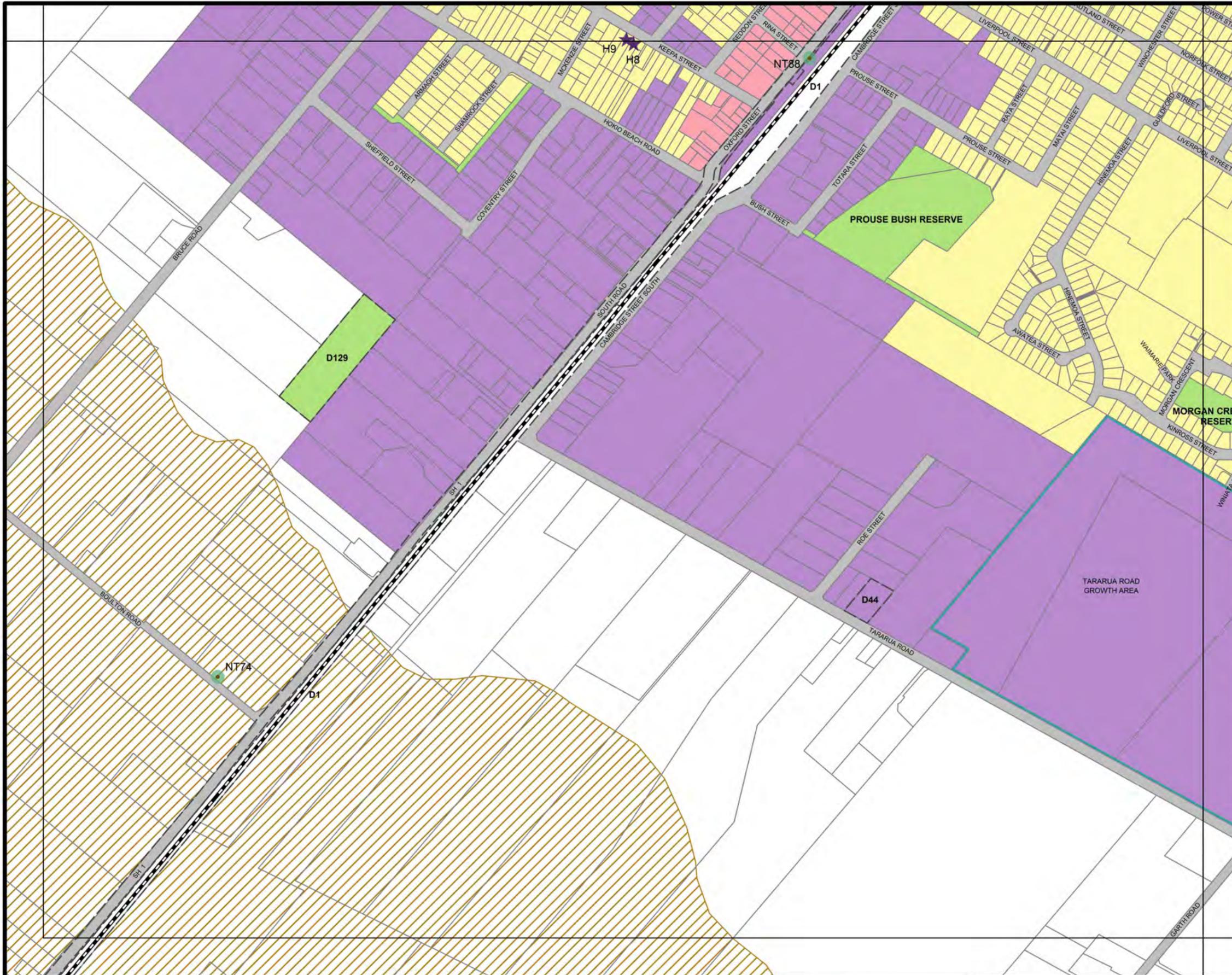
- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



Scale 1 : 2,500

**HOROWHENUA DISTRICT PLAN**  
**LEVIN CBD**

**Planning Map 28B**



**LEGEND**  
**ZONES**

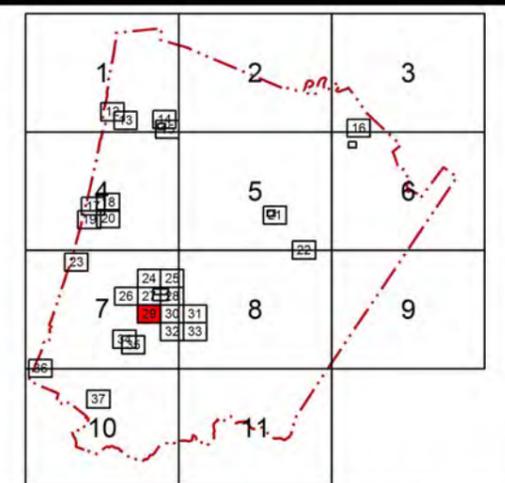
- Commercial Zone
- Industrial Zone
- Residential Zone
- Rural Zone
- Greenbelt Residential Zone
- Open Space Zone
- Residential Deferred Zone
- Greenbelt Residential Deferred Zone

**OVERLAYS**

- Greenbelt Residential Waitare Rise
- Greenbelt Residential Foxton Beach North
- Strathnaver Coastal Natural Character Area
- Strathnaver Coastal Hazard Area
- Muhunua West Forest Park
- Muhunua West Forest Park Coastal Natural Character and Hazard Area
- Low Density Area
- Medium Density Area
- Large Format Retail Area
- Town Centre Heritage/Character Area
- Foxton Tourism Area
- Pedestrian Area
- Coastal Natural Character and Hazard Area
- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

