

SUBMISSION FORM: Proposed Plan Change 4: Taraika Growth Area

Horowhenua District Plan (2015) Resource Management Act 1991

Form 5 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

Submissions must be received no later than 5pm on 1 February 2021.

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

1. Submitter Contact Details		
Full Name: Stephen Jeffrey Prouse and Karen Mary Pro	ouse	
Name of Organisation: (If on behalf of an Organisation)	•	
Prouse Trust Partnership/ SJ & KM Prouse		
Address for Service:1024 Queen Street East, Levin		
	Post code: 5510	
Telephone (Day time): (06) 3683832	Mobile:0272487676	
Email: karen.stephen@xtra.co.nz		
2. Trade Competition		
I could gain an advantage in trade competition through this submission: Yes No		
I am directly affected by an effect of the subject matter that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition: Yes No		
Please note that if you are a person who could gain an advantage submission, your right to make a submission may be limited by the Resource Management Act 1991.		

3. The specific provisions of the Plan Change that my submission relates to are as follows: (Please specify the Rule or Map reference your submission relates to)



4. My submission is that: (Clearly state whether you SUPPORT or OPPOSE specific parts of the Proposed Plan Change, giving reasons for your views) ... Our submission is that: We support Objectives and Policies relating to enhancing cultural, heritage, ecological values, local identity and local history including Objective 6A.1 & Policy 6 A.1.2 We oppose the inclusion of the Structure Plan 013 in its current form. We oppose the Objectives, Policies and Rules and subsequent Appendix including Appendix 6, that relate to our submission concerns and request some changes. We do not support the proposed plan change or plan change documents: Proposed Chapter 6A- Objectives and Policies- Taraika Multi- Zone Precinct, Proposed Chapter 15A- Rules- Taraika Multi Zone Precinct, Proposed Structure Plan 013, Proposed Planning Maps 30. We do not support the inclusion of these documents in their current form We consider some changes and amendments need to be made to address our concerns and to fulfil design objectives. We acknowledge the significant work that has gone into planning to date, for the Taraika Master Plan We also value the gift of the name for the area of Taraika from Muaúpoko, as a taonga to be treasured.

......(Continue on a separate sheet if necessary)



5. I/We seek the following decision from the Horowhenua District Council: (Give details of what amendments you wish to see and your reasons)

5. We seek the following decisions from the Horowhenua District Council:
(a.) Stormwater - We request you remove all wetland /attenuation areas/ over land flow
paths/areas from our land- Lot 2 DP 86925 that you have identified in Appendix 6. The
reasons for this are presented in the attached submission. (relates to Objective6A.1 and any
subsequent provisions, Objective 6A.3, Objective 6A.6, Policy 6 A.1.2, 6A.3 and any
subsequential provisions, Policy 6 A2.3, Policy 6 A.3.1, Rules 15A 8.1.2(a)xiii, Rules
15A.8.1.2(b) (ii)Rules 15A.8.2 (a)(xiii). Planning map 30
(b)We request you remove the road connection into Redwood Grove. The reasons for this
are presented in the attached submission. (relates to Structure Plan 013)
(c)We request you change the zoning at the front of our property from low- density
residential to residential. Relates to Structure Plan 013, and Planning map 30. The reasons
for this are presented in the attached submission.
(d)We request you change the collector road/ fixed location designation that runs from
the north to the south of our boundary to a local road. The reasons for this are presented in
the attached submission. (relates to Structure Plan 013)
(e) We request flexibility for placement of local roads and provision for lots on both sides
of roads. (relates to Structure Plan 013)
(f)We request that you clarify how rates relief can be sought when land designated rural
changes to residential. The reasons for this are presented in the attached submission.
(g)We request that transitional rules will be in place that recognise the existing land use
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I have attached 15 additional pages to this submission. (10 pages submission plus 5 pages maps).



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.

<u>Submission continued including 5.</u> We seek the following decisions – give details of amendments you wish to see and your reasons.

We are directly affected by the Proposed Plan Change 4 with some significant negative environmental impacts. We are concerned that the Tararua Structure Plan, Rules and Objectives has significant areas of impact for our family including environmental, ecological, amenity, financial, and constraints should our 3 adult children wish to subdivide at some time in the future. We believe the concerns listed in our submission place an unreasonable liability on us both now and in the future.

<u>Overall Issue Discussion:</u> The following is an overall issue discussion relevant to our concerns about the proposed plan change zoning, objectives and rules. (Linking to Objective 6A.1- design that reflects cultural values and local history and identity.

