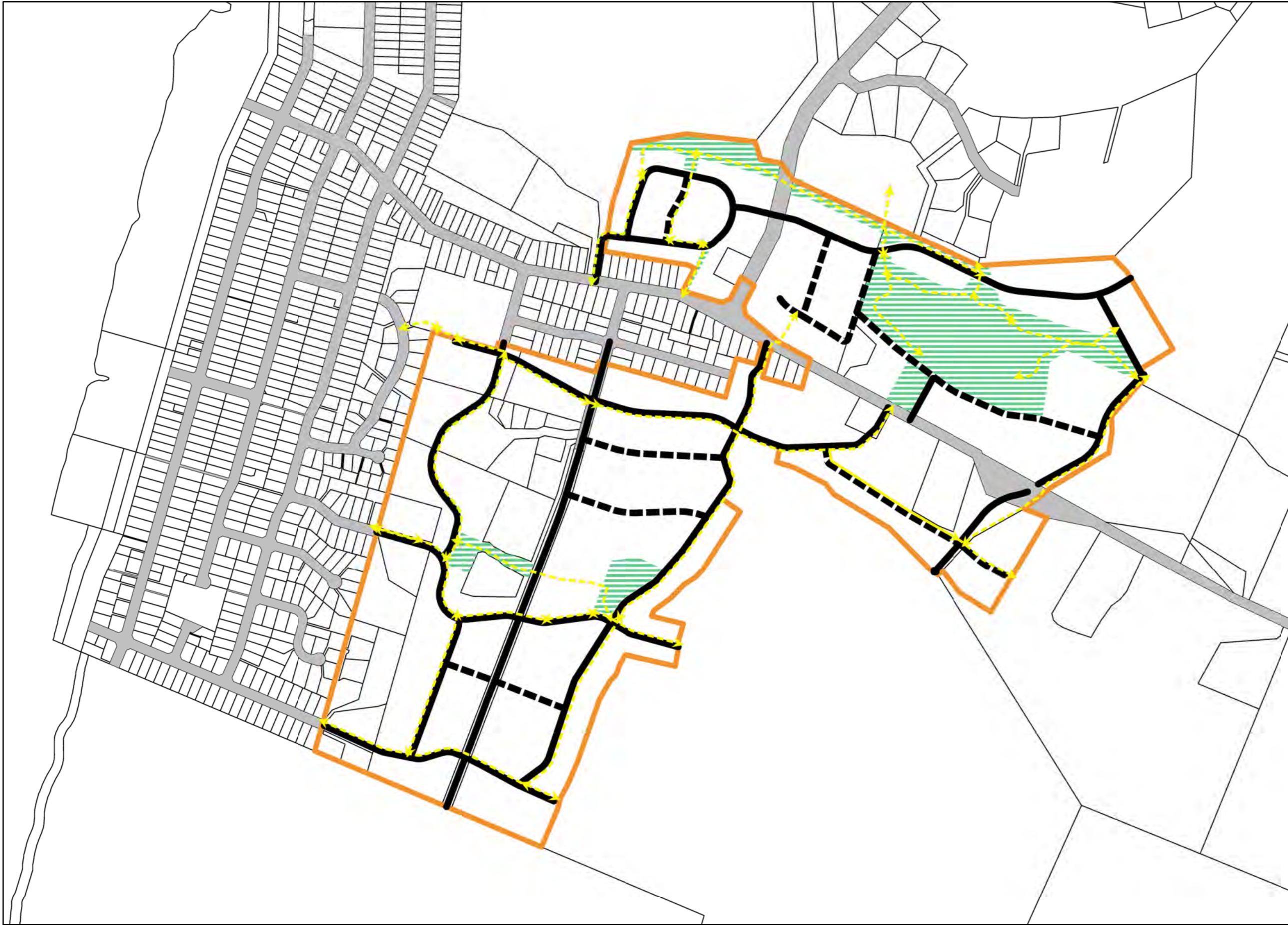
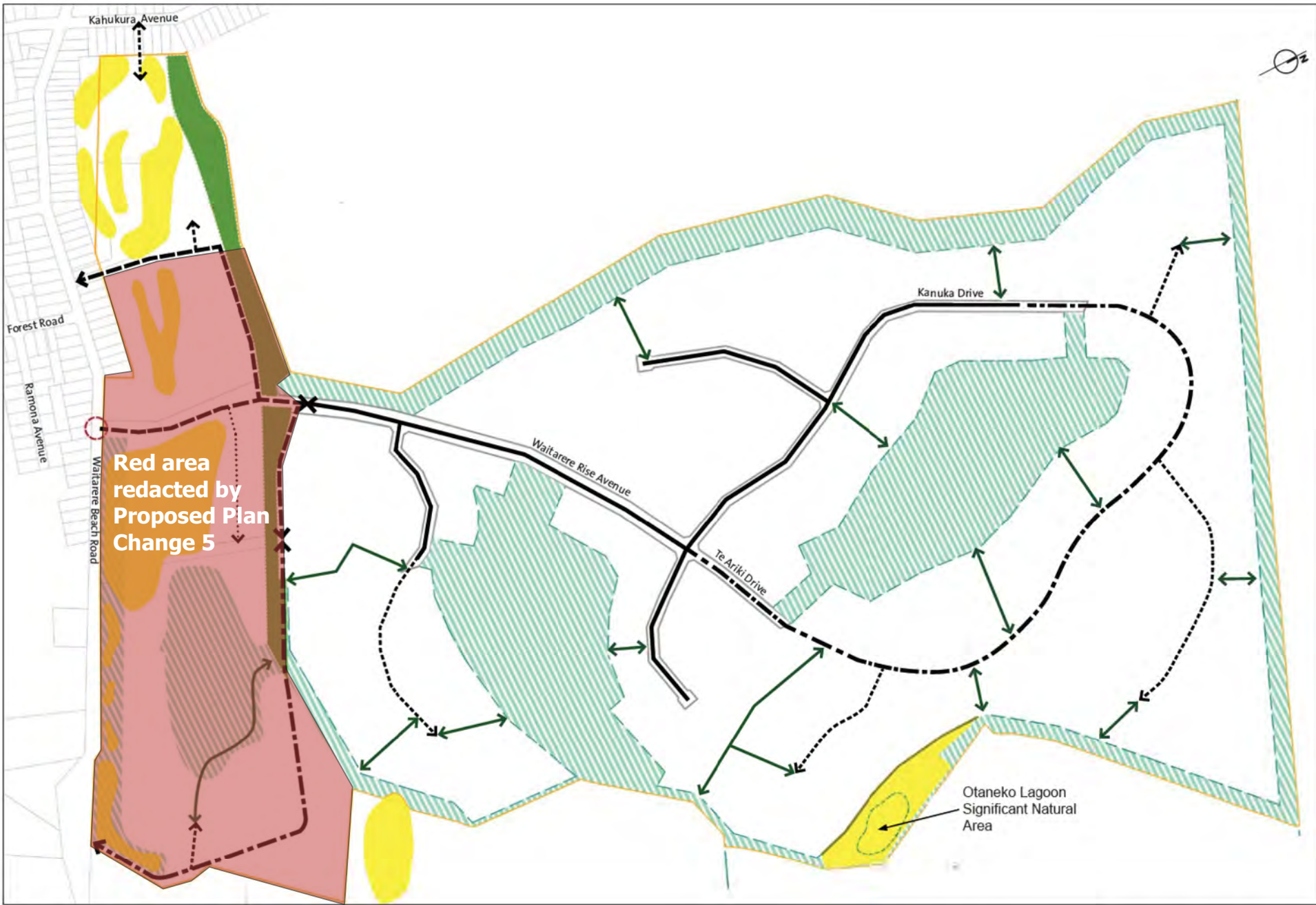


