

Submission 18 – Jennings Family Trust

Submission Form: Proposed Plan Change 4: Taraika Growth Area



Submission date: **1 February 2021, 12:48PM**

Receipt number: **12**

Related form version: **2**

1. Submitter Contact Details

Title:	Mr
Full Name:	S and T Jennings
Name of Organisation:	Jennings Family Trust
Address for Service:	31 Redwood Grove, RD 1
Postcode:	5571
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Email:	sam@jennings.co.nz

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: **Yes**

3. Specific provisions

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

Structure Plan 13

4. My submission

My submission is that:

Oppose the fixed location of the arterial road running from Queen St East to the centre of the Tara Ika development. The Road is too close to the existing Redwood Grove lifestyle development.

Oppose the location of greenspaces and indicated educational provision - these should be better positioned to border with Redwood Grove to produce a green space buffer between the larger Redwood Grove lots and new lots.

Oppose provision for residential development between the existing SH57 and new O2NL corridor - this should be tagged for medium density residential only, commercial developments and greenspaces.

Oppose the proposed zoning in the South West Corner of the development as low density residential - this should all be medium or standard density zoning. In the case of the proposed low density residential zoning in the area of Tararua Rd and SH57 - this should be commercially zoned or enabled for medium density zoning mixed use zoning

Submission Attachments:

5. Decision sought

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

Move the location of the proposed arterial route from proposed location further East

Introduce greenspace or other such buffer between Redwood Grove and the development OR if not provided require low volume roading connectivity (access strips) to rear of Eastern Redwood Grove properties to provide for future connectivity/subdivision

Change the zoning as per submission

6. Proposed Plan Change Hearing

Do you wish to speak in support of your submission at the hearing? **Yes**

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

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

Sign language interpretation required? **No**

Declaration

Signature of Submitter:

Name of signatory: S and T Jennings



[Link to signature](#)

Date:

01/02/2021

Office Use Only

Date Received:

CM9 Number:

Submission No:

Submission 19 – Michael Harland

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: Michael John Harland

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

Address for Service: 1 Linley Place, Levin

Post code: 5510

Telephone (Day time): Mobile:

Email:

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 ☐ (see note)

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)

My submission relates to every aspect of Proposed Plan Change 4. (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)

I oppose all aspects of Proposed Plan Change 4 as it removes land that should be used for high value food production and turns it into unproductive housing which benefits only a few property profiteers - (See additional sheet) (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)

That Proposed Plan Change 4 is rejected in its entirety as it will not benefit residents of Levin and will remove food (See additional sheet) (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 2 additional pages to this submission.

Signature of Submitter: Richard J. H. H. 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.

Proposed Plan Change 4 Additional Information

4. My Submission is that:

I oppose all aspects of Proposed Plan Change 4 as it removes land that should be used for high value food production and turns it into unproductive housing which benefits only a few property profiteers.

Land Use:

As far back as 1995 elected members of the Horowhenua District Council expressed concern about the loss of farm land to non productive use which was pricing land too high to allow farmers to maintain economic units for the production of high value food products that would be of benefit to all New Zealanders. Food production in the 21st Century is of greater importance to the New Zealand economy than it has ever been. This change will take out of production a significant block of land that could be more intensively farmed than it currently is and produce greater quantities of food items than it currently does with the right investment.

My understanding is that the current government is opposed to the loss of food production land to building houses, shops and schools. I am concerned that both central and local government have failed to recognise the importance of this block of land to both the local, regional and national economy both currently and for its future potential. Its loss will be of significance for the future growth of jobs in the Horowhenua Region. Building houses will lock up the land for ever and destroy innovation and growth within the regions farms. Short term gain and profits against long term sustainability and future growth is never a wise choice.

Lake Horowhenua:

Central government has declared that this region does not have to meet pollution targets of waterways as all except one other region is now required to meet due to its importance in food production to the national economy. Lake Horowhenua being the most polluted body of water of its size in New Zealand has had token attempts at best to clean it up since management of it was taken out of the hands of its local owners by an act of parliament. For over 100 years food production on the shores of the lake has been polluting the water.

This block of land is sufficiently distant from Lake Horowhenua which would allow more intensive use of the land for food production that would have minimal or no detrimental effect on the pollution levels of Lake Horowhenua.

Building housing with effective anti pollution infrastructure on the farm land that is currently causing pollution on the shores of Lake Horowhenua is a better option than removing this block of land from food production and turning it into houses, shops, schools etc. Smarter land use will make the cleanup of Lake Horowhenua easier. This proposal is not a smart land use and will make it harder to clean up Lake Horowhenua.

State Highway No 1:

For the whole of my lifetime commentators have expressed concern about State Highway No 1 going through the centre of the town of Levin. While this has brought economic growth to the town it has also created safety issues that in the 21st Century are now fully recognised.

This Proposed Plan Change 4 is going to create the same situation around the new Otaki to Levin corridor by building intensive housing on this block of land. It makes no sense to extend the boundaries of the Levin Borough so that it once again straddles State Highway No 1. Noise pollution, light pollution, air pollution generated by the vehicle use of State Highway No 1 will have detrimental effects on the health and well being of those people who are unlucky enough to have to live in the low cost housing that will border the new highway. In larger cities land values along major arterial routes are lower due to the potential disruption to the lives of residents who live next to them and low cost housing becomes the norm in such corridors.

Levin should not be extended to straddle State Highway No 1 once again.

5. I seek the following decision from the Horowhenua District Council:

That Proposed Plan Change 4 is rejected in its entirety as it will not benefit residents of Levin and will remove food production from New Zealand which will have long term affects on the economy of New Zealand.

By having to import food from overseas instead of locally grown, clean, green and sustainable food that is highly nutritious and free from harmful additives, heavy metals and other pollutants that are currently getting into the food chain from imported goods from countries who do not have the same high standards that New Zealand farmers follow when they produce food for New Zealanders and the rest of the World.

Every block of land no matter how small or large that is permanently taken out of food production puts New Zealand at risk of not being able to feed future generations of New Zealanders. The Horowhenua District Council should be very concerned that the decision that they take with regards to this matter can have a positive effect on the future of New Zealand or it can show short term gain for a few profiteers who have seen the main chance to make quick profits.

I note that Levin currently cannot supply enough water to meet its needs during dry summers I note also the burden of more water storage will not be on the developers but on the residents of Levin. This should not be so.

I note that Levin health services are broken, 5 weeks to get an appointment to see a doctor is unacceptable. No after hours GP services, no accident and emergency services closer then Palmerston North, no hospital. We are still living in the 1950s when it comes to these crucial support services which should be freely available in the 21st Century.

Adding more residents to Levin is unfair to those currently living here and to those who if this development is approved will come to the town.

Conflicts of Interest:

It was of grave concern to me when I read in the "Horowhenua Mail of Thursday, December 10, 2020 – Breaking ground on historic Horowhenua development Subdivision work begins" I was shocked to see the Mayor Bernie Wanden and the Prime Minister Jacinda Ardern attending a ground breaking ceremony for this proposed project which Proposed Plan Change 4 is to consider.

I was further concerned when I read in the "Horowhenua Chronicle Friday, December 11, 2020 – Ardern turns first sods at Tara-Ika site - ...With the first sods now turned and formalities done, work on constructing infrastructure began the next day."

My understanding is that the consultation process that this objection is part of is a formality that must be completed with conflicts of interest being declared before any work can begin.

It would appear that the Horowhenua District Council is treating this submission process as a rubber stamping exercise and breaches their responsibility to undertake a full and proper consultation process before it decides if the Proposed Plan Change 4 is approved or rejected.

If work has already started and members of the Horowhenua District Council have attended a ground breaking ceremony then it is in no position to undertake a without prejudice hearing on the matter.

Trade Competition:

I am directly affected by an effect of the subject matter that adversely affects the environment in that Lake Horowhenua being polluted has implications for all residents of Levin and its surrounding lands. As a resident living next to the most polluted waterway in New Zealand it concerns me deeply that if this project goes ahead the lake will continue to be a stain on the record of the Horowhenua District Council for many years to come.

Submission 20 – Julia Burgess

Submission Form: Proposed Plan Change 4: Taraika Growth Area



Submission date: 1 February 2021, 2:31PM
Receipt number: 13
Related form version: 2

1. Submitter Contact Details

Title:	Mrs
Full Name:	Julia Burgess
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Mobile:	0211769611
Email:	tony.burgess9@me.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 **Yes**
that: (a) adversely affects the environment; and (b) does
not relate to trade competition or the effects of trade
competition:

3. Specific provisions

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

Structure Plan - WIP Drawing No : SK201106

4. My submission

My submission is that:

I refer to the zoning alongside the proposed local and connector road through Tony & Julia Burgess Queen St East property. We OPPOSE the proposed zoning as Low Density and Greenbelt Residential adjacent to the roads. We request it be changed to include Residential.

Submission Attachments:

5. Decision sought

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

Alongside the proposed local and connector road, we request it be changed to include Residential. a) To accomodate a diversity of house and section size b) To offset the cost of roading and infrastructure.

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: Julia Burgess



[Link to signature](#)

Date: 01/02/2021

Office Use Only

Date Received:

CM9 Number:

Submission No:

Submission 21 – Aimee Brown on behalf of Fire and Emergency New Zealand

Form 5

Submission on Proposed Plan Change 4 Taraika Growth Area - Horowhenua District Council

To: Horowhenua District Council

Submission on: Plan Change 4 – Taraika Growth Area

Name of submitter: Fire and Emergency New Zealand (FENZ)

Address: c/o Beca Ltd
PO Box 3942
Wellington 6140

Attention: Aimee Brown

Phone: 04 550 6696

Email: aimee.brown2@beca.com

This submission is made on behalf of Fire and Emergency New Zealand (FENZ) concerning proposed Plan Change 4 to the Horowhenua District Plan (hereafter 'Plan Change 4').