Our property Lot 2 DP 86925 comprises 31.6 acres including the homestead and original garden. It is the remainder of what was originally a large 400-acre farm. Our 31.6-acre property has been home to 5 generations of the Prouse family since 1890. It has been in continuous occupancy by 5 generations of the family since the house was built in 1891. It is currently a small working farm and is likely to remain for some considerable time into the future due to historic connections our family has to the land remaining. We are concerned that the Taraika Structure Plan, Rules and Objectives has significant areas of impact for our family including environmental and ecological, amenity, financial, and constraints for land use. We believe the items listed below in our submission place an unreasonable liability on us both now and in the future.

Our ancestors, James and Clara Prouse, brought this land from the Crown Land Office in 1890 when they purchased a significant holding of 400 acres of the 4000 acres of land available for the settlement of the town. The homestead, curtilage and surrounding land are the last links to this historic past. Surrounding the homestead is a number of original outbuildings that represent a slice of early European pioneer farming history. There are significant areas of planting around the homestead and gardens that comprise a mixture of native vegetation and exotic planting that contribute to the ecological and environmental setting of the property.

James and Clara Prouse along with his brother Richard and wife Christina made a significant contribution to the establishment of the town and to the Early European history associated with the settlement of Levin. This is recorded in a number of local history books including: The Making of A Town- A. Dreaver; Petticoat Pioneers-North Island Women of the Colonial Era - Miriam Macgregor pg. 193-197; Otaki Historical Society Historical Journal vol 16 1993 Clara Prouse and Christina Prouse pg. 97-101; From Bush to Borough a short story of the Growth and Development of Levin, Levin Golden Jubilee Celebrations 1906-1956; The History of Wainuiomata's Coast Road Church and Cemetery – Vicky Alexander: The Prouse

Connection- Emma & Reynolds Annabell: Descendants of Richard and Mary- A. Milne; Farm Implement and Machinery Review August 1st 1957. Both James and Richard Prouse are identified on the Pioneers Poles - Pou at Weraroa Domain as early pioneers that made a significant contribution to the town. The names of Clara and Christina Prouse are recorded on the foundation stone of the Methodist Church. Prouse Bush was gifted to the town as a piece of native bush to be preserved. Prouse Street is named as a record of its proximity to the Prouse Sawmill The first Methodist Church in Levin was built in 1895 and was the town's first church. The Prouse family donated land for this church. Also recorded, is the building by James and Richard of 2 identical houses, one by the railway station adjacent to the Prouse Sawmill (house demolished in the 1960's) and the other on this site at Queen Street East, still occupied by original descendants. The house is the second oldest house in Levin built shortly after the Bartholomew house.

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

• Design that reflects cultural values, local history and identity).

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".

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".

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".

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

The property is not listed on your District Plan however it is an archaeological site and the RMA clearly connects <u>historic heritage</u> to archaeological sites in its definition. Evidence of this site is well recorded in the history books written about the early European settlement of the town, in connection to the contribution of early settlers, to the Prouse Sawmill, Prouse Bush and to the 12 settlers Pou at Wereroa Domain of which there are 2 Pou representing the contribution of both James and Richard Prouse. (History books already referenced)

It is also 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.

It is simply not acceptable for infrastructure requirements of the Taraika Development to impact on our ecosystem and the amenity values of our heritage archaeological site, curtilage and homestead. The family strongly advocate to protect the homestead and curtilage from encroachment and environmental impacts.

5. We seek the following decisions from the Horowhenua District Council

(a) Stormwater -Wetland attenuation areas/ overland water flow paths Stormwater - We request you remove all wetland /attenuation areas/ over land flow paths/areas on our land- Lot 2 DP 86925 that you have identified in Appendix 6 and planning documents. relates to Objective 6A.3, Policy 6A.3.1 and any subsequent provisions, also Rules 15A8.1.2axiii

Stormwater and provision for wetland as it applies to our property located on Queen Street East will negatively impact on our environment and archaeological site.

