

Submission 35 – Di Rump on behalf of Muaūpoko Tribal Authority



Form 5

Submission Form: Proposed Plan Change 4: Tara-Ika Growth Area

By email to: districtplan@horowhenua.govt.nz

Submitter Contact Details

Name of Organisation: Muaūpoko Tribal Authority

Address: 306 Oxford Street, Levin

Phone: 06 367 3311

Email: ceo@muaupoko.iwi.nz

Trade Competition

We could not gain an advantage in trade competition through this submission.

We are directly affected by an effect of the subject matter that adversely affects the environment and does not relate to trade competition or the effects of trade competition.

The specific provisions of the Plan Change that our submission relates to are as follows:

The Plan Change in its entirety.

Our submission is as follows:

Introduction

The Muaūpoko Tribal Authority is recognised as the representative iwi organisation for the Muaūpoko people. The MTA is, amongst other things,

- an “iwi authority” for the purposes of the Resource Management Act 1991,
- a “mandated iwi organisation” under the Maori Fisheries Settlement Act 2004, and
- a “recognised iwi aquaculture organisation” under the Maori Commercial Aquaculture Claims Settlement Act 2004.

Tupuna

Muaūpoko are the descendants of Kupe and Tara (the eponymous ancestor of the Ngai Tara tribe and great great grandson of Kupe, Tara of the Matahourua waka and a son of Whātonga of the Kurahaupo waka).



Some of the first people to be known as Muaūpoko were the children of Te Mou and Puaki-Te-Ao: Tiroo, Te Ruinga, Ruatapu and Potangotango. They (amongst others) were progenitors of the various hapū of the Muaūpoko tribe. There are seven Muaūpoko hapū active today: Ngāi Te Ao, Ngāi Te Ngarue, Punahau, Ngāti Hine, Ngāti Pariri, Ngāti Tamairangi and Ngāti Whanokirangi.

Rohe

Muaūpoko hapū established themselves in the territory between the Rangitikei River to Turakirae in Te Whanganui-a-Tara, across the Tararua Ranges and into the northern South Island (Te Tau Ihu). Our tupuna discovered, explored and named places throughout Aotearoa, and many of these are still used today. These include Whanganui, Whangaehu, Turakina, Rangitikei, Manawatū, Hōkio, Ōhau, Ōtaki, Waimeha, Waikanae, Wairaka, and Wairarapa. Muaūpoko were a seasonal people, who moved around the rohe throughout the year to take advantage of changes in the climate, growth of the flora and animal movements.

Many believe that the name - Muaūpoko describes our takiwa – our position at the front of the head of the fish of Maui. Our ancestors pictured their location in relation to the anatomy of the fish of Maui, Te-Ika-a-Maui and designated us as Muaūpoko, meaning the front of the head of Maui.

Our customary rights and interests in much of the land between Rangitikei and Te Whanganui-a-Tara intersect Ngāti Apa, Rangitāne, and hapū of Ngāti Kahungunu, with the lands in the Horowhenua district becoming Muaūpoko heartland including private ownership of Punahau. Lake Horowhenua.





The Muaūpoko people settled along with other Kurahaupo hapū, along the west coast of the lower north island, later concentrating in Horowhenua after the arrival of the Hawai and Kurahaupo waka at Tongapōrutu. Having found his grandfather Toi-Te-Huatahi at Whakatane, Whātonga settled at Heretaunga. Whātonga later sent his sons Tara and Tautoki south to explore and find new lands for the people. The brothers discovered suitable land and Whātonga decided to move the people south to Te Ūpoko o te Ika a Maui.

Horowhenua – the heart of the Muaūpoko rohe

Muaūpoko have occupied Horowhenua and exercised kaitiakitanga and rangatiratanga over the land, lake and associated natural resources without interruption since the time of our ancestors to the present. This is the heartland of our rohe, and has immense spiritual and physical significance to us. Our identity and wellbeing are inextricably linked with the whenua, the maunga and the lakes and waterways in this area.

Tararua is represented in the Muaūpoko pepeha ('Ko Tararua te pae maunga'), and the Range provides protection, connections, and spiritual and practical sustenance. There are numerous wāhi tapu in the Tararua Ranges, including Ngapuketurua (now known as Mount Dundas and Pukemoremore), Tawhirikohukohu and Te Hanga-o-Hia-Tangata.

The dense ngāhere on the lower reaches of the Tararua Range was used by Muaūpoko both for its rich resources and as a defence system. Muaūpoko people possessed unique engineering Mātauranga which included the construction of manmade islands in our lakes and the building of forts in the trees which served as hunting posts (snaring), pataka kai (foodstores) but also as defensive posts against intruders.

Customary use of the Range and the Tara-Ika area included fishing, birding, gathering hua rākau, harvesting kiekie and harakeke for raranga, and collecting plants such as kawakawa, koromiko, ponga and kowhai for rongoā.

As the Waitangi Tribunal recorded, "customary uses were important to the physical and spiritual identity of Muaūpoko, and some persisted well into the twentieth century" (Wai 2200, p.56). The Range also provided connections to kin in other parts of the country. Muaūpoko people visited Rangitāne, Kahungunu and Ngāti Hāmua in the Wairarapa using ancient trails in the Range (and vice versa).