**Appendix 1 - Proposed Plan Change 5 – Proposed Amendments to
the District Plan Provisions and Planning Maps**



-  Shared Path
-  Arterial Road
-  Secondary Collector Road
-  Existing Road
-  Structure Plan Area Boundary



- Existing Roads
 - Urban Collector Road
 - Urban Local Road
 - Greenbelt Collector Road
 - Greenbelt Local Road
 - Reserve
 - Open Space
 - Suburban Commercial
 - Indicative Landscape Feature
 - Indicative Landscape / Pedestrian Connection
 - Existing Trees Retained
 - Heritage Tree
 - Intersection Modification
 - Structure Plan Area Boundary
- Structure Plan to be read in conjunction with District Plan Maps

LEGEND

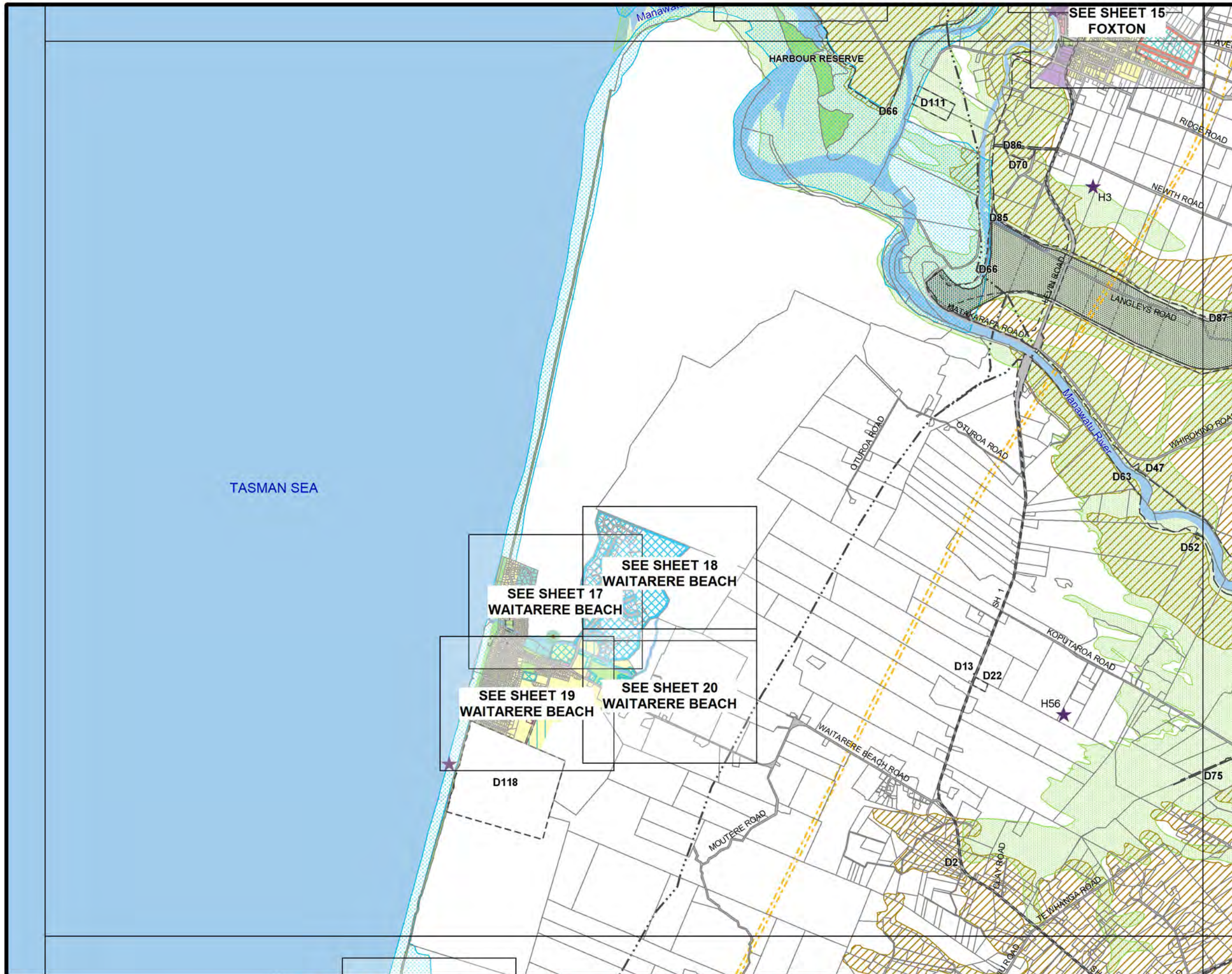
- ZONES**
- Residential
 - Commercial
 - Industrial
 - Open Space
 - Rural
 - Greenbelt Residential
 - Greenbelt Residential Deferred
 - Waitāre Beach Mixed Use Area
 - Residential Deferred
 - Commercial Deferred