We consider the plans for treating storm water will impact on the archaeological and historic heritage curtilage of the Prouse homestead, outbuildings and surrounding gardens and that you have failed to take this into account, or given due regard to this importance, with your developing plans for collecting storm water across the Taraika Area and accumulating it at our site. Previously your storm water planning areas stopped at the back of our treed area in the middle of our farm which we expressed concern about at the community feedback stage and before. Now they (Appendix 6: 3 Waters Infrastructure Plans) extend the whole length of the property from south to north and have expanded into our house curtilage garden which sits beside our homestead on the eastern side with a positioning that could locate it within 25 metres of our house and in the middle of our gardens, which are part of a historic orchard (remaining original planting planted by Clara Prouse pre-1900). The plans for storm water collection will impact on our house and immediate ecosystem including our natural environment and the peoples who live at this site. It will also impact the wider environment of our land, and ecological environment, amenity

values and has financial impacts, as well as impacts to health and well-being. We believe you have a duty of care for the wider community to provide systems for the sustainable management of natural resources and managing the collection of storm water in particular to protect the natural environment of Punahau -Lake Horowhenua. However, we require you to design a system that will avoid adverse effects on our personal and land environment, and to not impact on our immediate and wider land ecosystem. We strongly advocate for the need to protect and avoid adverse effects to our archaeological house and surrounding site and to avoid disturbance to the natural environment surrounding our homestead. The creation of wetland systems on our property will have adverse effects on our health and wellbeing. It is vexatious to us that little regard appears to have been paid to our previously expressed concerns and most recently Appendix 6 Planning Documents show your intrusion into our house garden with attenuation planning. As the family has been on this land site for 130 years (5 generations) your intrusion into this space and directly alongside our homestead shows little regard for the Early European cultural heritage and history associated with this site (as an archaeological site). It reinforces there is an ongoing need for us to advocate for the preservation of this archaeological site and it is our expectation that this should be informing your planning discussions with NZTA.

We consider plans to create wetlands at our site collecting water from developments and roads from across the wider Taraika area compromise's and impacts our environment. We consider that stormwater should be dealt with across the entire Taraika area at the various points of development that occur across the site. Firstly, by individual property owner's collection of rainwater in tanks, soak pits, and then on hard service areas such as roads across the entire network, there should be street catchpit sumps, road sumps and swales. Currently new subdivisions within Levin are not draining any storm water into the existing system that has historically gone to the lake. They are now required to install onsite rain smart systems, cirtex modules plus DuraForce Geotextiles that deal with storm water along the road at various intervals contained within new subdivision so that storm water is dealt with within that individual development. They are not allowed overland water flows that drain into any neighbouring properties and are required to provide swales on individual properties if there is any possibility of overland water flow to neighbours. It would simply not be acceptable for the end mop up point of storm water to be allowed to flow onto our land or adjoining land. and for the treating of storm water to be at our cost affecting our living space, environment and amenity values.

If constructed wetlands, are created how will you ensure there will be no seepage onto any adjoining land? How will you hold the wetland water? Who will be responsible for the ongoing maintenance and management of the wetland? Wetlands can be sites of high levels of nitrogen, phosphorus, oil containments, algal blooms, eutrophication, mosquitos, weed invasion, pests, vermin and general windblown rubbish. How will you ensure the appropriate management of these risks? We

note that DOC asked these questions and this was noted in your evaluation report (Appendix 3). These questions were also asked by ourselves at the community feedback stage via written submission. We believe you should be required to efficiently manage storm water across the Taraika area. It should not flow from beginning points on to other neighbouring land or be allowed to flow down roadways as your systems for storm water should deal on site with this. We question the need for wetland at our currently dry location affecting our living space, environment and amenity values

You have identified that an integrated approach to managing storm water quality and quantity is proposed, involving the O2NL corridor. However, we are very concerned that your plans for this space do no overlay with the recent alignment plans released by NZTA, who show a much narrower potential border footprint onto our land. Furthermore, NZTA are still determining their final alignment. Your most recent planning document (Appendix 6) has further encroached onto us and into our garden and is within close proximity to the house. O2NL indications to date have been that they are trying to avoid impact to our homestead and property and we have been strongly advocating for this. In your evaluation report you note that "O2NL has no legal RMA status and that no notice of requirement has been lodged (and will not be lodged until 2022)": (pg. 70 Proposed Plan Change 4 Section 32 Report). You also note "Given the lack of legal status and uncertainty about the final design and timing". Your plans are proceeding at different rates. Currently you are designing major wetlands on our land and directly past our house so we are required to respond to the environmental impacts of this on us.

If your plans are achieved in the O2NIL buffer, how will you establish accountability for outcomes and if NZTA are responsible for technical planning and construction it will still need to achieve the effective mitigation and acceptable outcomes for affected parties and the rights of affected parties through the RMA Processes.

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 Evaluation Report, Rule 15.A.8.1.2(b) (ii) Conditions Structure Plan. It states "that HDC may - emphasis added 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

through the wording in your rules. The rule contravenes the right of individuals to be treated fairly and adequately compensated.