Finally, the Range is the source of our waters, which charge the rivers, lakes and mauri. Water flows from the maunga through the gravels (which gave the area its name) of the Horowhenua plains out to the lakes and moana. In the time of our tupuna, the landscape between the mountains and the sea was connected by "a much larger system involving water": the springs, rivers, wetlands, underground aquifers, and dune lakes" (Wai 2200, p.61).

The most important of these dune lakes is Punahau (also known as Lake Horowhenua). It is, as David Armstrong has described, "a taonga of inestimable importance to Muaūpoko" that is central to our identity and mauri. The lake sustained Muaūpoko over centuries, providing food and a vast array of resources. Our people mainly lived around Punahau, including on the



surface of the lake in man-made pa. Waiwiri (also known as Lake Papaitonga) is another lake of spiritual significance to Muaūpoko, and forms part of the whakapapa. Muaūpoko people lived on the islands in that lake, such as Papa Whaerangi. They accessed the entire region including this plan area which was essential to our way of life.

The Waiopēhu Reserve, which is included in this plan area, is located near the site of the Maunu Wāhine refuge (also therefore, in this plan area), a clearing where Muaūpoko people could rest on their journeys to the Ranges and to east and back. The trails followed from one coast to the other and over the Tararua ranges included this area and were part of the spiritual pathways that extended to the ocean. Muaūpoko whanau would visit this area for reflection, respite and spiritual practices. Maunu Wāhine reserve area was a place of particular spiritual sanctuary and a place of healing for Muaūpoko wāhine.

The entire area from the foothills to Punahau was lush with flora and fauna and known for its abundant and vigorous birdsong. The nearby Koputaroa stream and numerous puna (springs) means that the area was plentiful in aquifers and underground rivers, and correspondingly rich sources of wai and kai, especially tuna (eels) and kakahi shellfish. The area was therefore very attractive as a settlement destination. The nature of this topography and geology is why Horowhenua developed such successful agriculture and horticulture. A large number of these unique natural features and waterways have been irrevocably lost and compromised by industry and colonisation. Today the Waiopēhu Reserve is the last piece of that once abundant ngāhere and is also one of the few remaining habitats of the endangered native carnivorous snail, *Powelliphanta traversi*. Muaūpoko has kaitiaki obligations over these and other species.

Although the lands to the east of Punahau – where the Tara-Ika Growth Area is located - were not permanently occupied, they formed “a vital part of the Muaūpoko economy” and were “part of an integrated and complex system involving both coastal and inland resources” (Armstrong, unpublished). Muaūpoko people residing on the shores of the lake visited the eastern areas seasonally for spiritual and cultural practices and to gather resources or to cultivate cleared areas on the lake shore.

Treaty breaches and land loss

Muaūpoko control over lands throughout our rohe was progressively eroded over the 19th century through a combination of pre-emptive purchases by the Crown which did not recognise our ownership rights. Native Land Court judgements, laws that failed to provide effective corporate title that reflected Muaūpoko governance systems, individualisation of Māori land tenure, and other actions by the Crown that breached Treaty obligations. The Waitangi Tribunal found multiple Treaty breaches in its inquiry into the Horowhenua, and other Tribunal proceedings are ongoing.

The decision in the late 1870s to build a railway line from Wellington to Foxton, across Muaūpoko land in the Horowhenua put immense pressure on us to partition our lands. Muaūpoko leader Te Keepa saw opportunities for our people in the construction of the railway and sought to make an agreement about the land that would have provided long-term benefits.



This included agreeing to sell 4,000 acres of land for a new township (now Levin) on the conditions that:

- the town was to be named Taitoko,
- every tenth section would be reserved for Muaūpoko,
- Punahau and Waiwiri, a chain of land around the lakes, and the streams from the lakes to the sea would be preserved in Muaūpoko trusteeship,
- shared tribal and local authority trusteeship would be instituted over certain town reserves,
- the final price for the land would go to arbitration if agreement could not be reached between Te Keepa and the Minister.

However, the Crown used its monopoly powers to set a price below market value and summarily cancelled all other terms of the agreement with Te Keepa. As the Waitangi Tribunal commented,

“Thus, at the end of the sale of the 4,000-acre township block, Muaūpoko had no money, no reserves, no biracial school, no reservation of their streams, lakes, and lake frontages, and no stake at all in the new town of Levin – named for a settler politician and director of the Wellington and Manawatu Railway Company” (p.231).

Impacts of the proposed Tara-Ika Growth Area

Kaitiakitanga

Muaūpoko has an obligation to care for, protect and enhance the mauri of natural resources in our rohe, for the benefit of ourselves, others living in the region, and for future generations. This obligation is recognised in many statutes and is inherent to our Article 2 rights. However, our ability to give effect to this obligation has been constrained by the actions and omissions of the Crown and other parties.