OVERLAYS

- Greenbelt Residential Waitāre Rise
- Greenbelt Residential Foxton Beach North
- Forest Road Integrated Residential Development Area
- Strathnaver Coastal Natural Character Area
- Strathnaver Coastal Hazard Area
- Muhunua West Forest Park
- Muhunua West Forest Park Coastal Natural Character and Hazard Area
- Low Density Area
- Medium Density Area
- Waitāre Beach Greater Density Area
- Large Format Retail Area
- Town Centre Heritage/Character Area
- Foxton Tourism Area
- Pedestrian Area
- Coastal Natural Character and Hazard Area
- Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

FEATURES

- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



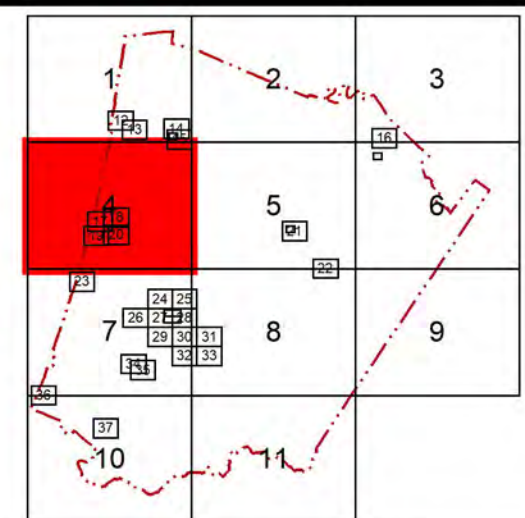
SEE SHEET 15
FOXTON

SEE SHEET 18
WAITARE BEACH

SEE SHEET 17
WAITARE BEACH

SEE SHEET 19
WAITARE BEACH

SEE SHEET 20
WAITARE BEACH



Scale 1 : 50,000

HOROWHENUA DISTRICT PLAN - PROPOSED PLAN CHANGE 5
WAITARE BEACH MASTER PLAN AREA
RURAL

Planning Map 4










TASMAN SEA

LEGEND







ZONES

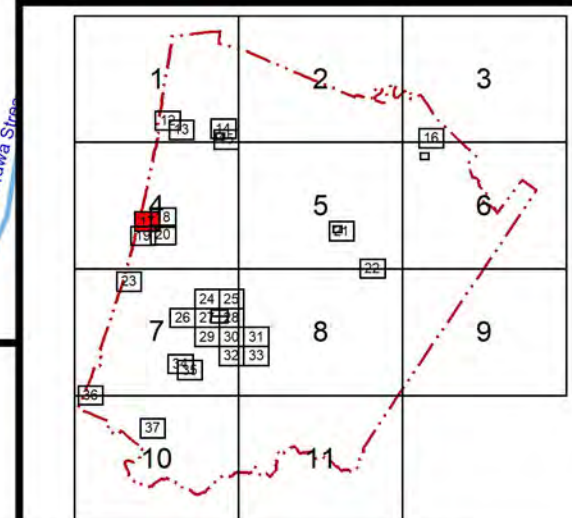
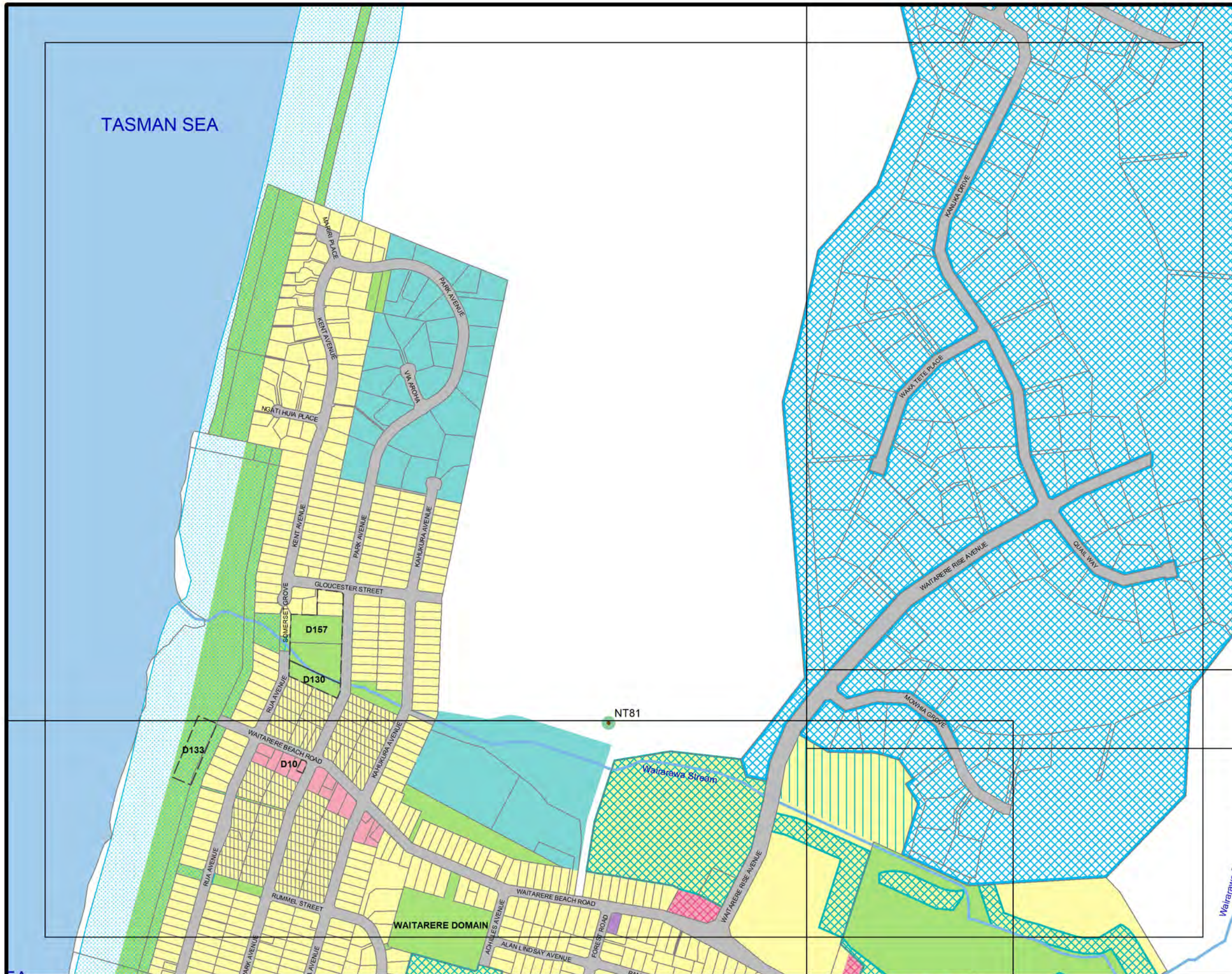
- | | | | |
|---|--------------------------------|---|------------------------------|
|  | Residential |  | Waitāre Beach Mixed Use Area |
|  | Commercial |  | Residential Deferred |
|  | Industrial |  | Commercial Deferred |
|  | Open Space | | |
|  | Rural | | |
|  | Greenbelt Residential | | |
|  | Greenbelt Residential Deferred | | |

OVERLAYS

-  Greenbelt Residential Waitare Rise
-  Greenbelt Residential Foxton Beach North
-  Forest Road Integrated Residential Development Area
-  Strathnaver Coastal Natural Character Area
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-  Muhunua West Forest Park
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-  Large Format Retail Area
-  Town Centre Heritage/Character Area
-  Foxton Tourism Area
-  Pedestrian Area
-  Coastal Natural Character and Hazard Area
-  Flood Hazard Area (1:50,000 Rural Maps Only)
-  Moutoa Floodway (1:50,000 Rural Maps Only)
-  Versatile Land (LUC Class I & II Soil)

FEATURES

-  Notable Tree
-  Historic Heritage Building, Structure or Site
-  Gas Transmission Pipeline
-  National Grid Corridor (High Voltage Transmission Line)
-  Designation
-  Road

