

Notice is hereby given that an ordinary meeting of the Horowhenua District Council will be held on:

**Date:** Wednesday 11 May 2022  
**Time:** 4.00 pm  
**Meeting Room:** Council Chambers  
**Venue:** 126-148 Oxford St  
Levin

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## Council OPEN AGENDA

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### MEMBERSHIP

<b>Mayor</b>	B P Wanden
<b>Deputy Mayor</b>	Deputy Mayor J F G Mason
<b>Councillors</b>	Cr D A Allan
	Cr W E R Bishop
	Cr R J Brannigan
	Cr T N Isaacs
	Cr S J R Jennings
	Cr V M Kaye-Simmons
	Cr R R Ketu
	Cr C B Mitchell
	Cr P Tukapua

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Full Agendas are available on Council's website  
[www.horowhenua.govt.nz](http://www.horowhenua.govt.nz)

Full Agendas are also available to be collected from:  
Horowhenua District Council Service Centre, 126 Oxford Street, Levin  
Te Awahou Nieuwe Stroom, Foxton,  
Shannon Service Centre/Library, Plimmer Terrace, Shannon  
and Te Takeretanga o Kura-hau-pō, Bath Street, Levin



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<b>ITEM</b>	<b>TABLE OF CONTENTS</b>	<b>PAGE</b>
<b>PROCEDURAL</b>		
1	Apologies	5
2	Public Participation	5
3	Late Items	5
4	Declarations of Interest	5
5	Confirmation of Minutes	5
6	Announcements	5
7	Proceedings of Committees	
	7.1 Proceedings of the Foxton Community Board meeting 11 April 2022	7
	7.2 Proceedings of the Finance Audit and Risk Committee 27 April 2022	13
<b>REPORTS</b>		
8	Executive	
	8.1 Mayoral Report - April 2022	21
	8.2 Council Work Programme	25
9	Strategy and Development	
	9.1 Adoption of the Horowhenua 2040 Blueprint	29
	9.2 Adoption of the Updated Horowhenua Growth Strategy 2040 (Updated 2022)	75



**1 Apologies**

**2 Public Participation**

Notification of a request to speak is required by 12 noon on the day of the meeting by phoning 06 366 0999 or emailing [public.participation@horowhenua.govt.nz](mailto:public.participation@horowhenua.govt.nz).

**3 Late Items**

To consider, and if thought fit, to pass a resolution to permit the Council to consider any further items which do not appear on the Agenda of this meeting and/or the meeting to be held with the public excluded.

Such resolution is required to be made pursuant to Section 46A(7) of the Local Government Official Information and Meetings Act 1987, and the Chairperson must advise:

- (i) The reason why the item was not on the Agenda, and
- (ii) The reason why the discussion of this item cannot be delayed until a subsequent meeting.

**4 Declarations of Interest**

Members are reminded of their obligation to declare any conflicts of interest they might have in respect of the items on this Agenda.

**5 Confirmation of Minutes**

**5.1 Meeting minutes Council, 13 April 2022**

**6 Announcements**



# Proceedings of the Foxton Community Board meeting 11 April 2022

File No.: 22/166

## 1. Purpose

To present to the Council the minutes of the Foxton Community Board meeting held on 11 April 2022.

## 2. Recommendation

- 2.1 That Report 22/166 Proceedings of the Foxton Community Board meeting 11 April 2022 be received.
- 2.2 That the Council receives the minutes of the Foxton Community Board meeting held on 11 April 2022.
- 2.3 That Council notes the requests from the Community Boards.
- 2.4 That Council requests the Chief Executive to prepare a report into implications of, and options for, granting land access for the Foxton Beach Community Centre to build a three-bay garage, and report on implications and options for boundary line adjustments for the land upon which the Foxton Beach Community centre sits.
- 2.5 That Council requests the Chief Executive to work with the Windmill Trust and the Foxton Tourism Development Association to look at options for an alternative storage site for the Foxton Tram.

## 3. Issues for Consideration

The following items considered by the Foxton Community Board meeting held on the 11 April 2022 will require further consideration by the Horowhenua District Council and will be included on a future Council agenda:

The Board resolved the following requests of Council:

### **6.4 Foxton Beach Community Centre - Request for use of Council land to erect a garage**

*That the Community Board requests Council provides sufficient land to the Foxton Beach Community Centre for the erection of a three-bay garage.*

*That the Community Board request Council directs officers to adjust the boundary lines to be aligned with the fence lines of the property on which the Foxton Community Centre sits.*

### **6.6 Options regarding future use of the part of the Council-owned Dutch Oven Cafe building at Te Awahou Riverside Cultural Park**

*That the Community Board request Council directs officers to work with the Windmill Trust and Foxton Tourism Development Association to find an alternative storage site for the tram.*

## Attachments

There are no attachments for this report.

**Confirmation of statutory compliance**

In accordance with section 76 of the Local Government Act 2002, this report is approved as:

- a. containing sufficient information about the options and their advantages and disadvantages, bearing in mind the significance of the decisions; and,
- b. is based on adequate knowledge about, and adequate consideration of, the views and preferences of affected and interested parties bearing in mind the significance of the decision.