Our whenua has been dramatically changed and damaged by development over many years. These effects can particularly be seen in our wai. Our rivers and streams have been diverted and wetlands have been drained, interrupting the passage of fish and water life and interfering with the natural clearing and cleaning functions, such as trapping sediment, filtering out nutrients, removing contamination and maintaining water tables. These effects have been cumulative, and have built up to the point where Punahau is now one of the most polluted lakes in Aotearoa. There are concerns that many of our waterways may be near, or at, tipping points beyond which recovery will be impossible.

Urban development within this large, proposed Growth Area will lead to the production of more wastewater and stormwater, and increased freshwater takes, and we are extremely concerned it will result in further degradation of our lakes and waterways if not managed with a unique approach which is congruent with the uniqueness of this area and its unique historic, environmental, cultural, and spiritual considerations.



The proposed Tara-Ika Growth Area may also disturb artesian springs that feed our rivers, lakes and mauri and provide habitat for species of importance to us.

We are concerned that the Growth Area will disturb the habitat of rare and (nationally listed as) endangered species of native snails that are endemic to the Horowhenua. Disturbance or destruction of their habitat will threaten these taonga from the region.

Protection of our waterways and lakes (and the species they support) from further harm is of the utmost importance to us. We are deeply concerned about the potential impacts on:

- stormwater collection and filtration on Punhau and all our streams, rivers, and lakes.
- artesian springs and on sediment loads in our waterways,
- water quality,
- groundwater flows and water life.

As kaitiaki, Muaūpoko must have confidence that there will be enduring and effective mechanisms to ensure the safety and health of our waters and our whenua.

Whakapapa

The proposed Growth Area is located within an area in which our people have worked, cultivated, hunted and gathered resources for over 1000 years. It is therefore quite likely that construction will uncover artefacts, sites of archaeological significance or possibly Tangata koiwi.

We are concerned that destruction of these sites will occur as a result of development within the proposed Tara-Ika Growth Area, destroying our ability to record and recover findings and links to our whakapapa. Earthworks and other construction must be subject to robust cultural monitoring protocols and accidental discovery processes agreed with Muaūpoko.

Tau utu utu

The proposed Growth Area provides opportunities to create a positive legacy that restores lost mana and strengthens our capability as an iwi and a people. These opportunities include (but are not limited to):

- **Kaitiakitanga.** We understand that Tara-Ika will create a wealth of new jobs, across a range of fields. As an expression of our kaitiaki in contemporary times - Muaūpoko members, including rangatahi, must be prioritised in the selection and preparation for these roles, apprenticeships and other business and connection opportunities. Such things will support a direct expression of the very longstanding and unique Muaūpoko connection to this area.
- **Planting.** Muaūpoko has long supported ecological activities that would help to restore some of the region's former beauty and enhance the local environment's ability to process and manage the impacts of human settlement, especially on waterways. The Tara-Ika Growth Area provides an excellent opportunity to advance these goals. Any planting within Tara-Ika should also be designed to promote local job and business



growth, by eco-sourcing the plants from Muaūpoko nurseries and be resourced by Muaupoko people. Plantings within Tara-Ika should also utilise Muaūpoko values and knowledge to improve urban biodiversity and to select native plants with value for harvest, education, or customary practice (e.g. fibre or pharmacology purposes). Muaūpoko – as kaitiaki – must be involved in decisions about the design, location, types of plants selected and the planting itself.

- **Housing:** we recognise that the Tara-Ika Growth Area is in response to rising rental and ownership costs by increasing both the supply and diversity of housing available in Taitoko. We also note the explicit reference to ‘affordable housing options’ as a policy goal for the Plan Change in Objective 6A.4.

However, we consider that this objective needs to be more fully developed in the rules and policies of the Plan Change. There are, for example, no policies that seek to ensure that there is sufficient provision of housing for people on low to moderate incomes (as occurs in the Auckland Unitary Plan), provision of community and affordable housing (as in the Queenstown-Lakes District Plan), or other opportunities to progress into ownership (e.g. shared equity). Muaūpoko is interested in pursuing investment opportunities to improve home ownership and security for our people, and urges the Council to give more substance to the affordability goal expressed in Objective 6A.4, through more and clearer rules and policies.

- **Cultural Expression:** given the aforementioned unique considerations alongside the unique scale - an intentional approach to connect cultural and spiritual history within an innovative contemporary context is required.

Tino rangatiratanga

Te Ao Māori emphasises the interconnectedness of people and the environment, of the living and the inanimate, and between the past, present and future.

The Tara-Ika development, does not happen at this time in isolation – alongside the Ōtaki to North Levin Expressway project, the whenua and the natural character of Taitoko are being fundamentally transformed. These are the most significant developments to occur in the region since the railway arrived in the 1870s. By gifting the name of our ancestor Tara to the development, Muaūpoko was acknowledging this significant impact.

