

Further Submission 23: Horizons Regional Council

12 March 2021

RAI 04 01
PAT:MLB

Lauren Baddock
Strategic Planner
Horowhenua District Council
Private Bag 4002
LEVIN 5540

BY EMAIL ONLY: districtplan@horowhenua.govt.nz

Dear Lauren,

PROPOSED PLAN CHANGE 4 – HORIZONS' FURTHER SUBMISSION

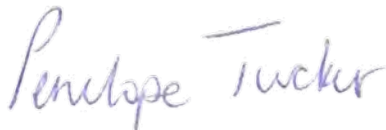
Horizons Regional Council (Horizons) wishes to make a further submission on a range of matters raised by submitters to Proposed Plan Change 2 – Tara-Ika Growth Area. Our further submission points are set out in the attached table.

Horizons is the regional council for the relevant area and therefore has an interest in the proposed plan change greater than the interest the general public has.

We reserve the right to speak in support of our submission, and would be happy to consider presenting a joint case at hearing should others seek similar decisions.

I confirm that a copy of Horizons' further submission will be served within five working days on the submitters listed on the attached list, as required by clause 8A Schedule 1 Resource Management Act.

Yours sincerely,



Pen Tucker
SENIOR POLICY ANALYST

Address for service Pen Tucker, Senior Policy Analyst
Horizons Regional Council
Private Bag 11025, Manawātū Mail Centre, Palmerston North 4442
11-15 Victoria Ave, Palmerston North 4410
Email: pen.tucker@horizons.govt.nz

Enclosures Names and addresses of submitters to be served
Table of further submission points

Names and addresses of submitters to be served with a copy of this further submission:

Horowhenua District Council
Attn: Strategic Planning
milcahx@horowhenua.govt.nz

Letitia Jarrett
Principal Planner Consents and Approvals
Waka Kotahi New Zealand Transport Authority
Consentsandapprovals@nzta.govt.nz

Di Rump, CEO
Muaūpoko Tribal Authority
ceo@muaupoko.iwi.nz

Stephen Prouse and Karen Prouse
Prouse Trust Partnership
Karen.stephen@xtra.co.nz

Horizons Regional Council further submission: Proposed Plan Change 4 – Tara-Ika Growth Area

Submitter	Submission no.	Support / Oppose	Reason	Decision sought
Horowhenua District Council 04/25	04/25.01	Support in part	<p>Horizons supports in principle increased density in growth areas, as this is consistent with One Plan Objective 3-3 and Policy 3-4: The strategic integration of infrastructure with land use; Regional Land Transport Plan 2015-2025 (2018 review) Policy 2.5: “Encourage effective integration of transport and land use planning in growth areas of the region”; and draft Regional Land Transport Plan 2021-31 Objective 1 – Travel choice, and supporting Policy P1.2 “Improve the attractiveness of sustainable transport options through integrating land use and transport planning”.</p> <p><i>However, in practice intensification can only be supported <u>provided</u> adverse effects (such as reverse sensitivity associated with the O2NL corridor, poor integration of land use and transport networks, and increases in stormwater) can be appropriately managed. In particular, adverse effects associated with changes to stormwater (particularly on water quality, and flood-carrying capacity) need to be avoided in the Tara-Ika Growth Area.</i></p>	Accept submission provided any increase in adverse effects can be appropriately managed, including avoidance of conflict between land use and transport networks and adverse effects associated with stormwater
Horowhenua District Council 04/25	04/25.02	Support in part	As for Submission no. 04/25.01	As for Submission no. 04/25.01
Waka Kotahi 04/34	04/34.10	Support	Horizons is extremely concerned that Waka Kotahi’s submission on stormwater, particularly paragraph 61, indicates that attenuation areas within the Otaki to North Levin Corridor cannot be considered within HDC’s stormwater management framework. It is Horizons Manager Investigations and Design, Jon Bell’s opinion that this will significantly reduce the adequacy of the capacity available in the proposed open space / basins / wetlands to avoid any	Accept Waka Kotahi’s submission to amend PPC4 to address the concerns raised in relation to management of effects generated by development, particularly stormwater

			increase in stormwater discharges in the Lake Horowhenua and Koputaroa Stream catchments.	
Muaūpoko Tribal Authority (MTA) 04/35	04/35.02	Support	The request to protect sites of historic and cultural significance to Muaūpoko, as well as indigenous biodiversity and habitats, is consistent with One Plan Objective 2-1: Resource management: (a) To have regard to the mauri of natural and physical resources to enable hapū and iwi to provide for their social, economic and cultural wellbeing. (b): Kaitikitunga must be given particular regard and the relationship of hapū and iwi with their ancestral land, water, sites, wāhi tapu and other taonga (including wāhi tūpuna) must be recognised and provided for through resource management processes.	Accept submission 04/35.02
Muaūpoko Tribal Authority (MTA) 04/35	04/35.04	Support	Horizons notes MTA's concerns regarding the potential impacts resulting from development on the catchments' waterways, and also (as noted in the preceding paragraph) the potential disturbance of indigenous biodiversity habitat from activities associated with the Growth Area. Activities including discharges of stormwater and contaminants have impacts on downstream habitats and species; they are not restricted to instream effects. These can be cumulative and can extend beyond the immediate area of impact and across the wider environment. The relief sought in this submission is also consistent with One Plan Objective 2-1 (see submission 04/35.02 above).	Accept submission 04/35.04
Prouse Trust Partnership 04/38	04/38.07	Support in part	Horizons acknowledges the issues raised by the submitter in relation to the maintenance and management of constructed wetlands, including in relation to potential biosecurity (and biodiversity) risks.	Support the request for clarification of how risks associated with constructed wetland / stormwater detention areas will be managed

Further Submission 24: Isaacs Trust

SUBMISSION ON BEHALF OF ISAACS TRUST

This is a submission on behalf of the Issacs Trust in respect to Proposed Plan Change Four (4) – Tara Ika Growth Area. This submission is a response to:

- Ann Thomas
- Phillipa & Pasanka Wickermasinghe
- Helen Olive Brown & Kevin Shane McPherson
- John William Brown & Jeny Doreen Brown

All of the above submitters made reference to increasing density in the proposed Greenbelt Residential Zone. This is **opposed** where the Greenbelt Residential Zoning adjoins Pohutukawa Drive.

The reasons are as follows:

- Land owners bordering the Pohutukawa Drive area had previously indicated that they did not intended to develop the area
- While some development of the existing rural land was expected, there was broad understanding and acceptance that development immediately bordering the existing Pohutukawa subdivision would be 'in keeping' with the adjoining properties, and that there would be phasing of lots sizes between existing Pohutukawa Drive and the denser 'inner' development within the Tara Ika master plan.
- The proposal for Greenbelt Residential Zoning, resulting in 2000m² lots adjoining Pohutukawa was viewed as the minimum acceptable lot size to maintain the lifestyle character and amenity value of Pohutukawa Drive properties
- Given the 2000m² adjoining lot size/Greenbelt Residential Zone was what was proposed in the proximity of Pohutukawa Drive in the Proposed Plan Change there was limited submissions from Pohutukawa Drive residents (because of the implicit acceptance of the 2000m² size proposed
- Most of the properties on the western side of Pohutukawa Drive have dwellings that are sited towards the rear/western most part of their sections. Higher level of density will cause a loss of amenity for these residents
- Greater density in the Greenbelt Residential Zone is about the undeveloped landowners maximising return on their properties rather than any other countervailing reason. Greater density at the core of the Tara Ika development will achieve the growth and housing drivers referenced by some of the submitters. We believe greater density is inconsistent with, and would indeed be to the detriment of, the wellbeing and amenity of existing Pohutukawa Drive residents.

On behalf of the Issacs Trust

Todd Issac

Further Submission 25: Emma Prouse

Further Submission Form

Proposed Plan Change 4 – Tara-Ika Growth Area

Horowhenua District Plan (2015)
Resource Management Act 1991
Form 6 of Resource Management (Forms, Fees, Procedure) Regulations 2003

Submissions can be:

Delivered to: Horowhenua District Council Offices, 126 Oxford Street, Levin
Posted to: Strategic Planning, Horowhenua District Council, Private Bag 4002, Levin 5540
Faxed to: (06) 366 0983
Emailed to: districtplan@horowhenua.govt.nz

Further Submissions must be received no later than **4:00pm Monday 15 March 2021**

Note: you must fill in all sections of this form.

1. Further Submitter Contact Details

Full Name: Emma Prouse, James Prouse, Matthew Prouse, James Griffiths

Name of Organisation: N/A

Address for Service: 1024 Queen Street East, Levin

Post code: 5510

Telephone (Day time): 0276366414.....Mobile:

Email: miss.emma.prouse@gmail.com

Please use a separate form for each submission or part submission you wish to support or oppose

2. Further Submitters (tick as appropriate):

☐ I represent a relevant aspect of the public interest.

☒ I have an interest in the Proposed Plan Change greater than the interest that the general public has.

3. This is a further submission in support of (or opposition to) the submission of:

(Please state the name and address of the person who made the original submission and their submission number in the spaces below)

Submitter's Name: Prouse Trust Partnership/ Stephen Prouse and Karen Prouse

Submitter's Postal Address: 1024 Queen Street East, Levin, 5510

Submission Number: 04/38

Please note your submission can not be considered if you have not included the submission number of the original submission you support or oppose.

We support the Prouse Trust Partnership's support of Objectives and Policies relating to enhancing cultural, heritage and ecological values, including local identity and local history including Objective 6A.1 & Policy 6 A.1.2

We support the Prouse Trust Partnership's opposition to the Objectives, Policies and Rules and subsequent Appendix including Appendix 6, that relate to their submission concerns and support the changes they request.

We support the Prouse Trust Partnership's statement that they do not support the proposed plan change or plan change documents:

- Proposed Chapter 6A- Objectives and Policies - Tara-Ika Multi- Zone Precinct,
- Proposed Chapter 15A- Rules- Tara-Ika Multi Zone Precinct, Proposed Structure Plan 013, or
- Proposed Planning Maps 30 being included in their current form.

04/38.01: We support the submitters issue discussion re Objective 6A.1 design that reflects cultural values and local history and identity specifically in connection with the historic heritage and archaeological site of the Prouse homestead and its curtilage setting surrounds including the historic heritage landscape.

04/38.02: We support the submitters objective to protect the heritage values associated with the Prouse homestead and its surrounds by avoiding impacts from stormwater management, wetlands, roading connections and roads.

04/38.07: We strongly support the submitters request for the removal of stormwater/ wetland/ attenuation areas/ overland flow paths from the property and support the submitters concern and request that no storm water piping be allowed to impact the archaeology, heritage site and its curtilage including the historic heritage landscape of the property.

04/38.03: We strongly support the submitters request to remove the road connection into Redwood Grove from the submitter's property.

And:

04/38.03: We strongly support the submitters request to change the collector road fixed designation that runs from the north to the south of the property to a local road designation. We note that 04/38.03 were 2 separate requests in the original submitters submission and that they were combined in the HDC summary of submissions. We consider they are separate issues and concerns and should have been numbered separately in the submission summary so that they are considered individually in the submission process.

04/38.04: We strongly support the submitters request for flexibility for placement/ location of local roads and provision for lots on both sides of the road.

04/38.05: We strongly support the submitters request to change the zoning to residential at the front of the property from low density to residential, matching the residential zoning on the rest of the submitters property.

04/38.06: We strongly support the submitters submission they oppose the requirement that developers must construct and vest all infrastructure shown on their properties. We also support their request that you address the processes for addressing growth related infrastructure and your rules regarding staging of subdivision.

04/38.08: We strongly support submission points made by the original submitters raising concern that O2NL and Tara-Ika are progressing at different rates resulting in multiple injurious impacts and potential outcomes on heritage and amenity due to the close location of the property to both O2NL and Tara- Ika.

04/38.09: We strongly support the submitters opposition that limits on rear sections to 5% are overly restrictive. The submitter also requested that their infrastructure concerns be addressed particularly in regard to the creation of 2 or 3 extra lots and this should not require the need for infrastructure construction of a major road. This has been missed from the summary of submission but was bulleted and underlined in the submitter's submission. We support the submitters request and oppose any requirement that the creation of 2 or 3 lots would require the construction of major road infrastructure. We view that subdividing land parcels which do not require new local road access should be allowed, as in any typical development scenario without building infrastructure that doesn't even connect to them.

04/38.10: We strongly support the submitters opposition of Rule 15A.1.1.1 and their request for transitional rules to recognise and make provision for existing activities e.g., Farming to be permitted activities in rule 15A.1.1.1

04/38.11: We strongly support the submitters concern and request for clarification of how rates relief can be sought when land designated rural changes to residential

(Continue on a separate sheet if necessary)

5. The reasons for my support (or opposition) are:

My reasons for supporting the entire submission by the Prouse Trust Partnership are:

04/38.01:

- We support the submitters issue discussion re Objective 6A.1 design that reflects cultural values and local history and identity specifically in connection with the historic heritage, archaeological site of the Prouse homestead and its curtilage setting surrounds including the historic heritage landscape.
- Waka Kotahi has identified in their archaeological reports "The historic Prouse Homestead and surrounding buildings, as a high value site". An independent reviewer, Architect and Conservator Ian Bowman, confirmed that the "Prouse homestead had locally and possibly regionally significant value".
- We are directly affected by the Tara Ika Plan Change 4 as it impacts on Lot 2 DP 86925 (our 30-acre family farm).
- The homestead and its surrounding pioneering farming outbuildings, curtilage and setting connect to a key design principle - *Design that reflects cultural values, local history and identity*. At this site it particularly relates to the early European settlement of Levin (local history) and to the history of farming in New Zealand pre-1900 and early 19th century.
- Pioneer European settlers, James and Clara Prouse, built the Prouse homestead and surrounding outbuildings in 1891. It is the second oldest house in Levin. The family has continuously occupied this property since 1891 and contributed to the settlement of the town of Levin. The importance of the history associated with this site (in connection to James and Clara Prouse, Richard and Christina Prouse, and Prouse Brothers Sawmill) is documented in local history books as previously referenced.

The protection of historic heritage is clearly stated in the RMA as being a matter of national importance. The definition provided by Heritage New Zealand Pouhere Taonga Act 2014 identifies historic sites as including archaeological sites and highlights the importance of archaeological sites that have an association with human activity predating 1900 as is the case for this property. The Prouse Trust Submission also made reference to the RMA Amendment 2003 Part 1: Interpretation and application 3 (7)(a). This defines historic heritage *“as those natural and physical resources that contribute to an understanding and appreciation of New Zealand’s history and cultures, deriving from any of the following qualities: archaeological, architectural, cultural, historic, technological and includes historic sites, structures, places, areas; and archaeological sites and surroundings associated with the natural and physical resources”*.

We support the statements in the Prouse Trust Submission “It is clear to us that we can advocate for the protection of our archaeological site, homestead and curtilage through definitions provided through the RMA as well as Heritage New Zealand. It is also clear to us that the RMA defines the protection of historic heritage as a matter of national importance”. We are concerned that the council is ignoring this.

The submission of the Prouse Trust Partnership seeks to ensure that the Horowhenua District Council give sufficient regard to the importance of historic heritage at this site. I strongly SUPPORT THIS.

04/38.02: We support the submitters objective to protect the heritage / historic landscape/ecological values associated with the Prouse homestead and its surrounds by avoiding impacts from stormwater management, wetlands, roading connections and roads. The reasons for my support are:

- The impact of the Tara-Ika Plan and its potential for injurious effects on archaeology. My family is responding to the potential of multiple injurious impacts on amenity and historic heritage from both the Tara-Ika Plan and the O2NL expressway due to the location of the property.
- The family strongly advocate to protect the homestead and curtilage from encroachment and environmental impacts. This includes stormwater, wetlands, roading connections, placement of roads and avoiding impacts to the historic curtilage of the homestead, buildings, gardens, setting, ambiance and historic heritage landscape of the site. Both the Tara-Ika Plan and O2NL expressway represent potential for multiple and cumulative negative impacts.
- The obligation to protect historic heritage is clearly outlined in the RMA and it is not acceptable for infrastructure requirements of the Tara-Ika Development to impact on the ecosystem and the amenity values of the heritage archaeological site, Prouse homestead and curtilage. The family considers the obligation to protect historic heritage (pre-1900) applies regardless of whether the property is listed or not.

04/38.07: We strongly support the submitters request for the removal of stormwater/ wetland/ attenuation areas/ over land water flow paths from the property and support the submitters concern and request that no storm water piping be allowed to impact the heritage site and its curtilage including the historic heritage landscape of the property.

We consider that storm water should be contained in developments on-site along the way e.g., soak pits, swales on sections, and sumps around road ways across the entire Tara-Ika area. It should be contained and dealt with before it gets here and not be allowed to gather and run down the general land gradient from other areas as we appear to be the lowest point within the Tara-Ika area. Historically no storm water flowed/flows on to this site from neighbouring areas.

The REC (New Zealand River Environment Classification (REC)) has an image of a stream passing near the area joining the Queen Street drain, this does not exist. This refers to a man-made ditch “water race” for stock, built pre-1900 which went out of use in the 1960’s when it was no longer required by farmers in the area and was infilled. This “water race” was originally built by Levin Borough Council. It would an erroneous assumption to use this to assume that the property is a natural water collection zone. It is not.

We support all concerns about stormwater/ wetland etc expressed in the Prouse Trust Partnership submission as we also consider it is an unacceptable outcome of the wider development that we would end up receiving surface water from development location sites that have a higher land level.

A wetland, attenuation area, overland water flow or storm water piping do not protect the amenity, historical and archaeological value of the Prouse property. It should not be allowed to impact on our wider land ecosystem, or to disturb the natural environment on the property to impact on our health and wellbeing or our cultural heritage and history associated at this site.

Plans for storm water over flow and piping from wetland areas (appendix 6) encroach into the immediate curtilage surrounding the homestead and will have the potential to disturb the historic garden setting etc. Encroachment into historic curtilage and setting is inappropriate and needs to be avoided. Please refer to the following statement from the RMA:

The Resource Management Act – RMA clearly identifies as a matter of national importance Part 2 Purpose and Principles 6f “the protection of historic heritage from inappropriate subdivision, use, and development”.

We note that the Prouse Trust Partnership submission also refers to concerns regarding stormwater planning within NZTA buffer zones and the uncertain outcome of this having the potential to impact on this site.

This is reinforced in the NZTA submission where they indicate they are “open to discussions” but remind that “HDC and developer are wholly responsible for mitigating the effects generated from their activities”. They also note “any integrated services infrastructure will require approval, cost sharing and accountability measures”.

These statements entirely supported the concerns expressed in the Prouse Trust Partnership submission and reinforced their reasoning behind their request for all storm water/planning etc to be removed from the property – the uncertainty of the outcome of HDC discussions with NZTA.