**Signatories**

Author(s)	Grayson Rowse <b>Principal Advisor - Democracy</b>	
Approved by	Grayson Rowse <b>Principal Advisor - Democracy</b>	
	Ashley Huria <b>Business Performance Manager</b>	

# Foxton Community Board

## OPEN MINUTES

Minutes of a meeting of the Foxton Community Board held in the Te Awahou Nieuwe Stroom, 92 Main Street, Foxton on Monday 11 April 2022 at 6.00pm.

### PRESENT

**Chairperson** D J Roache  
**Deputy** Ms P R Metcalf  
**Chairperson**  
**Members** Cr D A Allan  
Cr R J Brannigan  
Mr T J Chambers  
Mr J F Girling

### IN ATTENDANCE

Reporting Officer Mr Grayson Rowse Principal Advisor - Democracy  
Meeting Sectary Miss Jody Lygo Democracy Support Officer  
Mr Sean Hester Parks and Property Lead (North)

### ALSO IN ATTENDANCE

His Worship the Mayor Bernie Wanden Horowhenua District Council  
Mr Lance Pederson President of the Foxton Beach Community Centre  
Mr Adam Radich Foxton Beach Surf Life Saving Club  
Mr Brett Russell Foxton Beach Progressive Association  
Mr Robin Hapi Chair of the Save our River Trust (SoRT)

### 1 Apologies

There were none.

### 2 Public Participation

The following people spoke to the board about the items listed below:

Name	Item/Topic
Mr Lance Pederson, Foxton Beach Community Centre	6.4
Mr Brett Russell, Foxton Beach Progressive Association	Various items
Foxton Tourism Association	Late item

### 3 Late Items

Item 6.6 was accepted as a late item.

### 4 Declaration of Interest

Mr David Roache declared a conflict of interest with item 6.6

### 5 Confirmation of Minutes

MOVED by Cr Allan, seconded Mr Girling:

That the minutes of the meeting of the Foxton Community Board held on Monday, 28 February 2022, be confirmed as a true and correct record.

**CARRIED**

### 6 Reports

#### 6.6 Options regarding future use of the part of the Council-owned Dutch Oven Cafe building at Te Awahou Riverside Cultural Park

To discuss options related to the future use of part of the Dutch Oven Café building located at Te Awahou Riverside Cultural Park, and which is owned by Horowhenua District Council.

This paper is presented as a late report as there will not be an opportunity to seek the Community Board's views prior to the next scheduled meeting of Council, where options regarding the future use of part of the Council-owned Dutch Oven Café building at Te Awahou Riverside Cultural Park will be discussed. The view of the Foxton Community Board are required to inform the paper to go to Council.

Mr Roache removed himself from this discussion due to his conflict of interest.

MOVED by Cr Allan, seconded Mr Girling:

That Report 22/142 Options regarding future use of the part of the Council-owned Dutch Oven Cafe building at Te Awahou Riverside Cultural Park be received.

That this matter or decision is recognised as not significant in terms of S76 of the Local Government Act.

**CARRIED**

The Parks and Property lead for Council provided some background information surrounding this report, answering questions from board members. A member of the FTDA spoke in support of option two, answering questions from board members. In depth discussion was held regarding each option.

MOVED by Cr Allan, seconded Mr Chambers:

That the Community Board notes the importance of both the De Molen Café and the horse drawn tram.

That the Community Board Notes a preference for Option 1.

That the Community Board request Council directs officers to work with the Windmill Trust and Foxton Tourism Development Association to find an alternative storage site for the tram.

**CARRIED**

**6.2 Report back from Foxton Surf Life-Saving Club on Refurbishments to Club Buildings**

Mr Adam Radich of the Foxton Surf Life-Saving Club spoke to his presentation providing an update on the renovations completed and adding further details to the pictures shown. Noting that there will be an open held that the Board will be invited to once the final panting has been completed.

**6.3 Update from Save Our River Trust (SoRT) (see presentation attached below)**

The chair of SoRT spoke to his presentation and answered questions from board members.

**6.4 Foxton Beach Community Centre - Request for use of Council land to erect a garage**

To advise the Foxton Community Board of a request by the Foxton Beach Community Centre for the use of Council land in Foxton beach to build a three bay garage for the Community Centre's shuttle vehicle.

MOVED by Ms Metcalf, seconded Mr Chambers:

That Report 22/84 Foxton Beach Community Centre - Request for use of Council land to erect a garage be received.

That this matter or decision be recognised as not significant in terms of s76 of the Local Government Act 2002.

**CARRIED**

Mr Lance Pederson spoke to this report providing further detail on the services that the Community Centre provides, highlighting that last year they provided transport to 1,156 patients.

MOVED by Cr Allan, seconded Mr Roache:

That the Community Board requests Council provides sufficient land to the Foxton Beach Community Centre for the erection of a 3 bay garage.

**CARRIED**

MOVED by Mr Roache, seconded Mr Girling:

That the Community Board request Council directs officers to adjust the boundary lines to be aligned with the fence lines of the property on which the Foxton Community Centre sits.

**CARRIED**

It was requested that further information surrounding the funding of this project be reported in the next Community Board meeting.

**6.1 Chairperson's Report to 4 April 2022**

To present to the Foxton Community Board matters relating to the Foxton Community Board area.