This koha was not an easy process for us. Earlier names of importance to us and our whakapapa (e.g. Hōkio, Kohitere) have not been cherished and respected, and have sometimes come to be associated with tragic events and stories. In gifting the Tara-Ika name, Muaūpoko is signalling and seeking a more enduring and reciprocal relationship, which sees our names and stories respected over time. We seek further assurances within the Plan Change that Muaūpoko stories, ancestors, and association with the whenua of Tara-Ika will be intentionally and consciously recognised through development stages and processes such as design, and the naming of public parks and streets within Tara-Ika. The correct spelling of Tara-Ika needs to be incorporated throughout all Plan Change documents.



In addition, we are concerned that there is potential for urban development within the proposed Growth Area to impact on our spiritual pathways from our wāhi tapu in the Tararua Range to Taitoko, interrupting the connections and view path from the maunga to Punahau and onwards to the moana. We seek assurances that the Plan Change will not result in built environment outcomes that disrupt important views, pathways and connections which are of significant importance to Muaūpoko.

We seek that Horowhenua District Council:

Amend the Plan Change to satisfactorily resolve the matters raised in this submission.

Proposed Plan Change Hearing

We wish to be heard in support of our submission at a hearing.

If others make a similar submission we would not consider presenting a joint case at the hearing.

We would like to make our submission in a combination of Te Reo Māori and English.

Signature

A handwritten signature in blue ink, appearing to read 'Di Rump', written over a horizontal line.

Di Rump
CEO, Muaūpoko Tribal Authority

Submission 36 – Catriona McKay



Submission Form: Proposed Plan Change 4: Taraika Growth Area

Submission date: 1 February 2021, 5:13PM

Receipt number: 15

Related form version: 2

1. Submitter Contact Details

Title: Ms

Full Name: Catriona McKay

Name of Organisation:

Address for Service: 90 Pohutukawa Drive
RD 1 Levin

Postcode: 5571

Telephone: 0273281199

Mobile:

Email: catriona.mckaynz@gmail.com

2. Trade Competition

I could gain an advantage in trade competition through this submission: 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: No

3. Specific provisions

The specific provisions of the Plan Change that my submission relates to are as follows:

Taraika Structure Plan 013 - access to arterial road, and property boundary

4. My submission

My submission is that:

My husband and I are supportive of the proposed district plan change, and congratulate the Council in being deliberate and planned about future growth. We support the intent behind enhancing connections within and across the area, and the emphasis on a mix of density housing, active inclusion of cycling and walking tracks and on ensuring high quality development within a natural environment. Overall support for structure plan 013, but seek some considerations to access and boundary fencing, and to pedestrian/cycle connection to Pohutukawa Drive.

Submission Attachments:

5. Decision sought

I/We seek the following decision from the Horowhenua District Council:

Our property borders the new arterial road stretching from East to West. In particular, the part of our property that will become street facing to the new arterial road is “at the back” of our land, and is bordered by large pine trees with poor farm fencing. We believe that in order to create the street frontage you are seeking for this part of the road, those trees should be removed. We believe that once those trees are removed a suitable fence will need to be erected in order to maintain privacy and that planting of native plants on the road frontage would enhance the street appeal of that stretch of road. We are seeking a decision from Council to remove those trees and erect a suitable fence, and install appropriate planting. We were disappointed to see that the council had removed the proposed connecting road into Pohutukawa Drive, but understand the concerns raised by other residents in the street. We would ask that the Council consider pedestrian and cycle connections between Pohutukawa Drive and Taraika – and believe that a walk/cycle way would enhance the area considerably. This could be located where the connecting road was proposed to be placed, or via another vacant section on the western side of Pohutukawa Drive that will border the new arterial road. If this is not considered appropriate, then we would like direct pedestrian access to the new arterial road from our property, and would seek that the fence included a gate that was able to be secured.

6. Proposed Plan Change Hearing

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

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

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

Sign language interpretation required? **No**

Declaration

Signature of Submitter:

Name of signatory: Catriona McKay

A handwritten signature in black ink, appearing to read 'Catriona McKay', written over a faint rectangular box.

[Link to signature](#)

Date: 01/02/2021

Office Use Only

Date Received:

CM9 Number:

Submission No:

Submission 37 – Margaret Day

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

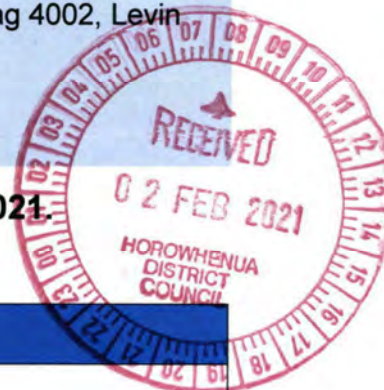
Posted to: Strategic Planning, Horowhenua District Council, Private Bag 4002, Levin 5540

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: Margaret L Day

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

Address for Service: Arete Lane, RP 1 Levin

Post code:

Telephone (Day time): Mobile: 021 750059

Email: maggie.day@hotmail.com

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 in trade competition through the submission, your right to make a submission may be limited by Clause 6 of Schedule 1 of 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)

.....

.....