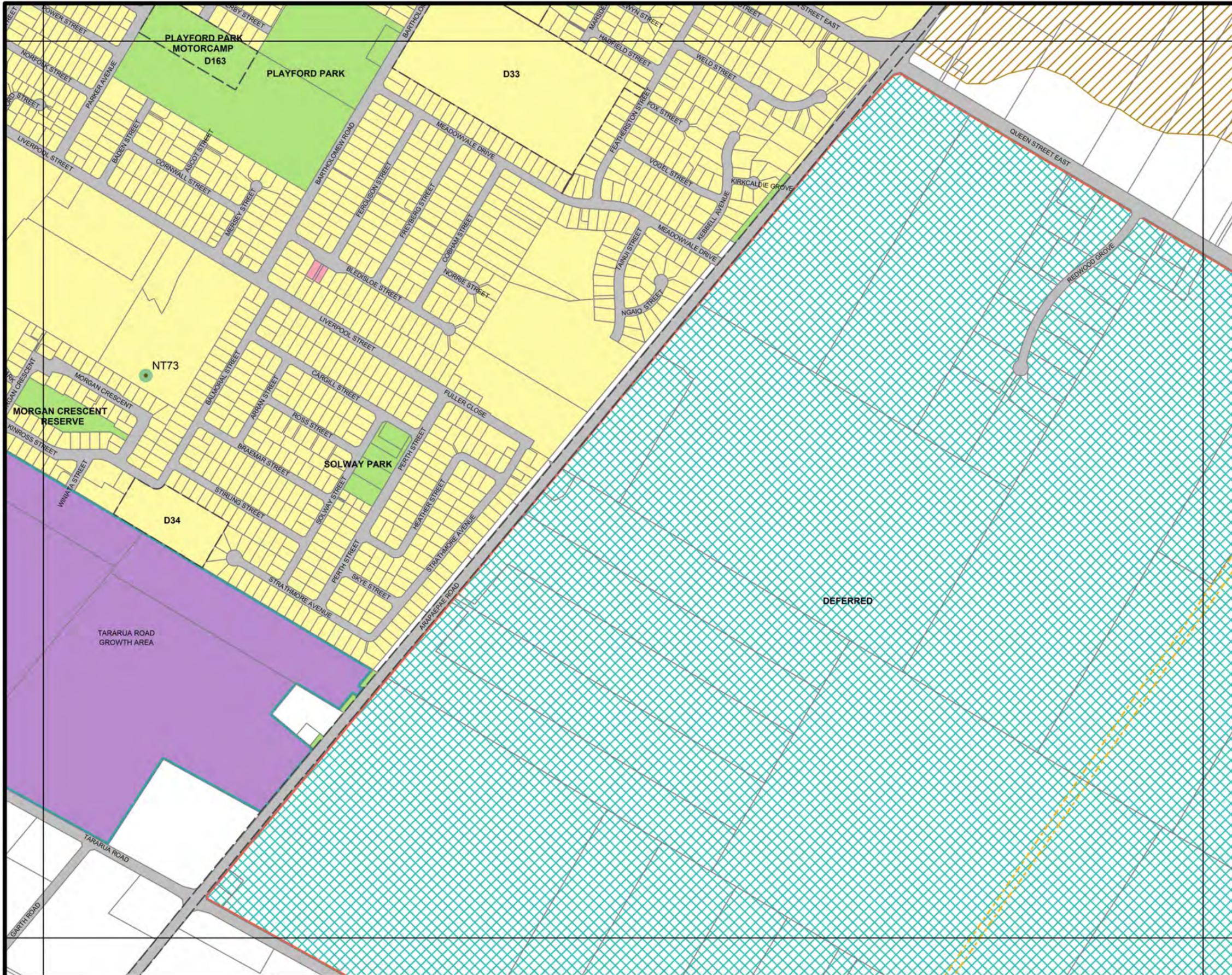
**FEATURES**

- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road

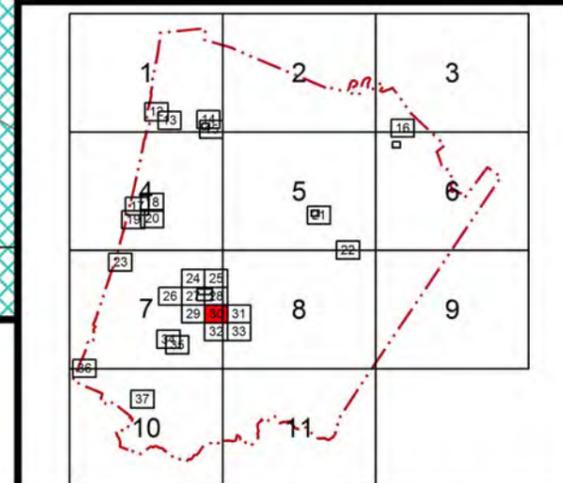


**HOROWHENUA DISTRICT PLAN**  
**LEVIN**

**Planning Map 29**



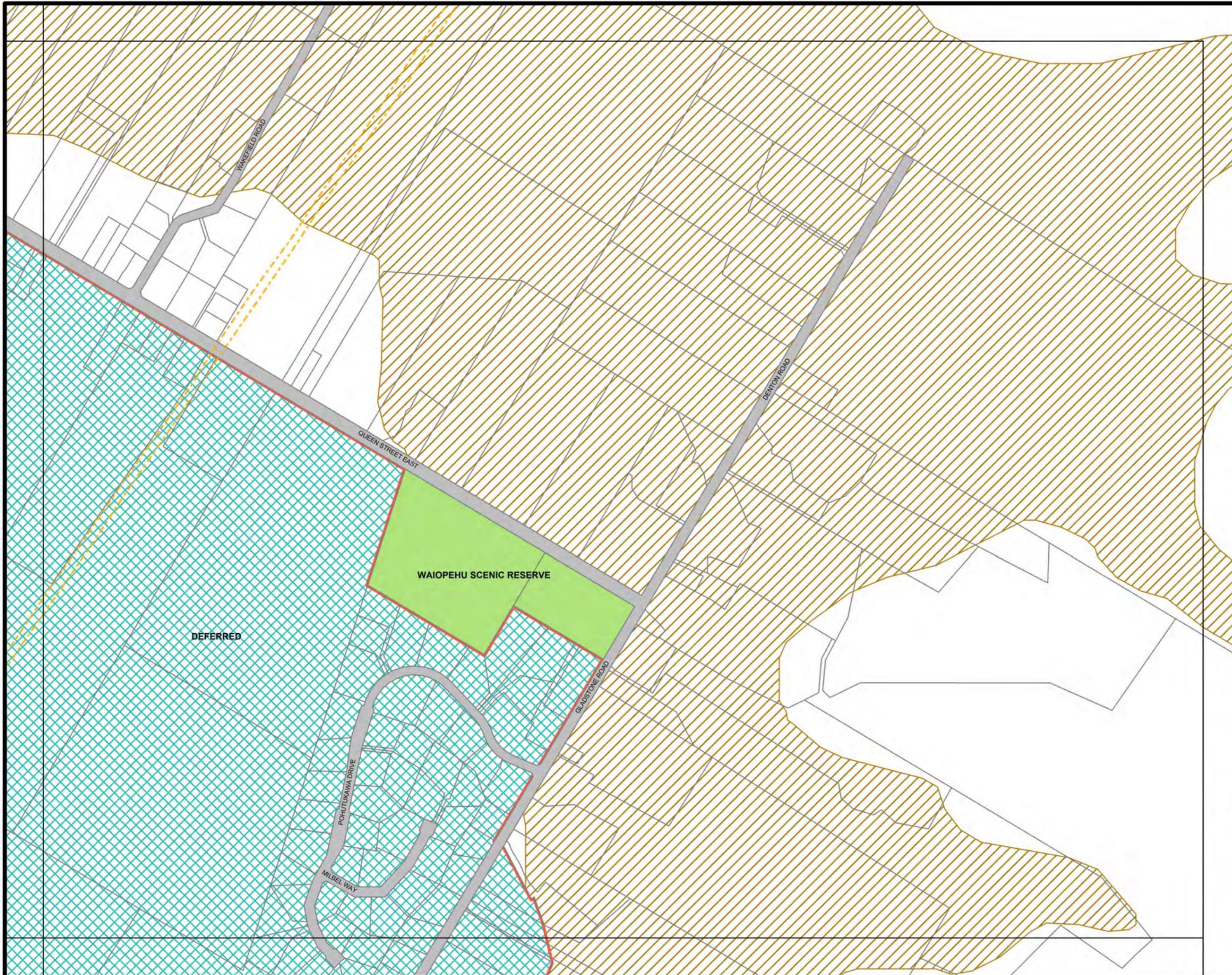
- LEGEND**
- ZONES**
- Commercial Zone
  - Industrial Zone
  - Residential Zone
  - Rural Zone
  - Greenbelt Residential Zone
  - Open Space Zone
  - Residential Deferred Zone
  - Greenbelt Residential Deferred Zone
- OVERLAYS**
- Greenbelt Residential Waitare Rise
  - Greenbelt Residential Foxton Beach North
  - Strathnaver Coastal Natural Character Area
  - Strathnaver Coastal Hazard Area
  - Muhunua West Forest Park
  - Muhunua West Forest Park Coastal Natural Character and Hazard Area
  - Low Density Area
  - Medium Density Area
  - Large Format Retail Area
  - Town Centre Heritage/Character Area
  - Foxton Tourism Area
  - Pedestrian Area
  - Coastal Natural Character and Hazard Area
  - Flood Hazard Area (1:50,000 Rural Maps Only)
  - Moutoa Floodway (1:50,000 Rural Maps Only)
  - Versatile Land (LUC Class I & II Soil)
- FEATURES**
- Notable Tree
  - Historic Heritage Building, Structure or Site
  - Gas Transmission Pipeline
  - National Grid Corridor (High Voltage Transmission Line)
  - Designation
  - Road