The Fire and Emergency New Zealand Act 2017 (FENZ Act) established FENZ from 1 July 2017. FENZ has a responsibility under the FENZ Act to reduce the incidence of unwanted fire and the associated risk to life and property. As such, FENZ monitors changes in statutory planning documents occurring under the Resource Management Act 1991 (RMA) to ensure that, where necessary, appropriate consideration is given to fire safety.

FENZ's role includes promoting fire safety and fire prevention, and extinguishing fires. FENZ considers that Plan Change 4 provides an opportunity to better facilitate these activities by including provisions which will enable people and communities to provide for their health and safety with regard to fire safety, fire prevention and fire extinction.

FENZ also recognises the importance of Plan Change 4 in setting the planning framework for enabling and managing future development in the Horowhenua District.

Adequate water supply and access for firefighting activities:

The provision of adequate water supply and firefighting access is critical. It is important to FENZ that any new dwelling or land use that does not have access to a reticulated water supply has access to an adequate firefighting water supply of some kind. This essential emergency supply will provide for the health, safety and wellbeing of people and the wider community, and therefore achieves the purpose of the RMA.

The New Zealand Firefighting Code of Practice SNZ/PAS 4509:2008 (Code of Practice) is a non-mandatory New Zealand Standard that sets out the requirements for firefighting water and access. The Code of Practice enables a consistent approach throughout New Zealand and allows FENZ to operate effectively and efficiently in a fire emergency. The Code of Practice is a publicly available

specification that FENZ has made freely available online.¹ FENZ considers that the best way to provide a consistent approach to mitigating the actual and potential effects of fire across the district (rather than just the notified applications for resource consents) is to include specific standards in district plans.

Plan Change 4 additions relevant to FENZ

Plan Change 4 seeks to rezone an area of land to the east of Levin to allow for residential development and associated non-residential development (e.g. supporting commercial activities). Under the proposed zoning, the area could contain approximately 2,500 dwellings, a commercial centre, public parks/reserves, and potentially a primary school.

1. Water supply

The supporting infrastructure report notes that:

In order to ensure appropriate firefighting supply is provided to the development area, a new water supply main will be required which can be taken off the existing bulk main that runs along the development's eastern boundary. The water supply main will be required to be fitted with an automated pressure reduction valve (PRV) as part of HDC's Pressure Management and Water Demand Management Systems. It will also be required to be fitted with a magnetic flow meter as part of the above systems.

FENZ notes that there is a need to make sure firefighting water supply will be sufficient to cater for the activities listed above (including a commercial centre(s), public parks/reserves and a primary school). It is noted that all new developments (including residential and commercial developments) must comply with the water supply standards in Chapter 24. FENZ is concerned that these provisions do not provide enough certainty that new developments within the Tararua Growth Area will have adequate firefighting water supply, or that the new reticulated water supplies systems will provide required flow rates and storage volumes.

FENZ seeks the addition of a clause to the permitted activity standards, requiring all new developments to provide firefighting water supply in accordance with the Code of Practice, as follows:

15A.6.1 All Zones

15A.6.1.1 Firefighting water supply

(a) All buildings must have a firefighting water supply in accordance with the New Zealand Firefighting Code of Practice SNZ/PAS 4509:2008.

Explanatory note: Fire and Emergency New Zealand is able to provide guidance and advice on means of compliance with the New Zealand Firefighting Code of Practice SNZ/PAS 4509:2008.

2. Access

Adequate access to both the source of a fire and a firefighting water supply is also essential to the efficient operation of FENZ. The requirements for firefighting access are set out in the Code of Practice and further detailed in Fire and Emergency's 'Emergency Vehicle Access Guidelines' (May 2015).

¹ Standards New Zealand (2008) *New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008* [online]. Available at: <https://fireandemergency.nz/assets/Documents/Business-and-Landlords/Building-and-designing-for-fire-safety/NZFS-firefighting-water-supplies-code-of-practice.pdf> (Accessed January 2021).

A fire appliance requires, as a minimum, access which is 4m in width and 4m in height clearance, with a maximum gradient of 1 in 5 (and accompanying transition ramps) as set out in the Building Code 2004.

The Master Plan sets out minimum carriageway widths for roads in the area. While these vary slightly according to road type, the minimum width requirements for new laneways is 6m. Primary roads and secondary collector roads have a minimum width of 9m and 8m respectively. FENZ considers these to be appropriate.

3. Water supply for future subdivision

It is noted that there are provisions included in Chapter 15A which classify all new subdivisions as restricted discretionary activities (section 15A.3.1). The associated matters of discretion and conditions require new subdivisions to comply with the Council's "*subdivision and development principles and requirements 2014*" document. The document includes reference to the Code of Practice.

However, for plan usability, it would be beneficial to include explicit reference to firefighting water supply in the 'matters of discretion' for new subdivisions in the Taraika Growth Area.

FENZ seeks the following amendment (note that the proposed changes are highlighted in red, additions underlined):

- xiii) The provision of servicing, including water supply, firefighting water supply, wastewater systems, stormwater management and disposal, telecommunications, gas and electricity.

4. Natural hazards

FENZ has an interest in the natural hazard provisions and notes the risk-based approach taken to natural hazard management.

The Master Plan notes that the Taraika Growth Area is largely flat and not subject to any known natural hazards. Further, it is noted that provisions are included in Chapter 15A which promote any new subdivisions to consider the '*avoidance or mitigation of natural hazards*'.

FENZ supports these measures in the district plan which seek to manage development in hazard areas in the residential, greenbelt residential and open space zones.

5. Stormwater

FENZ has an interest in the design of stormwater systems for the Taraika Growth Area. In the event of a fire, contaminants from firefighting activities may enter stormwater runoff. Stormwater systems designed to treat infiltrated flows can therefore provide some degree of treatment to reduce contaminants entering the receiving environment from firefighting activities.

The 3 Waters Infrastructure Plan notes that "*stormwater from the development shall be managed to mitigate the potential for adverse impacts on the downstream receiving environment*". This includes methods to manage stormwater inflow from both public and private areas of the Taraika Growth Area. The provision of stormwater management is also included as a matter of discretion for new subdivision in Chapter 15A.

FENZ supports the development of stormwater systems which mitigate potential adverse effects on the receiving environment and notes that treating infiltrated flows prior to discharge will provide some degree of treatment of runoff from firefighting activities. FENZ also supports the inclusion of stormwater management as a matter of discretion for new subdivision.

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

FENZ wishes to be heard in support of its submission.

If others make a similar submission FENZ will consider presenting a joint case with them at a hearing.



.....
(Signature of person authorised to
sign on behalf of Fire and
Emergency New Zealand)

29/01/2021

.....
Date

Title and address for service of
person making submission:

Fire and Emergency New Zealand
c/o Beca Ltd

Attention: Aimee Brown

Address: Beca Ltd
PO Box 3942
Wellington 6140

Submission 22 – Gill Morgan

G Morgan
157 Aston Road, RD1
Waikanae 5391

Taraiki – Proposed Plan
Horowhenua District Council
126 Oxford Street
Levin 5500

01st February 2021

To the Mayor, HDC councillors and Council Staff

We are writing with regard to the Proposed Plan Change 4: Taraika Growth Area, Horowhenua District Plan 2015

I am part of a family that has been living and working the land on a farm at the top end of Queen Street East for the past 84 years. We have been dairy farmers and have actively contributed to our Levin community, as well as attending local schools, clubs and churches. To this end, my father John, was presented the Horowhenua Council Civic Honour in 2018.

My parent's submission on the Proposed Plan Change raises concerns regarding the lack of inclusion and consultation by the Horowhenua District Council with them. I assume this has occurred because the original Gladstone Green Master Plan excluded the farm. Now that the farm has been included in the new Plan, we are able to draw contrast with the multi-faceted consultation process undertaken by the Land Transport Authority with regard to the Ōtaki to north of Levin project, and the glaring lack of consultation from our own Council on its Plan. I reiterate their concerns and request the Council outline how they will earnestly engage with all current landowners going forward.

In viewing the McIndoe Urban + local Taraika Master Plan Job number: 1805-0982 provided, it is clear the Plan includes my parents farm. This farm is now planned to become 'greenbelt residential' and 'low density residential housing' for the new township. By issuing the proposal in its current state, the Council has at a minimum acted unethically and infringed upon their property rights by;

1. Issuing public statements and communication about how Council will change the use and purpose of the farm, and what my parents should do or will be persuaded to do,
2. Not effectively consulting, communicating nor engaging with my parents on what future plans they have for their land and how that might be considered,
3. Providing no impact assessment nor any indication of future costs or financial implications my parents may encounter due to the council's Plan being implemented,
4. Incorrectly stating they have consulted with property owners and,

5. Have carried on in a manner that would imply the Plan is a “done deal”, when it is not.

This has taken place whilst the land does not belong to the Council, permitting them to make such statements nor carry on in the manner in which it has.

My father has always been community minded; contributing and enhancing the community in which he lives. For the Council to determine the land which he currently owns is rezoned greenbelt residential and low density residential, contradicts his and our family values. He would at a minimum expect to be treated as he treats others, and expect the Council to give earnest consideration to his opinion and discuss his concerns.