We request that you address the processes for funding growth related infrastructure needs to be fair and also ensure costs are not unfairly applied to one development. Refer: Rule 15A.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.

We are not prepared to provide storm water storage land for the general Taraika 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).

Overland Water Flow paths

We are also very concerned that you also show an overland flow path of water from the back of your proposed wetland on our property to the front of our property, through our heritage property, site, house and garden. This is an unacceptable impact and needs to be removed. We are not prepared to have any underground pipes laid through this space, as it would impact on our heritage and garden. Should any piping that needs to be done, this would need to be on NZTA expressway land. The consultation document shows overland water flow over our land and it was understandable that we would respond with a high level of concern. This is something that we brought to your attention over a year ago in discussions we had with you. Now it shows attenuation areas, that do not align with NZTA most recent alignment and are actually now closer to us.

What specialised hydrology technical reports have been undertaken in respect to storm water provision over the Taraika area and is a copy of these is available? Currently this land is not a wetland or any site for over flow water.

All storm water should be contained within site across the Taraika development with road swales and the installation of onsite rain smart systems, cirtex modules plus DuraForce Geotextiles etc. that deal with storm water along the road at various intervals within the new subdivision. It should not be allowed to flow on to other properties or to end point dumping on our property. Developers cannot discard surplus storm water or run off onto

their neighbour's property. Our land should not be receiving road and property run off. Currently this land is not a wetland or any site for over flow water.

Section 17 of the RMA require councils to avoid, mitigate and remedy adverse effects to the environment. We do not think this provides you with the right to impact us or any individual landowner with adverse environmental effects or encroach on their house surrounds or allow water or containments to flow into there surrounds.

In Summary with respect to storm water/ wetland

- 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.
- 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 our heritage site.

We are actively seeking to protect the heritage, archaeological, and natural environment of our property due to it close proximity to the NZTA expressway. We are hopeful that the final alignment it will have a light footprint on our land. It will impact on our amenity values, potential for health and well – being, and noise effects. We do not need the double impacts of your plans also impacting on health and well -being.

We seek your commitment ensuring technical planning for Taraika is undertaken with awareness of constraints at our site, and that your design principles and objectives of "Retention, celebration and protection of cultural, heritage and landscape values" "Protect the rural setting of the Prouse homestead" pg. 19 Taraika Masterplan will be applied along with storm water objectives. We note in the Draft 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". We hope this may help promote your awareness and inform your storm water planning, in conjunction with other important objectives connected to tangata whenua and Punahau — Lake Horowhenua.

(b) We request you remove the road connection into Redwood Grove from the connector road on our property.

- It is our objective in order to protect the heritage/archaeological values of our site any connection from the front at Queen Street East would be of the nature of a quieter local road.
- Your Masterplan document (pg. 10) makes the notation a "Deformed street layout (e.g., road with curves assist with slowing and calming traffic)". How does this apply at our location where it shows a long straight road heading through an undeveloped site?
- "Rule 15A.8.2 Subdivision (a) Matters of Discretion xiv Effects on significant sites
 and features including archeologic and historical sites". A local road would
 achieve this Matter of Discretion more effectively and contribute to a more
 appropriate and greater sense of place contributing and enhancing the character
 of the area.
- A collector road at this location will encourage more through traffic from the Central Taraika Area when there are alternate connections. At this location more through traffic will converge into an already constricted space in close proximity to the access over/ under the expressway, and to the roundabout.
- A collector road is a larger road that carries high costs for infrastructure development as well as using more land. A road of this size and scale may be unaffordable for the size and scale of any potential subdivision
- Who pays for the bigger pipes required for a collector road and the larger infrastructure to service beyond our boundaries that are beyond the scale of subdivision and are servicing other properties?
- The Collector Road is an economic liability for the family. If we wish to simply create provide 2 or 3 lots, this would set in place the need to provide a major road and other roads on our site on the Structure Plan. We may choose not to undertake any subdivision due to high costs of roading and road infrastructure and this limits development. Creating one or two extra titles should not require the road to be built.
- A local road would promote a more environmentally sensitive design while still providing for efficient traffic movement.

(e) Roading Layout Local Roads: We request flexibility for placement of local roads and provision for lots on both sides of the road. Relates to Structure Plan 013

- We request flexibility for placement of local roads. At the back of our property, you have drawn a road that only provides for sections on one side. This is uneconomic and needs to provide for flexibility in planning to provide sections on both sides.
- Planning and design needs to be affordable and economic in order for development to occur
- Landowners may decide the high cost of development does not make subdivision viable and blocks will remain undeveloped which ultimately limits availability of land for housing.