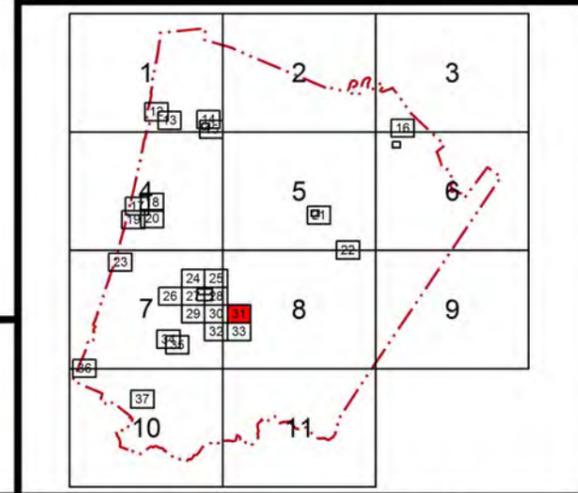
Scale 1 : 7,500

**HOROWHENUA DISTRICT PLAN**  
**LEVIN**

**Planning Map 30**



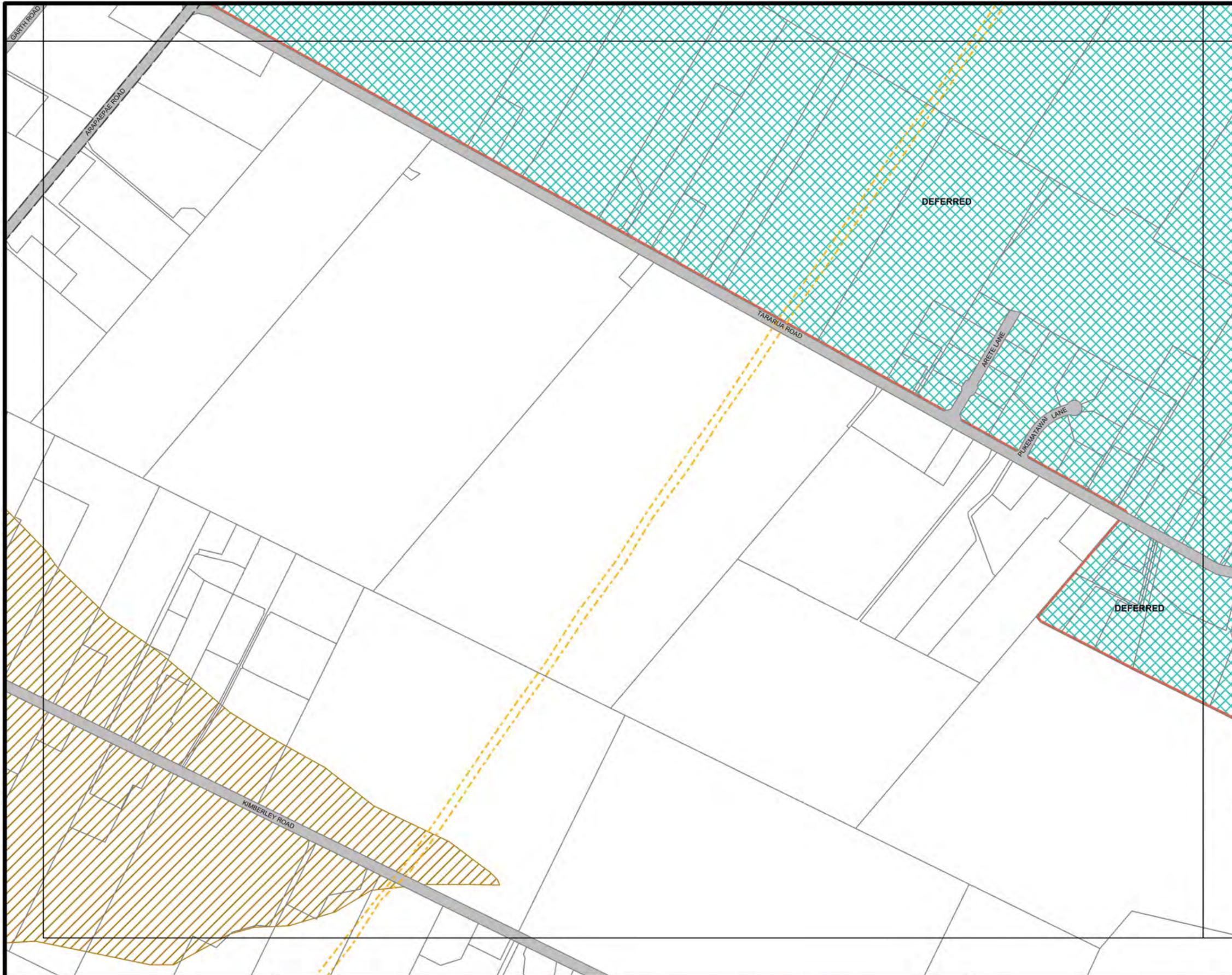
- LEGEND**
- ZONES**
- Commercial Zone
  - Industrial Zone
  - Residential Zone
  - Rural Zone
  - Greenbelt Residential Zone
  - Open Space Zone
  - Residential Deferred Zone
  - Greenbelt Residential Deferred Zone
- OVERLAYS**
- Greenbelt Residential Waitare Rise
  - Greenbelt Residential Foxton Beach North
  - Strathnaver Coastal Natural Character Area
  - Strathnaver Coastal Hazard Area
  - Muhunua West Forest Park
  - Muhunua West Forest Park Coastal Natural Character and Hazard Area
  - Low Density Area
  - Medium Density Area
  - Large Format Retail Area
  - Town Centre Heritage/Character Area
  - Foxton Tourism Area
  - Pedestrian Area
  - Coastal Natural Character and Hazard Area
  - Flood Hazard Area (1:50,000 Rural Maps Only)
  - Moutoa Floodway (1:50,000 Rural Maps Only)
  - Versatile Land (LUC Class I & II Soil)
- FEATURES**
- Notable Tree
  - Historic Heritage Building, Structure or Site
  - Gas Transmission Pipeline
  - National Grid Corridor (High Voltage Transmission Line)
  - Designation
  - Road