MOVED by Cr Allan, seconded Cr Brannigan:

That Report 22/131 Chairperson's Report to 4 April 2022 be received.

That this matter or decision be recognised as not significant in terms of s76 of the Local Government Act 2002.

**CARRIED**

MOVED by Mr Roache, seconded Ms Metcalf:

That the Community Board moves in support around the war memorial letter.

**CARRIED**

**6.5 Monitoring Report to 4 April 2022**

To present to Foxton Community Board the updated monitoring report covering requested actions from previous meetings of Council.

MOVED by Mr Roache, seconded Ms Metcalf:

That Report 22/134 on Monitoring Report to 4 April 2022 be received.

That this matter or decision be recognised as not significant in terms of s76 of the Local Government Act 2002.

**CARRIED**

Board members discussed the items on this report, requesting that item 17/39 design options be brought back to the next Community Board Workshop.

7:49 pm

There being no further business, the Chairperson declared the meeting closed.

CONFIRMED AS A TRUE AND CORRECT RECORD  
AT A MEETING OF FOXTON COMMUNITY BOARD  
HELD ON

**DATE:**.....

**CHAIRPERSON:**.....

# Proceedings of the Finance Audit and Risk Committee 27 April 2022

File No.: 22/167

## 1. Purpose

To present to the Council the minutes of the Finance, Audit & Risk Committee meeting held on 27 April 2022.

## 2. Recommendation

- 2.1 That Report 22/167 Proceedings of the Finance Audit and Risk Committee 27 April 2022 be received.
- 2.2 That the Council receives the minutes of the Finance, Audit & Risk Committee meeting held on 27 April 2022.

## 3. Issues for Consideration

The following items considered by the Finance, Audit & Risk Committee meeting held on the 27 April 2022 will require further consideration by the Horowhenua District Council and will be included on a future Council agenda:

There are no items that require further consideration.

## Attachments

There are no attachments for this report.

### Confirmation of statutory compliance

In accordance with section 76 of the Local Government Act 2002, this report is approved as:

- a. containing sufficient information about the options and their advantages and disadvantages, bearing in mind the significance of the decisions; and,
- b. is based on adequate knowledge about, and adequate consideration of, the views and preferences of affected and interested parties bearing in mind the significance of the decision.

## Signatories

Author(s)	Grayson Rowse <b>Principal Advisor - Democracy</b>	
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Approved by	Jacinta Straker <b>Chief Financial Officer</b>	
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# Finance, Audit & Risk Committee

## OPEN MINUTES

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Minutes of a meeting of the Finance, Audit & Risk Committee held in the Council Chambers, Horowhenua District Council, Levin on Wednesday 27 April 2022 at 4.00 pm.

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### PRESENT

<b>Chairperson</b>	Mr P Jones	(Independent Member)
<b>Deputy Chairperson</b>	Cr C B Mitchell	
<b>Members</b>	Cr D A Allan	
	Cr W E R Bishop	(via zoom)
	Cr R J Brannigan	
	Cr T N Isaacs	
	Mr B J Jackson	(Independent Member)
	Cr S J R Jennings	
	Cr V M Kaye-Simmons	
	Cr R R Ketu	
	Deputy Mayor J F G Mason	
	Cr P Tukapua	
	Mayor B P Wanden	

### IN ATTENDANCE

<b>Reporting Officer</b>	Mrs J Straker	(Chief Financial Officer)
	Mr D Wright	(Chief Executive)
	Mrs N Brady	(Deputy Chief Executive)
	Mr D McCorkindale	(Group Manager – Customer & Strategy)
	Mr B Maguire	(Group Manager – Infrastructure Development)
	Mrs L Slade	(Group Manager – People & Culture)
	Mr J Paulin	(Financial Accountant)
	Mrs A Huria	(Business Performance Manager)
	Mr G Rowse	(Principal Advisor – Democracy)

### 1 Apologies

#### Apology

MOVED by Cr Mitchell, seconded Cr Mason:

That the apology from Councillor Ketu be accepted.

CARRIED

## 2 Public Participation

Ms Viv Bold attended the meeting and spoke to item 7.1.  
Mr Charles Rudd attended the meeting and spoke to item 7.1.

## 3 Late Items

There were no late items.

## 4 Declarations of Interest

There were no declarations of interest.

## 5 Confirmation of Minutes

MOVED by Mr Jackson, seconded Cr Brannigan:

That the minutes of the meeting of the Finance, Audit & Risk Committee held on Wednesday, 30 March 2022, be confirmed as a true and correct record.

CARRIED

## 6 Reports

### 6.1 Infrastructure Operations - Activity Update

#### Purpose

To provide the Finance, Audit and Risk (FAR) Committee with a quarterly update on the projects being undertaken by the Infrastructure Operations Group.

Officers presented the report as read, and responded to questions from members.

MOVED by Mayor Wanden, seconded Cr Isaacs:

#### Recommendation

That Report 22/130 Infrastructure Operations - Activity Update be received.

That this matter or decision be recognised as not significant in terms of s76 of the Local Government Act 2002.

**CARRIED**

### 6.2 Infrastructure Development - Activity Update

#### Purpose

To provide the Finance, Audit and Risk (FAR) Committee with a quarterly update on the projects being undertaken by the Infrastructure Development Group.