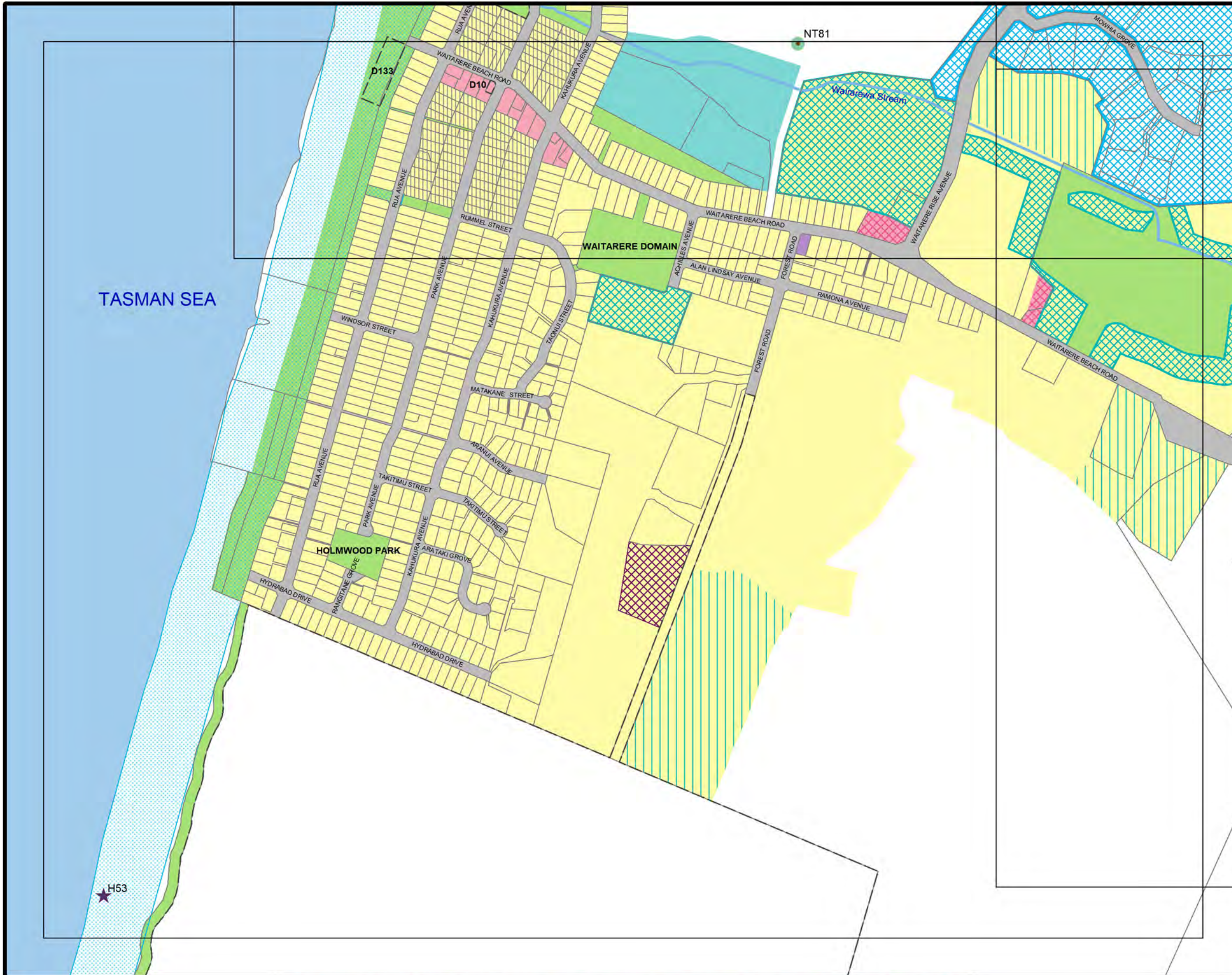


Scale 1 : 7,500



HOROWHENUA DISTRICT PLAN - PROPOSED PLAN CHANGE 5
WAITAREBE MASTER PLAN AREA
WAITAREBE BEACH

Planning Map 17



LEGEND

ZONES

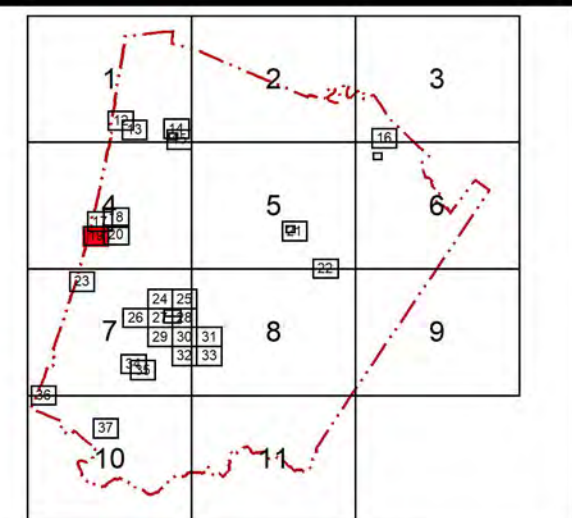
- | | | | |
|--|--------------------------------|--|--------------------------------|
| | Residential | | Waitarere Beach Mixed Use Area |
| | Commercial | | Residential Deferred |
| | Industrial | | Commercial Deferred |
| | Open Space | | |
| | Rural | | |
| | Greenbelt Residential | | |
| | Greenbelt Residential Deferred | | |

OVERLAYS

- Greenbelt Residential Waitarere Rise
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- Versatile Land (LUC Class I & II Soil)

FEATURES

- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



Scale 1 : 7,500

HOROWHENUA DISTRICT PLAN - PROPOSED PLAN CHANGE 5
WAITAREBE MASTER PLAN AREA
WAITAREBE BEACH

Planning Map 19



LEGEND

ZONES

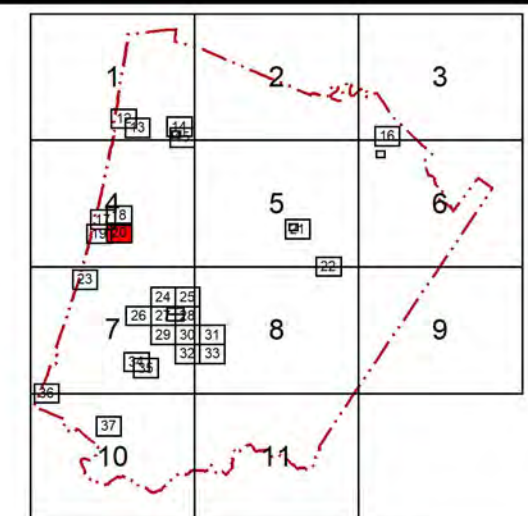
- | | |
|--------------------------------|------------------------------|
| Residential | Waitāre Beach Mixed Use Area |
| Commercial | Residential Deferred |
| Industrial | Commercial Deferred |
| Open Space | |
| Rural | |
| Greenbelt Residential | |
| Greenbelt Residential Deferred | |