Scale 1 : 7,500

**HOROWHENUA DISTRICT PLAN**  
**LEVIN**

**Planning Map 31**



**LEGEND**

**ZONES**

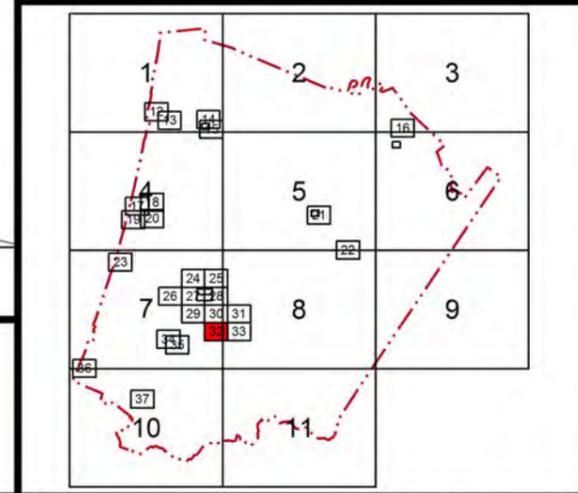
- Commercial Zone
- Industrial Zone
- Residential Zone
- Rural Zone
- Greenbelt Residential Zone
- Open Space Zone
- Residential Deferred Zone
- Greenbelt Residential Deferred Zone

**OVERLAYS**

- Greenbelt Residential Waitare Rise
- Greenbelt Residential Foxton Beach North
- Strathnaver Coastal Natural Character Area
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- Muhunua West Forest Park
- Muhunua West Forest Park Coastal Natural Character and Hazard Area
- Low Density Area
- Medium Density Area
- Large Format Retail Area
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- Foxton Tourism Area
- Pedestrian Area
- Coastal Natural Character and Hazard Area
- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

**FEATURES**

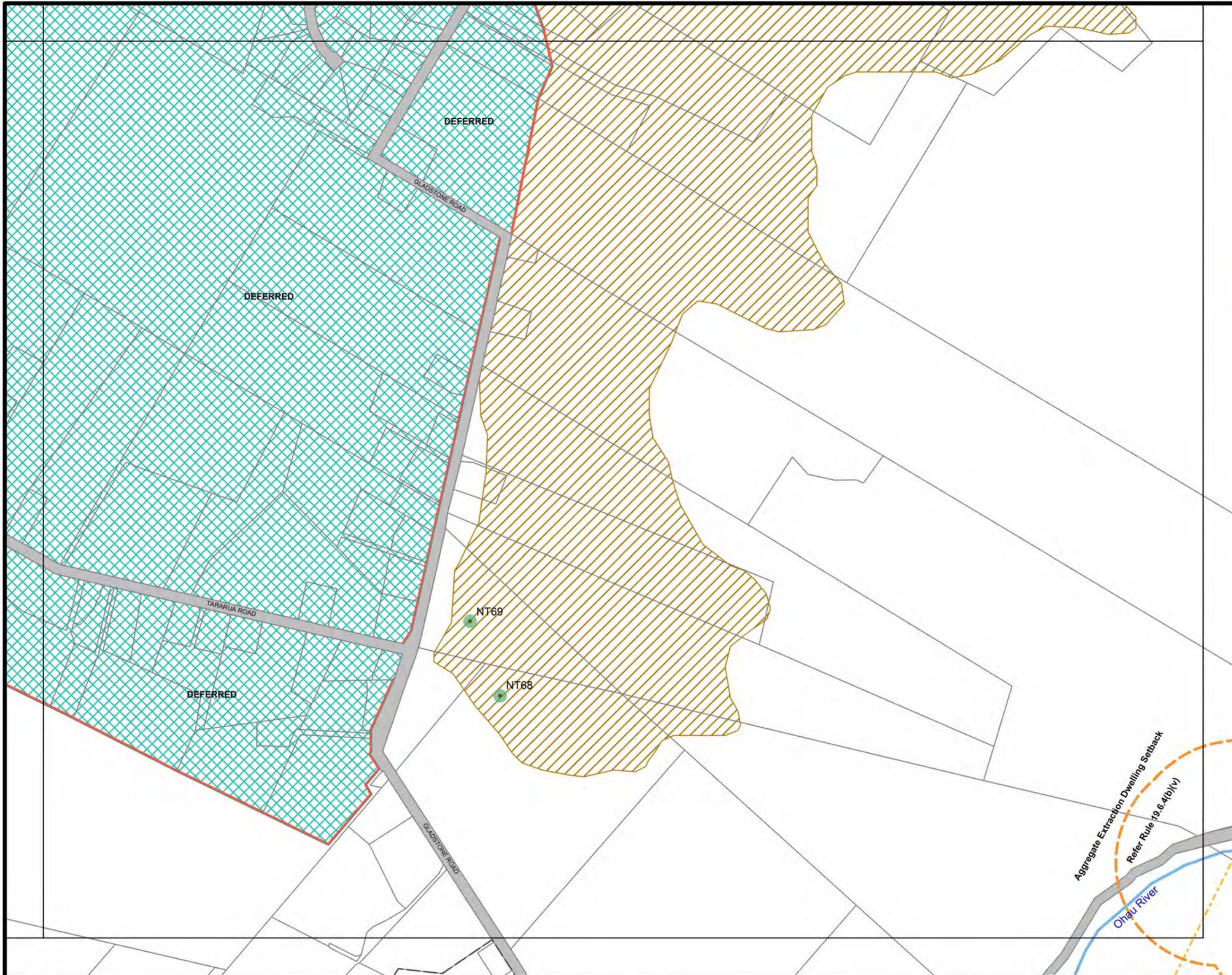
- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