As stated in multiple media reports and Council literature, New Zealand has a housing shortage and the Horowhenua area will experience increasing pressure as the Land Transport Authority plans are delivered. As we are a land-locked nation, this pressure is only going to increase and we need to be very mindful of how our valuable land resource is used. The area in the Taraika Master Plan is highly productive agricultural and horticultural land. If this land is to be re-zoned and developed for housing, it needs to be done in the most efficient and effective manner, serving the needs of many. I consider the size of the proposed properties in the greenbelt residential and low density residential housing, as inefficient and wasteful and not addressing housing needs. Additionally, this provides housing only for a certain economic sector in our community, and not I would suggest, the sector that most needs quality, affordable housing.

Additionally, as the population will increase in the area, there will be an increase of people using the small but significant Waiopahu reserve. We have seen this already as Levin’s population has increased and Queen Street East has become somewhat of a recreational area for walking and cycling. I would ask what plans are in place to protect this reserve and that those plans be made publicly available.

A further concern is the lack of connection with the Land Transport Authority and their ‘additional safety improvement opportunities on SH57’. The Land Transport Authority is still in the consultation and planning process of this part of their project, therefore it would seem appropriate to disclose the communications between the two parties. This is not mentioned in any way on the Master Plan provided by McIndoe Urban + local.

I would like to address the matter of the cycle paths in the current Taraika Master Plan. The cycle-ways are short and only interconnected in the manner of a noughts and crosses game. There does not seem to be a circular route or a connection into the greater Levin roadways. Therefore the use of these cycle ways is limited to getting from A to B within the Taraika structure. It does not allow for family recreation or as a safe means of transport into the greater Levin township (allowing for the crossing of a new SH1 and a busy local road).

He aha te mea nui o te ao. He tangata, he tangata, he tangata.

What is the most important thing in the world? It is people, it is people, it is people.

This whakataukī speaks of the respect we each need to accord each other - people past, present and future. To date, it feels the planning of Taraika is very narrow, missing the needs of many people- those past, those present and those in the future. My own family has not been adequately considered nor communicated with and ask you to would rectify this forthwith and and further, comment on our above concerns.

Kind regards
Gill Morgan

Submission 23 – Kevin Daly

Horowhenua District Council

Via email: growth@horowhenua.govt.nz

RE: Submission on Tara-Ika Growth Area – Plan Change 4

Introduction:

My name is Kevin Daly, and along with my wife, own a rural property on the northern side of Tararua Road that is subject to the proposed Tara-Ika Master Plan. We have previously engaged with Horowhenua District Council during the previous stages of the Structure Plan development, and these comments echo some of the previous matters raised.

Submission

Overall, I am in support of Horowhenua District Council's (The Council) intention to re-zone the subject land for urban development. I also commend Council in taking a proactive approach in facilitating the increased supply of urban zoned land, particularly at a time of such acute housing shortages throughout much of New Zealand.

I have read the Master Plan document, and are broadly familiar with the accompanying draft planning documents (Objectives, Policies and Rules).

As proposed, our property has been zoned primarily for residential, with the vast majority of the site being low-density area. I am in full support of our property being zoned primarily for residential, and would be opposed to any subsequent changes to the Master Plan that reversed this (i.e retained any of the land as being zoned rural/greenbelt).

With respect to the residential zoning, I do have some concerns with the extent of the low-density residential overlay. Whilst I fully appreciate the intend behind the Masterplan to have a central core commercial area with descending levels of residential density towards the periphery, I fundamentally consider that section sizes of 1000m² (minimum) are too large in the context of modern NZ suburbs, and simply a waste of residential zoned (and serviced) land. Particularly a time when section sizes are getting smaller, and there is increased emphasis on avoiding urban sprawl. would respectfully suggest that this zoning could go down to at least 700-800m², which would yield more potential housing through the Master Plan area, whilst still maintaining the overall suburban nature that Council is seeking along the periphery.

Insofar as the low-density residential overlay applies to our property, I would like to request that more of our property is subject to the residential zoning rather than being subject to the low-density overlay, as illustrated in figure 1 below (shown in red boxes). There are several reasons for this request:

- 1) It largely mirrors the pattern of residential zoning to the east, so this will achieve Councils intention of the residential density decreasing further from the central core.
- 2) It provides for more housing in close proximity to the secondary connector road, the cycleway network, and the proposed park/green space.
- 3) It would improve the economic viability of developing this block through increased overall yield. Developing our property for residential would require significant investment in roading and reticulated services, which is likely to be economically challenging when most of it is limited to 1000m² sites.

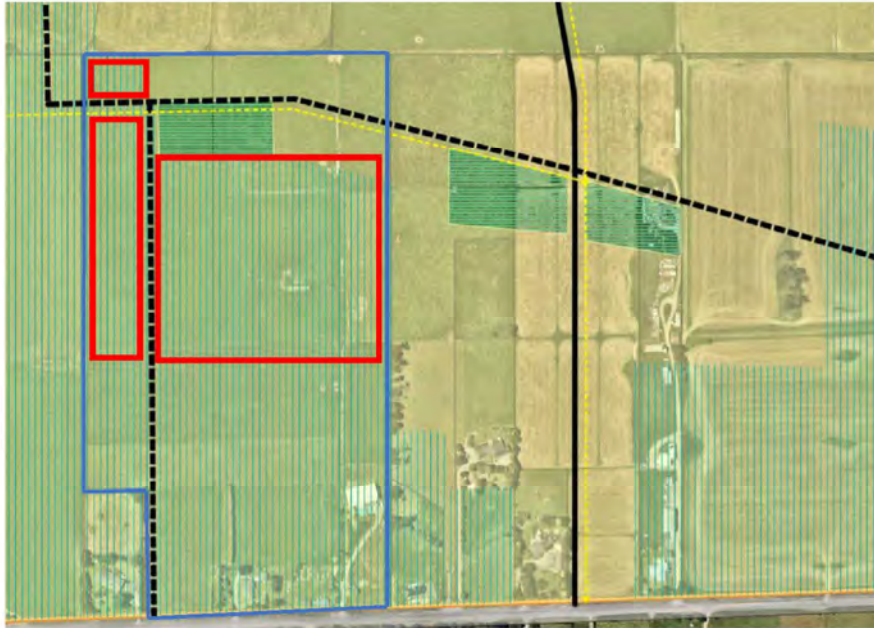


Figure One: Property boundary, with area requested for residential without low-density overlay (in red)

In terms of the details in the residential rules, I understand that these are largely similar to what applies to other residential areas of Horowhenua District, with some specific rules applicable to the structure plan. In this regard, I do not have any particular comment to make. I note that there does not appear to be any restriction of vehicle crossings onto the proposed secondary collector roads (apart from over the shared path), or Tararua Road – I respectfully request that this remains the case (i.e vehicle crossings onto such roads are permitted) as this will provide for flexibility for future land development options.

Summary:

As outlined above, I am overall support the Proposed Tara-Ika Growth Area and Plan Change 4 and request changes to the proposed zoning, as outlined above. I would like to be heard in relation to my submission, and would consider making a joint case should a relevant opportunity arise.

Thank you for considering my submission.

Regards

Kevin Daly

Submission 24 – Paul Turner on behalf of Haddon Preston

From: Customer Services - Public
Sent: Monday, 1 February 2021 3:38 PM
To: Records Processing
Subject: FW: [#LL-2789] Submission to Taraika Plan Change, 3:13pm

For your action please.
Refer IM21/531

Kind regards
Sue

From: Paul Turner <paul@landlink.co.nz>
Sent: Monday, 1 February 2021 3:22 PM
To: Customer Services - Public <CustomerServices@horowhenua.govt.nz>
Subject: [#LL-2789] Submission to Taraika Plan Change, 3:13pm

Hello

Please note that the submission made this afternoon is on behalf of Haddon Preston of 299 Tararua Road, Levin



Paul Turner, RPSurv
Principal
Landlink Ltd
021-503-220
  

Submission Form: Proposed Plan Change 4: Taraika Growth Area



Submission date: 1 February 2021, 3:13PM

Receipt number: 11

Related form version: 2

1. Submitter Contact Details

Title:	Mr
Full Name:	Paul Turner
Name of Organisation:	Landlink Ltd
Address for Service:	Landlink Ltd 1 Ngaio Road Waikanae
Postcode:	5035
Telephone:	049026161
Mobile:	021503220
Email:	paul@landlink.co.nz

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 **No**
that: (a) adversely affects the environment; and (b) does
not relate to trade competition or the effects of trade
competition:

3. Specific provisions

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

Taraika Master Plan document
Planning Maps
Infrastructure funding
Rule 15A.3.1(a)
Rule 15A.6.1.1 (a)

4. My submission

My submission is that:

Refer attachments

Submission Attachments:

[2789 - Preston Submission Feb Feb21.pdf](#)
[2789-P1-002-A Submission Plan.pdf](#)

5. Decision sought

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

Refer attachments

6. Proposed Plan Change Hearing

Do you wish to speak in support of your submission at
the hearing? **Yes**

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

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

Sign language interpretation required?

No

Declaration

Signature of Submitter:

Name of signatory: Paul Turner

A handwritten signature in black ink, appearing to read 'Paul Turner', with a long horizontal stroke extending to the right.