OVERLAYS

- Greenbelt Residential Waitarere Rise
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- Versatile Land (LUC Class I & II Soil)

FEATURES

- Notable Tree
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation
- Road



Scale 1 : 7,500

HOROWHENUA DISTRICT PLAN - PROPOSED PLAN CHANGE 5
WAITARERE MASTER PLAN AREA
WAITARERE BEACH

Planning Map 20

Proposed Plan Change 5: Waitārere Beach Growth Area

Plan Text Amendments

Proposed new text is underlined, while any text to be deleted is ~~struck through~~.

The proposed text identified below contains only the provisions proposed to be added or deleted. The rest of the operative District Plan provisions would still apply.

Chapter 6: Urban Environment

1. Amend Issue Discussion associated with Issue 6.1 Overall Form, Activities and Servicing of Urban Settlements as follows:

ISSUE DISCUSSION

In 2007/08 the Council completed the Horowhenua Development Plan and this was formally adopted as Council policy in July 2008. The purpose of the plan this Development Plan was to provide a the strategy to direct the future subdivision and development in the district for a 20 year planning period through to 2028.

In response to recent and projected growth in the district a review of the Development Plan was commenced in 2016, the result of which was development of the Horowhenua Growth Strategy 2040. The strategy which was adopted by Council in November 2018 and replaces the Development Plan 2008.

The ~~Development Plan~~ Growth Strategy reflects the Council's continuing desire to provide a proactive framework for managing growth in the future, offering direction about where and how growth will be accommodated in the district out to 2040. It builds on the planning principles and spatial strategy applied in the Development Plan, with a renewed emphasis on consolidation in and around existing urban areas. ~~For the urban environment, the Key features of the Development Plan~~ Growth Strategy relevant to the urban environment include:

- Increasing density within settlements in defined locations to utilise existing urbanised land and minimise future infrastructure costs.
- Supporting commercial and social service facilities in existing settlements through carefully managed increases in density.
- Encouraging the diversification of the range of housing types and living environments available in the district.
- Providing a 'Greenbelt Residential' or 'Rural Residential' peri-urban zone of connected clusters of housing to meet the demand for fringe larger lot living closely connected to settlement centres and facilities.
- Containing settlements within limits set by greenbelts to maintain the scale and 'village' character of each settlement.
- Limiting the overall size of urban areas.
- Utilising natural landscape features to guide the pattern of development and retaining features that contribute to 'sense of place'.
- Protecting the natural character of the coastal environment by limiting the expansion of settlements.

- ~~Defines the location of different types of development clearly so its effects (positive and negative) can be better planned for.~~
- ~~Encourage a range of housing types and living environments (e.g. townhouses) in specific locations and with a community based format to better meet changing needs;~~
- ~~Increase density within settlements in defined locations focused around existing town centres to better utilise existing urbanised land and minimise future infrastructure costs;~~
- ~~Place less emphasis on ad-hoc infill throughout residential neighbourhoods to avoid loss of residential amenity;~~
- ~~Assist business and employment opportunities by providing new locations for growth;~~
- ~~Limit development to where infrastructure can be readily expanded/upgraded, has good accessibility to transport connections and will avoid areas of natural hazards;~~
- ~~Avoid ad-hoc spread of rural residential development by identifying suitable locations for it and manage the efficiency of it with a new “greenbelt” residential format.~~
- ~~Avoiding fragmentation of urban growth areas to provide for integrated and efficient land use in the long term.~~
- ~~Protect the natural character of the coastal environment by limiting the expansion of settlements.~~
- ~~Recognise the significant contribution of the natural environment— hills, rivers, lakes and coast— and heritage as essential elements of the District’s identity.~~

~~The Growth Strategy Development Plan also outlines a range of actions to support its details an implementation action list which will be progressively implemented, and includes actions such as changing including preparation of Master Plans to guide future development in the Foxton Beach, Waitāreere Beach and Tara-Ika growth areas and introduction of associated changes to the District Plan. The key contribution of the District Plan to the wider planning process is to provide an appropriate regulatory framework for managing urban growth.~~

~~It is recognised that, while the Development Plan Growth Strategy significantly underpins the planning approach to managing growth set out in the District Plan, changes in knowledge or other circumstances since the Development Plan’s its adoption will also be integrated into the District Plan as appropriate.~~

2. Amend the Waitāreere Beach settlement profile as follows:

Waitarere Beach

Waitarere Beach has developed as a coastal settlement with a high proportion of semi-permanent or seasonal holiday residents in baches. More recently, the settlement's population has become more permanent-resident due to its appeal as a retirement location and that it is within reasonable commuting distance of Levin, Foxton and Palmerston North. Improvements to the State Highway network have also made it a popular location for permanent residents and holiday homeowners from the Wellington Region. There are still a large number of holiday homes and two camping grounds. The settlement has an overall linear shape, spread along three principal streets parallel to the coastline, with low ~~medium~~-density residential development on a grid-pattern of streets between those three principal feeders.