Currently NZTA do not show wetland indications at our location. Should NZTA determine following planning and specialised hydrology assessment that they don’t need wetland at this location then you will have significant storm water plans that you still need to make provision for. We are pleased wetland areas are not noted on the structure plan, but it is clear that this is still an area of high concern for us.

We are concerned that should we undertake any development on the eastern side of our property sometime in the future your rule of requirement to construct and vest infrastructure in the District Plan outlines that this “may require infrastructure over and above what is required for their individual development noted pg. 64 Section 32.

In summary we support all of the following requests to remove wetland from the property:

- We request you remove all planned wetland /attenuation areas/ storm water collection / and over land flow paths/areas from our land- Lot 2 DP 86925 (identified in Appendix 6) and Taraika Master Plan Storm Water and Ecology (pg. 22).
- We request you plan for stormwater containment across the Taraika area through adequate stormwater attenuation devices, across the entire development and not create an end dumping point for surface water with inevitable contaminants (see reference NIWA below). We refuse to subsidise impacts created by other developers or inadequate design intent from HDC.
- Historically there has been no surface water flooding issues on the property, with a 130 year record. We request the overland water flow arrows be removed from our land. Water should not be discharged over our land. We object to any piping over/under our archaeological site.

"Urban stormwater can contain a variety of contaminants at a wide range of concentrations, collected as the rainwater runs over impervious surfaces.

Contaminants include:

- sediment
- trace metals such as copper, lead and zinc
- hydrocarbons from petrol and oil
- pesticides
- pathogenic bacteria and viruses
- and trace organics such as phthalates and surfactants.

The amounts of these can vary between residential, commercial and different industrial land uses"

Source:

<https://niwa.co.nz/freshwater-and-estuaries/stormwater-management/characterising-stormwater-quality>,
accessed 13March2021

There are a range of effective onsite stormwater collection designs available, using techniques such as permeable surfaces and localised depression storage. See the MfE and Council funded publication:

https://www.waternz.org.nz/Attachment?Action=Download&Attachment_id=2967

04/38.03: We strongly support the submitter request to remove the road connection into Redwood Grove from the submitter's property. My reasons for support are:

It is not practical or viable to provide a connection into Redwood Grove and it is a wasteful uneconomic use and unnecessary restriction on our land. It is ridiculous to have a road connection to the boundary of Redwood Grove that will never be connected because the road is on and drawn through the section of a newly built house. The Redwood Grove section will not have provision to accommodate a road due to the dwelling's location on the site.

We also note in support of Submitter 38 the Prouse Trust Partnership's request for you to remove the road connection on the Prouse property into Redwood Grove, that 4 connections into Redwood Grove have been drawn across already established sections and it is clear residents of Redwood Grove wish to remain an entity by themselves without any further roading connections.

And:

04/38.03: We strongly support the submitters request to change the collector road fixed designation that runs from the north to the south of the property to a local road designation. We note that 04/38.03 were 2 separate requests/ decisions sought in the original submitters submission and that they were combined in the HDC summary of submissions. We consider they are separate issues and concerns and should have been numbered separately in the submission summary so that they be considered individually in the submission process.

My reasons for supporting a change from a collector to a local road are:

We note that the Prouse Trust said in principle they object to the whole road and that a collector road is beyond the scale of what is appropriate at this site.

For any road to be affordable in the future the family will need to ensure they can have a reasonable lot yield of land appropriate for sub division in order to make building any road economically possible otherwise a road will never be built.

We consider a local road would be better placed to avoid the archaeological sites on the property as it would allow some flexibility and would be better suited to the heritage and archaeological values and ecology at this location.

The Prouse homestead has been specifically mentioned within this context in your master planning documents meaning the placement/ location of any road and the type of road is particularly sensitive at this location. See RMA Part 2 6f. As it is a complex resource and archeological consenting situation, it may be infeasible to get approval for a road in this location. NZTA are going around this site for a major highway build due to avoiding these impacts. We recommend HDC explore alternatives in another location with less complexity, for example extending Redwood Grove road.

Road location and road type needs to protect the homestead, outbuildings and setting. Any road placement also needs to ensure it services the sections that are created adjacent to roadways. The long straight road is not conducive to calming traffic strategies, an objective outlined in your Masterplan document (pg. 10). We are concerned at the volume of traffic that a collector road will encourage to converge at this already constrained location, as it is likely you are setting us up to be a main entry road for Tara-Ika. This is inappropriate at this location.

We are concerned that if in the more immediate future the family simply wishes to create 2 or 3 more lots, or subdivide the house and curtilage from the rest of the land parcel, this would set in place the need to provide a major road of a scale that is unaffordable and simply not viable. The use of cost-effective, minimally invasive and efficient solutions such as right of ways and small scale subdivision, should be considered for allowance in this circumstance.

We support all concerns expressed by the Prouse Trust Partnership.

04/38.04: We strongly support the submitters request for flexibility for placement/ location of local roads and provision for lots on both sides of the road. My reasons for support are:

It is highly questionable whether subdivision will be viable due to the injurious effects of the O2NL adjacent to our property so it is particularly important if any local roads remain on our land in the structure plan that they allow for the flexible placement of roads with lots on both sides.

A local road that only allows lots on one side will give a poor lot yield and make subdivision not viable due to high costing of development and poor lot yield for land being subdivided.

Layout design has not maximised the capacity of the site. This would be wasteful use of precious land should the family decide to use a portion of the farm land for subdivision, at some time in the future.

These concerns have been previously expressed by the Prouse Trust Partnership in planning discussions about the area in the creation of the Master Plan, indicating even at the consultation stage there has been an unwillingness to take this feedback into account. We also support the Prouse Trust's opposition to the Structure Plan 13 in its current form. We request that these concerns be addressed at the submission stage.

We note that the submission summary has omitted the Prouse Trust Partnership request for provision for lots on both sides – this was clearly stated as a “decision sought” in their submission in conjunction with the request for allowing flexibility in placement / location of local roads. I asked that this omission be addressed and corrected.

04/38.05: We strongly support the submitters request to change the zoning to residential at the front of the property from low density to residential, matching the residential zoning on the rest of the submitter's property.

This would be consistent with the proposed zoning on the rest of the property and would give a better yield to lot ratio on any land to be developed on the property as without a reasonable lot yield any sub division will be unaffordable and represents a wasted opportunity. Without residential zoning alongside the road which runs the entire 580 metres of the property, it is likely this road is not viable or affordable for construction. Without flexibility to maximise the numbers of lots created, the future roads and infrastructure that are drawn on the Structure Plan are unobtainable. Should the family do any subdivision in the future, residential zoning on the entire property will make better use of land available, while still allowing us to manage the protection of the property's homestead's heritage, historic landscape curtilage, plantings, and the historic outbuildings, associated with our pre 1900 setting.

We also note that HDC has asked for a low-density area on the Structure Plan alongside O2NL and Tararua Road to change to residential.

We note that WK-NZTA has asked for low density however their own planning documents and noise sensitivity guidelines make no reference to constraints on density.

There needs to be greater consistency of density across the area in order to not unfairly disadvantage some landowners who have land that could be developed, over others. As a result of the Master Plan - changing land use over time and the change to residential zoning means that in the future this area will likely reflect a town setting – it is unrealistic not to look ahead to the future and allow flexibility for this to occur.

We strongly oppose any reversal of the residential zoning currently appearing on the structure plan at this location.

04/38.06: We strongly support the submitters opposition to the requirement that developers must construct and vest all infrastructure shown on their properties, and ask you to address the processes for addressing growth related infrastructure and your rules regarding staging of subdivision. My reasons for support are:

The creation of the Structure Plan has reduced our flexibility and options for the land that we have owned since 1891 (130 years). This is a negative outcome of the planning process.

Comments refer to - Rule 15.A.8.1.2 (a) Matters of discretion (xviii) The staging and timing of works and (b) ii “A condition imposed on the resource consent of any subdivision that creates extra allotments requiring the infrastructure to be constructed and vested with the Council to the full extent indicated on the Structure Plan”. This reads as developers cannot develop in stages. This is economically impossible for smaller developers. Creating one or two extra titles, or one stage of a multi-stage subdivision should not require the full road to be built.

The processes for funding growth related infrastructure needs to be fair and also ensure costs are not unequally applied to one development. Refer: Rule 15.A.8.1.2 (b) (ii). The evaluation on pg. 64 also states “under the current approach costs over and above what is required for an individual development will be primarily borne by the developer, which may deter development”. Requirement to vest infrastructure- P84 Plan Change Documents, it is noted this may result in significant costs to developers.

Referring to Prouse Trust Submission, “We are concerned that should we undertake any development on the eastern side of our property sometime in the future your rule of requirement to construct and vest infrastructure in the District Plan outlines that this “may require infrastructure over and above what is required for their individual development noted pg. 64 Section 32 Evaluation Report, Rule 15.A.8.1.2(b) (ii) Conditions Structure Plan. It states “that HDC *may* - contribute to the additional costs” - Or you may not, so this leaves us to think that you could acquire our land by stealth for wet land. We are not prepared to provide storm water storage land for the general Tara-Ika through any rules of subdivision and as we strongly consider the provision for it at our location has huge negative environmental impacts for us. We ask that you remove planning for it from our land and instead plan for better provision for storm water retention across the area. Objective 6 A.6: To provide high quality open public spaces that is accessible and can be used for a range of purposes including storm water design (provision for this is limited in planning to very small areas to the east of us).”

Furthermore, we are concerned around inequitable distribution of cost associated with this infrastructure development. For example, the difference in cost of infrastructure required for a larger collector road servicing areas beyond our land boundaries. We note that other submissions received have also expressed this concern and are asking that costs are distributed fairly and that HDC ensure the developer only has to pay for infrastructure needed for their own development. Common infrastructure should be centrally funded by proportion of land area developed over all Taka-Ika. Common infrastructure locations should be acquired using that funding by HDC, through use of the Public Works Act.

Staging of subdivisions should also be allowed as has been discussed above.

04/38.08: I strongly support submission points made by the original submitters raising concern that O2NL and Tara-Ika are progressing at different rates resulting in multiple injurious impacts. The uncertainty created through these tandem processes, and lack of concerted and clear messaging on a common vision, is concerning. We feel through this there has been a scenario of death by a thousand cuts through ongoing submission/consultation stages with incremental impacts. Impacts are not being treated as cumulative and these include loss of land value, and potential negative outcomes on the historic heritage and amenity values of the homestead, out buildings, setting, curtilage and land which the family has owned since 1891. The impacts are particularly injurious because of the close location of the property to both O2NL and Tara-Ika. While the summary of submissions interpreted the concern as being whether O2NL was accurately shown on the Structure Plan in reading the submission it seemed the submitters was expressing concern about the impact of HDC planning on land and curtilage adjoining the house area that is part of the historic property as currently O2NL show no plans for wetland at this location. The submitter indicates this would be an unacceptable outcome.

04/38.09: We strongly support the submitters opposition that limits on rear sections to 5% are overly restrictive. Allowing flexibility for back lots would allow for more flexibility of design to enable better use of land. Roads have been drawn with lots on only one side and with better planning this could be eliminated to provide a more viable outcome. Usage of rear sections, to our mind, represents good planning design with efficient land use and minimisation of road crossings, as well as privacy from roads.

The submitter also requested that their infrastructure concerns be addressed particularly in regard to the creation of 2 or 3 extra lots and that this should not require the need for infrastructure construction of a major road. This has been missed from the summary of submission but was bulleted and underlined in the submitter's submission. We support the submitters request and oppose any requirement that the creation of 2 or 3 lots would require the construction of major road infrastructure. The approach that any sub-dividing would mean all roading and infrastructure would need to be provided over the entire property is uneconomic and not viable.

04/38.10: We strongly support the submitters opposition of Rule 15A.1.1.1 and their request for transitional rules to recognise and make provision for existing activities e.g., Farming to be permitted activities in rule 15A.1.1.1

Existing farms/ small farms in Tara-Ika have established land use including horticultural growing, grazing animals, and large scale beekeeping etc. As subdivision may take a number of years to occur across the entire land area, land still needs to be used and managed. A rapid retraction in these activities will result in hazards and risk (for example long grass management), loss of economic production values. 1024 Queen Street East has operated as a farm for 130 years. Inline with cultural heritage values in the RMA, we would like the ability to continue to have farm animals.

04/38.11: We strongly support the submitters concern and request for clarification of how rates relief can be sought when land designated rural changes to residential. It will be severely unaffordable for larger lots or small farm units to pay urban rates. It will unfairly force sub-division unless provision is made to recognise that the land use is not in practice residential, as no residential scale development has taken place on the property.

(Continue on a separate sheet if necessary)

6. I seek the whole (or part) of the submission to be allowed (or disallowed):

Give precise details

I seek the whole of the Prouse Trust Partnership / Stephen Prouse and Karen Prouse to be allowed.

I support all submission points and all decisions sought by the Prouse Trust Partnership.

(Continue on a separate sheet if necessary)

7. Proposed Plan Change Hearing

Do you wish to attend the Council hearing of the Proposed Plan Change? Yes ☒ No ☐

Do you wish to be heard in support of your submission? Yes ☒ No ☐

If others make a similar submission would you be prepared to consider presenting a joint case at the hearing? Yes ☐ No ☒

There are 10 pages in this submission.

Signature of Submitter: E L Prouse (on behalf of all submitters) **Date:** 14 March 2021
(Or person authorised to sign on behalf of submitter)

IMPORTANT: You must send a copy of your further submission to the person who made the original submission, within 5 working days of making the further submission to Horowhenua District Council.

Privacy Act 1993

Please note that submissions are public information. Information on this form including your name and submission will be accessible to the media and public as part of the decision making process. Council is required to have this by the Resource Management Act 1991. Your contact details will only be used for the purpose of the Plan Change process. The information will be held by the Horowhenua District Council, 126 Oxford Street, Levin. You have the right to access the information and request its correction.

Further Submission 26: Jennings Family Trust

SUBMISSION ON BEHALF OF JENNINGS FAMILY TRUST

This is a submission on behalf of the Jennings Family Trust in respect to Proposed Plan Change Four (4) – Tara Ika Growth Area. This submission is a response to:

- Tom Anderson, of Incite, on behalf of Redwood Grove Properties

The above submitter referred to a number of matters which affect our property at 31 Redwood Grove. Aspects of the submission are supported, and others are not, as follows:

Matters on which we take a different view

Covenant

The submitters refer to the inability to achieve the level of proposed possible subdivision because of the presence of a Covenant on the Record of Title for each allotment in the Redwood Grove development. The suggestion is that the Covenant is impenetrable.

We have taken legal advice on the relevant Covenant in the context of the Proposed Plan Change. Our response to the claims made by the submitter is that the Covenant is unlikely to be as impenetrable as is suggested.

The introductory remarks to the Covenant refer to a 'rural residential character' and the specific subdivision aspect of the Covenant starts with "To maintain the rural environment...". The subdivision was completed some 20 years ago, when there was a clear residential and rural delineation between the Levin urban area and Levin East. With the Proposed Plan changes to the surrounding area, and the progressive urbanisation of Levin East, it is arguable that the former and current rural character is being extinguished, and that the Covenant could be viewed as somewhat redundant in a very short period of time.

Indeed, the Proposed plan changes could have the effect of enabling a level of development such that there is sufficient basis for one or more Redwood Grove residents to apply to the court for an order modifying or extinguishing the covenant under section 317 of the Property Law Act 2007. This would be particularly the case where proposed subdivision of land involved access being obtained from the Tara Ika development (i.e. through a strip to a new road) rather than via Redwood Grove itself, because of the lack of substantial injury to existing residents.

Our preference is of course to secure agreement with all residents within the Redwood Grove development to obtain modification of the current covenant to enable some level of subdivision that is in keeping with the character and amenity of the existing development. Our preference would be at the 1000m² to 1500m² level, but we understand that the collective view is that a higher lot size is more desired.

We note that even at a minimum lot size of 2000m², many properties will be unlikely to be able to subdivide because of current dwelling siting, meaning there will be remaining large 5000 – 6000m² lots that will be in stark contrast to the wider Tara Ika development area.

Introduction of Redwood Grove Buffer

We do not believe the buffer zoning is necessary; we believe the low-density zoning may be adequate. A low-density zoning could also be time limited – say for a period of 10 years, to retain short term amenity values in Redwood Grove, but allow for future intensification by signalling that now (to aid with short term decisions around dwelling-siting).

However, if it is deemed appropriate to have such a new buffer zoning to maintain amenity values, we believe the zoning should be more appropriately set at:

- 1500m², if access to the new lot is to be taken from Redwood Grove, with reduced requirement for road frontage of between 4 and 5m.
- 1000m² if access to the new lot is to be from a collector or arterial road within the Tara Ika development with reduced requirement for road frontage of between 4 and 5m.

We believe this will enable properties to subdivide suitable properties down to a level where there is minimal increase in traffic in Redwood Grove and only at a level that is compatible with the amenity and lifestyle character of the street, but slightly more intense subdivision where access is obtained through the rear of current properties, because of the reduced impact on Redwood Grove properties. This will also give effect to Objective 6A.4 of PPC4 as it will provide for a range of lot sizes, and help to achieve a cohesive, logical layout by graduating the increase in density between the Redwood Grove development and the Tara Ika development.

Screening Map

In the submission the submitters provided a map proposing different screening treatments. For 31 Redwood Grove the treatment suggested was “no bufferzone”.

We agree with this if the minimal lot size for the overlay area is set at 1000m² and access to the rear of the property can be achieved off a collector or arterial road. If this cannot be achieved, then we would support a 6m buffer zone with native plants, with maintenance access from our property (to enable management of vegetation height).

Matters raised which we support

Roads across Redwood Grove Properties

We agree with the submission regarding the creation of new roads connecting to/from roads within the Tara Ika development. We believe it is critical for current amenity values in Redwood Grove to maintain it as cul de sac Street.

Proposed Arterial and Collector Roads – 100m set back from Redwood Grove

We support the submission for all proposed arterial and collector roads to be set back at least 100m from the boundary of Redwood Grove properties, to maintain lifestyle amenity values. We do not object to small driveway strips in closer proximity, especially if those strips are in part designed to serve subdivision of the rear portions of Redwood Grove properties or enable the roading to be located further away from the boundary of Redwood Grove.