[Link to signature](#)

Date:

1/02/2021

Office Use Only

Date Received:

CM9 Number:

Submission No:

1. Contact details
2. Trade competition
3. Specific provisions that the submission relates to
4. Submission
5. Decision sought
6. Hearing

Specific provisions

Taraika Master Plan document

Planning Maps

Infrastructure funding

Objective 6A.1

Rule 15A.3.1(a)

Rule 15A.6.1.1 (a)

Submission

Taraika Master Plan - OPPOSE

1. **Streets for People** (replicated in Distinctive and memorable character)- The Design Principles identify the Maunu Wahine refuge and Waihou waterhole and the setting of the Prouse Homestead as deserving of protection, but this protection does not appear to have been enshrined in the District Plan rules. This poses a danger to the strength of the Design Principle.
2. **Streets for People** – the street type terminology used is inconsistent, for example ‘Primary Road’ (pages 11 and 12) does not align with the Structure Plan ‘Arterial road’; ‘Secondary road’ (page 11), ‘Secondary collector’ (page 12) and Collector road connections (structure Plan); ‘local road’ (page 11), ‘Access Street’ (page 12) and ‘local road’ (structure plan)
3. **Objective 6A.1, Urban Design** - Solar access refers to the amount of the sun’s energy available to a building. Good solar access means reduced energy requirements, improved comfort levels and environmental benefits. Correct orientation and siting to achieve a high level of unobstructed winter sunshine is essential. Policy direction should encourage good solar access (lots oriented east to west).

Planning Maps – zone boundary changes - OPPOSE

4. **Planning Map 32** – inconsistency with nomenclature – Low Density Residential (structure plan), Low Density Area (Planning Map 32)
5. **Planning Map 32** – There are policies and structure plan design features which would logically lead to the Primary north south road running from the Taraika commercial Centre to Tararua Road to be Medium Density Zone either side of the road:

- a. Policy 6A.1.1, point 3 says that protection of connections to the south should be preserved
 - b. Policy 6A.2.1, says that the yield should be up to 3,000 houses
 - c. Open Space areas along the north south road enable a densification of the land around those spaces and improve passive surveillance.
 - d. Removing the Low Density Overlay would make more efficient use of infrastructure and be consistent with the Urban Growth Agenda and NPD-UD.
6. **Planning Map 30 and 32** – Replace Open Space Zone with Residential zone. Avoid locking in the Open Space Zone boundaries with the Planning Maps to allow for design flexibility and avoids future land use issues. When the subdivision is being completed, the Open Space in its final shape, location and size can be vested as Reserve. The proposed Policies require consistency with the Structure Plan 013. This is also a mechanism to ensure ‘resilience’ to the overall design (Objective 6A.3) in areas such as climate change, WSUD etc as they affect stormwater treatment.
7. **Planning Maps 30 and 32** - There is an inconsistency in regard intensification around the northern, central and southern Open Spaces zone areas (which also double as stormwater basins) where the southern open space lacks the opportunity for intensification around the edges.

Infrastructure Funding - OPPOSE

8. **Inequitable infrastructure** - Some smaller landowners have been landed with the inequitable burden of fixed-location Primary road construction, associated core services infrastructure, stormwater basin infrastructure and fixed open spaces which, while ensuring good community outcomes, it is inequitable because these assets serve the wider good not just the landowner themselves. The principle that the developer only pays to service his/her development, but the Council (or the CIP/Council partnership) pays for injurious affection as a result of inequitable costs and land lost should be enshrined in the principles of the Master Plan.
9. **Funding infrastructure** – Funding for stages 2 through 5 will be paid for ‘through the LTP and CIP budgets as well as ‘funding from developers’’ (refer Objectives and Policies, Page 10, LTP), but the timing of the funding is mismatched because the developer payments (presumably in the form of development impact fees) will only be received once the projects are complete, yet the infrastructure is needed ahead of the projects being complete. The form of a consistent developer funding model should be developed and shared so that the important financial involvement of developers (infrastructure agreements) is clearly understood. It is not clear how the Infrastructure Funding and Financing Act 2020 helps with infrastructure funding.

10. Rule 15A.3.1(a)

The Plan Change proposes that all subdivision and some development requires a restricted discretionary activity resource consent. This is contrary to the NPS UD objective to reduce cost and certainty regarding land development. To reduce cost and uncertainty, subdivision should be permitted or controlled as long as adherence to the relevant conditions are achieved.

11. Rule 15A.6.1.1 (a)

Precluding access from arterial roads is a blunt tool and is 'lazy' planning. Vehicle crossings need only be restricted where there are excessive pedestrian movements (i.e. very high density of land uses) which isn't the case here at all.

Further, this rule leads to a lack in creativity in road corridor design. We recommend that the rule be removed and there be a policy (under Policy 6A.1.1) which 'encourages' access from rear lanes, leaving room for creative design along collector and arterial roads where strategic cycleways are shown



Street with no access from main road, access behind



Street with access from main road

Decision sought

Taraika Master Plan

1. **Streets for People** (replicated in Distinctive and memorable character)- Create Policy which requires that the Maunu Wahine refuge and Waihou waterhole and the setting of the Prouse Homestead are protected.
2. **Streets for People** – the street type terminology used is updated to be consistent, for example ‘Primary Road’ (pages 11 and 12) does not align with the Structure Plan ‘Arterial road’; ‘Secondary road’ (page 11), ‘Secondary collector’ (page 12) and Collector road connections (structure Plan); ‘local road’ (page 11), ‘Access Street’ (page 12) and ‘local road’ (structure plan)
3. **Objective 6A.1 - Urban Design** – Add to bullet points that ‘Encourage good solar access to buildings ‘

Planning Maps – zone boundary changes

4. **Planning Map 32** – ensure that terminologies are consistent – Low Density Residential (structure plan), Low Density Area (Planning Map 32)
5. **Planning Map 32** – Extend Medium Density Zone either side of the Primary north south road running from the Taraika commercial Centre to Tararua Road to be both sides of the road. Refer our attached plan 2789-P1-002-A
6. **Planning Map 30 and 32** – Replace Open Space Zone with Residential zone to ensure that some design flexibility remains.
7. **Planning Maps 30 and 32** – Extend medium Density housing along both sides of north south arterial road to Tararua Road.

Infrastructure Funding

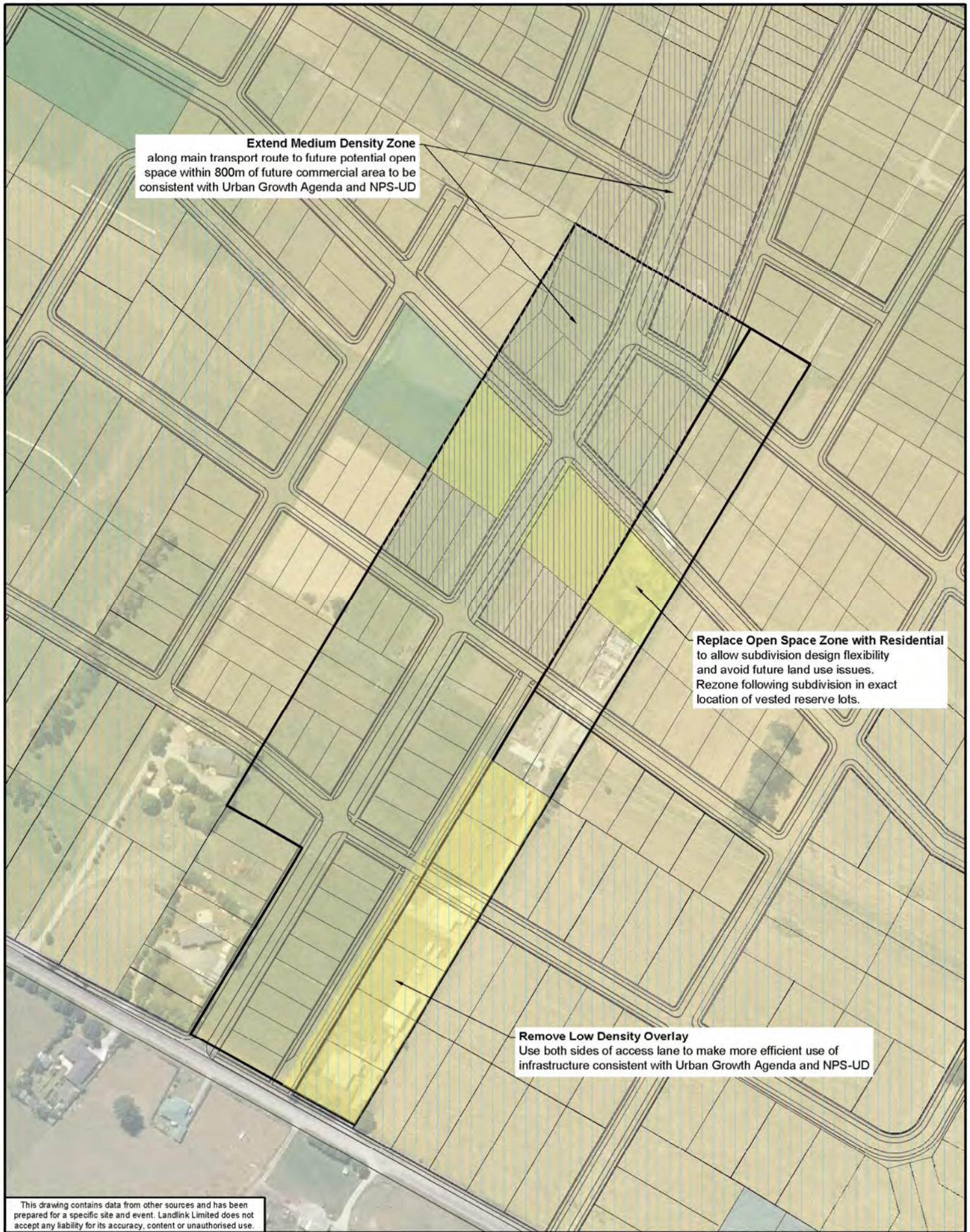
8. **Inequitable infrastructure** – Create policy under ‘Methods for Issues and Objectives in Taraika’ which recognises that it is inequitable for some landowners to bear the burden of key infrastructure (roads, basis, reserves) without compensation.
9. **Funding infrastructure** – A consistent developer/Council funding development agreement model should be developed, shared and utilised so that the financial involvement of developers (infrastructure agreements) is clearly understood.

