

HOROWHENUA DISTRICT COUNCIL
PROPOSED PLAN CHANGE 4: TARA-IKA GROWTH AREA
REZONING TO GREENBELT RESIDENTIAL ZONING AREA
MINUTE 3 OF INDEPENDENT HEARING PANEL

1. This is the third Minute of the Independent Hearing Panel (IHP) and is being sent to you because you are either a submitter or a Council reporting officer to the above Plan Change.
2. The purpose of this minute is to address a letter sent to the IHP from Rangeview Villas Body Corporate.
3. Firstly, we acknowledge a letter addressed to, and received by, the Panel from Robin Benton - the Body Corporate Chairperson of Rangeview Villas (lifestyle village) - in which concerns are raised about the lack of communication from Council officers with regards to the proposed Liverpool Street extension.
4. We have sought a response from the Council with regards to these concerns and understand that Council officers and Mayor Bernie Wanden have had communications with Rangeview Villa residents on a number of occasions in response to concerns from residents about the impact on the Villas of connecting an east-west link from Levin, across State Highway 57, to the centre of Tara-Ika referred to as the 'Liverpool Street extension'.
5. Council officers have advised us that Plan Change 4 does not propose to establish the 'Liverpool Street extension' and that while a connection was depicted on the Tara-Ika Master Plan (a non-statutory document), the connection itself is outside the plan change area and therefore is not being considered as part of the Plan Change.
6. In our view therefore this now becomes a matter to be addressed at the hearing and we do not consider we can take this any further at this point. We however note that if the Liverpool extension is not within scope of the Plan Change then there would be no ability for the Panel to consider the matter and make recommendations on the relief sought. In this respect, the Panel requests that the Council officers provide advice on this scope issue in their s42A report drawing on legal advice if necessary.

DATED this 16th of day of August 2021



Dean Chrystal
Chair - Independent Hearings Panel

For and on behalf of:

Commissioner DM Chrystal

Commissioner J Mason (Horowhenua District Council Hearings Committee Chairperson)

Commissioner DJ McMahan