On behalf of the Jennings Family Trust

Sam Jennings

15 March 2021

Further Submission 27: Horowhenua District Council Officers

Further Submission Form: Proposed Plan Change 4



Submission date: **15 March 2021, 3:58PM**

Receipt number: **7**

Related form version: **3**

1. Further Submitter Contact Details

Title: **Mr**

Full Name: **Daniel Haigh**

Name of Organisation: **Horowhenua District Council – Infrastructure
Development Group**

Address for Service: **126 Oxford St
Private Bag 4002
Levin**

Postcode: **5540**

Telephone: **06 366 0999**

Mobile: **027 532 1000**

Email: **danielh@horowhenua.govt.nz**

2. Further Submitters

Select as appropriate: **I have an interest in the Proposed Plan Change
greater than the interest that the general public has.**

3. Further Submission Details

Submitter's Name:	Waka Kotahi NZTA
Submitter's Address for Service:	Private Bag 6995 Marion Square Wellington 6141
Submission Number:	34

4. Further Submission Particulars

The particular parts of the submission I support (or oppose) are:

We neither support nor oppose Submission 34 on stormwater matters. Submission 34 discusses stormwater matters in paragraphs 55 – 61. We agree with the submission where it seeks to have close cooperation between HDC and Waka Kotahi on stormwater matters. Both parties recognise potential for technical and public benefit from close collaboration on these matters. The Tara-Ika Stormwater Management Plan set out a potential positioning of stormwater treatment, attenuation and disposal basins within the O2NL corridor, in conjunction with highway infrastructure within the corridor. There was also the technical possibility of extreme event secondary flows from Tara-Ika being conveyed to the north in a cut-off swale associated with the O2NL infrastructure so that these extreme event flows did not continue westward towards the Town Centre.

Technical assessment of stormwater matters by our team over the past 3 months have confirmed the intention to have publicly owned and operated communal stormwater treatment, attenuation and disposal basins servicing the Tara-Ika zone, in addition to on-site private stormwater rain tanks and disposal to soakage for roof water from individual dwellings for the majority of Tara-Ika.

Submission 34 states in paragraph 61 that HDC and developers are wholly responsible for mitigating the

effects generated from their activities. WK have advised that where upstream stormwater can be managed to avoid their corridor, they would expect that to occur so that stormwater effects are managed accordingly.

Submission 34 does not state when O2NL will be implemented, it is possible the O2NL project might not progress at the same time as the Tara-Ika project and it could be delayed for several years. If this occurred, stormwater infrastructure needed for Tara-Ika would have to be implemented prior to the construction of the O2NL project.

Under this scenario, locating the stormwater basins immediately adjacent to the highway, potentially within the O2NL corridor, might conflict with the construction footprint of the O2NL project in the future. As it would be inefficient to have to move the stormwater infrastructure if the O2NL project proceeded with their Notice of Requirement and construction in the future, we consider it prudent to allocate a Stormwater Purposes framework into the Plan Change for areas potentially required for stormwater purposes.

5. Further Submission Reasons

The reasons for my support (or opposition) are:

To achieve an efficient and pragmatic technical solution for stormwater treatment and disposal that fits with both the Tara-Ika zone and the potential O2NL project.

We have therefore identified the required location of several stormwater areas required for stormwater infrastructure and these are shown on attached drawing 12536997-C001.

The stormwater areas will contain public stormwater treatment basins/wetlands, attenuation basins and soakage disposal basins. Stormwater runoff from roads and non-roof areas will be piped to these communal public stormwater infrastructure basins. The Koputaroa Basins A & B are required to contain the flows from the eastern section of Tara-Ika, which drain to the Koputaroa Stream. Discharge of this upper catchment area to the Koputaroa Stream is required so that the extreme event flows discharged to the O2NL corridor are minimised, as requested in the WK submission.

The other basins adjacent to the O2NL potential corridor have been positioned in expectation of a future application for the O2NL Notice of Requirement with sufficient separation to not interfere with the implementation of the O2NL project if it proceeds.

These basins include stormwater disposal basins that are designed to cater for the 100-year return period extreme event so that extreme event overland flow is not discharged towards the urban area of Levin on the western side of Arapaepae Road.

If O2NL proceeds and if it incorporates a large cut-off swale to the north, some of the disposal basin areas could be abandoned and the footprint used for other land uses.

6. Further Submission Decision Sought

I seek the whole (or part) of the submission to be allowed (or disallowed):

Introduce a Stormwater Purposes special zone for the areas shown on drawing 12536997-C001 into the Taraika Plan Change 4 or other similar change to effectively manage stormwater.

7. Proposed Plan Change Hearing

Do you wish to attend the Council hearing for the Proposed Plan Change?

Yes

Do you wish to speak in support of your submission?

Yes

If others make a similar submission would you be prepared to consider presenting a joint case at the hearing?

No

Would you like to make your verbal submission in Te Reo Māori?

No

Sign language interpretation required?

No

Submission Attachments:

[12536997-0815-Taraika_WQ_Footprints-C001.pdf](#)

Declaration

Signature of Submitter:

Name of signatory: Daniel Haigh



[Link to signature](#)

Date:

15/03/2021

Office Use Only

Date Received:

CM9 Number:

Submission No:

Further Submission 28: Patrick & Janice Ludlam

Further Submission Form: Proposed Plan Change 4



Resource Management Act 1991: Form 6 of Resource Management (Forms, Fees, Procedure) Regulations 2003

Further Submissions must be received by no later than 4pm on Monday, 15 March 2021.

If you require further information about this process please visit www.horowhenua.govt.nz/PPC4 <http://www.horowhenua.govt.nz/ppc4>, email us at districtplan@horowhenua.govt.nz or call us on (06) 366 0999.

1. Further Submitter Contact Details

Title: (Select 1 option) **Required**

- X
- ☐ Mr *Paddy Ludlam*
☐ Mrs *Jon Ludlam*
☐ Miss
☐ Ms
☐ Dr
☐ Not applicable

Full Name: **Required**

Enter your full name

X *Patrick Herbert Ludlam*
Janice Anne Ludlam

Name of Organisation: (if on behalf of an Organisation)

Enter your organisation

Rangiorua Villas - owner



Address for Service: **Required**

Enter your address

52/9 Fuller Close
Levin

Postcode: **Required**

Enter your postcode eg 5510

SS10

Telephone: **Required**

Enter your day time telephone number

063673173

Mobile:

Enter your mobile number

0211087894 022087954

Email: **Required**

The email address provided below will be used for sending a copy of your submitted details to and for correspondence regarding the Proposed Plan Change.

Enter your email address

No email

2. Further Submitters

Select as appropriate: (Select 1 option) **Required**

☐ I represent a relevant aspect of the public interest.

☒ I have an interest in the Proposed Plan Change greater than the interest that the general public has.

3. Further Submission Details

(Please state the name and address of the person who made the original submission and their submission number in the spaces below)

This is a further submission in support of or opposition to the submission of:

Submitter's Name: **Required**

Enter the name
Rangeview Villas Body Corporate

Submitter's Address for Service: **Required**

Enter the postal address
PO Box 8015
Wellington 6143

Submission Number: **Required** Please note your submission can not be considered if you have not included the submission number of the original submission you support or oppose.

Enter the submission number
04/29

4. Further Submission Particulars

The particular parts of the submission I support (or oppose) are: **Required**

Enter details of the particular parts
Everything in the submission

5. Further Submission Reasons

The reasons for my support ~~(or opposition)~~ are: Required

The extension of Liverpool Street through Fuller Close would have a major impact on Rangeview Villas

6. Further Submission Decision Sought

I seek the whole ~~(or part)~~ of the submission to be allowed ~~(or disallowed)~~: Required Give precise details

Enter precise details

The proposal to extend Liverpool Street through Fuller Close should be removed from the Plan Change Proposal

7. Proposed Plan Change Hearing

Please indicate your preferences below

Do you wish to attend the Council hearing for the Proposed Plan Change? (Select 1 option) Required

- ☒ Yes
☐ No

Do you wish to speak in support of your submission? (Select 1 option) Required

- ☒ Yes
☐ No

X

If others make a similar submission would you be prepared to consider presenting a joint case at the hearing?
(Select 1 option) Required

☒ Yes
☐ No

X

Would you like to make your verbal submission in Te Reo Māori? (Select 1 option)

☐ Yes
☒ No

X

Sign language interpretation required? (Select 1 option)

☐ Yes
☒ No

Submission Attachments:



Please attach all files to the end of this form before submitting it.

Declaration

Privacy Act 1993

Please note that submissions are public information. Information on this form including your name and submission will be accessible to the media and public as part of the decision making process. Council is required to have this by the Resource Management Act 1991. Your contact details will only be used for the purpose of the Plan Change process. The information will be held by the Horowhenua District Council, 126 Oxford Street, Levin. You have the right to access the information and request its correction.

IMPORTANT: You must send a copy of your further submission to the person who made the original submission, within 5 working days of making the further submission to Horowhenua District Council.

X

Signature of Submitter: Required

X

Name

Paddy Lachlan
and Jan Lachlan

Date: **Required**

X?

Office Use Only

Date Received:

CM9 Number:

Submission No:

End of form

Don't forget to attach all files before submitting this form

Further Submission 29: Martin Howse

Further Submission Form: Proposed Plan Change 4



Resource Management Act 1991: Form 6 of Resource Management (Forms, Fees, Procedure) Regulations 2003

Further Submissions must be received by no later than 4pm on Monday, 15 March 2021.

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1. Further Submitter Contact Details

Title: (Select 1 option)

Required

- X
- ☒ Mr
 - ☐ Mrs
 - ☐ Miss
 - ☐ Ms
 - ☐ Dr
 - ☐ Not applicable

Full Name: Required

X
MARTIN CHARLES HOWSE

Name of Organisation: (if on behalf of an Organisation)

X
Rangeroos Villas - owner



Address for Service: **Required**

Enter your address

64/9 Fuller Close
Levin

Postcode: **Required**

Enter your postcode eg 5510

5510

Telephone: **Required**

Enter your daytime telephone number

06 368 6885

Mobile:

Enter your mobile number

NONE

Email: **Required**

The email address provided below will be used for sending a copy of your submitted details to and for correspondence regarding the Proposed Plan Change.

Enter your email address

martinhowse@hotmail.com

2. Further Submitters

Select as appropriate: (Select 1 option) **Required**

☐ I represent a relevant aspect of the public interest.

☒ I have an interest in the Proposed Plan Change greater than the interest that the general public has.

3. Further Submission Details

(Please state the name and address of the person who made the original submission and their submission number in the spaces below)

This is a further submission in support of or opposition to the submission of:

Submitter's Name: **Required**

Enter the name of the submitter
Rangerview Villas Body Corporate

Submitter's Address for Service: **Required**

Enter the postal address
PO Box 8015
Wellington 6143

Submission Number: **Required** Please note your submission can not be considered if you have not included the submission number of the original submission you support or oppose.

Enter the submission number
04/29

4. Further Submission Particulars

The particular parts of the submission I support (or oppose) are: **Required**

Enter details of the particular parts
Everything in the submission

5. Further Submission Reasons

The reasons for my support ~~(or opposition)~~ are: Required

The extension of Liverpool Street through Fuller Close would have a major impact on Rangeview Villas

6. Further Submission Decision Sought

I seek the whole ~~(or part)~~ of the submission to be allowed ~~(or disallowed)~~: Required Give precise details

Enter precise details

The proposal to extend Liverpool Street through Fuller Close should be removed from the Plan Change Proposal

7. Proposed Plan Change Hearing

Please indicate your preferences below

Do you wish to attend the Council hearing for the Proposed Plan Change? (Select 1 option) Required

- ☒ Yes
☐ No

Do you wish to speak in support of your submission? (Select 1 option) Required

- ☐ Yes
☐ No

Don't know at this stage

X

If others make a similar submission would you be prepared to consider presenting a joint case at the hearing?
(Select 1 option) **Required**

- ☒ Yes
☐ No

X

Would you like to make your verbal submission in Te Reo Māori? (Select 1 option)

- ☐ Yes
☒ No

X

Sign language interpretation required? (Select 1 option)

- ☐ Yes
☒ No

Submission Attachments:



Please attach all files to the end of this form before submitting it.

Declaration

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X

Signature of Submitter: **Required**

X

Name

Date: **Required**

X 1 3 0 3 2 0 2 1

Office Use Only

Date Received:

CM9 Number:

Submission No:

End of form

Don't forget to attach all files before submitting this form

Further Submission 30: Patricia O'Hagan

Further Submission Form: Proposed Plan Change 4



Resource Management Act 1991: Form 6 of Resource Management (Forms, Fees, Procedure) Regulations 2003

Further Submissions must be received by no later than 4pm on Monday, 15 March 2021.

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1. Further Submitter Contact Details

Title: (Select 1 option)

Required

- X
- ☐ Mr
 - ☒ Mrs
 - ☐ Miss
 - ☐ Ms
 - ☐ Dr
 - ☐ Not applicable

Full Name:

Required

X

Enter your full name

PATRICIA O'HAGAN

Name of Organisation: (if on behalf of an Organisation)

Enter your organisation

Rangewai Villas - owner



Address for Service: **Required**

Enter your address

62/9 Fuller Close
Levin

Postcode: **Required**

Enter your postcode, eg 5510

5510

Telephone: **Required**

Enter your day time telephone number

368397

Mobile:

Enter your mobile number

Email: **Required**

The email address provided below will be used for sending a copy of your submitted details to and for correspondence regarding the Proposed Plan Change.

Enter your email address

2. Further Submitters

Select as appropriate: (Select 1 option) **Required**

☐ I represent a relevant aspect of the public interest.

☒ I have an interest in the Proposed Plan Change greater than the interest that the general public has.

3. Further Submission Details

(Please state the name and address of the person who made the original submission and their submission number in the spaces below)

This is a further submission in support of or opposition to the submission of:

Submitter's Name: **Required**

Enter the name
Rangereview Villas Body Corporate

Submitter's Address for Service: **Required**

Enter the postal address
PO Box 8015
Wellington 6143

Submission Number: **Required** Please note your submission can not be considered if you have not included the submission number of the original submission you support or oppose.

Enter the submission number
04/29

4. Further Submission Particulars

The particular parts of the submission I support (~~or oppose~~) are: **Required**

Enter details of the particular parts
Everything in the submission

5. Further Submission Reasons

The reasons for my support ~~(or opposition)~~ are: Required

Enter the reasons
The extension of Liverpool Street through Fuller Close would have a major impact on Rangeview Villas

6. Further Submission Decision Sought

I seek the whole ~~(or part)~~ of the submission to be allowed ~~(or disallowed)~~: Required Give precise details

Enter the precise details
The proposal to extend Liverpool Street through Fuller Close should be removed from the Plan Change Proposal

7. Proposed Plan Change Hearing

Please indicate your preferences below

Do you wish to attend the Council hearing for the Proposed Plan Change? (Select 1 option) Required

- X ☒ Yes
☐ No

Do you wish to speak in support of your submission? (Select 1 option) Required

- X ☒ Yes
☐ No

X

If others make a similar submission would you be prepared to consider presenting a joint case at the hearing?
(Select 1 option) Required

☒ Yes
☐ No

X

Would you like to make your verbal submission in Te Reo Māori? (Select 1 option)

☐ Yes
☒ No

X

Sign language interpretation required? (Select 1 option)

☐ Yes
☒ No

Submission Attachments:



Please attach all files to the end of this form before submitting it.

Declaration

Privacy Act 1993

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IMPORTANT: You must send a copy of your further submission to the person who made the original submission, within 5 working days of making the further submission to Horowhenua District Council.

X

Signature of Submitter: Required

P. O'Hagan.

X

Name

PATRICIA O'HAGAN.

Date: **Required:**

Office Use Only

Date Received:

CM9 Number:

Submission No:

End of form

Don't forget to attach all files before submitting this form

Further Submission 31: Colin & Ann Schrader

Further Submission Form: Proposed Plan Change 4



Resource Management Act 1991: Form 6 of Resource Management (Forms, Fees, Procedure) Regulations 2003

Further Submissions must be received by no later than 4pm on Monday, 15 March 2021.

If you require further information about this process please visit www.horowhenua.govt.nz/PPC4 <http://www.horowhenua.govt.nz/ppc4>, email us at districtplan@horowhenua.govt.nz or call us on (06) 366 0999.

1. Further Submitter Contact Details

Title: (Select 1 option) **Required**

- X
- ☒ Mr
 - ☒ Mrs
 - ☐ Miss
 - ☐ Ms
 - ☐ Dr
 - ☐ Not applicable

Full Name: **Required**

X

Enter your full name

COLIN XANN SCHRAEDER

Name of Organisation: (if on behalf of an Organisation)

~~Rangiorua Villas~~ - owner



Address for Service: **Required**

Enter your address

1/2 Fuller Close
Levin

Postcode: **Required**

Enter your postcode eg 5510

SS10

Telephone: **Required**

Enter your day time telephone number

063672432

Mobile:

Enter your mobile number

Email: **Required**

The email address provided below will be used for sending a copy of your submitted details to and for correspondence regarding the Proposed Plan Change.

Enter your email address

2. Further Submitters

Select as appropriate: (Select 1 option) **Required**

☐ I represent a relevant aspect of the public interest.

☒ I have an interest in the Proposed Plan Change greater than the interest that the general public has.

3. Further Submission Details

(Please state the name and address of the person who made the original submission and their submission number in the spaces below)

This is a further submission in support of or opposition to the submission of:

Submitter's Name:

Required

Rangeview Villas Body Corporate

Submitter's Address for Service:

Required

Enter postal address

PO Box 8015

Wellington 6143

Submission Number:

Required

Please note your submission can not be considered if you have not included the submission number of the original submission you support or oppose.

Enter the submission number

04/29

4. Further Submission Particulars

The particular parts of the submission I support (~~or oppose~~) are:

Required

Enter details of the particular parts

Everything in the submission

5. Further Submission Reasons

The reasons for my support ~~(or opposition)~~ are: Required

Enter the reasons

The extension of Liverpool Street through Fuller Close would have a major impact on Rangeview Villas

6. Further Submission Decision Sought

I seek the whole ~~(or part)~~ of the submission to be allowed ~~(or disallowed)~~: Required Give precise details

Enter the precise details

The proposal to extend Liverpool Street through Fuller Close should be removed from the Plan Change Proposal

7. Proposed Plan Change Hearing

Please indicate your preferences below

Do you wish to attend the Council hearing for the Proposed Plan Change? (Select 1 option) Required

Yes

☒ No

Do you wish to speak in support of your submission? (Select 1 option) Required

Yes

☒ No

X

If others make a similar submission would you be prepared to consider presenting a joint case at the hearing?
(Select 1 option) **Required**

Yes

~~No~~

X

Would you like to make your verbal submission in Te Reo Māori? (Select 1 option)

Yes

~~No~~

X

Sign language interpretation required? (Select 1 option)

Yes

~~No~~

Submission Attachments:



Please attach all files to the end of this form before submitting it.

Declaration

Privacy Act 1993

Please note that submissions are public information. Information on this form including your name and submission will be accessible to the media and public as part of the decision making process. Council is required to have this by the Resource Management Act 1991. Your contact details will only be used for the purpose of the Plan Change process. The information will be held by the Horowhenua District Council, 126 Oxford Street, Levin. You have the right to access the information and request its correction.