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

4. My submission is that: (Clearly state whether you SUPPORT or OPPOSE specific parts of the Proposed Plan Change, giving reasons for your views)

Oppose: Low density Housing next to very high density housing! Why!! Is this the type of people that you want in Levin, do we not have problems with the type of people already in Levin - Low density housing. More crime theft More murders, etc I will leave Levin if this goes ahead (Continue on a separate sheet if necessary)
Not a place I want to live in, I will move back to Kapiti.

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

Low Density built by Otaki-Leam Corridor.
Build Med to high housing so the low density housing that we have can move up to them.
(Continue on a separate sheet if necessary)

6. Proposed Plan Change Hearing

Do you wish to speak in support of your submission at the hearing? Yes ☐ No ☒

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

Would you like to make your verbal submission in Te Reo Māori? Yes ☐ No ☒

Sign language interpretation required? Yes ☐ No ☒

I have attached additional pages to this submission.

Signature of Submitter:  **Date:** 1/2/21
(Or person authorised to sign on behalf of submitter)

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.

Submission 38 – Prouse Trust Partnership

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 Prouse**

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 in trade competition through the submission, your right to make a submission may be limited by Clause 6 of Schedule 1 of 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)*

Structure Plan 013, Proposed Chapter 6A- Objectives and Policies- Taraika Multi- Zone

KP

Precinct, Proposed Chapter 15A- Rules- Taraika Multi Zone Precinct, , Proposed Planning Maps 30, Objective 6A.1 & Policy 6 A.1.2, Appendix 6:3 Waters Infrastructure Plan Taraika Maser Plan, Objective6A.1 and any subsequent provisions Objective, 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, Policy 15A 1.1.1, Objective 6A.3, Policy 6A.3.1 and any subsequent provisions, also Rules 15A8.1.2axiii, Rule 15A.8.1.2 (b) (ii)., Objective 6 A.6, Rule 15A.8.2 Subdivision (a) Matters of Discretion xiv Effects on significant sites and features including archeologic and historical sites, Rule15.A8.1.2 (a) Matters of discretion (xviii) The staging and timing of works and (b) ii, Policy 15A 1.1.1

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

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)

 KP

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 Objective 6A.1 and any subsequent provisions, Objective 6A.3, Objective 6A.6, Policy 6 A.1.2, 6A.3 and any subsequent 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 is rural on many properties**, and that this may be for some time, even though the designation has changed to residential. The reasons for this are presented in the attached submission- (**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.

... **Please see attached pages: 5. Reasons for amendments we seek.**

(Continue on a separate sheet if necessary)

6. Proposed Plan Change Hearing

Do you wish to speak in support of your submission at the hearing? Yes ☒ No ☐

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

Would you like to make your verbal submission in Te Reo Māori? Yes ☐ No ☒

Sign language interpretation required? Yes ☐ No ☒

I have attached ¹⁵ additional pages to this submission. (10 extra pages of submission & 5 pages of maps)

Signature of Submitter: *[Signature]* KM Pione Date: 1/2/2021
(Or person authorised to sign on behalf of submitter)

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.

Submission continued including 5. 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.

Overall Issue Discussion: 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 Tararua 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 **historic heritage** 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 well-being. 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 wind-blown 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 not logical or sensible to provide a road connection to service 1 existing recently built new house which has an already established access via Redwood Grove as it is part of that subdivision.
- It is a wasteful use of land to set land aside for a road connection that will never connect through Redwood Grove or across Redwood Grove to the other side, because it is an already established subdivision.
- In the Structure Plan, 4 connections into Redwood Grove are drawn, all to already built sections, plus they already have access into Redwood Grove from Queen Street East making 5 connections in total thus placing unnecessary restrictions on these landowners as well as ourselves.
- Your plans also impact on a number of landowners in Redwood Grove who are unlikely to put a road on their already established sections.
- Impacts on the viability of subdivision at our site due to high cost and loss of potential. It is not a cost-effective use of land.

(c) We request you change the zoning of land at the front of our property from low density residential to residential.

- To allow for greater flexibility in the future.
- To more fully utilise the potential of the land to be used for subdivision
- To match the designation for zoning on the other side of the north to south road on our land.
- There is a high cost to road construction and currently very few sections to offset costs
- It would match the surrounding residential designation and across other areas in Taraika.
- Provides consistency for subdivision in the future.

(d) In principle we object to the whole road.

We request you change the collector road on our property that runs from north to the south of our boundary to a local road.

- A local road at this location would have a lower environmental impact and would better protect the landscape values and “rural setting of the Prouse homestead” “Design principle – retention, celebration and protect of cultural, heritage and landscape values -pg10 Taraika Master Plan”.
- Investigations including archaeological and ecological still to be completed may require the location of the road to have some flexibility and this would be better suited to rules for a local road.
- Access through the treed area in the centre of our land has some uncertainty.

- 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) Roothing 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.