Cr Mason advised that she would not take part in any discussion around item 3.1.2,

but as no decisions are being taken no declaration interest is necessary.

Officers introduced the report to members, and responded to questions.

MOVED by Mr Jackson, seconded Cr Isaacs:

**Recommendation**

That Report 22/132 Infrastructure Development - Activity Update be received.

That this matter or decision be recognised as not significant in terms of s76 of the Local Government Act 2002.

**CARRIED**

**6.3 Treasury Report**

**Purpose**

To present to the Finance, Audit & Risk (FAR) Committee the Bancorp Treasury Report for the March 2022 quarter.

MOVED by Cr Brannigan, seconded Cr Allan:

**Recommendation**

That Report 22/153 Treasury Report be received.

That this matter or decision be recognised as not significant in terms of s76 of the Local Government Act 2002.

**CARRIED**

**6.4 Nine Month Report to 31 March 2022**

**Purpose**

To present to the Finance, Audit & Risk Committee the financial report for the eight months to 31 March 2022.

MOVED by Mayor Wanden, seconded Cr Mitchell:

**Recommendation**

That Report Nine Month Report to 31 March 2022 be received.

That this matter or decision be recognised as not significant in terms of s76 of the Local Government Act 2002.

**CARRIED**

## 6.5 Draft Risk Strategy and Work Plan

### Purpose

To provide the Finance, Audit and Risk Committee with an outline of a Draft Enterprise Risk Management Strategy and Work Plan

MOVED by Cr Allan, seconded Cr Mitchell:

### Recommendation

That Report 22/156 Draft Risk Strategy and Work Plan be received.

That this matter or decision is recognised as not significant in terms of S76 of the Local Government Act.

That the Finance, Audit & Risk Committee notes the Draft Enterprise Risk Management Strategy and Work Plan

**CARRIED**

## 6.6 Finance, Audit and Risk Committee Work Programme

### Purpose

To provide the Finance, Audit and Risk Committee with an outline of a Draft Work Programme for consideration alongside receipt of the Final Internal Audit Report.

MOVED by Mr Jones, seconded Cr Isaacs:

### Recommendation

That Report 22/154 Finance, Audit and Risk Committee Work Programme be received.

That this matter or decision be recognised as not significant in terms of s76 of the Local Government Act 2002.

That the Finance, Audit & Risk Committee notes the amended Finance, Audit and Risk Committee Work Programme.

**CARRIED**

5.45 pm

There being no further business, the Chairperson declared the meeting closed.

CONFIRMED AS A TRUE AND CORRECT RECORD  
AT A MEETING OF FINANCE, AUDIT & RISK  
COMMITTEE HELD ON

DATE:.....

CHAIRPERSON:.....

UNCONFIRMED



File No.: 22/162

## 8.1 Mayoral Report - April 2022

### 1. Purpose

For His Worship the Mayor to report to Council on community events and Council-related meetings he has attended during April 2022, and provide an update on Three Waters Reforms.

### 2. Recommendation

- 2.1 That Report 22/162 Mayoral Report - April 2022 be received.
- 2.2 That this matter or decision is recognised not significant in terms of S76 of the Local Government Act.

### 3. April 2022 Meetings and Events Attendance

Meetings, events and functions attended by Mayor Wanden during the month of April 2022.

- Regional Leadership Group meeting
- Regional Transport Matters catch up
- Tuia Mentoring Programme workshop
- Ratepayers and residents meetings
- Zone Three meeting (online)
- Karakia at the Te Runanga o Raukawa building
- Meeting with MO Terisa Ngobi
- Weekly Mayoral and Chief Executive meetings
- Hui with Ngāti Raukawa ki te Tonga hapū representatives
- Regional Skills Leadership Group: Regional Workforce Planning conversation
- Freshwater Improvement Fund meeting with iwi and MfE
- Horowhenua Identity Refresh workshop
- UCOL Mayoral workshop
- Horowhenua Health & Wellbeing Hub – advisory group meeting
- Met with Muaūpoko representatives re dead birds and tuna at Lake Horowhenua
- Horowhenua Taste Trail discussion
- Council briefing – earthquake prone buildings
- Council and Waka Kotahi update meeting
- April Council meeting
- Horowhenua Art Society exhibition

- Visit to Hemp Connect
- Attended Minister Little's health announcement visit
- Business After 5 event
- Regional Leadership Group meeting
- Big Dutch Day Out event
- ANZAC Day – Levin Dawn Service, Levin Home for War Veterans Service, Levin Civic Service, Masonic Homes Service
- Communities for Local Democracy meeting – Three Waters Reforms
- Waka Kotahi & Horowhenua District Council Meeting
- Engagement, Reintegration and Accommodation - Department of Corrections meeting
- Meeting with Interim Chief Executive and incoming Chief Executive
- Finance, Audit & Risk Committee meeting
- Thompson Memorial Cultural Centre Inc. AGM
- Horowhenua Health Transport Trust - annual update
- Met with a Horowhenua College BOT representative
- LGNZ – Three Waters Reforms update
- Powhiri for incoming Chief Executive, Monique Davidson.