IMPORTANT: You must send a copy of your further submission to the person who made the original submission, within 5 working days of making the further submission to Horowhenua District Council.

X

Signature of Submitter: **Required**

X

Name

C. SCHRADACK

Date: Required

Office Use Only

Date Received:

CM9 Number:

Submission No:

End of form

Don't forget to attach all files before submitting this form

Further Submission 32: Diane & Stratton Harris

Further Submission Form: Proposed Plan Change 4



Resource Management Act 1991: Form 6 of Resource Management (Forms, Fees, Procedure) Regulations 2003

Further Submissions must be received by no later than 4pm on Monday, 15 March 2021.

If you require further information about this process please visit www.horowhenua.govt.nz/PPC4 <http://www.horowhenua.govt.nz/ppc4>, email us at districtplan@horowhenua.govt.nz or call us on (06) 366 0999.

1. Further Submitter Contact Details

Title: (Select 1 option)

Required

- ☒ Mr
☒ Mrs
☐ Miss
☐ Ms
☐ Dr
☐ Not applicable



Full Name: Required

Enter your full name

Diane Elizabeth Harris
Stratton Alexander Harris



Name of Organisation: (if on behalf of an Organisation)

Enter your organisation

Address for Service: Required

Enter your address

RD 1 76 Pohulukawha Drive
Levin 5571

Postcode: Required

Enter your postcode, eg 5510

5571

Telephone: Required

Enter your day time telephone number

027 564 7716

Mobile:

Enter your mobile number

027 564 7716

Email: Required

The email address provided below will be used for sending a copy of your submitted details to and for correspondence regarding the Proposed Plan Change.

Enter your email address

Stratton-harris@gmail.com

2. Further Submitters

Select as appropriate: (Select 1 option) Required



I represent a relevant aspect of the public interest.

I have an interest in the Proposed Plan Change greater than the interest that the general public has.

3. Further Submission Details

(Please state the name and address of the person who made the original submission and their submission number in the spaces below)

This is a further submission in support of or opposition to the submission of:

Submitter's Name: Required

Enter the name

Phillipa & Pasanka Wickremasinghe.

Submitter's Address for Service: Required

Enter the postal address

3 Semaphore Lane
Whitby.

Submission Number: Required Please note your submission can not be considered if you have not included the submission number of the original submission you support or oppose.

Enter the submission number

9

4. Further Submission Particulars

The particular parts of the submission I support (or oppose) are: Required

Enter details of the particular parts

Submitter proposing greenbelt Residential.
Zoning be changed to residential

5. Further Submission Reasons

The reasons for my support (or opposition) are: Required

Enter the reasons
The Council letter we received on 12 November saying
the Density along the boundary of Pohutukawa Drive
has been changed ~~to~~ from low density residential to greenbelt
residential. Same zone applying to Pohutukawa Drive.
Means the minimum lot ~~size~~ size for these properties will
Be 2000².

6. Further Submission Decision Sought

I seek the whole (or part) of the submission to be allowed (or disallowed): Required Give precise details

Enter the precise detail
We moved to the country for a reason, quietness, green ^{pastures} cows in
the pasture, birds, fresh air. Was very upset were having houses
street lights glaring at night, Cars, Noise, Right at the Back door.
So if we have as much of a gap behind us with nice, bush
greenery Trees for the pollution that is going to come from
~~fires~~ ^{Fires} & cars etc, with Roading Before housing that would
be not as invasive on our backdoor. I'm concerned about noise,
pollution, BBQ's (Smoke), fires, smoke from indoor outdoor fires. Trees &
Bush would help absorb some of that and keep our Beautiful
Birds here.

7. Proposed Plan Change Hearing

Please indicate your preferences below

Do you wish to attend the Council hearing for the Proposed Plan Change? (Select 1 option) Required

☒ Yes

☐ No

Do you wish to speak in support of your submission? (Select 1 option) Required

☐ Yes

☒ No

If others make a similar submission would you be prepared to consider presenting a joint case at the hearing?
(Select 1 option) Required

☒ Yes

☐ No

Would you like to make your verbal submission in Te Reo Māori? (Select 1 option)

☐ Yes

☒ No

Sign language interpretation required? (Select 1 option)

☐ Yes

☒ No

Submission Attachments:



Please attach all files to the end of this form before submitting it.

Declaration

Privacy Act 1993

Please note that submissions are public information. Information on this form including your name and submission will be accessible to the media and public as part of the decision making process. Council is required to have this by the Resource Management Act 1991. Your contact details will only be used for the purpose of the Plan Change process. The information will be held by the Horowhenua District Council, 126 Oxford Street, Levin. You have the right to access the information and request its correction.

IMPORTANT: You must send a copy of your further submission to the person who made the original submission, within 5 working days of making the further submission to Horowhenua District Council.

Signature of Submitter: Required

Diane Harris

Name

Diane Harris

Date: Required

15 03 2021

Office Use Only

Date Received:

CM9 Number:

Submission No:

End of form

Don't forget to attach all files before submitting this form

Further Submission 33: David & Vivienne Clarke

Further Submission Form: Proposed Plan Change 4



Resource Management Act 1991: Form 6 of Resource Management (Forms, Fees, Procedure) Regulations 2003

Further Submissions must be received by no later than 4pm on Monday, 15 March 2021.

If you require further information about this process please visit www.horowhenua.govt.nz/PPC4 <http://www.horowhenua.govt.nz/ppc4>, email us at districtplan@horowhenua.govt.nz or call us on (06) 366 0999.

1. Further Submitter Contact Details

Title: (Select 1 option) Required

☒ Mr

☒ Mrs

☐ Miss

☐ Ms

☐ Dr

☐ Not applicable



Full Name: Required

Enter your full name

DAVID AND VIVIENNE CLARK
(ON BEHALF OF THE TRUSTEES OF THE KARAKAMEA TRUST)

Name of Organisation: (if on behalf of an Organisation)

Enter your organisation



Address for Service: Required

Enter your address

80 POHUTUKAWA DRIVE

Rd1 LEVIN 5571

Postcode: Required

Enter your postcode, eg 5510

5571

Telephone: Required

Enter your day time telephone number

021 186 7392

Mobile:

Enter your mobile number

021 186 7392

Email: Required

The email address provided below will be used for sending a copy of your submitted details to and for correspondence regarding the Proposed Plan Change.

Enter your email address:

daveandviva@adrix.co.nz

2. Further Submitters

Select as appropriate: (Select 1 option) Required

☐ I represent a relevant aspect of the public interest.

☒ I have an interest in the Proposed Plan Change greater than the interest that the general public has.

3. Further Submission Details

(Please state the name and address of the person who made the original submission and their submission number in the spaces below)

This is a further submission in support of or opposition to the submission of:

Submitter's Name: Required

Enter the name PHILLIPA AND PASANKA WICKREMASINGHE

Submitter's Address for Service: Required

Enter the postal address 3 SEMAPHORE LANE
WHITBY

Submission Number: Required Please note your submission can not be considered if you have not included the submission number of the original submission you support or oppose.

Enter the submission number 9

4. Further Submission Particulars

The particular parts of the submission I support (or oppose) are: Required

Enter details of the particular parts

SUBMITTER PROPOSING GREENBELT RESIDENTIAL ZONING
BE CHANGED TO RESIDENTIAL

5. Further Submission Reasons

5. Further Submission Reasons

My wife and I are long term Horowhenua residents, my family being prominent in the Levin community since the late 1800's. Our connection to this area spans from the Tararua's to the coast and more recently we have formed a special connection to the rural character, ambience and amenity value of Pohutukawa Drive.

We were pleased to receive the council letter dated 12 November 2020 which states:

- The proposed density along the boundary of Pohutukawa Drive has been changed from 'Low Density Residential' to 'Greenbelt Residential'. This is the same zone that applies to Pohutukawa Drive. This means the minimum lot size for these properties will be 2000 square metres.

We felt at that time that our initial concerns had been listened to and that council acknowledged that the zoning change would be more appropriate on the proposed north/south road on the west side of Pohutukawa Drive rather than on the boundaries of existing of landowners. It also seems more appropriate to have any existing trees and shelter belts on the western boundary of Pohutukawa to come under the same zoning on both sides of the boundary fences.

Our property for example, has a native bush strip which is approximately 88 metres long by 7 metres wide. There are a variety of trees including Totara, Ngaio, Titoki, Puriri, Taupata, Kapuka, Kawakawa, Mahoe, Tarata, Kowhai.

These trees provide a haven for the abundant native birdlife and other fauna in this area. The trees also provide a 'micro' climate for our horticultural endeavours with their height giving extended shelter from the prevailing winds. We provide donated fruit and vegetables from our large garden to many households in Levin.

The Council has assured us that the trees along our western boundary will be 'safe' (subject to existing height restrictions) following the establishment of Tara-ika. We believe that having a residential block adjacent to our boundary as opposed to the current 2000 square metre minimum will put more pressure on the trees in the future. A smaller block will require any dwelling to be closer to the boundary increasing the effect of shade over and view loss of these properties.

kia ora

Dave and Viv Clark

6. Further Submission Decision Sought

We support the concept of Tara-Ika but are asking that Council adheres to the content of its letter dated 12.11.20 relating to the Pohutukawa Drive boundary. We acknowledge that there needs to be a reassessment of some of the land currently proposed to be Low Density Residential but believe it is fair and respectful to Pohutukawa Drive residents that the Greenbelt zoning along the western strip of land remains as set out in the above referred Council letter.

kia ora

Dave and Viv Clark

The reasons for my support (or opposition) are: Required

Enter the reasons

SEE ATTACHED

6. Further Submission Decision Sought

I seek the whole (or part) of the submission to be allowed (or disallowed): Required Give precise details

Enter the precise details

SEE ATTACHED

7. Proposed Plan Change Hearing

Please indicate your preferences below

Do you wish to attend the Council hearing for the Proposed Plan Change? (Select 1 option) Required

☒ Yes

☐ No

Do you wish to speak in support of your submission? (Select 1 option) Required

☐ Yes

☒ No

12 November 2020

Trustees of The Karakamea Trust
80 Pohutukawa Drive
RD 1, Levin 5571

Dear Pohutukawa Drive Resident,

Taraika Master Plan – update on changes following community engagement and notification of proposed plan change

Following community engagement on the Taraika Master Plan, we have made some specific changes to the proposed development near Pohutukawa Drive. As a resident of Pohutukawa Drive, this letter is to advise you of the proposed changes (refer to the enclosed):

- The proposed density along the boundary of Pohutukawa Drive has been changed from low density residential to greenbelt residential. This is the same zone that applies to Pohutukawa Drive. This means the minimum lot size for these properties will be 2000m² (as these proposed will be serviced by Council sewer, rather than onsite septic tank) instead of 1000m².
- The proposed road connecting Pohutukawa Drive to the rest of Taraika has been removed. This connection was initially shown to provide an opportunity for Pohutukawa Drive to be connected to the rest of Taraika in the future, to give residents easy and direct access to facilities in the centre of the development – such as the future school, public open space, and commercial activities. As Pohutukawa Drive residents have indicated they do not want this, it has been removed.

What happens next?

The feedback process that resulted in the above changes being made was an informal, early round of engagement ahead of the formal Resource Management Act plan change process. We are now starting this formal stage of the process. This process will be undertaken in accordance with Schedule 1 of the Resource Management Act 1991 (RMA). This process includes public notification, submissions and hearings. This process seeks to rezone the land to allow development in accordance with the Master Plan to occur.

This letter is to update you, as a neighbouring property owner, and make you aware that this formal process has begun and that the opportunity to make a submission on the Proposed Plan Change is now open.

Public Notification of Plan Change

Horowhenua District Council publicly notified Proposed Plan Change 4 – Taraika Growth Area to the Horowhenua District Plan (2015) on 16 November 2020. This means that any party can now make a submission on the Proposed Plan Change. Submissions on this Proposed Plan Change are open until **5:00pm on 1 February 2021.**

The following amendments to the District Plan are proposed as part of Proposed Plan Change 4:

- Remove Structure Plan 13 from the District Plan.
- Introduce a new 'Taraika Multi-Zone Precinct' Chapter to the District Plan with a supporting structure plan and associated objectives, policies, and rules

- Rezone land within the Taraika Master Plan Area from Greenbelt Residential Deferred to Greenbelt Residential, Low Density Residential, Standard Residential, Medium Density Residential, Commercial and Open Space.
- Introduce new subdivision rules within the Taraika Growth Area;
- Introduce some new bulk and location rules within the Taraika Growth Area;
- Introduce new rules relating to commercial activities within the Taraika Growth Area.
- Update Planning Map 30 & 31

In order to achieve the above, Proposed Plan Change 4 proposes to introduce the following new chapters to the Horowhenua District Plan 2015:

- Chapter 6A – Objectives and Policies: Taraika Growth Area
- Chapter 15 – Rules: Taraika Growth Area

These documents are available in full on our website at www.horowhenua.govt.nz/PPC4. Hard copies of Proposed Plan Change 4 will be available for inspection from 16 November 2020 to 1 February 2021 at the following locations (during usual opening hours):

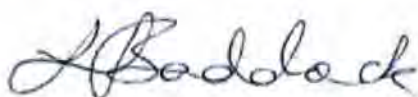
- **Horowhenua District Council office:** 126 Oxford Street. Hours: 8.00am to 5.00pm on Monday to Friday.
- **Te Takeretanga o Kura-hau-pō:** 10 Bath Street, Levin. Hours: 9.00am to 5.30pm on Monday, Tuesday, Thursday and Friday, 10.00am to 9.00pm on Wednesday, 10.00am to 4.00pm on Saturday and 1.00pm to 4.00pm on Sunday.
- **Te Awahou Nieuwe Stroom:** 92 Main Street, Foxton. Hours: 09.00am to 5.00pm Monday to Friday, 10.00am to 4.00pm Saturday and Sunday.
- **Shannon Library:** Plimmer Terrace. Hours: 10.00am to 12 noon, 1.00pm to 5.00pm Monday to Friday, 10.00am to 12 noon Saturday.

Enclosed is summary information pamphlet on Proposed Plan Change 4, the Proposed Structure Plan (simplified version of the Master Plan, which will be incorporated into the District Plan), the formal public notice, and a submission form. Please note that submissions can be made online via the weblink provided above.

Questions?

If you have any questions about the Taraika Master Plan or about the plan change process, please call (06) 366 0999 and ask to speak to Lauren Baddock. Alternatively, you can direct your queries to districtplan@horowhenua.govt.nz

Kind Regards,



Lauren Baddock
Strategic Planner

If others make a similar submission would you be prepared to consider presenting a joint case at the hearing?
(Select 1 option) Required

☒ Yes
☐ No

Would you like to make your verbal submission in Te Reo Māori? (Select 1 option)

☐ Yes
☒ No

Sign language interpretation required? (Select 1 option)

☐ Yes
☒ No

Submission Attachments:



Please attach all files to the end of this form before submitting it.

ATTACHED

Declaration

Privacy Act 1993

Please note that submissions are public information. Information on this form including your name and submission will be accessible to the media and public as part of the decision making process. Council is required to have this by the Resource Management Act 1991. Your contact details will only be used for the purpose of the Plan Change process. The information will be held by the Horowhenua District Council, 126 Oxford Street, Levin. You have the right to access the information and request its correction.

IMPORTANT: You must send a copy of your further submission to the person who made the original submission, within 5 working days of making the further submission to Horowhenua District Council.

Signature of Submitter: Required

David Clark

Name

DAVID ALAN CLARK

Date: Required

15 03 2021

Office Use Only

Date Received:

CM9 Number:

Submission No:

End of form

Don't forget to attach all files before submitting this form

Further Submission 34: Prouse Trust Partnership

Further Submission Form

Proposed Plan Change 4 – Tara-Ika Growth Area

Horowhenua District Plan (2015)
Resource Management Act 1991
Form 6 of Resource Management (Forms, Fees, Procedure) Regulations 2003

Submissions can be:

Delivered to: Horowhenua District Council Offices, 126 Oxford Street, Levin
Posted to: Strategic Planning, Horowhenua District Council, Private Bag 4002, Levin 5540
Faxed to: (06) 366 0983
Emailed to: districtplan@horowhenua.govt.nz



Further Submissions must be received no later than **4:00pm Monday 15 March 2021**

Note: you must fill in all sections of this form.

1. Further Submitter Contact Details

Full Name: Prouse Trust Partnership/ Stephen Prouse and Karen Prouse

Name of Organisation: Prouse Trust Partnership/ Stephen Prouse and Karen Prouse

Address for Service: 1024 Queen Street East, Levin, 5510

Post code: 5510

Telephone (Day time): Mobile: 0272487676

Email: karen.stephen@xtra.co.nz



Please use a separate form for each submission or part submission you wish to support or oppose

2. Further Submitters (tick as appropriate):

☐ I represent a relevant aspect of the public interest.

☒ I have an interest in the Proposed Plan Change greater than the interest that the general public has.

3. This is a further submission in support of (or opposition to) the submission of:

(Please state the name and address of the person who made the original submission and their submission number in the spaces below)

Submitter's Name: Tom Anderson -Incite (on behalf of a range of Redwood Grove properties)

Submitter's Postal Address: PO Box 2058, Wellington 6140

Electronic address: c/ tom@incite.co.nz

Submission Number: 04/31

Please note your submission can not be considered if you have not included the submission number of the original submission you support or oppose.

4. The particular parts of the submission I support (or oppose) are:

04/31.01 We strongly oppose the submitters request to change rezoning of properties adjoining Redwood Grove to low density.

04/31.02 We strongly oppose the submitters request to shift the arterial and connector roads east and west of Redwood Grove so they are at least 100 metres away. In particular we strongly oppose the submitters request to shift the collector road located to the west of redwood grove so it is at least 100 metres away.

04/31.07 We strongly oppose the submitters request to introduce a screen provision as a matter of discretion for subdivision as listed requesting the neighbouring property to providing a 6- metre -wide planting and 3-5-metre-high screen and ongoing maintenance provision. We strongly oppose the suggested addition to rule 15A.8.1.2 they request and strongly oppose detailed requested to be added to planning map 30.

(Continue on a separate sheet if necessary)

5. The reasons for my support (or opposition) are:

5. The reasons for my opposition are:

We strongly oppose the following requests in the Redwood Grove submission 04/31.02, 04/31.01, 04/31.07 that impact on us as the adjoining properties owners on the western side of Redwood Grove as our property borders Redwood Grove for the entire length of our 580-metre joint boundary. We consider that their requests have been made with **no regard** or consideration to our property and the potential impact on our amenity, ecology, land or historic, and archaeological site and with no regard to the impact on the cost or development potential of our property in the future.