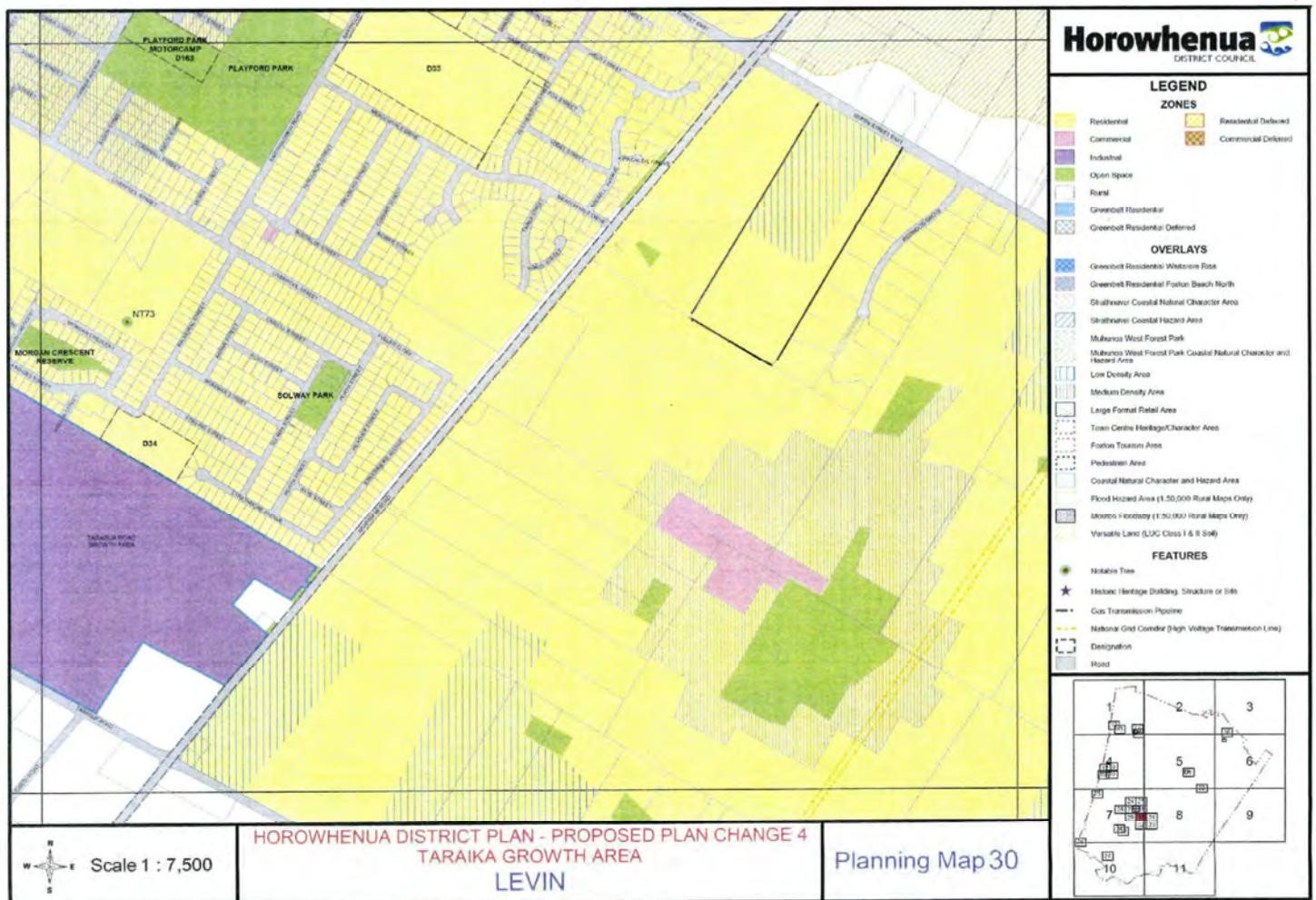
(g) We request that transitional rules will be in place that recognise that the existing land use is rural on many properties, and that this may be for some time, even though the designation has changed to residential. - Policy 15A 1.1.1 Activities permitted by the underlying chapters).

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



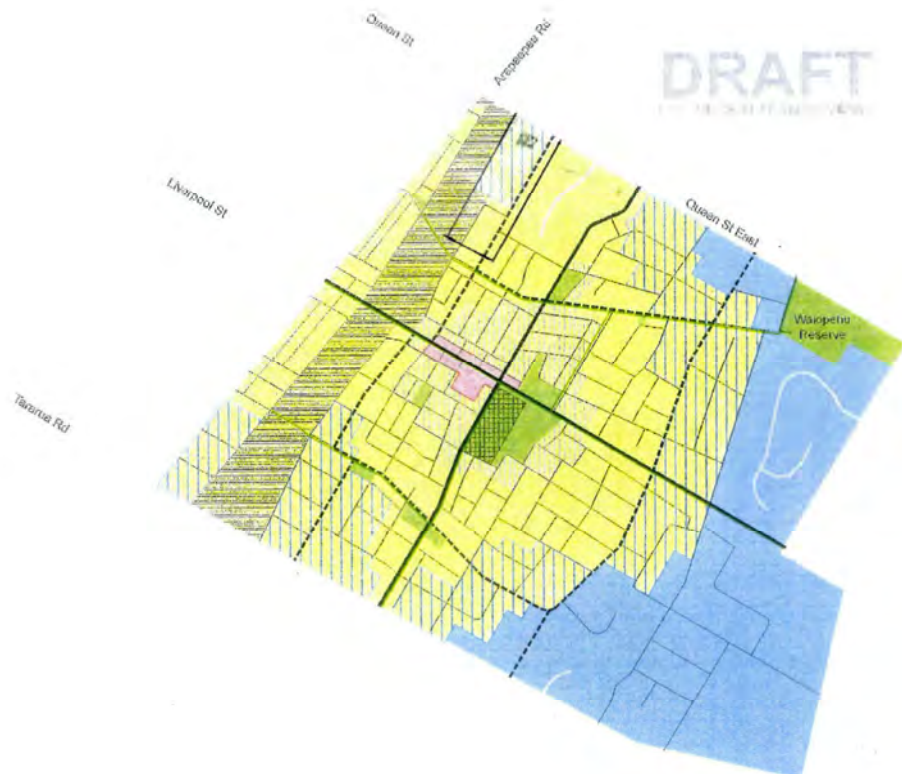
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Transport