#### 4. Three Waters Reforms Update

The Three Waters Reforms are proving to be a contentious political issue at the moment and I thought it was opportune to bring the community up to date with where the reforms stand at the moment.

In the Government's mind there has been a lack of investment by Councils over many years in the infrastructure spend of Three Waters – Water, Wastewater and Stormwater. This is not a new issue and has been talked about over the last 10 years and in the Government's mind, now is the time to change the way we deliver these services.

Though the conversation is not new, there are many aspects of the reforms that do not sit well with many communities and councils, however, there has been an acknowledgement by all parties that the status quo cannot continue.

There is also the perception that Councils have not delivered these core services well, with the Havelock North water contamination event in 2016, unconsented treatment plants, boil water notices and other issues being highlighted as examples of why we need this reform package.

There has been general agreement though, that the establishment of the new water regulator Taumata Arowai is a positive step forward, to ensure we deliver safe and reliable drinking water and improved delivery of waste and stormwater services.

As for the rest of the Three Waters Reforms, there has been a number of concerns as to the delivery and establishment of the four entities that will govern and manage these services from July 1 2024.

Last year we were given the opportunity to provide feedback to the government on the reforms proposal, and in that feedback our Council highlighted a number of our concerns;

- Ensuring there was Community voice and support for the reforms
- The number of reforms that are underway in the sector which will impact how Councils operate in the future
- Being part of an entity of 22 Councils will dilute and diminish our ability in Horowhenua to hold to account that entity for the delivery of those services
- The critical alignment with the growth that is happening in the Horowhenua and our plans for the required investment in our Infrastructure as set out in our Long Term Plan
- We wanted the Government to look at other credible and workable models that could offer similar outcomes without compromising the loss of local influence and accountability
- The transition and delivery of the new entities and how the investment of \$190m that we have planned for the next 10 years could be impacted
- How the reforms would impact on the local economy and in particular, local staff currently engaged in the delivery of Three Waters services.

Following that feedback from Councils, a working party was established by the Government to look at the Representation, Governance and Accountability of the new entities and has since reported back to Government with a number of recommendations that will strengthen the reforms.

Recently the Government announced that it was going to adopt all but 3 of the 47 recommendations of the Working Party. Concurrently to this work being carried out, 20 Councils joined together to form a lobby group called Communities 4 Local Democracy (C4LD). This group has now grown to over 30 Councils and includes Horowhenua District Council after Council voted by majority in February, to align ourselves with the objectives of this group.

The purpose of this group is to convince the Government to alter its intention to proceed with the legislation and reconsider its position in favour of other options that better deliver a set of reform proposals that meet the needs of communities, councils and Government.

In the meantime, Government have forged ahead with planning the introduction of these reforms and established a National Transition Unit (NTU) whose role it is to ensure the transition to the new entities from 1 July 2024 is efficient, effective and minimises disruption to communities and consumers.

Government recently announced the way forward for the first tranche of the 'better off funding package'. This is a \$500m package that will enable Councils to transition to their new role following 1 July 2024 and to recognise the significance of the transfer of the Three Waters service delivery. Another \$1.5b will be available after 1 July 2024.

Horowhenua District Council's allocation is just over \$4m in the first tranche, with certain criteria to be met and a Funding Agreement to be entered into that will ensure we provide value for money and demonstrate wellbeing outcomes for the projects identified.

Currently C4LD is negotiating with DIA certain elements of that agreement that won't restrict our ability to continue to challenge the Reform Package.

There are still many details to be announced as to how exactly these entities will be governed, managed and operate. I will endeavor to keep you informed as these announcements are made.

**Confirmation of statutory compliance**

In accordance with section 76 of the Local Government Act 2002, this report is approved as:

- a. containing sufficient information about the options and their advantages and disadvantages, bearing in mind the significance of the decisions; and,
- b. is based on adequate knowledge about, and adequate consideration of, the views and preferences of affected and interested parties bearing in mind the significance of the decision.

**5. Appendices**

There are no attachments for this report.

Author(s)	Bernie Wanden <b>Mayor</b>	
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Approved by	Bernie Wanden <b>Mayor</b>	
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# Council Work Programme

File No.: 22/168

## 1. Purpose

To update Council on reports currently planned to bring to future meetings.

## 2. Recommendation

- 2.1 That Report 22/168 Council Work Programme be received.
- 2.2 That this matter or decision be recognised as not significant in terms of s76 of the Local Government Act 2002.

## 3. Issues for Consideration

The council work plan is indicative of matters to come before Council in the coming months. It is subject to change.

This report was prepared prior to the new Chief Executive Officer and therefore elected members can expect a more comprehensive update in future.

## Attachments

No.	Title	Page
<a href="#">A</a>	Council - Work Programme - 2022	27

### Confirmation of statutory compliance

In accordance with section 76 of the Local Government Act 2002, this report is approved as:

- a. containing sufficient information about the options and their advantages and disadvantages, bearing in mind the significance of the decisions; and,
- b. is based on adequate knowledge about, and adequate consideration of, the views and preferences of affected and interested parties bearing in mind the significance of the decision.