Our property sits within a 220-metre-wide strip impacted by and directly alongside the O2NL proposed route. The impact of this is still unknown and there is a possibility that some of our property will be encroached into by the alignment. We are a constrained site with an expressway on one side

and the Tara- ika subdivision **of which we are part of** directly alongside us on the other side also on our property on the eastern side on the eastern side there is a connector road for the Tara- Ika area and a number of local roads are drawn across the entire back of our property. The front part of the property is also constrained as it is the location of the Prouse homestead and its surrounding farming outbuildings and curtilage setting. The homestead was built in 1891 by James and Clara Prouse – early European pioneer settlers to Levin who made a significant contribution to the settlement of the town. This is recorded in the Levin history books, and James Prouse and his brother Richard are on 2 of 12 Pioneer Pou at the Weraroa Domain . More notes on this history and its connection to a key objective of the Tara-Ika Master Plan Objective 6A.1: Design that reflects cultural values, **local history** and identity is recorded in the Prouse Partnership Stephen and Karen Prouse Submission 04/38. The family has had continuous occupancy of the land and homestead for 5 generations since 1891. The history, setting , gardens, curtilage and ecology of remaining native trees and large redwoods, oak and beech at the front of our property planted pre 1900 are also part of the historic landscape of the property. The Redwoods planting are recorded in Clara Prouses' garden diary recording early planting on the land and around the homestead. Alongside the homestead on either side camellias planted pre-1900, link to the early suffragette movement. The homestead and farm out buildings are a record of early European pioneer farming history pre-1900.

The family strongly advocate for the protection of the setting, site, curtilage, homestead and surrounding pre 1900 farming outbuildings from inappropriate placement of any road's encroachment from either the Tara-Ika Structure Plan or O2NL as they are archaeological and historic heritage sites. The obligation to protect historic heritage (pre-1900) applies regardless of whether the property is listed or not.

The obligation to protect historic heritage is clearly outlined in the RMA. It is not acceptable for infrastructure/ roading requirements of the Taraika Development to impact on the ecosystem and the amenity values of the heritage archaeological site, Prouse homestead and curtilage.

Heritage New Zealand Pouhere Taonga Act 2014 also identifies the importance of archaeological sites that have an association with human activity predating 1900. "An archaeological site is a place associated with pre human activity where there may be evidence relating to the history of New Zealand". Historic sites include archaeological sites – any place in New Zealand that was associated with historic human activity and or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand.

RMA Amendment 2003 Part 1: Interpretation and application 3 (7)(a) defines "**historic heritage**": "as those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities: archaeological, architectural, cultural, historic, technological and includes historic sites, structures, places, areas; and archaeological sites and surroundings associated with the natural and physical resources".

The Resource Management Act – RMA clearly identifies **as a matter of national importance Part 2 Purpose and Principles 6f "the protection of historic heritage from inappropriate subdivision, use, and development"**.

Our archaeological site, historic house and structures, curtilage, setting, and land is strongly represented in the application of this definition.

We advocate for the protection of our archaeological site, homestead and curtilage through definitions provided through the RMA as well as Heritage New Zealand. The Resource Management Act defines the protection of historic heritage as a matter of national importance.

Waka Kotahi has identified in their archaeological reports "The historic Prouse Homestead and surrounding buildings, as a high value site". An independent reviewer Architect and Conservator Ian Bowman confirmed that the "Prouse homestead had locally and possibly regionally significant value".

This discussion relates to and supports PPC4 Key Objective 6A.1 and reflects local history

- Design that reflects cultural values, **local history** and identity.

04/31.02 We strongly oppose the submitters request to shift the arterial and connector roads east and west of Redwood Grove so they are at least 100 metres away. In particular we strongly oppose the submitters request to shift the collector road located to the west of Redwood Grove so it is at least 100 metres away from the Redwood Grove area boundary.

The Prouse homestead has been specifically mentioned in your master planning documents **meaning the placement/ location of any road and the type of road is particularly sensitive at this location. Connects to objective 6A.1 but also to key government acts including RMA Part 2 6f.**

The request from Redwood Grove residents to position the road 100 metres away from their boundary would severely encroach into the archaeological out buildings, curtilage and setting of the homestead. In measuring 100 metres into our property from the Redwood Grove boundary and then allowing for a 20-metre-wide road this would locate the road edge to finish **one metre away from the edge of the Prouse homestead, into our garden directly alongside the house and encroach on a number of the archaeological sites and outbuildings.**

In addition to the concerns held by property owners (including ourselves), re the impact on amenity value and privacy, there are additional constraints that need to be considered including the location and size of a road at our site. These constraints include the protection of the historic curtilage and homestead and the archaeological sites on the property and ecology connected to trees and historic planting.



100 metres from the Redwood Grove boundary shows encroachment into pre 1900 farm outbuildings and utility buildings, and with a further 20 metres of road included, the proposed connector road would be in the homestead back yard directly alongside the house. It is too close to the house and unacceptable given the protection provided for under the RMA and other government acts.

In the Draft Tara-Ika Masterplan Document Part B – Background and Process a fuller elaboration was written about Culture and heritage and in addition to the recognition of sites significant to tangata whenua, it said **“The Prouse homestead- This is an original farm**

homestead constructed in the 1800's and located at the close to Queen Street in the north western part of the site. Both the building and its immediate surrounds should be given careful consideration in development planning".

In the desire of Redwood Grove residents to protect their own amenity they have given no thought to the amenity, heritage, ecology of our site. Our frontage width on Queen Street East is exactly the same width as Redwood Grove but it has a heritage house placed in the middle with surrounding pre 1900 farm outbuildings, setting and historic plantings. No thought has been given to the constraints of the property with O2NL on the western side, lapping at our boundaries and potentially encroaching. Not only would the Tara-Ika collector/local road location proposed by Redwood Grove residents impact on the ecology, garden and setting, archaeology and heritage buildings, but it would also destroy 130-year-old Redwoods at the front of the property and bisect some ecology in the middle of the property where there are some remnant native trees .



This picture shows the distance from the boundary of this Redwood Grove house is 32.81 metres. Positioning the road on the western side 100 metres away from their boundary and then providing for a 20- metre- wide road, places the road edge on our side one metre away from our heritage homestead, wiping out archaeological buildings and sites and invading the setting and immediate garden setting , planting around the 1891 homestead and site. **This would leave the road edge 1 metre away from our homestead and 132.81 metres away from this Redwood Grove neighbour.**

The same , or similar distance scenarios can be demonstrated all the way along the 580-metre-long joint boundary. The siting of a connector/ or local road has issues to be considered wider than solely distance from neighbours – it also has our own amenity, ecology , historic and archeologic consideration/ impacts to be considered. **It also has location constraint in connection to a constrained site – e.g: O2NI will be directly on the other side.**

Development on an already constrained site in close proximity to the roundabout, O2NL, and access over/ under O2NL to Queen Street East.

If a road is planned on our property, it needs to allow for sub- division and flexibility in the future. To be viable with a lot to yield ratio that provides a reasonable number of sections to support housing needs, it will need to provide for sections on both sides, while still protecting the setting and archaeology/ ecology etc of the Prouse homestead and surrounding outbuildings.



If the collector road (**we have requested for it to be a local road or no road** if subdivision is not possible on the property - submission 04/38.03) remains on our property it will need to be positioned to provide for sub division and flexibility in the future, while still protecting the setting of the homestead. The sub division will need to be of a residential scale in order to make the road viable

On our site there is only room for one section depth to be sited along the boundary line for the 580 metres north to south boundary, in order to allow for sections on the eastern side of the road, and at the front to be appropriately positioned off archaeological sites.

We have requested a local road at this site to enable flexible placement and appropriate place making, reduced traffic flows in keeping with our setting.

To avoid archaeological sites the road needs to be 30 metres from the boundary. The road cannot be located any closer to us as we have archaeological protection constraints under the RMA.



This shows the extent of encroachment of 120 metres – 100 metres off Redwood Grove boundary , plus 20- metre- wide connector/ local road.



Suggesting connector road/local road 30 metres from boundary may be a more appropriate location due to archaeological constraints. We have asked for a flexible location to avoid archaeological sites and the road positioned for servicing sections on both sides.

Road location and road type needs to protect the homestead, outbuildings and setting.

The road placement also needs to ensure it services the sections that are created adjacent to roadways.

The property is already likely to suffer injurious amenity effects due to its close location to the O2NL alignment, so it does not need the double impact of inappropriately placed roads at this constrained site, beyond the scale of what is appropriate at this site.



04/31.01 We strongly oppose the submitters request to change rezoning of properties adjoining Redwood Grove to low density.

We Oppose low density – looking to the future the rest of Tara- Ika will be residential.
Density – oppose the 2000-sq metre limitation low density

We strongly oppose the request of Redwood Grove properties to change the zoning of properties adjoining them to low density residential. They have asked for a special Redwood Grove overlay with the density of sections to be 2000 sq. metres for themselves and adjoining properties. We strongly oppose this and consider it to be an unreasonable expectation on their part that they seek to dictate what happens around them to the detriment of those affected parties. It would not be the best use of land resource given Levin is expanding and land available is a finite resource.

We have asked for residential density over our entire property to reflect the density for the majority of the Tara -Ika zone- submission 04/ 38.05. This would provide for flexibility in the future and would make sub division, should we wish to undertake it, more viable. In order to build major roads a viable lot to yield ratio would be required, while still enabling us to protect the historic heritage of the Prouse homestead and its surrounds. We consider their request places an unreasonable constraint on the viability of any sub division on the property. We seek to be able to have the same possibilities for the future that other land owners with land to develop will have.

We note that other land owners who own smaller quantities of land (than that owned by the major land owner in the centre of Tara- lka) that could be sub divided are asking for land zoning to be residential.

The covenants which apply to Redwood Grove properties are private covenants established 20 years ago that have been agreed to only by those persons who have purchased sections in Redwood Grove. It is not appropriate to expect that neighbouring properties should be constrained for development due to private covenants applying only to Redwood Grove and consented to by only them. Now that Rural land in Tara -lka will be zoned residential it is reasonable to expect that land owners across the zone will seek some consistency in opportunity for viable sub division. This provides for better outcomes to respond to growth and maximises the residential land available.

It would give a better yield to lot ratio on any land to be developed on the property as without a reasonable lot yield any sub division will be unaffordable.

It provides much more flexibility and options for the future and it will be consistent with proposed zoning across the entire Tara lka area.

Infill sub division in the future is not likely to provide the same optimum outcomes of urban design and layouts.

I also note that HDC has asked for a low-density area on the Structure Plan alongside O2NL and Tararua Road **to change to residential. This supports the need for consistency.**

While WKNZTA has asked for low density, their own planning documents and noise sensitivity guidelines make no reference to constraints on density, and places injurious affects that are not supported by their own planning guidelines.

Our request for residential zoning is consistent with **a number of submissions received from other smaller land owners** who own smaller quantities of land (than that owned by the major land owner in the centre of the Tara -lka area). In order for sub division of land to occur, land owners of smaller farm blocks will need it to be affordable and viable, due to the high costs of roads and infrastructure pertaining to individual developments. They are seeking to make the best use of land, to optimise sections available, and to support the housing needs of the community. Without flexibility to maximise the numbers of lots created, the future roads and infrastructure that are drawn on the Structure Plan are significant liabilities. These constraints and liabilities on land development will appear on individual land titles impacting on the value of individuals land and possibilities for the future.

There needs to be greater consistency of density across the area in order to not unfairly disadvantage some landowners who have land that could be developed, over others.

As a result of the Master Plan - changing land use over time and the change to residential zoning means that in the future this area will likely reflect a town setting – it is unrealistic not to look ahead to the future and allow flexibility for this to occur.

Rural properties owners in this area, including our family have already had to adapt to green belt residential development occurring alongside them without the opportunity for any input into the density of those developments. Now that land is going to be re zoned to urban all land owners will need to adapt to the changing nature of land use and neighbours in closer proximities to their boundaries, including residents of Redwood Grove.

Without residential zoning alongside the road which runs the entire 580 metres of the property, it is likely this road is not viable or affordable for construction.

Should the family do any subdivision in the future, **residential zoning on the entire property** will make better use of land available, while still allowing us to manage the protection of the property's homestead's heritage, historic landscape curtilage, plantings, and the historic out buildings, associated with our pre 1900 setting.

04/31.07 We strongly oppose the submitters request to introduce a screen provision as a matter of discretion for subdivision as listed requesting the neighbouring property to providing a 6- metre -wide planting and 3-5-metre-high screen and ongoing maintenance provision. We

strongly oppose the suggested addition to rule 15A.8.1.2 they request and strongly oppose the detail they request to be added to planning map 30.

We strongly oppose PROVIDING 6 METRES OF PLANTED LAND SO THERE WILL BE NO MAINTANANCE PROGRAMME. Not providing our land to maintain Redwood Grove resident's privacy when it is already provided for by their own shelter belt planting.

It is not a good use of our precious land

Neighbouring properties have failed to top and trim their own hedges so we believe they have no right to request our land be used to maintain their privacy and then expect us to maintain a planting provided solely for their benefit. Plant within their own property boundaries.

Ongoing pest control required and impossible for us or anyone to maintain that planting into the future. Can plant within their own boundaries if they seek any further privacy on their amenity. They have sufficient space on their own land for this.

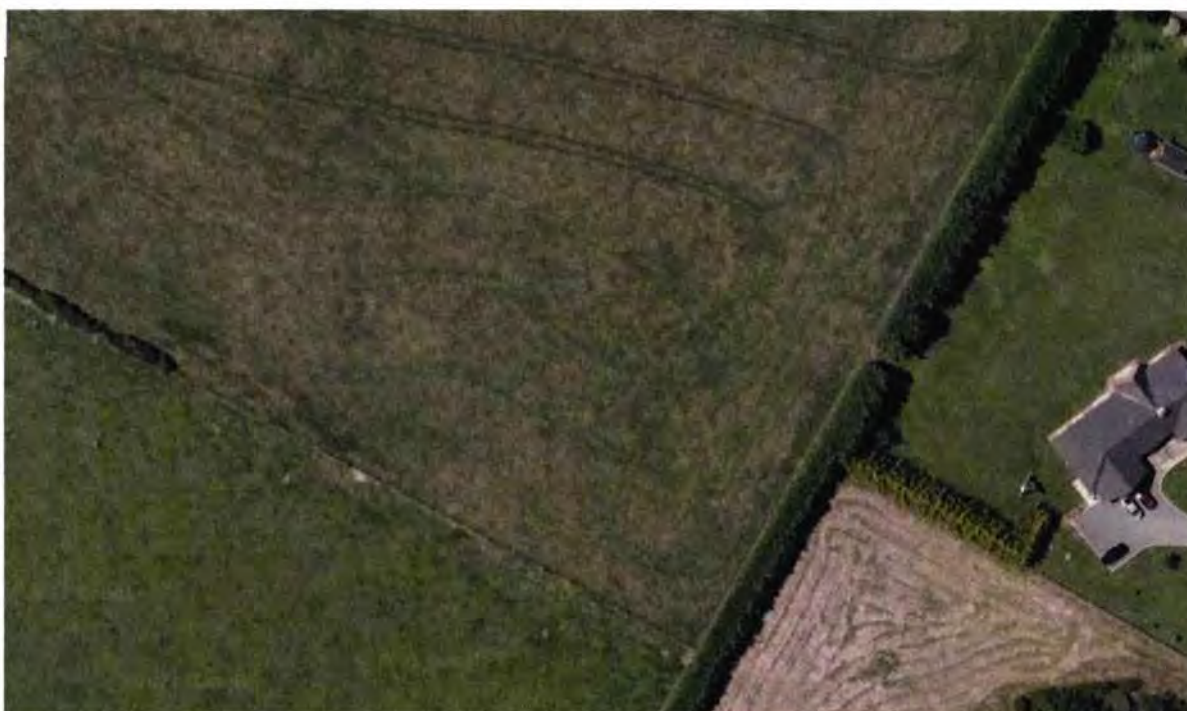


Redwood Grove residents on our eastern boundary have well planted private sections. There is space within their own sections and properties to further increase the density of their plantings if they require. It should not be necessary for us to provide a 6-metre planted strip on our land for 580 metres to further increase their privacy and protect their amenity. Their amenity is under no greater risk than our own.





This shows planting on Redwood Grove properties from our property. The Redwood Grove residents already have well planted boundaries with privacy and amenity maintained within their own sections.



Shows continuous planting of hedge planted on properties on the western side of Redwood Grove at the mid to southern end of our boundaries.

Residents will have room on their own sections for 6 metres of planting 3-5 metres high to further increase their own privacy and amenity if they require. This would then enable them to have autonomy with managing their own plantings and maintenance of.

Photos taken on Prouse property showing Leyland shelter belt hedge planted on Redwood Grove properties



Shows Leyland shelter belt planted 20 years ago on Redwood Grove sections 1.5 metres from the boundary line, has never been trimmed/topped on their side and is now 10-11 metres high , 4-5 wide on the Redwood Grove side. We have trimmed it twice at our cost to stop it to stop it over growing/ encroaching onto our land. It shows that on the western side of Redwood Grove residents have privacy within their own sections/ sites.





A continuous tall hedge planted approx. 20 years ago on Redwood Grove sections gives privacy to residents. The hedge is now 10-11 metres high and approx. 4-5 metres wide and has never been topped. No opportunity was available for us to have input into the suitability of planting on the Redwood Grove side. If Redwood Grove residents seek additional screening, they can provide this within their own boundaries by adding native planting within their own spacious sections.

Unreasonable/ inappropriate to expect neighbouring properties of Redwood Grove to be penalised by Redwood Grove's desire to maintain their boundary perimeters by placing expectations on properties beyond their boundaries.

(Continue on a separate sheet if necessary)

6. I seek the whole (or part) of the submission to be allowed (or disallowed):

Give precise details

04/31.01

We seek the submitters request to be disallowed. Do not impose a low- density zoning on properties adjoining Redwood Grove. Provide residential zoning for our property 1024 Queen Street East as requested in our submission 04/38.05.

We seek the submitters request for a special Redwood Grove overlay on Planning Map 30 to be disallowed.

04/31.02

We seek the submitters request to be disallowed.

We seek the submitters request to move the collector road located to the west of Redwood Grove to 100 metres away from their boundary to be disallowed.

We seek HDC to strongly consider the constraints that apply at our location re appropriate positioning and type of road for the reasons we have given in both this submission and my original submission 04/38.

04/31.07

We seek the submitters request to be disallowed.

We seek the request for provision for land for planting screening, planting of, and maintenance of, to be disallowed.

We seek the submitters request to introduce a screen provision as a matter of discretion for subdivision as listed requesting the neighbouring property to provide a 6- metre -wide planting and 3- 5-metre-high screen and ongoing maintenance provision to be disallowed.