-  Arterial road connections. Fixed location
-  Collector road connections. Fixed location
-  Local roads and laneways. Flexible location
-  Strategic Cycleways (no private driveways to cross path).
-  Ōtaki to North Levin Corridor

Zoning

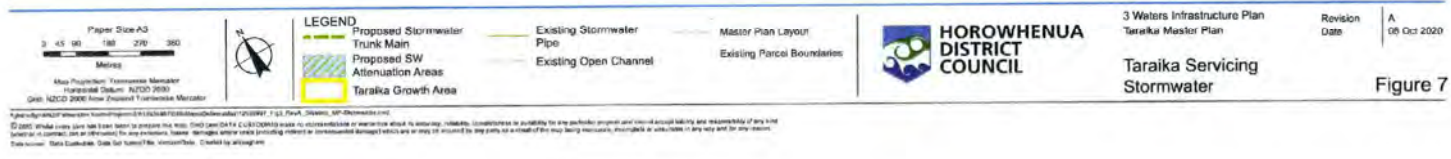
-  Commercial
-  Education Overlay
-  Arapaepae Rd Special Effects Overlay
-  Medium Density Residential
-  Residential
-  Low Density Residential
-  Greenbelt Residential
-  Open Space








McIndoe Urban + local

1:150000
HDC Review

Tairua Master Plan
Structure Plan - WIP
SK201106

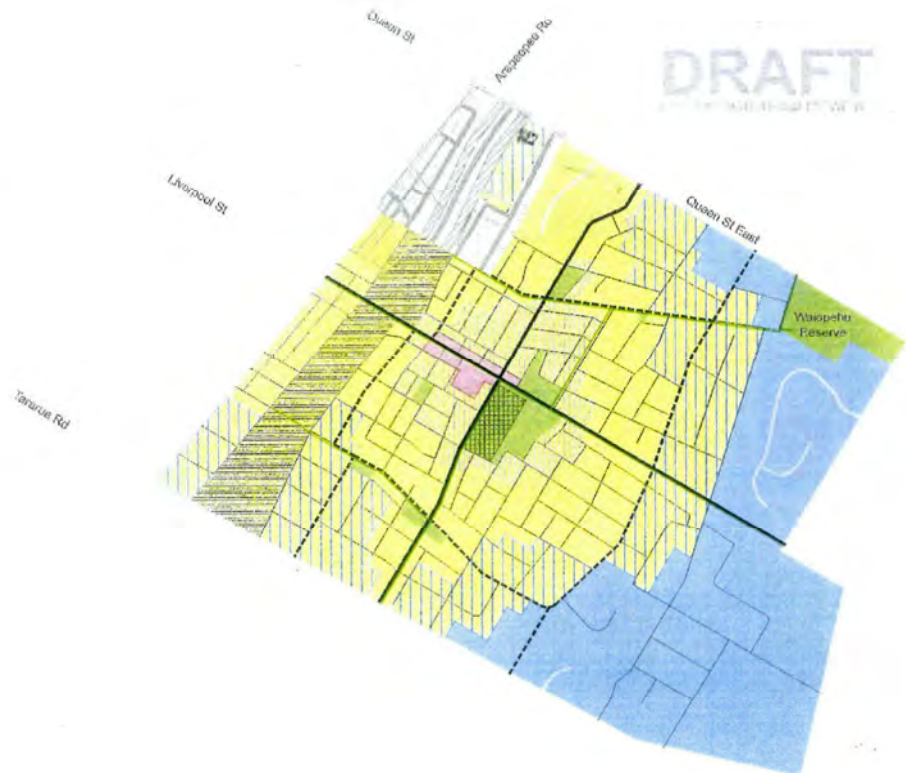


Transport

-  Arterial road connections. Fixed location
-  Collector road connections. Fixed location
-  Local roads and laneways. Flexible location
-  Strategic Cycleways (no private driveways to cross path).
-  Ōtaki to North Levin Corridor

Zoning

-  Commercial
-  Education Overlay
-  Arapaepe Rd Special Effects Overlay
-  Medium Density Residential
-  Residential
-  Low Density Residential
-  Greenbelt Residential
-  Open Space