## Signatories

Author(s)	Grayson Rowse Principal Advisor - Democracy	
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Approved by	Grayson Rowse <b>Principal Advisor - Democracy</b>	
	Ashley Huria <b>Business Performance Manager</b>	

<b>8 June</b>	<b>22 June</b>	<b>10 August</b>	<b>14 September</b>
<i>Proceedings of Committees</i>	<i>Proceedings of Committees</i>	<i>Proceedings of Committees</i>	<i>Proceedings of Committees</i>
<i>Mayoral Report</i>	<i>Mayoral Report</i>	<i>Mayoral Report</i>	<i>Mayoral Report</i>
<i>Monitoring Report</i>	<i>Monitoring Report</i>	<i>Monitoring Report</i>	<i>Monitoring Report</i>
<i>Chief Executive Report</i>	<i>Chief Executive Report</i>	<i>Chief Executive Report</i>	<i>Chief Executive Report</i>
<i>Butterfly Pathway</i>	<i>Annual Plan Adoption</i>	<i>Dog Control Policy and Bylaw, and Animal Nuisance and the keeping of pigs, poultry and bees Bylaw Review</i>	<i>Vibrant Communities, Community Development, Rural Hall, Special Projects, Community Services Grants Ratified</i>
<i>Dog Control Policy and Bylaw, and Animal Nuisance and the keeping of pigs, poultry and bees Bylaw Review</i>		<i>District Plan Change 6/7 Notification</i>	<i>District Plan Change 5 Waitāreere Beach Decision Adoption</i>
<i>Foxton War Memorial Hall Ownership</i>			
<i>Fees and charges (Planning &amp; Food Act) Adoption</i>			
<i>Draft Sun Protection Policy and Smoke free Environment Policy</i>			
<i>Plan Change 4 Tara-Ika Decision Adoption</i>			
<i>Alcohol Bylaw Review</i>			

D22/30606

Subject to revision – updated 05/05/22

**Council Work Programme 2022**



File No.: 22/161

## 9.1 Adoption of the Horowhenua 2040 Blueprint

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### 1. Purpose

The purpose of this report is to adopt the Horowhenua 2040 Blueprint.

### 2. Executive Summary

The Horowhenua 2040 Blueprint (Blueprint) serves to give effect to the values and aspirations in the Horowhenua 2040 Strategy (H2040) and the suite of supporting Council Strategies. The Blueprint acts as the implementation strategy for H2040 and those other Council strategies.

The Blueprint sets out 12 action areas that are intended to deliver the core strategy at the heart of the Blueprint, addressing the balance liveability and prosperity. The role of Council in these actions ranges between being a leader, facilitator, funder, advocate, partner and regulator.

The Blueprint identifies a strategic sequence for the actions to ensure that successive actions create conditions that allow and support continued transformation and momentum for the district.

### 3. Recommendation

- 3.1 That Report 22/161 Adoption of the Horowhenua 2040 Blueprint be received.
- 3.2 That this matter or decision is recognised as not significant in terms of S76 of the Local Government Act.
- 3.3 That Council adopt the Horowhenua 2040 Blueprint.
- 3.4 That the Chief Executive be given delegated authority to make minor editorial changes that arise as part of the publication process for the Horowhenua 2040 Blueprint.

### 4. Background / Previous Council Decisions

Between 2018 and 2020 Council officers worked with the community to develop the Horowhenua 2040 Strategy (H2040). H2040 is a high level document that provides the strategic context for the direction and steps that Council are taking to help make Horowhenua a vibrant, thriving and more sustainable place for the community now and also future generations.

The impetus to prepare H2040 was that Council wanted to address the bigger picture and to develop a clear, community informed position on the issues and challenges affecting Horowhenua, and to better understand local community aspirations for the future.

While H2040 has not been formally adopted by Council, the vision has been publically presented and the document and background has been made available to the community and published on the Council website. H2040 and the strategic context it provides continues to be used by Council to guide the formulation of further policies and plans, and to inform

collaborative relationships with Central Government and other key agencies, organisations and stakeholders.

As part of the engagement on the Long Term Plan 2021-41, the Horowhenua Blueprint was identified as one of the key projects Council was going to deliver. The purpose of the Blueprint was to bring together the regional spatial planning frameworks and Council's existing strategies to set out the most important priorities for the future. Funding for the Blueprint development and initial implementation was included and approved in the adopted Long Term Plan 2021-41. Noting that the implementation budget was not assigned to specific actions or projects.

In recent years the Council has adopted several important strategies, including (but not limited to) the Horowhenua Integrated Transport Strategy, Transforming Taitoko/Levin Town Centre Strategy, Housing Action Plan, Community Plans for Waitarere, Foxton Beach, Ohau and Manakau, Horowhenua Growth Strategy 2040, Horowhenua Shared Pathways Strategy, Community Wellbeing Strategy and as part of the Long Term Plan 2021-41 the Financial and Infrastructure Strategies.

The Blueprint has aimed to answer the following questions; How does Council move forward with the implementation of its many strategies, policies and plans? Which goes first? Is one strategy and its actions a higher priority than another? Are there interdependencies between the strategies that need to be recognized?

The Blueprint has been prepared by Officers with support from Kobus Mentz and his team at Urbanism+. The Blueprint has been developed as the companion implementation strategy to H2040. It encompasses the key policies, strategies and plans of Council. The Blueprint has been structured to provide clarity and synchronization between the actions identified in the Council's strategies. The Blueprint has essentially considered and made sense of the existing strategies and identified how to ensure that the strategies can be implemented and progress made towards transforming the district.