- Land is a finite resource
- Layout design has not maximised the development capacity of the site with the provision of sections on only one side of the road and this limits the scope for development. This feedback was provided in the draft stages of the masterplan as part of landowner consultation.
- The rule limiting back sections to 5% is very limiting for viable economic planning we would like to see more flexibility with this rule.
- 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 Rule15.A8.1.2 (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".

We request clarification if creating 2 or 3 extra lots would not necessitate the need for major road construction. (connects to benefits and costs evaluating, economic, connections to the land – social and cultural effects and well -being evaluation).

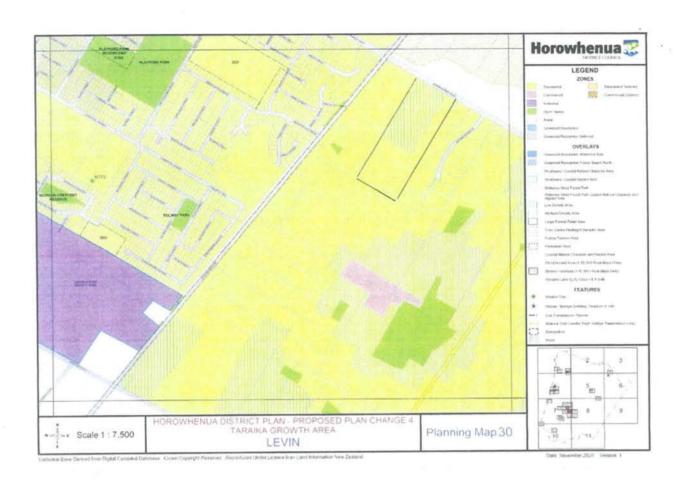
- (f) We request that you clarify how rates relief can be sought when land designated rural changes to residential.
 - Currently the Taraika Area is rated rural and some larger lots or smaller farm
 units will remain. There needs to be provision for the transitional time it will take
 for the area to fully develop into a residential area and provide relief for rates as
 charging residential rates for larger rural lots in the area will be unaffordable.

(g)We request that transitional rules will be in place that recognise that the existing land use is rural on many properties, and that this may be for some time, even though the designation has changed to residential. - Policy 15A 1.1.1 Activities permitted by the underlying chapters).

There is no reference to discretionary activity or the recognition that existing land use is rural and will not change over- night **so residential rules** about animals including cattle, poultry, pigs and bees etc may not be fair when this existing use is already in place

Thank-you for the opportunity to submit to Proposed Plan Change 4

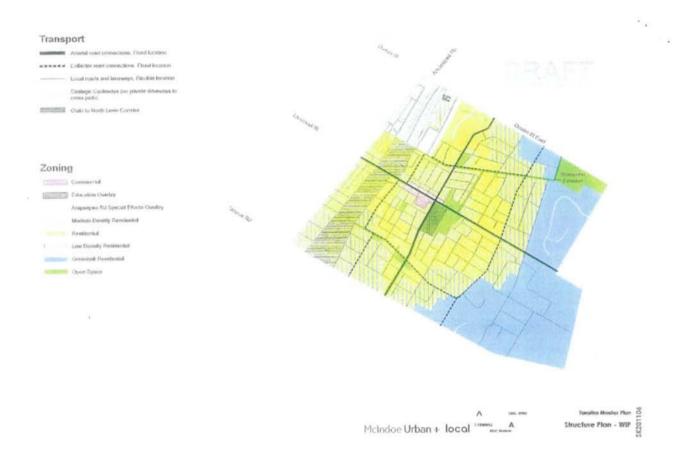
Submitters: Stephen and Karen Prouse 1.2.2021