10. Rule 15A.3.1(a)

Subdivision to be permitted or controlled subject to adherence to compliance with the Zone rules.

11. Rule 15A.6.1.1 (a)

Remove this rule and amend Policy 6A.1.1 which ‘encourages’ access from rear lanes, leaving room for creative design along collector and arterial roads where strategic cycleways are shown.



Extend Medium Density Zone
 along main transport route to future potential open
 space within 800m of future commercial area to be
 consistent with Urban Growth Agenda and NPS-UD

Replace Open Space Zone with Residential
 to allow subdivision design flexibility
 and avoid future land use issues.
 Rezone following subdivision in exact
 location of vested reserve lots.

Remove Low Density Overlay
 Use both sides of access lane to make more efficient use of
 infrastructure consistent with Urban Growth Agenda and NPS-UD

This drawing contains data from other sources and has been prepared for a specific site and event. Landlink Limited does not accept any liability for its accuracy, content or unauthorised use.

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1 Ngaio Rd Waikanae + contactus@landlink.co.nz + 04-902-6161

Client	Haddon Preston
Title	Plan Change 4 Submission Plan
Project	295-299 Tararua Road, Levin

Issue Description		Original		
-	PT	BA	PT	26/01/2021
Surveyed	Designed	Drawn	Checked	Date
Scale:		1:2000		A3
Drawing No.				
2789-P1		002		A

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Submission 25 – Horowhenua District Council Officer Submission

1 February 2021

Submission (Form 5) for Proposed Plan Change 4: Taraika Growth Area

This is a submission to the Horowhenua District Council made by officers of this Council. This submission identifies matters important for Council's consideration in relation to Proposed Plan Change 4 which officers have become aware of following to the notification of this proposed plan change.

No advantage in trade competition can be gained through this submission.

The submission will cover the following matters:

1. Upzone part of the proposed Low Density Residential area
2. Extend Medium Density Residential area and amend the proposed provisions
3. Introduce a policy relating to building height
4. Include an advice note addressing rainwater tank requirements for multiple joined dwellings
5. Suggested minor corrections/clarifications for proposed provisions

Each of these matters is outlined in detail below including the decision that is sought for them.

1. Upzone part of the proposed Low Density Residential area

Officers recommend that the area that is currently proposed to be zoned Low Density Residential in the south-western part of Taraika (*outlined in orange in the image below*) be upzoned to standard Residential.

The area outlined in orange will have good access to the neighbourhood commercial centre of Taraika as well as the Levin Town Centre. The Structure Plan also already identifies public open space in this area. Given the high population growth that the Horowhenua District has recently experienced, and which is projected to continue, zoning this part of Taraika Low Density Residential could be considered a lost opportunity to maximum the development capacity of this area and ensure that Council is meeting its obligations to provide adequate housing for the future.

The Horowhenua Growth Strategy 2040 identifies a desire for residential density to transition from higher density around a commercial centre to lower densities at the urban edge. The proposed zoning for Taraika will achieve this transition, however, it is noted that the land immediately to the south of the area outlined in orange has been identified in the Growth Strategy as a potential future growth area (LS7). If the land outlined in orange was to be upzoned then this potential growth area can provide the transition of densities from residential to rural land and in the meantime Tararua Road would provide a demarcation between residential and rural land.



Decision sought:

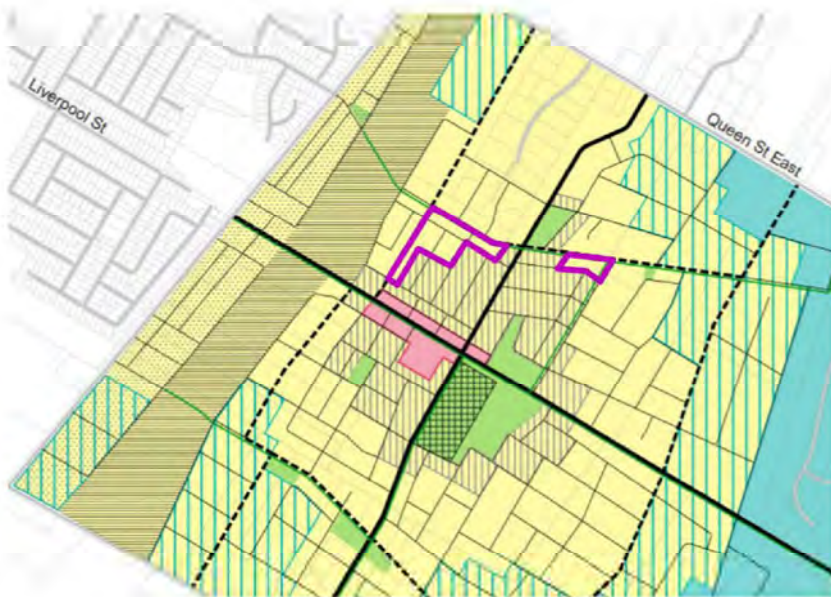
- That the area outlined in orange be upzoned to standard Residential.

2. Extend Medium Density Residential area and amend the proposed provisions:

Zoning:

Officers suggest that the area that is currently proposed to be standard Residential in the north-western part of Taraka (*outlined in purple in the image below*) be upzoned to Medium Density Residential.

The area outlined in purple is in close proximity to the neighbourhood commercial centre of Taraka and proposed public open space. The strategic cycleway route on the northern edge of the area outlined in purple will also provide easy access into Levin via alternative transport. The collector roads to the north and west of this area will be good demarcation between Medium Density Residential and Standard Residential.



Provisions:

Officers recommend that medium density development within the Taraka Medium Density Residential area be specifically listed as a restricted discretionary activity with associated matters of discretion and conditions. Also that any medium density development within the Taraka Medium Density Residential

area that does not comply with the restricted discretionary activity conditions be listed as a discretionary activity.

Decision sought:

- That the area outlined in purple be upzoned to Medium Density Residential.
- That provisions to manage medium density development within the Taraika Medium Density Residential area be introduced to clarify that the minimum average net site area for medium density residential development in this area is consistent with the proposed minimum net site area for subdivision in the Medium Density Residential Area of the Taraika precinct and to introduce appropriate other provisions, including but not limited to matters of discretion and conditions, reflective of the associated proposed policy framework.

3. Introduce a policy relating to building height:

Building height is an important consideration as we encourage higher levels of density in Taraika. Building heights of 10m and 15m are proposed to be permitted in the Medium Density Residential and Commercial areas of Taraika.

There may be situations where a taller building (or buildings) would be completely appropriate. To provide guidance to developers and planners on this matter it is recommended that a specific policy is introduced which could cover (among other things) the need to maintain the significant viewshafts.

Decision sought:

- That a specific policy be introduced in relation to building height.

4. Include an advice note addressing rainwater tank requirements for multiple joined dwellings:

The proposed permitted activity condition 15A.6.2.1 covers the requirements in relation to the provision of rainwater tanks.

To improve clarity it is recommended that an advice note be added to outline how these requirements are anticipated to work in relation to terraced or multiple attached dwellings (i.e. confirm whether a shared tank may be acceptable).

Decision sought:

- Add an advice note on rainwater tank requirements where multiple dwellings are attached to each other.

5. Suggested minor corrections/clarifications for proposed provisions:

It is recommended that a number of minor corrections or clarifications are made to the proposed provisions which are detailed in turn below:

- That the non-notification clause be included for restricted discretionary residential subdivision. This clause has been included for subdivision in the Commercial, Open Space and Greenbelt Residential zone and the Section 32 Report suggests that it was intended to apply for Residential subdivisions as well.
- Amend *Table 15A-3 Standards Applying to Subdivision and Residential Dwelling Units* to include the * reference for Medium Density Attached Units: 150m².
- Consider combining the matters of discretion i and iii of 15A.8.1.4(a) as they are very similar.
- That 15A.8.2.2(b)(i) and 15A.8.2.3(b)(ii) be reworded for clarification purposes to be consistent with the requirements of the National Policy Statement on Urban Development. It should be clear that car parking is not required (with the exception of disabled parking) but that if on site car park is provided then it should be to the rear of the building(s).

- That this matter “*Those matters described in Sections 108 and 220 of the RMA*” be included consistently for each of the different types of restricted discretionary subdivision.
 - Introduce a policy to clarify the purpose of the Arapaepae Road Special Treatment Overlay and associated rules.
 - Correct the second bullet point of standard 15A.6.2.6(c), fencing in relation to ‘other boundaries’, to say the maximum height of the fence when it meets the road shall be 1.2m (not 1m), to be consistent with standard 1A.6.2.(a), front road boundary.
 - Include examples of “service based” commercial activities” to Policy 6A.5.2 to improve clarity.
 - Make the following additions (shown in *underline italics*) to 15A.1.2 (a) to improve clarity
 - Commercial *Activities* (excluding entertainment activities) *occupying a maximum floor area of up to 250m²*
 - Retail *Activities occupying a maximum floor area of up to 250m²*
 - Make the following additions (shown in *underline italics*) to 15A.4.3 (a) to improve clarity
 - *Maximum* floor area limits
 - Make the following additions (shown in *underline italics*) to 15A.6.2.2 (a) to improve clarity
 - ...Rainwater tanks must *be designed/installed to comply with the following*
 - Make the following additions (shown in *underline italics*) to 15A.6.2.1 (a) to improve clarity
 - Maximum height of *any part of the building* shall be 10 metres
 - Make the following additions (shown in *underline italics*) to 15A.8.1.2(b), Table 15A-3, to improve clarity
 - Maximum *road/street* block length
6. Any other consequential amendments required for clarity or consistency in relation to the above matters.