The output of this process has been the Blueprint document, which sets out 12 action areas that are intended to deliver the core strategy at the heart of the Blueprint. The core strategy being a holistic approach that addresses the inter-dependency between liveability and prosperity. The role of Council in these 12 action areas ranges between being a leader, facilitator, funder, advocate, partner and regulator.

The Blueprint identifies a strategic sequence of the possible actions to ensure that successive actions create conditions that allow and support continued transformation and momentum. This was considered a necessary part to understand the connections between the actions from the existing various strategies. The Blueprint aimed to provide the most efficient pathway from aspirational ideas to implementation actions. It has done this through identifying those initiatives that best combine being transformative and being deliverable.

Elected members have been briefed on the Blueprint at several different stages of its development and through their feedback and input have helped shape the final Blueprint presented with this report.

Several projects and workstreams that are referenced in the Blueprint by virtue of being part of existing work programmes, have continued to be progressed in advance of the Blueprint being finalised and adopted. The Council endorsement in December 2021 of the Streamlined Housing Process being one such example. In that case due to the direct alignment with the adopted Housing Action Plan, Council were comfortable endorsing the launch of the Streamlined Housing Process.

## 5. Discussion

The core strategy at the heart of the Blueprint seeks to balance liveability with prosperity. Liveability initiatives, such as the provision of facilities, amenity and programmes that directly benefit the community's social needs, or those of the environment, need to be supplemented with initiatives that support the prosperity of the district, its employment, and affordability. A liveable community without jobs or wealth cannot be sustained, nor can a strong district economy that does not translate into wider benefits for its residents.

In preparing a document such as the Blueprint the challenge can be creating a document that feels current given that the context for the district continues to change and evolve each week. The evolving context and the rate of change can lead to strategies and plans feeling out of date soon after they are published.

Rather than go back and update all the existing strategies that have informed the Blueprint so they reflect the current context, it is appropriate to accept those strategies as being up to date and relevant at the time they were prepared. In considering the actions and intent of those strategic documents the Blueprint has taken into account where the context may have evolved since a strategy was finalised.

Given that the process of implementing the Blueprint will extend over multiple years it is recommended that the Blueprint remains a living document that Council commits to reviewing and updating to ensure that as actions are progressed or the district context evolves, Council checks whether any updates or changes to the Blueprint may be necessary. An annual review could be considered in advance of committing to the annual work programme for the year ahead. Because of the non-statutory nature of the Blueprint, it would also be entirely appropriate for Council to require the Blueprint to be updated out of the suggested annual cycle if there were significant changes or decisions made that warranted earlier changes to the Blueprint. In other words Council should not be concerned that the Blueprint is locked in time. It can be amended or updated if it is identified that something needs to be included or removed.

A question that adopting the Blueprint has potential to generate is in relation to the vision for the district. The questions may be asked; What is the current district vision? What has replaced the previous district vision of being "*the best rural lifestyle district*"? Both H2040 and the Blueprint include vision statements, however these should not be confused for a district vision.

The H2040 vision statement reads:

*"He rau ringa e pakari ai nga taura whiri i o tatou kainga noho me o tatou hapori- mai i te pae maunga o Tararua kit e moana*

*With many hands the threads which weave our neighbourhoods and communities together will be strengthened from the Tararua Ranges to the seas"*

*"Growing neighbourhoods and building stronger communities together".*

The Blueprint also includes a vision, a vision for what would be achieved if the Blueprint is implemented.

*"Horowhenua has resilient neighbourhoods and communities with pathways to skills, jobs, and affordable housing.*

*Horowhenua is a favoured destination for visitors and new residents who wish to add to the district's prosperity and wellbeing."*

A traditional and linear approach to preparing strategies for the district would usually start with clarity on the district vision and then ensure that the vision cascaded down through the supporting strategies and plans. Although the Council strategies have not had that absolute

clarity of the district vision, and some strategies pre-dated H2040, they have been strategically aligned to Council's Community Outcomes and the four key focus areas of wellbeing. Given the existing suite of strategies that have already been adopted by Council with this alignment it would be prudent to adopt the Blueprint on the basis that it draws from these adopted strategies. The absence of this clarity is not sufficient reason to put off adopting the Blueprint. Elected members may wish to consider having a specific discussion in the coming months to provide clarity on the district vision. Once the district vision has been confirmed it would then be appropriate to check the alignment with the Blueprint and address any areas of misalignment.

## 6. Options

The options for Council to consider include:

Option 1 – Adopt the Blueprint in its current form and proceed with implementation of the Blueprint.

Option 2 – Don't adopt the Blueprint in its current form and identify changes that Council want officers to make before it is brought back to Council for adoption.

Option 3 – Don't adopt the Blueprint and confirm that no further work is to be undertaken on the Blueprint or its implementation.

The Officer's preferred recommendation is Option 1 as this would see the Blueprint adopted and the focus of officer's can turn to the implementation of the Blueprint and working on transforming the district.