~~The settlement has a reticulated sewerage system, with potable water sourced Water supply is from individual roof supply and groundwater bores. There are some areas of undeveloped land available for future residential development although the extent of future development may be constrained unless sufficient water supply and wastewater~~

~~disposal can be guaranteed.~~ The streetscape ~~is~~ has an urban feel, with formed and sealed carriageways and footpaths, wide grass berms, and streetlights. The landscape is generally flat behind the dune formations along the coastal margin and is distinctly coastal with considerable sand blow and coastal plants.

3. Insert new Policies 6.3.30A and 6.3.30B Urban Settlements – Residential Zone as follows:

Policy 6.3.30A

Enable residential development in the area identified on Structure Plan 07A - Waitārere Beach that is in accordance with the structure plan and that:

- Achieves a low-density development pattern that complements the Waitārere Beach context.
- Offers a variety and choice of housing types and lot sizes at a range of price points.
- Avoids or mitigates any identifiable risks associated with liquefaction and lateral spread.
- Responds to significant landforms, including avoidance of residential development on the culturally important Otororoa Ridge.
- Maintains and aligns with the area’s distinctive natural dune landforms.
- Provides visual and ecological links to the wider coastal landscape.
- Reinforces the sense of community and strong coastal character of the local area.
- Integrates with the beach and adjacent rural residential areas.
- Incorporates an interconnected network of streets and movement links that:
 - provide connections to local amenities such as the beach and existing commercial centre, including good pedestrian and cycle access;
 - create safe, slow speed streets for residents;
 - minimise the use of cul-de-sacs; and
 - integrate with the open space network.
- Maintains important cultural and archaeological sites, including sites of significance to mana whenua.
- Protects and restores ecological features within the area, including naturalisation of the Wairarawa Stream and related watercourses in the Lakes area.
- Provides a diversity and distribution of accessible open space that offers:
 - a range of recreational opportunities for residents; and
 - opportunities to enhance the local ecology and to connect to downstream environments.

Policy 6.3.30B

Provide for a range of housing types in the area identified on Structure Plan 07A - Waitārere Beach by enabling the creation of smaller residential lots in the Waitārere Beach Greater Housing Area, recognising that these areas have the benefit of being relatively flat land adjacent to public open space.

4. Insert new Policy 6.3.50A & 6.3.50B Urban Settlements – Commercial Zone as follows:

Policy 6.3.50A

Support the role and function of the existing Waitārere Beach commercial centre by controlling the nature and scale of activities that establish within the Waitārere Beach Mixed Use Area.

Policy 6.3.50B

Restrict the establishment of commercial activities that are of a nature or scale that would detract from the intended small scale and mixed use nature of the Waitārere Beach Mixed Use Area. Examples of such activities include vehicle service stations, entertainment activities and commercial garages.

Chapter 15 Residential Zone

5. Amend Rule 15.4(b) – Discretionary Activities as follows:
- (b) Except for subdivision in the area covered by Structure Plan 07A - Waitārere Beach, any subdivision that is not in accordance with the requirements as specified in a Structure Plan in Schedule 8.
6. Insert a new clause to Rule 15.5 Non-Complying Activities as follows:
- (c) Any subdivision not in accordance with Structure Plan 07A - Waitārere Beach in Schedule 8: Structure Plans (refer Rule 15.7.5(b)(v)).
7. Insert a new clause in Rule 15.6.9(b) Fencing as follows:
- ii. For sites in the area covered by SP 07A - Waitārere Beach the maximum height of any fence or wall located on the boundary, or within 1 metre of the boundary, of a public reserve, park or walkway identified on the structure plan shall not exceed:
- one point two (1.2) metres where it is a solid wall or close boarded fence; or
 - two (2) metres where at least 50% of the upper 0.5 metres of the fence is transparent.
8. Amend Rule 15.7.5(a) Subdivision of Land – Matters of Control as follows:
- xiv For sites in Structure Plan 07A Waitārere Beach the avoidance or mitigation of:
- Liquefaction and lateral spread; or
 - Surface water ponding or inundation.
9. Insert a new condition in Rule 15.7.5(b) Subdivision of Land – Conditions as follows:
- vi. Structure Plan 07A – Waitārere Beach
- Where any land is within the area covered by Structure Plan 07A – Waitārere Beach in Schedule 8 all subdivision shall be accompanied by:
- a report prepared by a suitably qualified and experienced geotechnical engineer that identifies any potential liquefaction and lateral spread risks and associated recommendations to mitigate

these, including the location, design and construction of building foundations and supporting infrastructure, and

- a report prepared by a suitably qualified and experienced stormwater engineer that identifies any surface-water ponding and inundation risks and associated recommendations to mitigate these, including any measures to achieve hydraulic neutrality.

10. Amend Table 15 4: Standards Applying to Subdivision and Residential Dwelling Units as follows:

Waitarere Beach, Mangaore and Tokomaru			
<u>Waitarere Beach Greater Density Area</u>	<u>Where reticulated sewerage disposal is available</u>	<u>450m²</u>	<u>18 metres diameter</u>

11. Amend Rule 15.8.4(a) Non-compliance with Fencing Rule 15.6.9 as follows:

- vi. The impact that the fence may have on the perceived safety of motorists and pedestrians, including users of any adjoining public open space.

12. Amend Rule 15.8.16 Integrated Residential Development to insert:

(b) Conditions

(i) For the Forest Road Integrated Residential Development Area, the minimum lot size shall be 250m².