Council officers wish to be heard in support of this submission.

Name: David Grant, Planning Team Leader

Signature:



Date: 1st February 2021

Address for service: Horowhenua District Council
 Attn: Strategic Planning
 Private Bag 4002
 Levin 5540

Submission 26 – Leone Brown on behalf of Horowhenua District Residents and Ratepayers Association

From: Customer Services - Public
Sent: Monday, 1 February 2021 3:46 PM
To: Records Processing
Subject: FW: submission on proposed plan change 4
Attachments: HDRRAI Submission - Answer the questions - Taraika! .pdf

For your action please.

Kind regards
Sue

-----Original Message-----

From: leoneb <leoneb@xtra.co.nz>
Sent: Monday, 1 February 2021 2:16 PM
To: Customer Services - Public <CustomerServices@horowhenua.govt.nz>
Subject: submission on proposed plan change 4

Please find attached HDRRAI's submission on the above.

We wish to present an oral submission.

Thank you
Leone Brown (Secretary)
Horowhenua District Residents and Ratepayers Association Inc.

Recommendation: current ratepayers are provided with accurate, data-filled answers to the questions posed in this, and other submissions, before accepting the Proposed Plan Change 4.

Answer the questions - Taraika!

Do we have a comprehensive plan based on dreaming?"

<https://smartgrowth.org/the-fiscal-benefits-of-smart-growth/>

1. Page 5, 3.1.1 of the Section 32 Report sets out Resource Management Act 1991 statement
"b) safeguarding the life-support in capacity of air, water, soil, and ecosystems; and
"c) avoiding, remedying, or mitigating any adverse effects of activities on the environment."

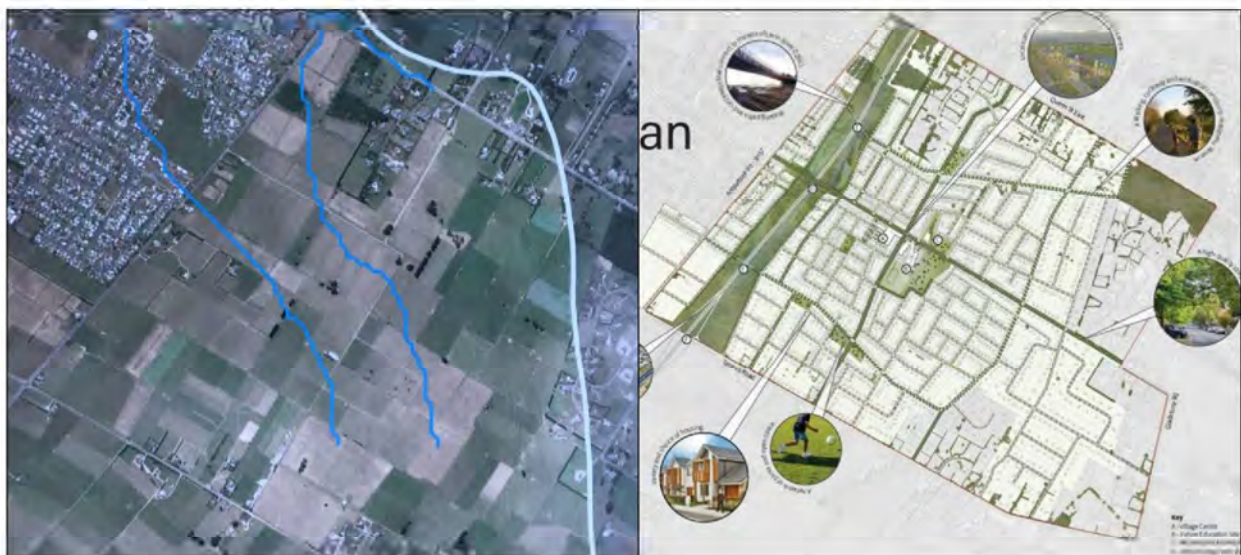


Figure 1: aerial map of the proposed Taraika development site (left); street map of the proposed Taraika development site (right)



Figure 2: overlay of Figure 1 photographs showing current water flow position through the proposed Taraika development site.

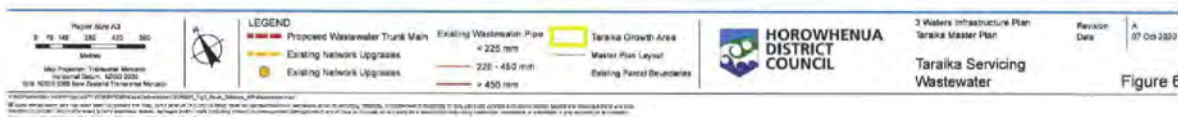
Space-based geodetic observation of present-day deformation using satellite data would show the lay of watercourses running through the Taraika development site.

Is it the preserve of scientists to seek such 3D imagery to plan developments, or are our current HDC planners unaware of 3D, thus only use 2D planning perspectives?

What about hydrology mapping overlays?

Were these even considered?

1b. As this discussion relates to the Mauri of Waimaori heading to Lake Horowhenua, and on the Waitai, what steps will be taken, or have been taken to engage with all (every) person affected?



The Question seeking an answer: 2. Figure 3 (above) shows new and upgrades to the wastewater network outside the proposed area to service the Taraika subdivision. As these mostly fall outside the Proposed Plan Change 4 Area will it be ratepayers or will it be developers who pay for assets needed to service growth?

Question seeking an answer: **4. Figure 5 in Appendix 4 - Medium Density Housing Report shows Water Supply network and upgrades are proposed for the Taraika subdivision. Who pays for these assets which will be needed to service growth?**

3. Proposed plan change 4: Section 32 Report on page 6 highlights the RMA act section 7 requiring identification of matters relating to “(i) the effects of climate change”.

Horowhenua District Council 2018-2038 Long Term Plan P46:

“Climate change is a challenge facing Council for its ... Activities as it is expected that over time there will be a gradual change in the weather patterns including more frequent heavy rainfall events and an increase in the average annual rainfall. ... these changes are likely to take place gradually over the next 25 years and beyond And as such, there is no action proposed within the next few years to specifically deal with this challenge.”

Horowhenua District Council 2018-2038 Long Term Plan P205:

“Over the next 40 years it is expected average temperatures will rise between 0.2°C and 2.2°C in the Manawatū-Whanganui Region, evaporation will increase, enhanced westerly winds will occur, heavy rain will become more frequent, and average rainfall will increase. A study by Horizons Regional Council shows there is likely to be an impact within the next 30 to 50 years on coastal areas, from a combination of rising tides and coastal erosion. Areas of land in Waitāre, Waikawa and Foxton Beaches have been predicted to be at risk from storm surge and inundation.”

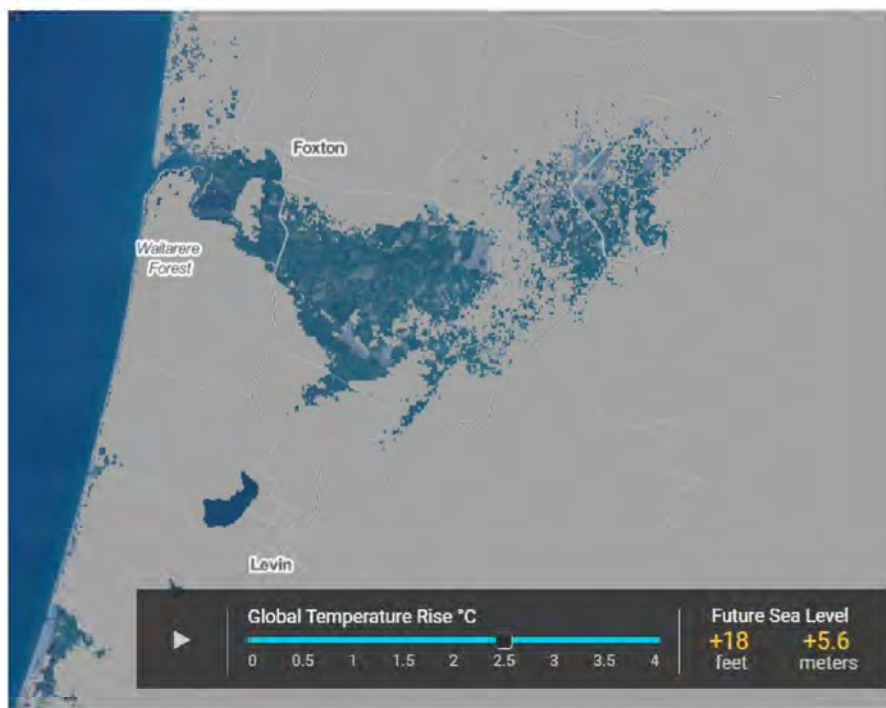


Figure 4: Graphic of the effect of a global temperature rise of 2.5°C on the Horowhenua District

<https://www.beforetheflood.com/explore/the-crisis/sea-level-rise/>

Within the next 40 years, average global temperatures are expected to rise approximately 2.2 degrees. Modelling suggests sea level rise 5.6 m in the above figure bringing about change in the weather patterns including more frequent heavy rainfall events, rising tides and coastal erosion.

The wastewater discharge process at “The Pot” may well be in jeopardy by rising groundwater levels.