Scale 1 : 7,500

**HOROWHENUA DISTRICT PLAN**  
**LEVIN**

**Planning Map 32**



**LEGEND**

**ZONES**

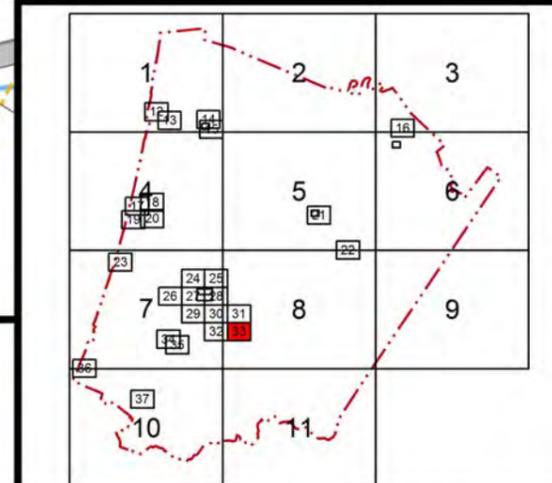
- Commercial Zone
- Industrial Zone
- Residential Zone
- Rural Zone
- Greenbelt Residential Zone
- Open Space Zone
- Residential Deferred Zone
- Greenbelt Residential Deferred Zone

**OVERLAYS**

- Greenbelt Residential Waitare Rise
- Greenbelt Residential Foxton Beach North
- Strathnaver Coastal Natural Character Area
- Strathnaver Coastal Hazard Area
- Muhunua West Forest Park
- Muhunua West Forest Park Coastal Natural Character and Hazard Area
- Low Density Area
- Medium Density Area
- Large Format Retail Area
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- Pedestrian Area
- Coastal Natural Character and Hazard Area
- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

**FEATURES**

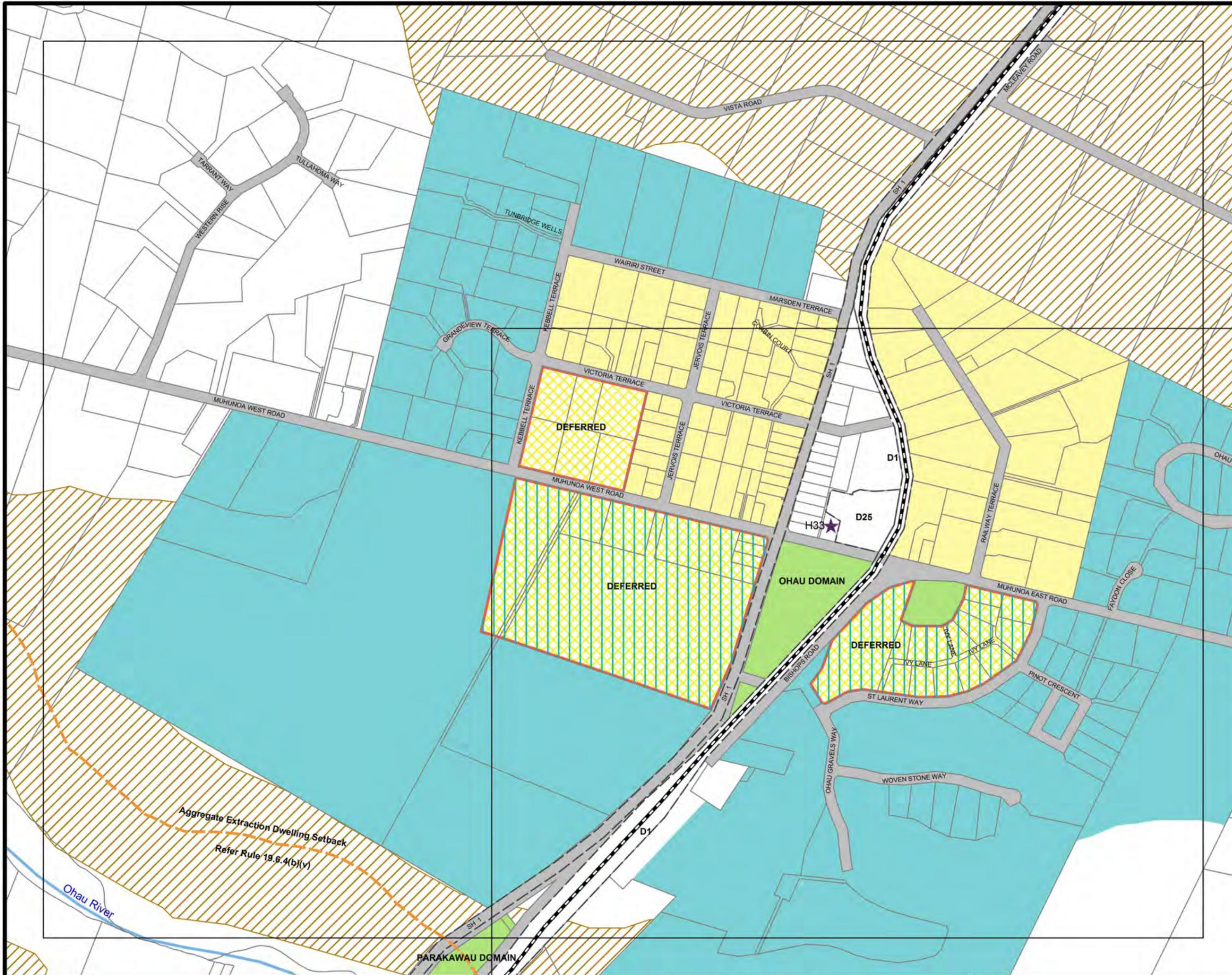
- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