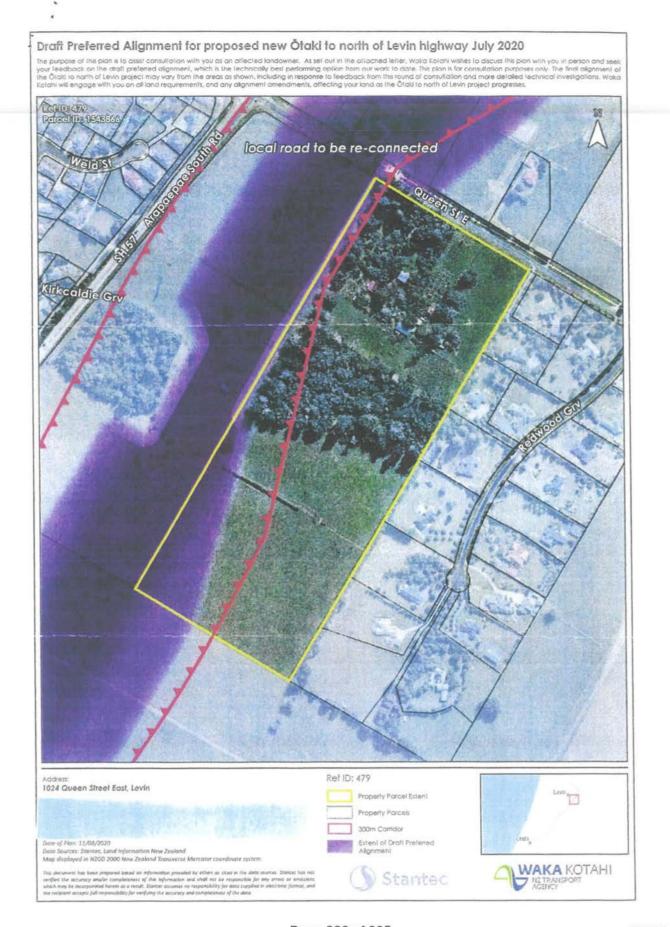






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Further Submission Form

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 (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.
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suggested addition to rule 15A.8.1.2 they request and strongly oppose detailed requested to be added
suggested addition to rule 15A.8.1.2 they request and strongly oppose detailed requested to be added

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-lka 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 potently 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.

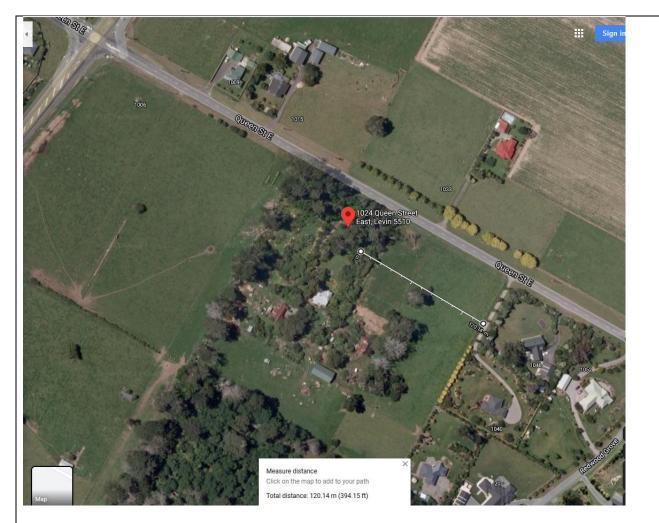


If the collector road (we have requested for it to be <u>a local road</u> or <u>no road</u> if subdivision is not possible on the property - submission 04/38.03) remains on our property it will need to be positioned to provide for sub division and flexibility in the future, while still protecting the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

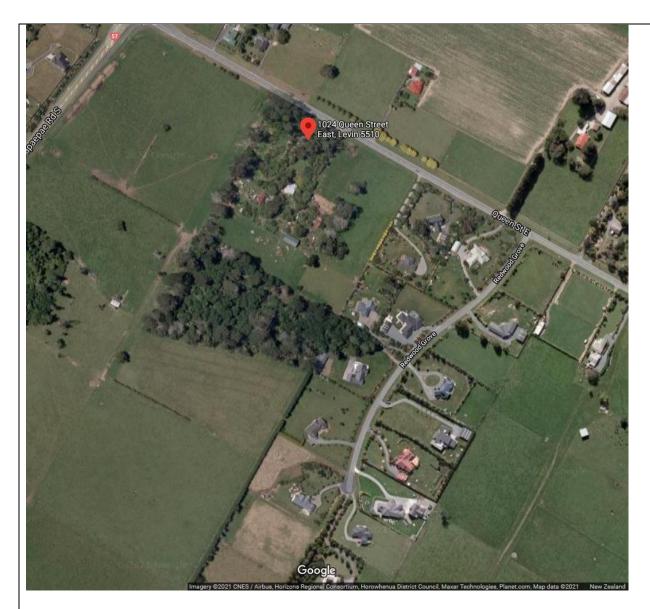
On our site there is only room for one section depth to be sited along the boundary line for the 580 metres north to south boundary, in order to allow for sections on the eastern side of the road, and at the front to be appropriately positioned off archaeological sites.