Question seeking an answer:

5.1 What actions are proposed within this District Plan Change to specifically deal with these climatic challenges?

5.2 Present the modelling data undertaken by HDC for hydrological changes affecting water table levels throughout the district and proposed actions to mitigate infrastructure damage.

Do the maths on Taraika!

The more we build, the poorer we become!

<https://www.strongtowns.org/journal/2018/5/7/the-more-we-build-the-poorer-we-get>

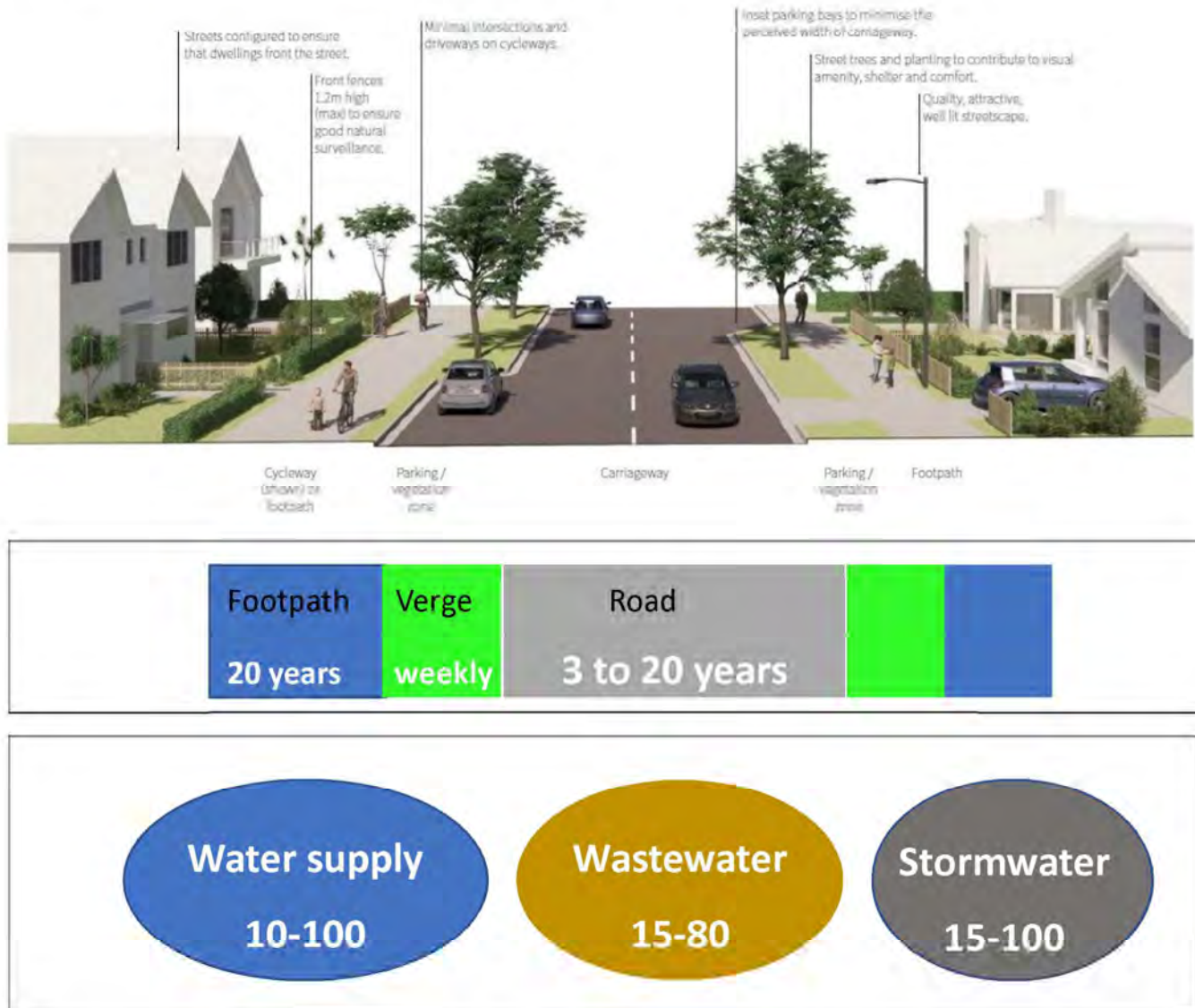


Figure 5: Infrastructure, as above, is a liability. The costs rarely looked at by ratepayers, even though the assets have a lifetime of service and an ongoing cost to maintain and replace.

Infrastructure is a liability not an asset. When a developer builds a new road, that piece of infrastructure comes with a future obligation for maintenance. Have HDC staff estimated, with a good degree of precision, when that obligation will come due and roughly how much will it cost? In normal accountancy terminology, that would be considered a future liability. In the magic world of municipal accounting, however that road is labelled an asset.

Never mind that it can't be sold or transferred, and never mind that carries a maintenance obligation, it's counted on the asset side of the ledger. Standard accounting practices state that the more roads that a community has to maintain and the more future promises it makes, the richer it is.

How much richer will the community be by the development of Taraika? Horowhenua Ratepayers and Residents Association Inc asked a Local Government Official Information and Meeting Act question (LGOIMA):

(ii) Please present the life cycle costs, liabilities and obligations analysis for the Taraika development ... (c) provided by the future business and residential ratepayers of Taraika and (d) provided by current ratepayers.

For HDC, David Clapperton replied: "It is unclear on what specifically is being asked here. We do not currently have such an analysis. The questions asked is requesting for things that there is no certainty of such as future businesses."

Well, here's some help, information taken from HDC's own Long-Term Plan a\and from recent Finance, Audit and Risk meetings we know that the reticulation costs are about \$1000 per metre. There are about 37.5 km of roading in Taraika which will have the services provided underneath.

Activity	Category	Duration	Replacement Cost	Best case: rates raised in 15 years = \$108M
Water Supply	Treatment	20-60		
	Reticulation	20-60	\$54M - \$120M	
Wastewater	Treatment	1-100		Spending on replacement after 15 years - up to \$158M. = DEFICIT!
	Reticulation	20-80	\$54M - \$180M	
Stormwater	Reticulation	15-100	\$50M - \$267M	
Land Transport	Road	3-20	\$35M	
	Facilities and structures	10-40		
	Foot paths	20	\$5M	
	Drainage	50		

Figure 6: Infrastructure replacement for Taraika (estimated)

That's about \$600,000,000 (six hundred million dollars ... let that sink in) to be paid by 2500 ratepayers to replace reticulation at current costs +2% inflation; that's about \$250,000 per ratepayer just for living in Taraika.

Disclaimer here: HDRRAI does not have the accurate figures... these are estimates only. However, the figures above do not include operations costs, or administration costs.

Question seeking an answer: **6. Please present the life cycle costs, liabilities and obligations analysis for the Taraika development (i) provided by the future business and residential ratepayers of Taraika and (ii) provided by current ratepayers.**

Question seeking an answer: **7. What assurances can HDC give that the current capacity to supply water and wastewater disposal is sufficient for current and future needs. What feasibility studies had occurred that show current capacity is sufficient for demand let alone demand caused by the development of Taraika subdivision. Show is the evidence.**

Other questions about Taraika!

1. Reintroduce Development Contributions or the like, before the introduction of Horowhenua District Plan Change Proposed Plan Change 4

The Taraika development on 420 ha of land developing 2500 houses is an enormous project with an estimated cost \$3 billion. This project requires enormous collaboration between all parties.

Central Government legislation set out in the **Local Government Act 2002 Amendment Act 2014**: the principal to recover from those persons undertaking development a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service growth over the long-term.

S197AA Purpose of development contributions

The purpose of the development contributions provisions in this Act is to enable territorial authorities to recover from those persons undertaking development a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term.

S197AB Development contributions principles

All persons exercising duties and functions under this subpart must take into account the following principles when preparing a development contributions policy under section 106 or requiring development contributions under section 198:

(a) development contributions should only be required if the effects or cumulative effects of developments will create or have created a requirement for the territorial authority to provide or to have provided new or additional assets or assets of increased capacity.

The Local Government Act 2002 Part 6 s 106 (6) (states) *A policy adopted under section 102(1) must be reviewed at least once every 3 years using a consultation process that gives effect to the requirements of Section 82.*

HDRRAI notes that Council adopted the 2021 Annual Plan without further consultation even though that required changes in the Long-Term Plan. The precedent is set for this type of action to continue.

During 2015, the Council suggested assumptions to cancel Development Contributions (refer D18 103287 Development Contributions - Discussion Paper for Council). **These assumptions no longer hold true.**

By changing its previous Development Contributions Policy, to not charge Development Contributions, HDC set aside (ignored) previously defined policy. If the adoption of the Horowhenua District Plan Change Proposed Plan Change 4 occurs before the reintroduction of development contributions, or the like, developers may lodge the resource consent applications for thousands of houses without the need to contribute to the total cost of capital expenditure necessary to service growth over the long term.

Question seeking an answer:

7A. What steps are being taken by HDC to reintroduce development contributions, or the like, before adopting the Horowhenua District Plan Change Proposed Plan Change 4?

7B. The Local Government Act 2002 Part 6 s 106 (6) (states) A policy adopted under section 102(1) must be reviewed at least once every 3 years using a consultation process that gives effect to the requirements of Section 82. Present evidence that this has occurred.

2. What processes are in place that ensure developers adhere to the plans produced?

Question seeking an answer: 8. What steps are being taken to ensure the planned layout Taraika (Figure 5 in Appendix 4-Medium Density Housing Report) is adhered to by developers? Are any agreements in place, or under discussion potential developers before beginning the processes involved in the development?