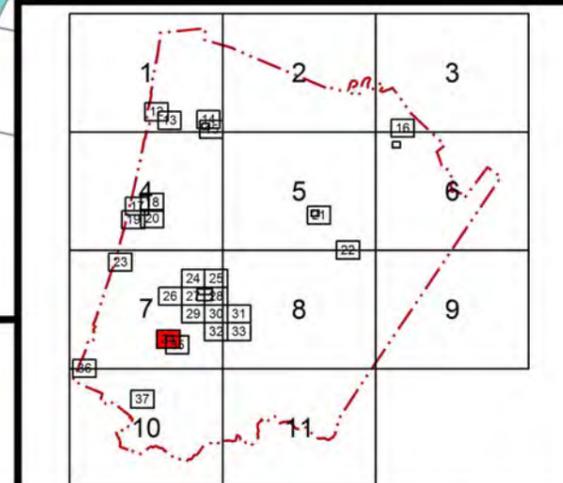
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**HOROWHENUA DISTRICT PLAN**  
**LEVIN**

**Planning Map 33**



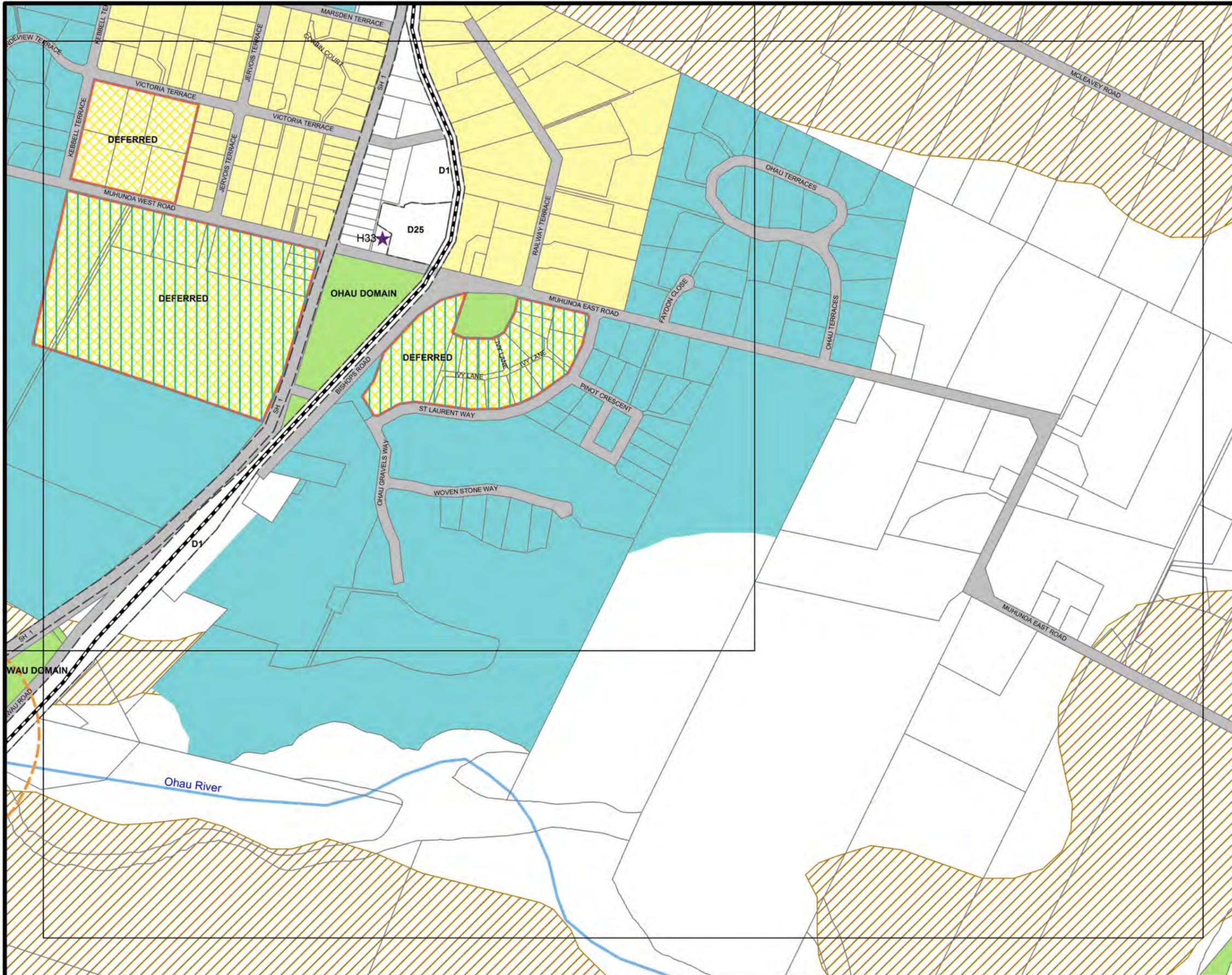
- LEGEND**
- ZONES**
- Commercial Zone
  - Industrial Zone
  - Residential Zone
  - Rural Zone
  - Greenbelt Residential Zone
  - Open Space Zone
  - Residential Deferred Zone
  - Greenbelt Residential Deferred Zone
- OVERLAYS**
- Greenbelt Residential Waitare Rise
  - Greenbelt Residential Foxton Beach North
  - Strathnaver Coastal Natural Character Area
  - Strathnaver Coastal Hazard Area
  - Muhunua West Forest Park
  - Muhunua West Forest Park Coastal Natural Character and Hazard Area
  - Low Density Area
  - Medium Density Area
  - Large Format Retail Area
  - Town Centre Heritage/Character Area
  - Foxton Tourism Area
  - Pedestrian Area
  - Coastal Natural Character and Hazard Area
  - Flood Hazard Area (1:50,000 Rural Maps Only)
  - Moutoa Floodway (1:50,000 Rural Maps Only)
  - Versatile Land (LUC Class I & II Soil)
- FEATURES**
- Notable Tree
  - Historic Heritage Building, Structure or Site
  - Gas Transmission Pipeline
  - National Grid Corridor (High Voltage Transmission Line)
  - Designation
  - Road