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.

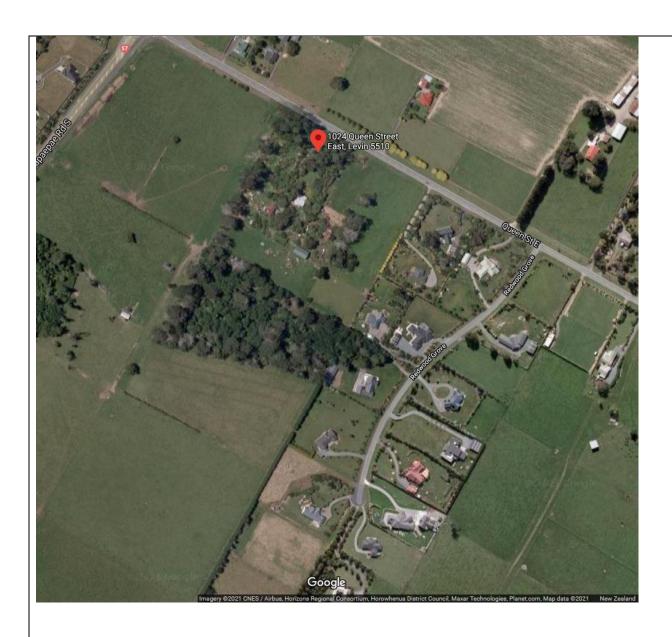


Suggesting connector road/local road 30 metres from boundary may be a more appropriate location due to archaeological constraints. We have asked for a flexible location to avoid archaeological sites and the road positioned for servicing sections on both sides.

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 -lka 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- Ika) 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 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 Ika 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 refence 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.

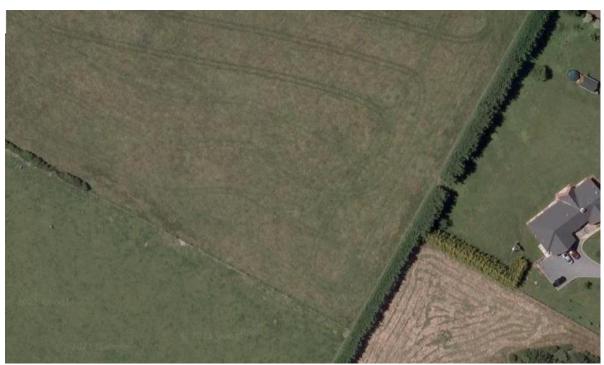


Redwood Grove residents on our eastern boundary have well planted private sections. There is space within their own sections and properties to further increase the density of their plantings if they require. It should not be necessary for us to provide a 6-metre planted strip on our land for 580 metres 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.



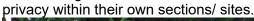
Shows continuous planting of hedge planted on properties on the western side of Redwood Grove at the mid to southern end of our boundaries.

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









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 \square No
There are17pages to this further submission.
Signature of Submitter:
Bown UnPro-e- 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 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	ic
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: Letitcia 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 -lka 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-lka 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-lka development, not the reverse impacts from Tara-lka 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 300metre-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 responsibly 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 reduces 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 avoids 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 un reasonable request.

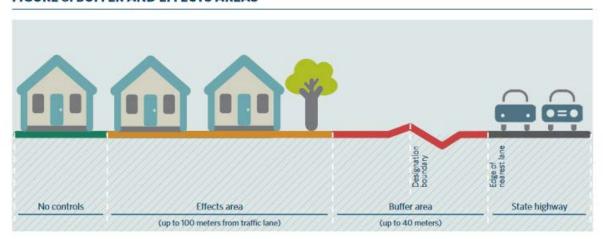
It has not yet been designated and it has no legal status so no right to impact of development potential or value of our land beyond the 300 metres. Once the alignment is defined there should be no restriction on the land beyond the alignment other than what is stated in the guidelines.

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 archelogy 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	Buffer	Permitted	Restricted discretionary
containing a noise sensitive activity	Effects	Permitted	Permitted
Alteration of building containing a noise sensitive activity	Buffer and effects	Permitted	Permitted
Any other activity that does not meet [1.a]	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 manged 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

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 Muaúpoko. 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.

Infrastructure and Liabilities within our land designations".

(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 \(\Boxed{\text{No }}\)

There are 13 pages in this submission.