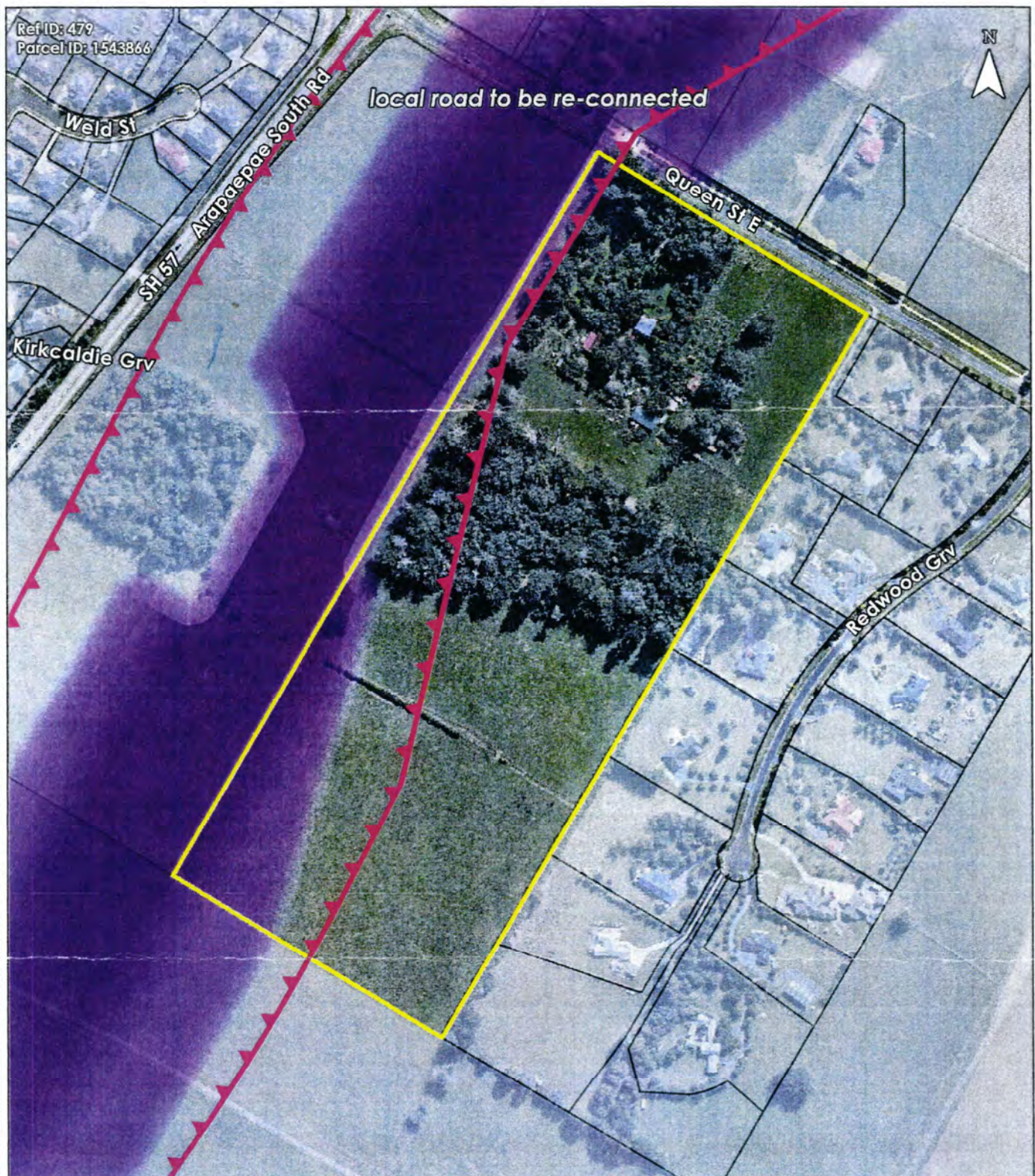
McIndoe Urban + local

1:150000
NDC Review

Tararua Master Plan
Structure Plan - WIP
SK201106

Draft Preferred Alignment for proposed new Ōtaki to north of Levin highway July 2020

The purpose of this plan is to assist consultation with you as an affected landowner. As set out in the attached letter, Waka Kotahi wishes to discuss this plan with you in person and seek your feedback on the draft preferred alignment, which is the technically best performing option from our work to date. This plan is for consultation purposes only. The final alignment of the Ōtaki to north of Levin project may vary from the areas as shown, including in response to feedback from this round of consultation and more detailed technical investigations. Waka Kotahi will engage with you on all land requirements, and any alignment amendments, affecting your land as the Ōtaki to north of Levin project progresses.



Address:
1024 Queen Street East, Levin

Ref ID: 479

- Property Parcel Extent
- Property Parcels
- 300m Corridor
- Extent of Draft Preferred Alignment

Date of Plan: 11/08/2020
Data Sources: Stantec, Land Information New Zealand
Map displayed in NZGD 2000 New Zealand Transverse Mercator coordinate system.

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