We seek the submitters request for the suggested addition to rule 15A.8.1.2 to be disallowed.

We seek changes requested by the submitters for Planning Map 30 to be disallowed.

(Continue on a separate sheet if necessary)

7. Proposed Plan Change Hearing

Do you wish to attend the Council hearing of the Proposed Plan Change? Yes ☒ No ☐

Do you wish to be heard in support of your submission? Yes ☒ No ☐

If others make a similar submission would you be prepared to consider presenting a joint case at the hearing? Yes ☐ No ☒

There are ...17...pages to this further submission.

Signature of Submitter: Rouse Kmpone Date: 14/3/2021
(Or person authorised to sign on behalf of submitter)

IMPORTANT: You must send a copy of your further submission to the person who made the original submission, within 5 working days of making the further submission to Horowhenua District Council.

Privacy Act 1993

Please note that submissions are public information. Information on this form including your name and submission will be accessible to the media and public as part of the decision making process. Council is required to have this by the Resource Management Act 1991. Your contact details will only be used for the purpose of the Plan Change process. The information will be held by the Horowhenua District Council, 126 Oxford Street, Levin. You have the right to access the information and request its correction.

Further Submission 35: Prouse Trust Partnership

Further Submission Form

Proposed Plan Change 4 – Tara-Ika Growth Area

Horowhenua District Plan (2015)
Resource Management Act 1991
Form 6 of Resource Management (Forms, Fees, Procedure) Regulations 2003



Submissions can be:

Delivered to: Horowhenua District Council Offices, 126 Oxford Street, Levin
Posted to: Strategic Planning, Horowhenua District Council, Private Bag 4002, Levin 5540
Faxed to: (06) 366 0983
Emailed to: districtplan@horowhenua.govt.nz

Further Submissions must be received no later than **4:00pm Monday 15 March 2021**

Note: you must fill in all sections of this form.

1. Further Submitter Contact Details

Full Name: Prouse Trust Partnership / Stephen and Karen Prouse

Name of Organisation: Prouse Trust Partnership/ SJ & KM Prouse

Address for Service: 1024 Queen Street East, Levin

Post code: 5510

Telephone (Day time): Mobile: 0272487676

Email: karen.stephen@xtra.co.nz



Please use a separate form for each submission or part submission you wish to support or oppose

2. Further Submitters (tick as appropriate):

☐ I represent a relevant aspect of the public interest.

☒ I have an interest in the Proposed Plan Change greater than the interest that the general public has.

3. This is a further submission in support of (or opposition to) the submission of:

(Please state the name and address of the person who made the original submission and their submission number in the spaces below)

Submitter's Name: Letitia Jarrett on behalf of Waka Kotahi New Zealand Transport Agency.

Submitter's Postal Address: no postal address was included in submission 34

Email address: Consentsandapprovals@nzta.govt.nz

Submission Number: 04/34

Please note your submission can not be considered if you have not included the submission number of the original submission you support or oppose.

4. The particular parts of the submission I support (or oppose) are:

04/34.01 We do not support comments made

04/34.05 WKNZTA Amenity We support in part

04/34.02 WKNZTA **We strongly oppose**

04/34.06 WKNZTA Reverse Sensitivity **We strongly oppose**

04/34.10 WKNZTA Stormwater We Support in part.

(Continue on a separate sheet if necessary)

5. The reasons for my support (or opposition) are:

Introduction:

We appreciate Waka Kotahi's recognition of the importance of our property as a heritage/ archaeological site. This recognition supports the preservation of the setting. We acknowledge their efforts to support the preservation of this site.

04/34.01

We do not support some comments made

Waka Kotahi have concerns about the provisions in the Tara- Ika Plan to protect existing SH57 and proposed O2NL. However, it was an already recognised area for growth before O2NL proposed highway = **we are not supportive of their comments and oppose the intent that development should not continue/ or be limited if it impacts SH57& or O2NL.Refer to point 48 in their submission – ongoing potential for sub division to be continued to be held up.**

Given we have a national housing crisis and the Tara -Ika development is clearly related to responding to growth and supported by the New Zealand Government. Just as in the same way O2NL is responding to both safety concerns and growth. Concerns related to traffic volumes in relation to safety – increases of traffic on national highways – which has come first regional or national growth or are they inter connected

There are suggestions in WKNZTA submission that the challenges of access to Tara- Ika has been created by choosing a growth development area across the State Highway 57 route. The area was chosen as an area that could provide for population growth and the housing needs of our community. There was not land to develop on the western side of

our town and away from significant land area precious to local iwi and tangata whenua. This was also one of the main reasons that WKNZTA chose an eastern alignment for the O2NL route.

We consider WKNZTA need to be supportive of this growth in the community and also to recognise the expressway will also influence this growth. Other issues in relation to safety e.g., the SH57 and Queen Street intersection have been concerns/ hazards that have existed for more than 20 years. They are not new and are not related specifically to development on the eastern side of Levin. The wider issue of increased traffic flows on the SH 57 network have also increased the hazard at this location.

In considering Waka Kotahi's submission we note that HDC has a role to represent the interests of the community, but also to consider the rights and interests of land owners along the alignment – including their social, community and land environment, **because those landowners are part of the community impacted by not only the environmental impacts of the Tara-Ika Plan but also O2NL.**

04/34 04/34.05 Amenity

We Support in part

WKNZTA seek a number of transports related 'amenity' improvements, including traffic calming to reduce traffic speed, reduced speed limits, cycle lanes, placemaking, prioritisation of pedestrians at traffic lights and improving co-ordination between water, transport, and landscape systems.

The particular parts of the submission **we support** is greater use of transport related amenity improvements, as suggested by Waka Kotahi.

In particular at our location this supports our request -submission 04/38.03 to have a local road connection from the north to the south, as this is more in keeping with amenity values of our archaeological site and contributing to place making of our heritage area.

There is very limited use of any traffic calming strategies across the entire Tara- Ika planned roading network. The Tara Ika Masterplan pg. 10 states "A deformed grid roading layout. Grid networks provide multiple route options making way finding easy. Deformed street layouts (e.g., roads with curves) assist with slowing traffic". At our location the long straight collector road is inappropriate for our heritage setting. Furthermore, by providing it at this location in this way it is likely to become a main route into the Tara-Ika Development on an already constrained site in close proximity to the roundabout, O2NL, and access over/ under O2NL to Queen Street East. We request HDC give greater consideration to the impact of the roads designed at our site in connection to traffic calming, traffic volume and impact on ecological, heritage, archaeological and amenity value.

04/34 04/34.02

We strongly oppose

Waka Kotahi indicate the O2NL design is not sufficiently advanced to determine the final form and required mitigation. Land owners already have constraints on a 300-metre-wide strip while WKNZTA define their 100-metre-wide alignment, and at present it has no legal status or designation. We strongly oppose their request to change the zoning to low density, to stage the zoning to after development of O2NL, or to impose a no development zone in the 100 metres beyond their 300-metre-wide corridor. In their request WKNZTA reference their own guidelines- Effects on noise sensitive land use NZ Transport Agency. A close examination of these guidelines indicates their request goes far beyond the

recommendations in the guidelines and places unreasonable constraints and limitations on land bordering the potential expressway. This effectively places no development on 500 metres of land – half a kilometre wide along the entire area from Tararua Road to Queen Street East, affecting the amenity value of these properties, potential for development, land value and further impacting on health and well-being of affected parties by continuing to create added uncertainty and the ability of individuals to manage impacts, in their own land environments. The request is severe and excessive, because before O2NL came along, it is clear the planning for the area was already beginning, and it was identified as residential development. It is the impact of O2NL on this site and on the Tara-Ika development, not the reverse impacts from Tara-Ika which are equally in question here. Waka Kotahi's request is not in line with HDC's planning documents which clearly showed development planning and subdivision planning for the entire 300-metre-wide strip and land along side. WKNZTA cannot ask for restrictions or place constraints that go beyond their own guidelines to the detriment of other affected parties. WKNZTA are also negatively impacting on land value prior to Public works designation, the legality of doing this could be subject to contesting. We request that you do not support this.

04/34 04/34.06 WKNZTA Reverse Sensitivity.

We Oppose low density or no development.

WKNZTA support the inclusion of indoor noise design standards in line with their guidance material, for properties near to the existing state highway.

However, WKNZTA seek additional provisions to control noise effects, including reduced density or no build zones where current SH57 and 100m either side of the 300m wide indicative O2NL corridor.

We strongly oppose Waka Kotahi's request to reduce zoning to low density or no development zones 100 metre either side of the 300 m wide indicative corridor. We consider they have no right to place these constraints and uncertainty on this land and it has the potential to continue impacting over a long period on the land environment of current owners.

In making the additional requests they have gone beyond the recommendations/ guidelines clearly stated in their referenced publication The Guide to the Management of Effects on Noise Sensitive Land Use Near State Highways. We strongly oppose the additional provisions they seek as they do not match the guidelines. Pg. 20 of this guide states that new buildings must be at least 40 metres from the edge of the state carriageway - to request a no development of 100 metres is unreasonable and beyond the guidelines of their own documents.

The guide defines the buffer as 40 metres and then goes on to define a noise effects area of a further 60 metres making 100 metres in total

The guide differentiates between a buffer zone of 40 metres from road edge and the effects zone of 100 metres from road edge. It does not require no build/ no development in the 60 metre effects zone and **the guide makes no reference to lowering density or requiring low density housing.** The request for no development or low density is over and above the published guidelines

Waka Kotahi have a clearly defined footprint of 300 metres of which they state they may ultimately require 100 metres wide. It is unreasonable to place limitations on any land beyond this 300-metre zone. It is an unreasonable limitation on the land beyond the 300-

metre corridor. The corridor was also further defined to a narrower foot print in August 2020.

Until the O2NL highway was planned, we had high value land in close location to the centre of Levin which was subdividable into the future. We now face a down valuing of our land due to the 300-metre corridor which is partly over us and the request for a no development or low density takes out 90% of our 30-acre block, further devaluing and adding injurious effect, particularly as the family is seeking to protect the heritage, archaeological history, curtilage, landscape setting and our environment from O2NL. We also seek to ensure the Structure Plan is adopted in keeping with heritage objectives of the property and allowing flexibility for the future.

If the no development constraints are applied on our land, we will not construct a standalone connector/ local road to access through our property to Tara- Ika, as a standalone connector road is not appropriate or viable on the property. If HDC apply no development we request you take all planned roads on the property off the structure plan, prior to the adoption of the plan, and that no paper roads are listed on our land title.

We also note that other submitters on the margins of the PPC4 area are requesting changes from low density to residential, including HDC themselves alongside land bordering the expressway and in Tararua Road. Furthermore, when the Arapaepae effects area is developed it is highly unlikely that it will be low density. As the WKNZTA Noise Effects document makes no reference to limitations on density we think it places un-necessary limitations on us and a number of other landowners.

Guide to Assessment Road Traffic Noise August 2016

If you impose no development rights then you have already caused an adverse effect to the value of the land prior to land acquisition process.

Un necessary constraints already of 3 years with further years ahead.

Continuing and creating injurious effects to landowner within the expressway border by contributing to a down grading on the value of land and limiting the potential of this land. Not supposed to be left worse off as a result of the highway but already are.

Notice of requirement should address the buffer area requirement and **compensation to land owner of noise effects zone.**

Public Works Act for acquisition of land

Injurious effects on our property and land value and impacting on land values *prior* to the clause in Public Works Act.

If WKNZTA's request for no development through the District Plan Process is granted, then HDC have already caused an adverse effect to the value of the land prior to land acquisition process

If HDC impose a no build- no development or low density then you have already supported WKNZTA to have an adverse / injurious effect to the value of the land prior to the land acquisition process, supporting expectations that land owners within 100 metres of the O2NL route will need to be compensated for impact to land value, as well as impact on environment and amenity.

This raises concerns about the wording re - land values being established at the time of land designation and not impacted by changes in value prior to this time, in the Public Works Act for land acquisition.

Land and noise protection

We alerted WKNZTA to our concerns re the impact on our land and the impact of plans for subdivision at the back of our farm stating we would require noise barrier protection down the entire length of our property including alongside our heritage homestead and curtilage.

In their request for no development, WKNZTA are treating it, as if the land is farm land – the likelihood that it will have cows grazing well into the future is unreasonable – the expressway will go through our town much in the same way, as it goes through Paraparaumu. O2NL will separate the town east and west of the O2NL highway. There is a responsibility for WKNZTA to provide for adequate sound proofing through noise mitigation barriers/ protection as part of their planning. **HDC should be instrumental in requesting this.**

We ask HDC to work to promote positive outcomes for both current land owners who are unfortunate enough to be either alongside or within the 300-metre strip and for the community by advocating for appropriate noise protection walls, planning and mitigation along the Tara- Ika strip, along with other areas, and other properties impacted by the expressway.

Not reasonable to request these limitations on development as the provisions are already clear in your guidelines.

We consider Waka Kotahi have not adequately factored in noise assessment for the Tara- Ika development. WKNZTA Noise and Vibration Technical Report pg.6 states outcomes will depend "On the extent to which Master Planning of the proposed development is adapted to respond to highway noise environment" August 2020. How is WKNZTA going to adequately respond and include planning for our growth development area, as at the present time they have only counted existing houses and distances. Noise Assessment report has mapped houses along the entire expressway route for proximity to the alignment to identify impact. While you have been thorough in this respect, it would be a poor and disappointing outcome for WKNZTA to not recognise its responsibility to support positive outcomes for noise in our Tara- Ika zone.

Requiring setbacks beyond and above what is expected in an urban environment and beyond guidelines for rural is placing unreasonable responsibilities on land owners of land that is about to be rezoned urban. Is injurious and unfair. How will HDC consider our community and land owners interests in this respect when considering WKNZTA's requested outcomes.

Moving forward what noise protection / sound barriers mitigation will HDC ask of WKNZTA to mitigate, to reduce impacts of the O2NL route on our growth area, environment and community?

The O2NL Route was chosen in full knowledge it was bordering a growth area.

Reasonable expectation that WKNZTA will provide mitigation for the entire Tara- Ika zone on both sides of the expressway with noise protection walls etc.

There are already plans for the development of the back of our property which precedes and were in place before the route was chosen.

We believe WKNZTA have no right to determine a no development or place limitations or put limits on the density of housing if you are not willing to pay for the land or to compensate loss of potential to the land owner. We expect WKNZTA will need to consider buying the buffer area of 40 metres alongside the alignment (with the exception of land bordering our Homestead and the middle part of our property which is part of the historic curtilage of the setting).

NZTA Transport Noise Mapping National Land Transport (Road) Map 2019 project Map Appendix Dogs 10 mapping a section of road in Hamilton shows noise protection walls.

Guide to the Management of Effects on Noise Sensitive Land Use Near State

Highways – effects to within 100 metres but define buffer as 40 metres

States you can include the buffer land in the designation

It is unreasonable to request no build or limit on density. WKNZTA submission states the guide seeks to avoid sensitive activities within 40 metres from the edge of the state highway. In urban areas noise sensitive activities may be allowed in the buffer....

Point 40 of the WKNZTA submission then states "Therefore, Waka Kotahi seek that the low-density zoning be extended the full length of the existing State Highway 57 and the indicative corridor O2NL and 100 metres either side to ensure the anticipated amenity for residential ids provided.

We strongly consider there is no rational for this request. **There is no reference to density restraints in the guides referred to by WKNZTA**, and our surveying of building alongside other significant state highway corridor routes does not indicate any limitations in density.

Point 40 is an unreasonable request.

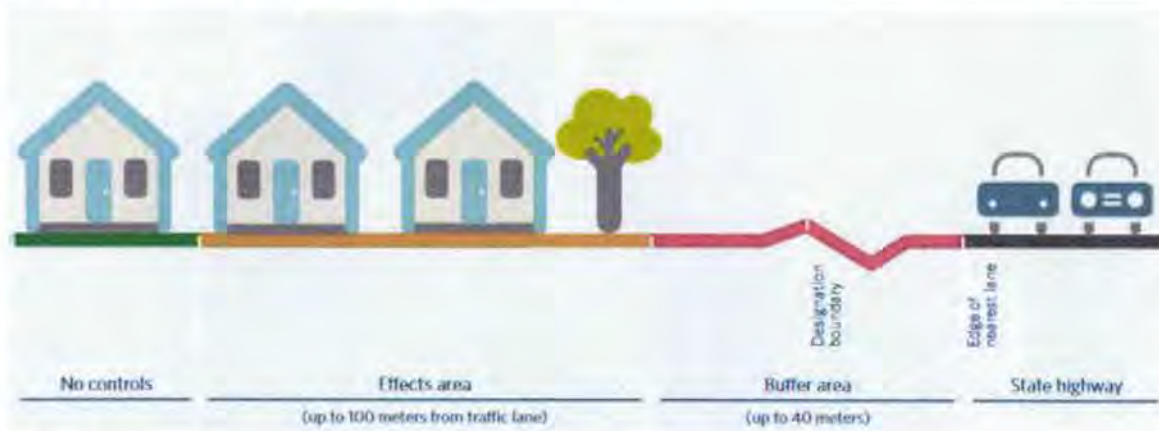
It has not yet been designated and it has no legal status so no right to impact of development potential or value of our land beyond the 300 metres. Once the alignment is defined there should be no restriction on the land beyond the alignment other than what is stated in the guidelines.

We have studied the reverse sensitive rules stating changes to urban environment will be a permitted activity in urban buffer with acoustic treatment and it is still discretionary in the rural buffer. In the effects area a further 60 metres it is a permitted activity in both rural zones and residential (Pg. 19 Effects on noise sensitive land use). Additional costs of building and noise mitigation is a very disappointing outcome of owning land alongside the chosen route. Also, we are impacted by storm water plans and advocating for protection of our 1891 villa and outbuildings and archeology site on land the family has owned since 1891. There is a cost to well-being to advocate for all of the impacts of both O2NL and Tara-Ika Plan.

"The Transport Agency has developed an effects area, in which it seeks the management of reverse sensitivity effects through the district planning process, and in which it considers proposed developments may cause an effect on the Transport Agency. As described in section 3, the effects area may be up to 100 metres from a state highway, and is not dependent on whether the development directly accesses the state highway. While the Transport Agency prefers that new noise and vibration sensitive activities are not developed within the buffer area (section 3), in urban areas this may not be a practical outcome" "For motorways and expressways this typically results in a 40m buffer area" pg.5

"The buffer area will be partly or sometimes fully within the state highway designation, particularly for more recent designations". Pg. 7

FIGURE 8: BUFFER AND EFFECTS AREAS



The Buffer is defined as 40 metres, effects area extends 100 metres form road edge in WKNZTA guidelines.