Signature of Submitter:				
Bouse	MMPro-e-	Date:	14/3/	2021
			11 11 11	
		Date: 14t	^h 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 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
Address for dervice. To24 Queen direct East, Levin, 55 to
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: Paul Turner on behalf of Haddon Preston
Submitter's Postal Address: Landlink Ltd,1 Ngaio Road, Waikanae
Electronic address: paul@landlink.co.nz
Submission Number: 04/24
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:
.04/24.07 :Infrastructure We support the submission to ensure the developer only has to pay for their own needed infrastructure for their own development.
.04/24.02 Cultural sites. We support the submitters' objective to recognise the protection of cultural sites.
•

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

5. The reasons for my support are:

04/24.07: Infrastructure

We are also concerned about the requirement that the developer must construct and vest all infrastructure shown on their property as this may require them to construct infrastructure over and above what is required for their development or result in land being acquired without compensation.

(Continue on a separate sheet if necessary)

Our submission 04/38.06 stated "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 - emphasis added 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 through the wording in your rules. The rule contravenes the right of individuals to be treated fairly and adequately compensated.

We request that you address the processes for funding growth related infrastructure needs to be fair and also ensure costs are not unfairly applied to

one development. Refer: Rule 15A.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. "

This supports the concerns also outlined by the submitter 04/24.07

04/24.02 Cultural sites. We support the submitters' objective to recognise the protection of cultural sites.

The submitter notes the connection to key design principles Streets for People (replicated in Distinctive and Memorable Character). He states the design principles identify the Maunu Wahine refuge and Waihau waterhole and the setting of the Prouse Homestead as deserving protection. Waterhole.

The HDC summary of submissions document pg 12 notes "Protection of cultural sites (eg Maunu Wahine refuge and Waihau Waterhole) is referenced as key design principle in the Master Plan document but there is no associated policy or rule in the Proposed Plan Change.

We note that the **Prouse Homestead** was omitted from HDC summary on this submission. It's inclusion would also support that it is important to recognise Early European pioneer history pre 1900, while also acknowledging the paramount importance of this whenua to tangata whenua.

PPC4 Key Objective 6A.1 and reflects local history

Design that reflects cultural values, local history and identity.

Connects also to: Key Government Acts

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 "<u>historic heritage:</u>" "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.

The Prouse family 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. (submission04/38)

(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
04/31.07
We seek the submitters request to be allowed to ensure the developer only has to pay for the infrastructure needed for their own development to be allowed.
04/31.02
We seek the submitters request to be allowed, by ensuring the 3 key sites identified by the submitter are protected from inappropriate impact. (refer submission 04/38 and further submissions in support of the submission - connecting to sites)
(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 \(\Boxed{\Delta}\) No
There are4pages to this further submission.
Signature of Submitter:
Chowe UnProve 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.

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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

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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
Address for dervice. To24 Queen direct East, Levin, 55 to
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 (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:
. 04/31.06 We strongly oppose the submitters request to that in addition to Redwood Grove and adjoining properties being zoned low density residential instead of standard residential as proposed, they also be subject to a" buffer" changing the minimum site size for these properties to 2000 sq. metre
.This, places unreasonable limitations on neighbouring properties and limits the potential for these properties to develop in the future.
Our objections are also in line with a number of other submitters including HDC themselves who are seeking to maximise the development potential of their properties to support growth and housing needs and are asking for a residential zoning.
Diagram of the state weeks in the Drawer submission in reward to 04/24, 04/24, 04
. Please refer to other points made in the Prouse submission in regard to 04/31 – 04/31.01, 04/31.02, 04/31.07
(Continue on a separate sheet if necessary)
5. The reasons for my support (or opposition) are:
The submitter seeks to change the minimum lot site area of Redwood Grove and adjoining properties to 2000sq metres. This, places unreasonable limitations on neighbouring properties and limits the potential for these properties to develop in the future.
Our objections are also in line with a number of other submitters including HDC themselves who are seeking to maximise the development potential of their properties to support growth and housing needs and are asking for a residential zoning.
. Please refer to other points made in the Prouse submission in regard to 04/31 – 04/31.01, 04/31.02, 04/31.07

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

04/31.06 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. We seek the submitter request for 2000sq metres lots to be disallowed and in particular to not impose this zoning on neighbouring properties.
(Continue on a separate sheet if necessary)
7 Proposed Plan Change Hagging
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 \(\Bar{\text{No}}\) No
There are17pages to this further submission.
Signature of Submitter:
Bowe UnPro-e- Date: 14/3/2021

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.