Scale 1 : 7,500

**HOROWHENUA DISTRICT PLAN**  
**OHAU**

**Planning Map 34**



**LEGEND**  
**ZONES**

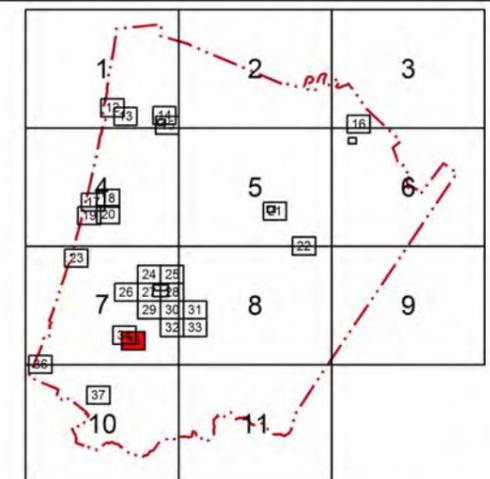
- Commercial Zone
- Industrial Zone
- Residential Zone
- Rural Zone
- Greenbelt Residential Zone
- Open Space Zone
- Residential Deferred Zone
- Greenbelt Residential Deferred Zone

**OVERLAYS**

- Greenbelt Residential Waitare Rise
- Greenbelt Residential Foxton Beach North
- Strathnaver Coastal Natural Character Area
- Strathnaver Coastal Hazard Area
- Muhunua West Forest Park
- Muhunua West Forest Park Coastal Natural Character and Hazard Area
- Low Density Area
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- Foxton Tourism Area
- Pedestrian Area
- Coastal Natural Character and Hazard Area
- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

**FEATURES**

- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



**HOROWHENUA DISTRICT PLAN**  
**OHAU**

**Planning Map 35**

**LEGEND**

**ZONES**

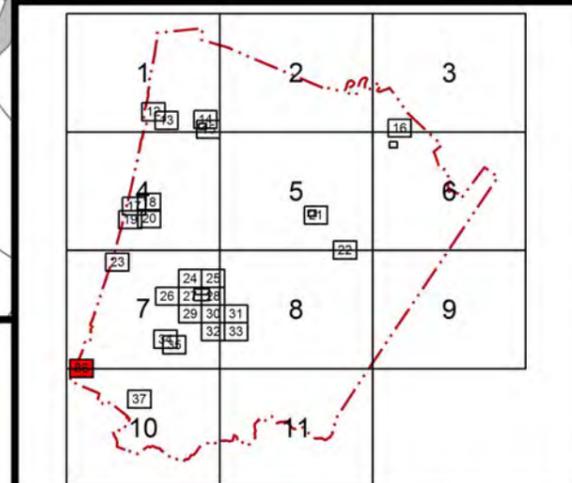
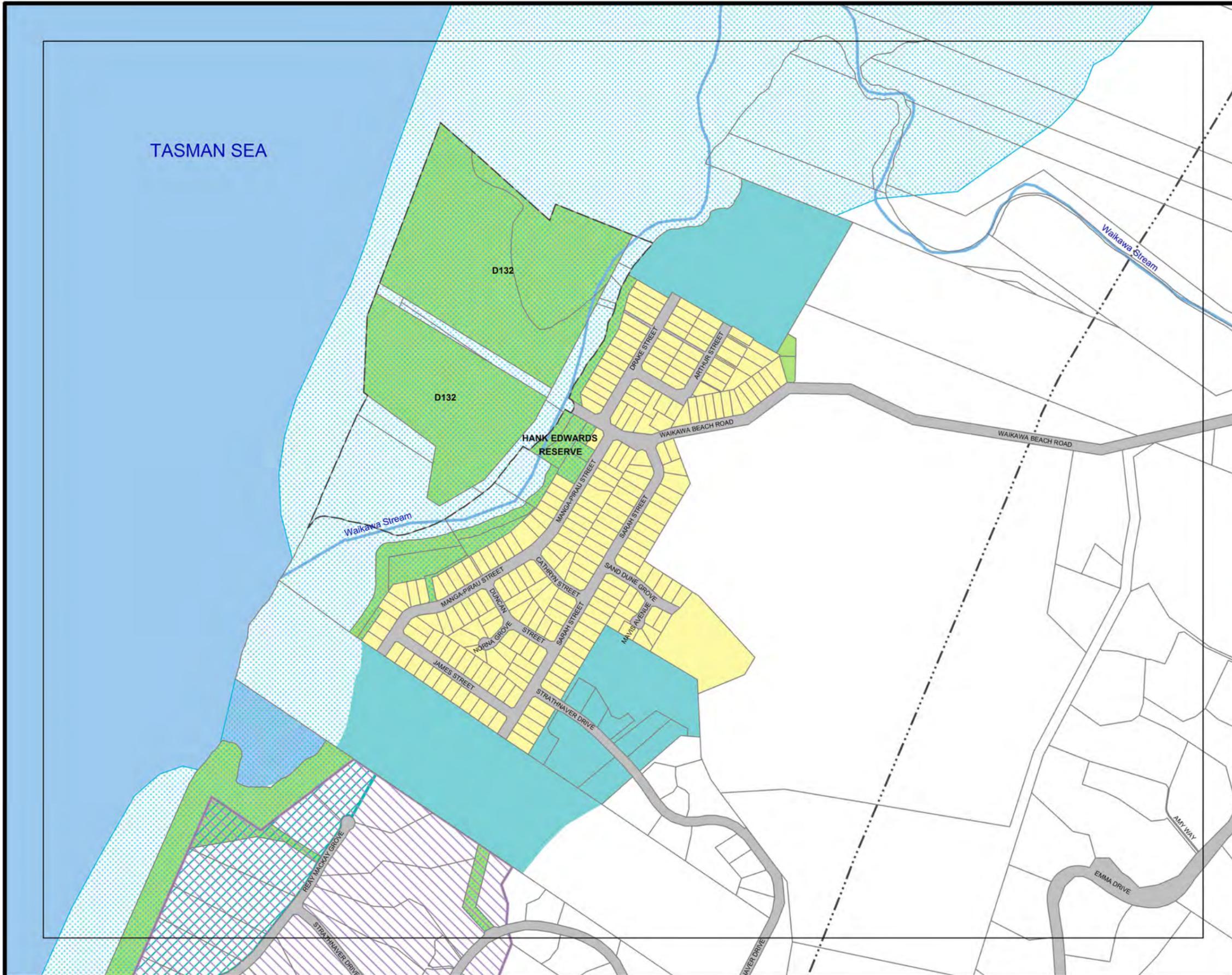
- Commercial Zone
- Industrial Zone
- Residential Zone
- Rural Zone
- Greenbelt Residential Zone
- Open Space Zone
- Residential Deferred Zone
- Greenbelt Residential Deferred Zone