Question seeking an answer: 9. What steps and processes are in place to engage with developers to ensure the Mayor's suggestion that 400 houses per year are built? Indeed, are the resources available within the Horowhenua to provide that outcome? If not, what is council's responsibility in this matter?

Question seeking an answer: 10. Assuming the stratification of high, medium, and low-density housing is approved, what will be potential effects on social stratification in Taraika? Provide the evidence that this has been discussed in the planning processes.

Question seeking an answer: 11. Is sufficient parking space allocated around the commercial zone, assuming 2 ½ thousand households will have as many or more cars, for people to go about their business in the commercial zone?

Bibliography

No Manifest Destiny: Doing the Math on Urban Growth Boundaries

https://www.strongtowns.org/journal/2021/1/25/urban-growth-boundary?utm_campaign=012721+Wednesday+Jab+-+General+List&utm_medium=email&utm_source=autopilot

The Fiscal Benefits of Smart Growth

<https://smartgrowth.org/the-fiscal-benefits-of-smart-growth/>

The Real Reason Your City Has No Money

<https://www.strongtowns.org/journal/2017/1/9/the-real-reason-your-city-has-no-money>

Who's Subsidizing Who?

<https://www.strongtowns.org/journal/2020/10/29/whos-subsidizing-who-md2020>

The more we build, the poorer we get.

<https://www.strongtowns.org/journal/2018/5/7/the-more-we-build-the-poorer-we-get>

Submission 27 – Brendan McDonnell

Submission Form: Proposed Plan Change 4: Taraika Growth Area



Submission date: 1 February 2021, 4:27PM

Receipt number: 14

Related form version: 2

1. Submitter Contact Details

Title:	Mr
Full Name:	Brendan Anthony McDonnell
Name of Organisation:	James McDonnell Ltd
Address for Service:	156 McLintock st North Johnsonville
Postcode:	6037
Telephone:	0272388345
Mobile:	0272388345
Email:	bmcbuilders@actrix.co.nz

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:

plan change 4 and structure plan ,

4. My submission

My submission is that:

We support the submission, plan change 4 and option 4.

Starting with our Father Jim in the 1970's, our family have been developing high quality and sought after housing developments. We are committed to providing a diverse selection of housing including but not exclusive to first home buyers, families and retirees. As well as providing housing we are aiming to provide jobs and opportunities for the local community. Our vision is to provide an environment that will enhance the lifestyles of those that live in Tara-ika and Horowhenua.

Our family Irish heritage is important to us and we would like to be included in discussions regarding street and reserve names. We are looking forward to working in collaboration with the HDC , the local Iwi and the wider community.

Submission Attachments:

5. Decision sought

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

We would like to see the following amendments that we believe will have a detrimental impact on our ability to progress the development of Tara-iki. Our initial thoughts are as follows:

***All subdivision rules as long as they meet the standards should be a controlled activity rather than discretionary to simplify consent process and give the developer certainty.**

***Many of the rules in 15A, eg page 11 are unnecessarily restrictive and will incur extra costs and delays. These have been elaborated in more detail by our surveyor Roger Truebridge but include**
iii The design and layout of the subdivision
xviii The staging of development and timing of works
ix Limit of the use of cul-de-sacs

***We would like the amendment to allow change from low density sized residential sections to standard residential in the area toward Tararua Rd.**

***We would like to include the provision for a Retirement Village of our choice on our area of land.**

***Location of High Voltage transmission lines to be taken into consideration to minimise health and visual impact.**

***We would like an opportunity to discuss the rules of 15A and negotiate further amendments in the future as they arise.**

6. Proposed Plan Change Hearing

Do you wish to speak in support of your submission at the hearing? **Yes**

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

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

Sign language interpretation required? **No**

Declaration

Signature of Submitter:

Name of signatory: Brendan McDonnell



[Link to signature](#)

Date:

01/02/2021

Office Use Only

Date Received:

CM9 Number:

Submission No:

Submission 28 – Dylan Andrews on behalf of Electra

Tara-Ika Growth Area: Proposed Plan Change 4

Submission by Electra Limited

1. Submitter Contact Details

Full name: **Dylan Andrews**

Name of organisation: **Electra Limited**

Address for service: **25 Bristol Street, Levin**

Phone number: **+64-27-443-2227**

Email: **dylan.andrews@electra.co.nz**

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. 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)

- Proposed Plan Change 4: Section 32 Evaluation Report
- Planning map 30
- Planning map 31
- Planning map 32

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

Electra Limited (Electra) is in support of proposed plan changes that represent good urban design and support the infrastructure necessary to contribute to the health, safety, and wellbeing of residents.

The proposed Plan Change 4 does not appear to accommodate the activity of the existing infrastructure, being the Mangahao to Levin 33kV transmission lines. The Mangahao- Levin lines operate on the ex- 110 kV Transpower lines (which still have 110 kV operational capacity) and is of strategic importance to Electra's network.

A summary of the reasons for Electra's concern with the proposed Plan Change 4 are set out below and will be detailed further at the Hearing:

1. The proposed maps indicate Electra's infrastructure will have low density residential zoning adjacent to its current National Grid Corridor zone;
2. Proposed residential roads and cycleways as well as the effects of the proposed O2NL motorway need to accommodate existing power poles in order to mitigate risks to public/road safety;
3. Electra wishes to ensure that its security of electricity supply, infrastructure maintenance, and future development is taken into account when this Plan Change is under consideration.

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

Electra is willing to work with the Council to ensure a safe and beneficial outcome for the community provided its statutory rights relating to its essential infrastructure are protected. Any required reconfiguration of the infrastructure, under the proposed plan change, will be at the Council or developer's expense.

Electra supports the efficient laying of infrastructure to accommodate Utilities (3) waters, power, and communications and seeks to be included in infrastructure planning from the outset.

Electra encourages planning to consider future motor way extensions from a safety, practical and funding perspective.

6. Proposed Plan Change Hearing

Do you wish to speak in support of your submission at the hearing? **Yes**

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

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

Sign language interpretation required. **No**

There are no attachments to this submission.

Signature of Submitter: Andrew Date: 1 Feb 21 (Or person authorised to sign on behalf of submitter)

GM - Lines Business

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 29 – John Welch on behalf of Rangeview Villas

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: Robin Donald Benton & John Clayton Welch
 Name of Organisation: (If on behalf of an Organisation) Rangevue Villas Body Corporate
 Address for Service: PO Box 8015, Wellington 6143
 Post code: 6143
 Telephone (Day time): 04 499 7055 Mobile: 0274 434800
 Email: john.welch@aubreys.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)

Proposed extension of Liverpool Street to link with Taraika

(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)

Refer attached sheet

(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)

Remove from the proposal the reference to Liverpool Street becoming a link road to Taraika

(Continue on a separate sheet if necessary)

6. Proposed Plan Change Hearing

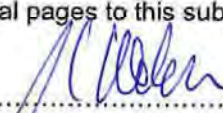
Do you wish to speak in support of your submission at the hearing? Yes ☒ No ☐

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 1 additional pages to this submission.

Signature of Submitter: 
(Or person authorised to sign on behalf of submitter)

Date: 1/2/2021

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.

Rangeview Villas Body Corporate

Submission to Horowhenua District Council On Proposed Taraika Development

1. The undersigned represent Rangeview Villas Body Corporate which comprises a 69-unit titled residential community situated at 7-9 Fuller Close, Levin.
2. At no point during the development of the Taraika Master Plan did anyone from HDC discuss the proposal with any owner or representative of Rangeview Villas despite the Master Plan showing that it could have a significant affect on Rangeview Villas.
3. Many owners and residents at Rangeview Villas are dismayed by the prospect that their community could be destroyed by the proposed link to Taraika involving the construction of an extension of Liverpool Street through the village.
4. The Body Corporate does not have any objection to the development of the Taraika housing development to the east of Arapaepae Road.
5. The Body Corporate is opposed the to proposed extension of Liverpool Street through Rangeview Villas and Fuller Close to link with Taraika.
6. Rangeview Villas is currently home to almost 100 residents , most of whom own their villas and most of whom made a decision to live there for the rest of their lives.
7. The village enjoys a wonderful community atmosphere which would be severely impacted if not destroyed if a road were to be built through the village.
8. The Taraika Master Plan clearly shows a link to the existing township by way of an extension of Liverpool Street which would involve the acquisition of a significant part of the Rangeview land and including some 10 villas.
9. Part of the land which would be acquired is currently a caravan/campervan parking area, an amenity enjoyed by several owners. The loss of this amenity would be devastating for those owners and likely result in a reduction in values of Rangeview properties.
10. If Liverpool Street was to be extended to pass by the entrance to Rangeview Villas, a significant traffic hazard would be created. It does not make sense to have an arterial route going past a property which already has a high volume of traffic movements entering and leaving.
11. The Body Corporate does not accept that a link between Taraika and Levin via Liverpool Street is required; the access routes at the northern and southern ends appear to be quite adequate.
12. The existence of the Taraika Master Plan is a matter that needs to be disclosed when any Rangeview property is put up for sale. Prospective purchasers may well be dissuaded when the potential impacts on the village are assessed. This may affect the saleability of units or alternatively, impact adversely on prices. It may be some years before any decision is made on the access route so it is totally unreasonable for all owners to have to continue to live under this shadow.

In summary, the Body Corporate is totally opposed the any route which involves acquiring any land within the Rangeview Villas complex. We request that council immediately move to change the Taraika Master Plan and remove any indication that Liverpool Street be extended through Rangeview Villas and Fuller Close.