ACTIVITY	AREA	URBAN	RURAL / RURAL- RESIDENTIAL
Construction of a building containing a noise sensitive activity	Buffer	Permitted	Restricted discretionary
	Effects	Permitted	Permitted
Alteration of building containing a noise sensitive activity	Buffer and effects	Permitted	Permitted
Any other activity that does not meet [1a]	Buffer and effects	Restricted discretionary	Restricted discretionary

Diagram copied from NZ Transport Agency Effects on noise sensitive land use September 2015 pg. 19

This diagram shows construction is permitted in the urban buffer (buffer defined as 40 metre zone in the guide) and is a restricted discretionary activity in rural/rural residential.

In the effects area (100 metres from the road edge) it is permitted in urban and in rural residential areas. Tara - Ika will have an urban residential zoning. Even with a rural zoning under WKNZTA guidelines construction would be permitted in the 100 metres effects area so their request for no development or low density is not warranted.

HDC should not impose unreasonable constraints on land owners through their Tara- Ika Structure Plan that go beyond WKNZTA's published guidelines. We consider WKNZTA **should be not be seeking** to use District Planning, to extend restraints beyond the published guidelines requirements for reverse noise sensitivity.

All public bodies involved need to act with integrity, fairness and avoiding disadvantage when they have a vested/ conferred interest in land alongside the alignment to make sure landowners are not unfairly impacted either financially, environmentally/amenity/ archeologically/ or in heritage ways.

Horowhenua District Council should lobby WKNZTA for effective noise protection planning instead. We consider HDC should not allow the responsibility for this to be off loaded onto landowners ,

creating unreasonable environmental and land value impacts, for those land owners unfortunate enough to be directly alongside the O2NL alignment.

Construction of new houses will already be more expensive in noise effects zone due to the additional noise protection required in the construction of houses – there is already impact on this land without additional low density or no development impacts.



Picture copied from NZ Transport Agency Effects on noise sensitive land use September 2015 pg. 19

This picture shows the noise barriers should be on council owned land or WKNZTA land not individual land owners. Note it clearly shows development next to state highway routes. It doesn't show 100 metre plus no development or low-density zoning.



Front cover page of Noise Sensitive Guidelines -shows development is possible next to state highways

Observations of development also alongside the Kapiti expressway indicate it is clearly a permitted activity

Our concerns largely pertain to developable land on our property. We are already seeking to avoid impacts to archeologically and heritage through O2NI and the Tara – Ika Structure Plan. WKNZTA's request further contributes to multiple injurious impacts on our amenity, environment, archaeology and land heritage.

If HDC supports WKNZTA request for low density or no build there -by preventing sub division/ development - then roads drawn on our land cannot be built, because no viable sub division/ development can occur. **We therefore would request all roads on the structure plan need be removed from our land.**

While WKNZTA state the notice of requirement could address this, it could be years away and at that time WKNZTA may still adopt a position that is unreasonable, and not leave any right of input on the part of land owners. At this stage O2NL has no legal status – there has been no notice of requirement and the decisions sought are beyond the scope of WKNZTA guidelines.

The Transport Agency will generally not seek for updated overlays to be included in the district plan until the next plan review".PG 7.

This Supports our concerns re the potential long-term impacts of their requests.

We strongly oppose the additional provisions Waka Kotahi request – We request the current residential zoning remain as is currently indicated on the draft structure plan and request that you decline Waka Kotahi's request for a no development area. We expect instead Waka Kotahi will address provision of an adequate buffer zone within their own designation requirements and will also address adequate sound proofing barriers for the Tara- Ika development on both sides as the basic mitigation to be provided for the community. We acknowledge that houses to be built in the future in noise effects zones will still require sound proofing measures to be part of building application consents.

04/34 04/34.10 WKNZTA Stormwater

We Support in part.

Waka Kotahi discuss a number of points re storm water that we support. Specifically, they support the requirement for the retention of storm water within sites and the requirements for the inclusion of rainwater tanks. They state often poorly designed subdivision developments result in water sheeting off the developed land, create temporary flooding on the road corridor and additional loading on their storm water structures. We support their concerns as they also align with ours, that there are insufficient planning requirements for individual developments to retain storm water on site including from roads within their developments. We consider this will result in end point dumping on our land alongside O2NL. They further make the point that they are concerned about any additional storm water being discharged into their infrastructure and their network being designed to cater for surface water from their carriageway only. These statements support our concerns about uncertain outcomes/impacts at our site which has driven our request for the removal of all storm water/ piping / attenuation areas etc from our land.

Proposed attenuation areas as shown as NZTA basin 1 and 2 in figure 7 of the Appendix 6 Infrastructure Plan – WKNZTA state is indicative and storm water management within the O2NL project footprint remain. They note that “HDC and developer are wholly responsible for mitigating the generated effects from their activities. Integrated services infrastructure will require their approval, cost sharing and accountability measures to ensure the water quality and water can be managed in accordance with any Resource Consent requirements and conditions. Discussions regarding the design and development; connection to; monitoring and management of the rights and responsibilities shared by the parties would need to be agreed before Waka Kotahi accept any Infrastructure and Liabilities within our land designations”.

These are all issues we have raised in our submission 38 to HDC re proposed Plan Change 4. We requested the removal of any storm water/ wetland area, piping or flows on our land, as we regard your planning intentions to place this within O2NL buffer zones or land, to have very uncertain outcomes and potentially this could/ may or will impact on our land. In considering design and development for an RMA application Waka Kotahi will need to consider wider factors such as impact on archaeological sites and ecological sites etc, as HDC should also be doing.

We also note that WKNZTA has requested to be involved in planning discussions that include HDC, Waka Kotahi and Muaupoko. However, it is disappointing these discussions do not also involve other potentially affected parties. We have raised concerns re the impact of storm water/ wetlands/ attenuation areas/ piping and over land flows on amenity, ecological environment, heritage, archaeology and setting in connection to our land site in our submission 04/38

We support concerns raised and points made in 34 04/34.10 submission re storm water and reinforce the responsibility for storm water management needs to be managed at individual development points.

We oppose any development of storm water /wetland/ or piping on our land.

(Continue on a separate sheet if necessary)

6. I seek the whole (or part) of the submission to be allowed (or disallowed):

Give precise details

Decisions we seek

04/34.01 Consider overall issue discussion- no decision is sought.

04/34.05 We support in part: Allow – Decision sought .Consider/ support amenity road improvements -traffic calming and improvements suggested in particular at submitter 38 property in connection to connector road and request for local road.

04/34.02 We do not support. Disallow. Decision sought. **Do not allow WKNZTA,s request for low density or no development for 100 metres either side of 300 wide O2NL strip. Ensure when final alignment is defined guidelines will apply from that road edge to avoid any further limitations of 300 -metre- wide strip for landowners impacted.**

04/34.06 We do not support. Disallow. Decision sought: **Do not allow the additional reverse sensitivity measures requested of low density or no development for 100 metres either side of 300-metre-wide strip. Ensure restrictions placed are within the guidelines Waka Kotahi have published themselves.**

04/34.10 WKNZTA Stormwater We Support in part. **Decision sought. Allow issues and concerns discussed in Waka Kotahi submission re storm water/ wetland etc. Disallow/ Remove all wetland/ attenuation / storm water / overland flow paths/ and piping from Prouse Trust land .**

7. Proposed Plan Change Hearing


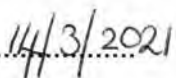
Do you wish to attend the Council hearing of the Proposed Plan Change? Yes ☒ No ☐

Do you wish to be heard in support of your submission? Yes ☒ No ☐

If others make a similar submission would you be prepared to consider presenting a joint case at the hearing? Yes ☐ No ☒

There are 13 pages in this submission.

Page | 12

Signature of Submitter:  **Date:** 14th March 2021 
(Or person authorised to sign on behalf of submitter)

IMPORTANT: You must send a copy of your further submission to the person who made the original submission, within 5 working days of making the further submission to Horowhenua District Council.

Privacy Act 1993

Please note that submissions are public information. Information on this form including your name and submission will be accessible to the media and public as part of the decision making process. Council is required to have this by the Resource Management Act 1991. Your contact details will only be used for the purpose of the Plan Change process. The information will be held by the Horowhenua District Council, 126 Oxford Street, Levin. You have the right to access the information and request its correction.

Further Submission 36: Adam & Gaelene Praat



Further Submission Form: Proposed Plan Change 4

Submission date: **15 March 2021, 9:34PM**

Receipt number: **9**

Related form version: **3**

1. Further Submitter Contact Details

Title: **Not applicable**

Full Name: **Adam and Gaelene Praat**

Name of Organisation:

Address for Service: **66 Pohutukawa Drive
RD1
Levin**

Postcode: **5571**

Telephone: **063688562**

Mobile:

Email: **gpraat@hotmail.com**

2. Further Submitters

Select as appropriate: **I have an interest in the Proposed Plan Change
greater than the interest that the general public has.**

3. Further Submission Details

Submitter's Name:	Phillipa and Pasanka Wickremasinghe
Submitter's Address for Service:	3 Semaphore Lane Whitby.
Submission Number:	04/09

4. Further Submission Particulars

The particular parts of the submission I support (or oppose) are:	We oppose the submission 04/09 that the land proposed as low density residential and greenbelt residential be changed to high density residential.
-------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------

5. Further Submission Reasons

The reasons for my support (or opposition) are:	<p>Taraika Proposed Plan Change 4 - allows for land, within the plan area, to be rezoned to a variety of property sizes i.e. Greenbelt Residential, Low Density Residential, Medium Density Residential etc. This gives buyers a choice in lifestyle i.e. space for children to play, fruit trees to grow, vegetable gardens to be planted.</p> <p>Land along the boundary of Pohutukawa Drive should be zoned as Greenbelt Residential to preserve the lifestyle, native plants and extensive native bird life that inhabit the established properties on Pohutukawa Drive. Living in a rural setting brings both privilege's and responsibilities that Pohutukawa Drive residents do not take lightly.</p>
-------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

6. Further Submission Decision Sought

I seek the whole (or part) of the submission to be allowed (or disallowed):	We seek the whole submission to be disallowed along with any other submissions that requests only high density zoning.
-----------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------

7. Proposed Plan Change Hearing

Do you wish to attend the Council hearing for the Proposed Plan Change? **No**

Do you wish to speak in support of your submission? **No**

If others make a similar submission would you be prepared to consider presenting a joint case at the hearing? **Yes**

Would you like to make your verbal submission in Te Reo Māori? **No**

Sign language interpretation required? **No**

Submission Attachments:

Declaration

Signature of Submitter:

Name of signatory: Gaelene Praat



[Link to signature](#)

Date: 15/03/2021

Office Use Only

Date Received:

CM9 Number:

Submission No:

Further Submission 37: Heather Spicer

Further Submission Form: Proposed Plan Change 4



Resource Management Act 1991: Form 6 of Resource Management (Forms, Fees, Procedure) Regulations 2003

Further Submissions must be received by no later than 4pm on Monday, 15 March 2021.

If you require further information about this process please visit www.horowhenua.govt.nz/PPC4 <http://www.horowhenua.govt.nz/ppc4>, email us at districtplan@horowhenua.govt.nz or call us on (06) 366 0999.

1. Further Submitter Contact Details

Title: (Select 1 option) **Required**

- ☒ Mr
☒ Mrs *Heather Angela Spicer*
☐ Miss
☐ Ms
☐ Dr
☐ Not applicable

Full Name: **Required**

Enter your full name

Heather Angela Spicer

Name of Organisation: (if on behalf of an Organisation)

Rangewai Villas - owner



Address for Service: **Required**

X Enter your address

67/9 Fuller Close
Levin

Postcode: **Required**

Enter your postcode eg 5510

SS10

Telephone: **Required**

X Enter your day time telephone number

(06) 3642390

Mobile:

X Enter your mobile number

0210 292 5689

Email: **Required**

The email address provided below will be used for sending a copy of your submitted details to and for correspondence regarding the Proposed Plan Change.

X Enter your email address

sel.leath@gmail.com.

2. Further Submitters

Select as appropriate: (Select 1 option) **Required**

☐ I represent a relevant aspect of the public interest.

☒ I have an interest in the Proposed Plan Change greater than the interest that the general public has.

3. Further Submission Details

(Please state the name and address of the person who made the original submission and their submission number in the spaces below)

This is a further submission in support of or opposition to the submission of:

Submitter's Name: Required

Enter the name
Rangerview Villas Body Corporate

Submitter's Address for Service: Required

Enter a postal address
PO Box 8015
Wellington 6143

Submission Number: Required Please note your submission can not be considered if you have not included the submission number of the original submission you support or oppose.

Enter the submission number
04/29

4. Further Submission Particulars

The particular parts of the submission I support (~~or oppose~~) are: Required

Enter details of the particular parts
Everything in the submission

5. Further Submission Reasons

The reasons for my support ~~(or opposition)~~ are: Required

The extension of Liverpool Street through Fuller Close would have a major impact on Rangeview Villas

6. Further Submission Decision Sought

I seek the whole ~~(or part)~~ of the submission to be allowed ~~(or disallowed)~~: Required Give precise details

The proposal to extend Liverpool Street through Fuller Close should be removed from the Plan Change Proposal

7. Proposed Plan Change Hearing

Please indicate your preferences below

Do you wish to attend the Council hearing for the Proposed Plan Change? (Select 1 option) Required

- ☒ Yes
☐ No

Do you wish to speak in support of your submission? (Select 1 option) Required

- ☐ Yes
☒ No But I may like to.

X

If others make a similar submission would you be prepared to consider presenting a joint case at the hearing?
(Select 1 option) Required

☒ Yes
☐ No

X

Would you like to make your verbal submission in Te Reo Māori? (Select 1 option)

☐ Yes
☒ No

X

Sign language interpretation required? (Select 1 option)

☐ Yes
☒ No

Submission Attachments:



Please attach all files to the end of this form before submitting it.

Declaration

Privacy Act 1993

Please note that submissions are public information. Information on this form including your name and submission will be accessible to the media and public as part of the decision making process. Council is required to have this by the Resource Management Act 1991. Your contact details will only be used for the purpose of the Plan Change process. The information will be held by the Horowhenua District Council, 126 Oxford Street, Levin. You have the right to access the information and request its correction.

IMPORTANT: You must send a copy of your further submission to the person who made the original submission, within 5 working days of making the further submission to Horowhenua District Council.

X

Signature of Submitter: Required

W A Spicer

X

Name

Heather Angela Spicer

Date: Required

DDMMYYYY

Office Use Only

Date Received:

CM9 Number:

Submission No:

End of form

Don't forget to attach all files before submitting this form

Further Submission 38: Edward Crozier

Further Submission Form: Proposed Plan Change 4



Resource Management Act 1991: Form 6 of Resource Management (Forms, Fees, Procedure) Regulations 2003

Further Submissions must be received by no later than 4pm on Monday, 15 March 2021.

If you require further information about this process please visit www.horowhenua.govt.nz/PPC4 <http://www.horowhenua.govt.nz/ppc4>, email us at districtplan@horowhenua.govt.nz or call us on (06) 366 0999.

1. Further Submitter Contact Details

Title: (Select 1 option)

Required

- X
- ☒ Mr
 - ☐ Mrs
 - ☐ Miss
 - ☐ Ms
 - ☐ Dr
 - ☐ Not applicable

Full Name:

Required

Enter your full name

X EDWARD DAVID CROZIER

Name of Organisation: (if on behalf of an Organisation)

Enter your organisation

Rangiorua Villas - owner



Address for Service: **Required**

X Enter your address
37/9 Fuller Close
Levin

Postcode: **Required**

Enter your postcode, eg 5510
5510

Telephone: **Required**

X Enter your day/evening phone number
021 1048002

Mobile:

X Enter your mobile number
021 1048002

Email: **Required**

The email address provided below will be used for sending a copy of your submitted details to and for correspondence regarding the Proposed Plan Change.

X Enter your email address
e.crozier@outlook.co.nz

2. Further Submitters

Select as appropriate: (Select 1 option) **Required**

☐ I represent a relevant aspect of the public interest.

☒ I have an interest in the Proposed Plan Change greater than the interest that the general public has.

3. Further Submission Details

(Please state the name and address of the person who made the original submission and their submission number in the spaces below)

This is a further submission in support of or opposition to the submission of:

Submitter's Name: Required

Rangeview Villas Body Corporate

Submitter's Address for Service: Required

PO Box 8015
Wellington 6143

Submission Number: Required Please note your submission can not be considered if you have not included the submission number of the original submission you support or oppose.

04/29

4. Further Submission Particulars

The particular parts of the submission I support (or oppose) are: Required

Everything in the submission

5. Further Submission Reasons

The reasons for my support ~~(or opposition)~~ are: Required

Enter the reasons
The extension of Liverpool Street through Fuller Close would have a major impact on Rangeview Villas

6. Further Submission Decision Sought

I seek the whole ~~(or part)~~ of the submission to be allowed ~~(or disallowed)~~: Required Give precise details

Enter the precise details
The proposal to extend Liverpool Street through Fuller Close should be removed from the Plan Change Proposal

7. Proposed Plan Change Hearing

Please indicate your preferences below

Do you wish to attend the Council hearing for the Proposed Plan Change? (Select 1 option) Required

☐ Yes
☒ No

Do you wish to speak in support of your submission? (Select 1 option) Required

☐ Yes
☒ No

X

If others make a similar submission would you be prepared to consider presenting a joint case at the hearing?
(Select 1 option) **Required**

☒ Yes

☐ No

X

Would you like to make your verbal submission in Te Reo Māori? (Select 1 option)

☐ Yes

☒ No

X

Sign language interpretation required? (Select 1 option)

☐ Yes

☒ No

Submission Attachments:



Please attach all files to the end of this form before submitting it.

Declaration

Privacy Act 1993

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IMPORTANT: You must send a copy of your further submission to the person who made the original submission, within 5 working days of making the further submission to Horowhenua District Council.

X

Signature of Submitter: **Required**

X

Name

EDWARD DAVID CROZIER

Date: Required

X 10 03 2021

Office Use Only

Date Received:

CM9 Number:

Submission No:

End of form

Don't forget to attach all files before submitting this form

Further Submission 39: Stafford & Marion Ball

Further Submission Form: Proposed Plan Change 4



Resource Management Act 1991: Form 6 of Resource Management (Forms, Fees, Procedure) Regulations 2003

Further Submissions must be received by no later than 4pm on Monday, 15 March 2021.