(ii) For the Forest Road Integrated Residential Development Area, the roading connection through to Forest Road shall be provided in general accordance with Structure Plan 07A - Waitarere Beach.

(c) Under section 77D of the RMA, an activity requiring resource consent under Rule 15.3(l) in the area identified as 'Forest Road Integrated Residential Development Area' shall not be publicly or limited notified except where:

- The Council decides special circumstances exist (pursuant to Section 95A(9)); or
- The applicant requests public notification (pursuant to Section 95A(3)(a)).

Chapter 17: Commercial zone

13. Insert a new advice note under Rule 17.1

Unless altered by the rule framework, any activity identified as permitted is also permitted within the Waitarere Beach Mixed Use Area

14. Insert a new rule 17.2(g) Controlled Activities

(g) Within the Waitarere Beach Mixed Use Area the following activities:

(i) Retail Activities.

(ii) Commercial Activities.

(iii) Visitor Accommodation

(iv) Community Activities

15. Insert a new rule for controlled activities

17.7.7 Waitarere Beach Mixed Use Area (Refer Rule 17.2(g))

(a) Matters of Control

- (i) Design, external appearance, size and siting of buildings and structures. This includes the application of Crime Prevention through Environmental Design (CPTED) principles.
- (ii) Location and design of site access (pedestrian and vehicular), parking and servicing.
- (iii) Traffic effects, including the effects on the transport network from the volume and type of traffic generated.
- (iv) Landscaping. The extent to which the planting plan integrates with the coastal landscape.
- (v) The provision of servicing, including water supply, wastewater systems, stormwater management and disposal, lighting.
- (vi) Proposed methods for managing potential operating effects such as hours of operation and servicing of activities, and the location of screening of parking, storage and servicing areas.

(b) Conditions

- (i) The proportion of any net site area covered by buildings for retail, commercial or community activities shall not exceed 15%.
- (ii) The proportion of any net site area covered by all buildings shall not exceed 35%.
- (iii) The area between any on-site carpark and the front road boundary shall include a landscaping strip. This landscaping strip shall comply with the following conditions:
 - A minimum width of 2 metres.
 - Shall be covered by at least 75% of shrubs.
- (iv) The provision of a development plan that shows the buildings, carparking, planting, utility areas and pathways.
- (v) Noise from any activity shall not exceed the following limits when measured at, or within, any point in any site in the Residential, Greenbelt Residential, or Rural Zones.
 - On any day:
 - 7.00am – 7.00pm: 55dB LAeq(15mins)
 - 7.00pm – 10.00pm: 50dB LAeq(15mins)
 - 10.00pm – 7.00am: 40dB LAeq(15mins)
 - 10.00pm – 7.00am: 65dB L(Max)
 - Noise from any activity shall not exceed 65dB LAeq at any time, when measured at, or within, any other site in the Industrial, Commercial or Open Space Zones.
 - Sound levels shall be measured and assessed in accordance with the provisions of NZS 6801:2008 Acoustics – Measurement of environmental sound and assessed in accordance with the provisions of NZS 6802:2008 Acoustics – Environmental noise.

- Construction, maintenance and demolition works work shall be measured, assessed, managed and controlled by in accordance with the provisions of NZS6803:1999 Acoustics – Construction Noise.
- (vi) There shall be no fence sited on the boundary or within 2 metres from the boundary with any road frontage.
- (vii) All buildings shall have display windows along the ground floor road frontage. At least 50% of ground floor façade surface shall be display space or transparent window or doors .The minimum window area shall be kept clear and not be boarded up, painted or covered by signage.
- (viii) No building shall have a continuous featureless façade/blank wall on the ground floor road frontage wider than 4 metres. A featureless façade or blank wall is a flat or curved wall surface without any openings, glazing or columns, recesses, niches or other architectural detailing.
- (ix) Where a site adjoins the Residential Zone or Open Space Zone, the following conditions shall apply:
 - All buildings and structures shall comply with the daylight setback envelope of the adjoining Residential Zone or Open Space Zone.
 - All buildings shall be setback 4.5 metres from the Residential Zone or Open Space Zone boundary.
 - A landscaping strip shall be provided. This landscaping strip shall comply with the following conditions:
 - A minimum width of 3.5 metres.
 - Shall be covered by at least 75% of shrubs.
 - All outdoor car parking, storage, serving and loading areas shall be screened by a close-boarded fence made of solid material with a minimum height of 1.2 metres and a maximum height of 2 metres.

16. Insert a new rule 17.5(b) for non-complying activities

(b) Within the Waitārere Beach Mixed Use Area vehicle service stations, entertainment activities, commercial garages.

Chapter 25: Assessment Criteria

17. Insert a new subdivision assessment criterion in 25.1.5 - Structure Plans and Residential (Deferred) Zone Criteria as follows:

- (g) The extent to which the subdivision of land covered by SP 07A – Waitārere Beach avoids or mitigates:
- natural hazards;
 - liquefaction and lateral spread; or
 - surface-water inundation.

Schedules

18. Amend Schedule 8 Structure Plans as follows:

- (a) Redact part of Structure Plan 07 Waitārere Beach - Waitārere Beach Road (north edge) and Kahukura Avenue and add Structure Plan 07A Waitārere Beach - Waitarere Beach Road, Forest Road and Hydrabad Drive.

Planning Maps – Waitārere Beach

19. Amend the following Planning Maps as shown:

- Planning Map 4
- Planning Map 17
- Planning Map 19
- Planning Map 20