**OVERLAYS**

- Greenbelt Residential Waitare Rise
- Greenbelt Residential Foxton Beach North
- Strathnaver Coastal Natural Character Area
- Strathnaver Coastal Hazard Area
- Muhunua West Forest Park
- Muhunua West Forest Park Coastal Natural Character and Hazard Area
- Low Density Area
- Medium Density Area
- Large Format Retail Area
- Town Centre Heritage/Character Area
- Foxton Tourism Area
- Pedestrian Area
- Coastal Natural Character and Hazard Area
- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

**FEATURES**

- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road

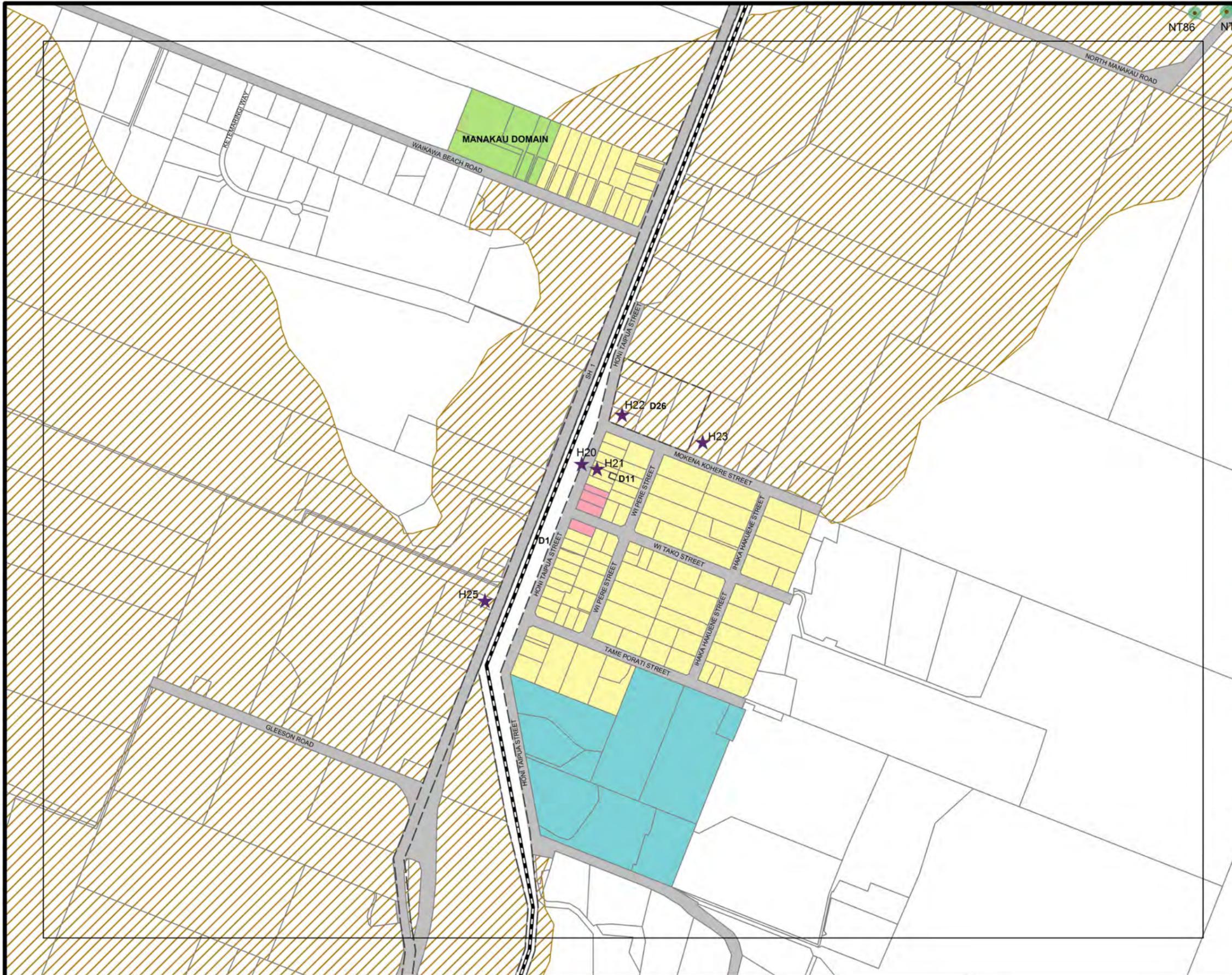


Scale 1 : 7,500

HOROWHENUA DISTRICT PLAN

WAIKAWA BEACH

Planning Map 36



**LEGEND**

**ZONES**

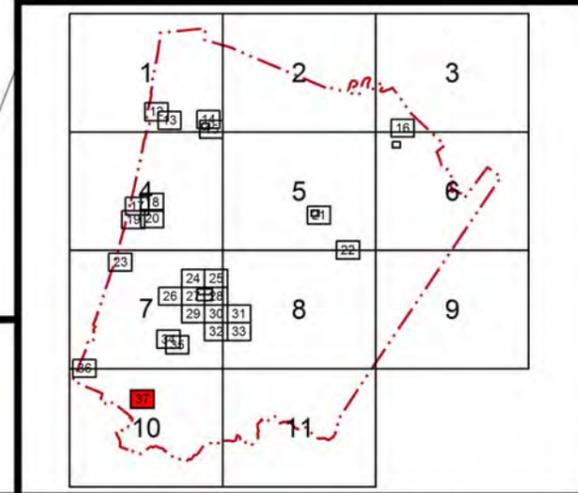
- Commercial Zone
- Industrial Zone
- Residential Zone
- Rural Zone
- Greenbelt Residential Zone
- Open Space Zone
- Residential Deferred Zone
- Greenbelt Residential Deferred Zone

**OVERLAYS**

- Greenbelt Residential Waitare Rise
- Greenbelt Residential Foxton Beach North
- Strathnaver Coastal Natural Character Area
- Strathnaver Coastal Hazard Area
- Muhunua West Forest Park
- Muhunua West Forest Park Coastal Natural Character and Hazard Area
- Low Density Area
- Medium Density Area
- Large Format Retail Area
- Town Centre Heritage/Character Area
- Foxton Tourism Area
- Pedestrian Area
- Coastal Natural Character and Hazard Area
- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

**FEATURES**

- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



Scale 1 : 7,500

**HOROWHENUA DISTRICT PLAN**  
**MANAKAU**

**Planning Map 37**