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1. Further Submitter Contact Details

Title: (Select 1 option)

Required

- X
- ☒ Mr
 - ☒ Mrs
 - ☐ Miss
 - ☐ Ms
 - ☐ Dr
 - ☐ Not applicable

Full Name: Required

X

Enter your full name

STAFFORD CAMBRAY BALL

MARION ELIZABETH BALL

Name of Organisation: (if on behalf of an Organisation)

Enter your organisation

Rangeroia Villas - owners



Address for Service: **Required**

Enter your address

61/9 Fuller Close
Levin

Postcode: **Required**

Enter your postcode eg 5510

5510

Telephone: **Required**

Enter your day time telephone number

06/3676554

Mobile:

Enter your mobile number

0274516908

Email: **Required**

The email address provided below will be used for sending a copy of your submitted details to and for correspondence regarding the Proposed Plan Change.

Enter your email address

msball@xtra.co.nz

2. Further Submitters

Select as appropriate: (Select 1 option) **Required**

- ☐ I represent a relevant aspect of the public interest.
- ☒ I have an interest in the Proposed Plan Change greater than the interest that the general public has.

3. Further Submission Details

(Please state the name and address of the person who made the original submission and their submission number in the spaces below)

This is a further submission in support of or opposition to the submission of:

Submitter's Name: Required

Enter the name
Rangview Villas Body Corporate

Submitter's Address for Service: Required

Enter the postal address
PO Box 8015
Wellington 6143

Submission Number: Required Please note your submission can not be considered if you have not included the submission number of the original submission you support or oppose.

Enter the submission number
04/29

4. Further Submission Particulars

The particular parts of the submission I support (or oppose) are: Required

Enter details of the particular parts
Everything in the submission

5. Further Submission Reasons

The reasons for my support ~~(or opposition)~~ are: Required

Enter the reasons
The extension of Liverpool Street through Fuller Close would have a major impact on Rangeview Villas

6. Further Submission Decision Sought

I seek the whole ~~(or part)~~ of the submission to be allowed ~~(or disallowed)~~: Required Give precise details

Enter precise details
The proposal to extend Liverpool Street through Fuller Close should be removed from the Plan Change Proposal

7. Proposed Plan Change Hearing

Please indicate your preferences below

Do you wish to attend the Council hearing for the Proposed Plan Change? (Select 1 option) Required

X ☒ Yes ☐ No

Do you wish to speak in support of your submission? (Select 1 option) Required

X ☒ Yes ☐ No

X

If others make a similar submission would you be prepared to consider presenting a joint case at the hearing?
(Select 1 option) **Required**

☒ Yes
☐ No

X

Would you like to make your verbal submission in Te Reo Māori? (Select 1 option)


☐ Yes
☒ No

X

Sign language interpretation required? (Select 1 option)

☐ Yes
☒ No

Submission Attachments:

 Please attach all files to the end of this form before submitting it.

Declaration

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IMPORTANT: You must send a copy of your further submission to the person who made the original submission, within 5 working days of making the further submission to Horowhenua District Council.

X

Signature of Submitter: **Required**

 No. Ball

X

Name

STAFFORD CAMBRIDGE BALL

Maion Elizabeth Ball

Date: Required

X 10032021

Office Use Only

Date Received:

CM9 Number:

Submission No:

End of form

Don't forget to attach all files before submitting this form

Further Submission 40: Alexander Davies

Further Submission Form: Proposed Plan Change 4



Resource Management Act 1991: Form 6 of Resource Management (Forms, Fees, Procedure) Regulations 2003

Further Submissions must be received by no later than 4pm on Monday, 15 March 2021.

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1. Further Submitter Contact Details

Title: (Select 1 option)

Required

- X
- ☒ Mr
 - ☐ Mrs
 - ☐ Miss
 - ☐ Ms
 - ☐ Dr
 - ☐ Not applicable

Full Name:

Required

Enter your full name

X ALEXANDER GRAY DAVIES

Name of Organisation: (if on behalf of an Organisation)

Enter your organisation

X Rangewai Villas - owner



Address for Service: **Required**

Enter your address

53/9 Fuller Close
Levin

Postcode: **Required**

Enter your postcode, eg 5510

SS10

Telephone: **Required**

Enter your daytime telephone number

01368 2595

Mobile:

Enter your mobile number

0210 2695181

Email: **Required**

The email address provided below will be used for sending a copy of your submitted details to and for correspondence regarding the Proposed Plan Change.

Enter your email address

argcharves41@gmail.com

2. Further Submitters

Select as appropriate: (Select 1 option) **Required**

- ☐ I represent a relevant aspect of the public interest.
- ☒ I have an interest in the Proposed Plan Change greater than the interest that the general public has.

3. Further Submission Details

(Please state the name and address of the person who made the original submission and their submission number in the spaces below)

This is a further submission in support of or opposition to the submission of:

Submitter's Name: Required

Enter the name
Rangeview Villas Body Corporate

Submitter's Address for Service: Required

Enter the postal address
PO Box 8015
Wellington 6143

Submission Number: Required Please note your submission can not be considered if you have not included the submission number of the original submission you support or oppose.

Enter the submission number
04/29

4. Further Submission Particulars

The particular parts of the submission I support (~~or oppose~~) are: Required

Enter details of the particular parts
Everything in the submission

5. Further Submission Reasons

The reasons for my support ~~(or opposition)~~ are: Required

Enter the reasons
The extension of Liverpool Street through
Fuller Close would have a major impact
on Rangeview Villas

6. Further Submission Decision Sought

I seek the whole ~~(or part)~~ of the submission to be allowed ~~(or disallowed)~~: Required Give precise details

Enter the precise details

The proposal to extend Liverpool Street through
Fuller Close should be removed from the
Plan Change Proposal

7. Proposed Plan Change Hearing

Please indicate your preferences below

Do you wish to attend the Council hearing for the Proposed Plan Change? (Select 1 option) Required

- X
- ☒ Yes
☐ No

Do you wish to speak in support of your submission? (Select 1 option) Required

- X
- ☐ Yes
☒ No

X

If others make a similar submission would you be prepared to consider presenting a joint case at the hearing?
(Select 1 option) Required

- ☒ Yes
☐ No

X

Would you like to make your verbal submission in Te Reo Māori? (Select 1 option)


- ☐ Yes
☒ No

X

Sign language interpretation required? (Select 1 option)

- ☐ Yes
☒ No

Submission Attachments:

 Please attach all files to the end of this form before submitting it.

Declaration

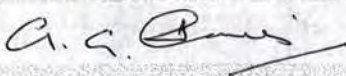
Privacy Act 1993

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IMPORTANT: You must send a copy of your further submission to the person who made the original submission, within 5 working days of making the further submission to Horowhenua District Council.

X

Signature of Submitter: Required



X

Name

Alexander Gray Davies

Date: **Required**

P O O 3 2 0 2 1

Office Use Only

Date Received:

CM9 Number:

Submission No:

End of form

Don't forget to attach all files before submitting this form

Further Submission 41: Joan Trevis

Further Submission Form: Proposed Plan Change 4



Resource Management Act 1991: Form 6 of Resource Management (Forms, Fees, Procedure) Regulations 2003

Further Submissions must be received by no later than 4pm on Monday, 15 March 2021.

If you require further information about this process please visit www.horowhenua.govt.nz/PPC4 <http://www.horowhenua.govt.nz/ppc4>, email us at districtplan@horowhenua.govt.nz or call us on (06) 366 0999.

1. Further Submitter Contact Details

Title: (Select 1 option) **Required**

- ☒ Mr
☒ Mrs
☐ Miss
☐ Ms
☐ Dr
☐ Not applicable

Full Name: **Required**

Enter your full name

JOAN ELIZABETH ROSE TREVIS

Name of Organisation: (If on behalf of an Organisation)

Enter your organisation

Rangiorua Villas - owner



Address for Service: **Required**

Enter your address

65/9 Fuller Close
Levin

Postcode: **Required**

Enter your postcode eg 5510

SS10

Telephone: **Required**

Enter your day time telephone number

368 3120

Mobile:

Enter your mobile number

0210406321

Email: **Required**

The email address provided below will be used for sending a copy of your submitted details to and for correspondence regarding the Proposed Plan Change.

Enter your email address

JOAN.E.TREVIS@GMAIL.COM

2. Further Submitters

Select as appropriate: (Select 1 option) **Required**

- ☐ I represent a relevant aspect of the public interest.
- ☒ I have an interest in the Proposed Plan Change greater than the interest that the general public has.

3. Further Submission Details

(Please state the name and address of the person who made the original submission and their submission number in the spaces below)

This is a further submission in support of or opposition to the submission of:

Submitter's Name: Required

Enter the name
Rangerview Villas Body Corporate

Submitter's Address for Service: Required

Enter the postal address
PO Box 8015
Wellington 6143

Submission Number: Required Please note your submission can not be considered if you have not included the submission number of the original submission you support or oppose.

Enter the submission number
04/29

4. Further Submission Particulars

The particular parts of the submission I support (~~or oppose~~) are: Required

Enter details of the particular parts
Everything in the submission

5. Further Submission Reasons

The reasons for my support ~~(or opposition)~~ are: Required

Enter the reasons

The extension of Liverpool Street through Fuller Close would have a major impact on Rangeview Villas

6. Further Submission Decision Sought

I seek the whole ~~(or part)~~ of the submission to be allowed ~~(or disallowed)~~: Required Give precise details

Enter the precise details

The proposal to extend Liverpool Street through Fuller Close should be removed from the Plan Change Proposal

7. Proposed Plan Change Hearing

Please indicate your preferences below

Do you wish to attend the Council hearing for the Proposed Plan Change? (Select 1 option) Required

- ☒ Yes
☐ No

Do you wish to speak in support of your submission? (Select 1 option) Required

- ☐ Yes
☒ No

X

If others make a similar submission would you be prepared to consider presenting a joint case at the hearing?
(Select 1 option) Required

- ☒ Yes
☐ No

X

Would you like to make your verbal submission in Te Reo Māori? (Select 1 option)

- ☐ Yes
☒ No

X

Sign language interpretation required? (Select 1 option)

- ☐ Yes
☒ No

Submission Attachments:



Please attach all files to the end of this form before submitting it.

Declaration

Privacy Act 1993

Please note that submissions are public information. Information on this form including your name and submission will be accessible to the media and public as part of the decision making process. Council is required to have this by the Resource Management Act 1991. Your contact details will only be used for the purpose of the Plan Change process. The information will be held by the Horowhenua District Council, 126 Oxford Street, Levin. You have the right to access the information and request its correction.

IMPORTANT: You must send a copy of your further submission to the person who made the original submission, within 5 working days of making the further submission to Horowhenua District Council.

X

Signature of Submitter: Required

JER Trevis

X

Name

JOAN ELIZABETH ROSE TREVIS

Date: **Required**

1 0 0 3 2 0 2 1

Office Use Only

Date Received:

CM9 Number:

Submission No:

End of form

Don't forget to attach all files before submitting this form

Further Submission 42: Jann & Gary Farr

Further Submission Form: Proposed Plan Change 4



Resource Management Act 1991: Form 6 of Resource Management (Forms, Fees, Procedure) Regulations 2003

Further Submissions must be received by no later than 4pm on Monday, 15 March 2021.

If you require further information about this process please visit www.horowhenua.govt.nz/PPC4 <http://www.horowhenua.govt.nz/ppc4>, email us at districtplan@horowhenua.govt.nz or call us on (06) 366 0999.

1. Further Submitter Contact Details

Title: (Select 1 option)

Required

- X
- ☒ Mr
 - ☒ Mrs
 - ☐ Miss
 - ☐ Ms
 - ☐ Dr
 - ☐ Not applicable



Full Name: Required

X

Enter your full name
JANN MARIE FARR. Gary Michael Farr

GARY MICHAEL FARR

Name of Organisation: (if on behalf of an Organisation)

Enter your organisation
Rangiorua Villas - owner



Address for Service: **Required**

X Enter your address

58/9 Fuller Close
Levin

Postcode: **Required**

Enter your postcode eg 5510

5510

Telephone: **Required**

X Enter your day time telephone number

Mobile:

X Enter your mobile number

0276 280954

Email: **Required**

The email address provided below will be used for sending a copy of your submitted details to and for correspondence regarding the Proposed Plan Change.

X Enter your email address

jann.m@xtva.co.nz

2. Further Submitters

Select as appropriate: (Select 1 option) **Required**

- ☐ I represent a relevant aspect of the public interest.
- ☒ I have an interest in the Proposed Plan Change greater than the interest that the general public has.

3. Further Submission Details

(Please state the name and address of the person who made the original submission and their submission number in the spaces below)

This is a further submission in support of or opposition to the submission of:

Submitter's Name: Required

Enter the name
Rangerview Villas Body Corporate

Submitter's Address for Service: Required

Enter the postal address
PO Box 8015
Wellington 6143

Submission Number: Required Please note your submission can not be considered if you have not included the submission number of the original submission you support or oppose.

Enter the submission number
04/29

4. Further Submission Particulars

The particular parts of the submission I support (or oppose) are: Required

Enter details of the particular parts
Everything in the submission

5. Further Submission Reasons

The reasons for my support ~~(or opposition)~~ are: Required

Enter the reasons
The extension of Liverpool Street through Fuller Close would have a major impact on Rangeview Villas

6. Further Submission Decision Sought

I seek the whole ~~(or part)~~ of the submission to be allowed ~~(or disallowed)~~: Required Give precise details

Enter precise details
The proposal to extend Liverpool Street through Fuller Close should be removed from the Plan Change Proposal

7. Proposed Plan Change Hearing

Please indicate your preferences below

Do you wish to attend the Council hearing for the Proposed Plan Change? (Select 1 option) Required

- X ☒ Yes
☐ No

Do you wish to speak in support of your submission? (Select 1 option) Required

- X ☒ Yes
☐ No

X

If others make a similar submission would you be prepared to consider presenting a joint case at the hearing?
(Select 1 option) Required

☒ Yes
☐ No

X

Would you like to make your verbal submission in Te Reo Māori? (Select 1 option)

☐ Yes
☒ No

X

Sign language interpretation required? (Select 1 option)

☐ Yes
☒ No

Submission Attachments:



Please attach all files to the end of this form before submitting it.

Declaration

Privacy Act 1993

Please note that submissions are public information. Information on this form including your name and submission will be accessible to the media and public as part of the decision making process. Council is required to have this by the Resource Management Act 1991. Your contact details will only be used for the purpose of the Plan Change process. The information will be held by the Horowhenua District Council, 126 Oxford Street, Levin. You have the right to access the information and request its correction.

IMPORTANT: You must send a copy of your further submission to the person who made the original submission, within 5 working days of making the further submission to Horowhenua District Council.

X

Signature of Submitter: Required

X

Name

JAWN FARR

G. M. Farr

Date: Required

X 1003 2021

Office Use Only

Date Received:

CM9 Number:

Submission No:

End of form

Don't forget to attach all files before submitting this form

Further Submission 43: Bruce & Susan McCarrison

Further Submission Form: Proposed Plan Change 4



Resource Management Act 1991: Form 6 of Resource Management (Forms, Fees, Procedure) Regulations 2003

Further Submissions must be received by no later than 4pm on Monday, 15 March 2021.

If you require further information about this process please visit www.horowhenua.govt.nz/PPC4 <http://www.horowhenua.govt.nz/ppc4>, email us at districtplan@horowhenua.govt.nz or call us on (06) 366 0999.

1. Further Submitter Contact Details

Title: (Select 1 option) **Required**

- X
- ☒ Mr **Bruce + Susan**
 - ☒ Mrs
 - ☐ Miss
 - ☐ Ms
 - ☐ Dr
 - ☐ Not applicable

Full Name: **Required**

X

Enter your full name
Bruce McCarrison
Susan McCarrison

Name of Organisation: (If on behalf of an Organisation)

Enter your organisation
Rangeroia Villas - owner



Address for Service: **Required**

Enter your address

55/9 Fuller Close
Levin

Postcode: **Required**

Enter your postcode eg 5510

5510

Telephone: **Required**

Enter your daytime telephone number

0274744936

Mobile:

Enter your mobile number

0274744936

Email: **Required**

The email address provided below will be used for sending a copy of your submitted details to and for correspondence regarding the Proposed Plan Change.

Enter your email address

heatherlea@Levin.pl.net

2. Further Submitters

Select as appropriate: (Select 1 option) **Required**

☐ I represent a relevant aspect of the public interest.

☒ I have an interest in the Proposed Plan Change greater than the interest that the general public has.

3. Further Submission Details

(Please state the name and address of the person who made the original submission and their submission number in the spaces below)

This is a further submission in support of or opposition to the submission of:

Submitter's Name: Required

Enter the name
Rangerview Villas Body Corporate

Submitter's Address for Service: Required

Enter the postal address
PO Box 8015
Wellington 6143

Submission Number: Required Please note your submission can not be considered if you have not included the submission number of the original submission you support or oppose.

Enter the submission number
04/29

4. Further Submission Particulars

The particular parts of the submission I support (or oppose) are: Required

Enter details of the particular parts
Everything in the submission previously put
forward by Rangerview Villas Body Corp.

5. Further Submission Reasons

The reasons for my support ~~(or opposition)~~ are: Required

The extension of Liverpool Street through Fuller Close would have a major impact on Rangeview Villas, as this Retirement Village was built & purchased by owners expecting life-long peace & quiet.

6. Further Submission Decision Sought

I seek the whole ~~(or part)~~ of the submission to be allowed ~~(or disallowed)~~: Required Give precise details

Enter precise details

The proposal to extend Liverpool Street through Fuller Close should be removed from the Plan Change Proposal because aged people (if this proposal goes ahead) means the elderly have to up-root & re-establish themselves at a vulnerable time of life.

7. Proposed Plan Change Hearing

Please indicate your preferences below

Do you wish to attend the Council hearing for the Proposed Plan Change? (Select 1 option) Required

- ☒ Yes
☐ No

Do you wish to speak in support of your submission? (Select 1 option) Required

- ☒ Yes
☐ No

X

If others make a similar submission would you be prepared to consider presenting a joint case at the hearing?
(Select 1 option) Required

☒ Yes
☐ No

X

Would you like to make your verbal submission in Te Reo Māori? (Select 1 option)


☐ Yes
☒ No

X

Sign language interpretation required? (Select 1 option)

☐ Yes
☒ No

Submission Attachments:

 Please attach all files to the end of this form before submitting it.

Declaration

Privacy Act 1993

Please note that submissions are public information. Information on this form including your name and submission will be accessible to the media and public as part of the decision making process. Council is required to have this by the Resource Management Act 1991. Your contact details will only be used for the purpose of the Plan Change process. The information will be held by the Horowhenua District Council, 126 Oxford Street, Levin. You have the right to access the information and request its correction.

IMPORTANT: You must send a copy of your further submission to the person who made the original submission, within 5 working days of making the further submission to Horowhenua District Council.

X

Signature of Submitter: Required

X

Name

Susan McCarrison Bruce McCarrison

Date: Required

11032021

Office Use Only

Date Received:

CM9 Number:

Submission No:

End of form

Don't forget to attach all files before submitting this form