### 6.1 Cost

Costs associated with preparing the Blueprint have been met within existing budgets. Costs associated with implementation have not been quantified. It is expected that if the Blueprint is adopted that an annual work programme for the implementation would be confirmed which would be aligned to the budget for that financial year.

#### 6.1.1 Rate Impact

The Long Term Plan 2021-41 includes a budget of \$256,250 for 2022/23 towards the implementation of the Blueprint. The adoption of the Blueprint and associated implementation during 2022/23 will therefore not directly result in an additional rate impact beyond what had been identified in the Long Term Plan 2021-41.

### 6.2 Community Wellbeing

This was an area of the Blueprint which as it progressed required added emphasis following the adoption of the Community Wellbeing Strategy 2021-2024 - Strong Communities Ngā Hapori Kia Kaha by Council in March 2021. Blueprint Action 12, has a specific focus on working in partnership with our community to achieve locally owned vision and goals.

### 6.3 Consenting Issues

There are no consents required or consenting issues arising from adopting the Blueprint.

### 6.4 LTP Integration

The Blueprint was developed in parallel timeframe with the development and adoption of the Long Term Plan 2021-41. In advance of the Long Term Plan 2021-41 being adopted, Officers briefed elected members on the close alignment between the Blueprint and the Long Term Plan 2021-41, demonstrating how the actions were reflected in the Long Term Plan 2021-41.

## 7. Consultation

The process of developing Council's key strategic documents such as H2040 and the Horowhenua Integrated Transport Strategy, Transforming Taitoko/Levin Town Centre Strategy, Housing Action Plan, Community Plans for Waitarere, Foxton Beach, Ohau and Manakau, Horowhenua Growth Strategy 2040, Community Wellbeing Strategy all included a wide range of community engagement and feedback which was used to inform these documents.

In addition to the consultation and community inputs to the development of H2040 and other strategic documents, additional input towards the Blueprint was received from a range of business and community leaders, representatives from Muaupoko Tribal Authority, Board of Trustees of Horowhenua College and Horowhenua Learning Centre to inform, test and refine the Blueprint. Because the Blueprint draws from the existing strategies that have already been developed using community input and engagement, more widespread consultation specifically on the Blueprint has not been undertaken or considered necessary.

## 8. Legal Considerations

The Blueprint is a non-statutory document. There are no legal requirements or statutory obligations affecting the adoption of the Blueprint.

## 9. Financial Considerations

Adoption of the Blueprint, does not of itself commit Council financially. The financial implications will result from the implementation of the Blueprint and the timing of progress the action areas. The Blueprint implementation has a budget of \$256,250 included in the draft Annual Plan for 2022/23 based on the budget from the adopted Long term Plan 2021-2041. It is recommended that an Action Plan for 2022/23 be confirmed to align with the proposed budget and consideration then be given to future costs that may be needed to continue implementing the Blueprint beyond 2022/23 with those budget requirements to be included in the Annual Plan 2023/24 and next Long Term Plan.

## 10. Iwi Considerations

There are no specific iwi consideration arising from adopting the Blueprint. The Blueprint includes an action (Action 5) focused on Supporting and Enabling Iwi aspirations.

## 11. Climate Change Considerations

There is no direct Climate Change impact from adopting the Blueprint.

## 12. Environmental Considerations

There are no specific environmental considerations arising from adopting the Blueprint.

## 13. Health & Safety Considerations

There is no specific Health and Safety impact arising from adopting the Blueprint.

## 14. Other Considerations

While it is recognised and acknowledged that Blueprint contains 12 action areas, it does not go so far as to include an Action Plan. It is recommended that if the Blueprint is adopted that an Action Plan is confirmed with Council that sets the order and timing of when these actions would be progressed, with budget and responsible officers are assigned, and a particular focus on those to be progressed in the 2022/23 financial year. The Blueprint suggests that as part of implementing the Blueprint that targets are set to measure and monitor the progress and effectiveness of the Blueprint. Examples of potential measures could include the number of new jobs, affordable homes and income for visitation.

## 15. Next Steps

If the Blueprint is adopted it is recommended that the document then be published. Officers will then develop an Action Plan for elected members to consider along with potential measures to monitor the Blueprint against.

## 16. Supporting Information

<p><b>Strategic Fit/Strategic Outcome</b></p> <p>The Blueprint is a reflection of the existing Council strategies and plans which are aligned to the Councils Community Outcomes. Adopting the Blueprint would further endorse these strategies as the Blueprint sets out the most efficient way to implement these strategies and plans.</p>
<p><b>Decision Making</b></p> <p>The decision on adopting the Blueprint does not need to be made through the Long Term Plan . The decision to adopt is considered to be consistent with the Long Term Plan 2021-41.</p>
<p><b>Consistency with Existing Policy</b></p> <p>The Blueprint reflects the existing Council strategies and plans referenced in the report above. Adopting the Blueprint is seen to be consistent with Council's existing policy framework.</p>
<p><b>Funding</b></p> <p>Funding for implementing the Blueprint is included in Year 2 (2022/23) of the Long Term Plan 2021-41. Additional funding beyond 2022/23 will need to be considered through the associated Annual Plan and Long Term Plan budget processes.</p>

Risk Area	Risk Identified	Consequence	Likelihood	Risk Assessment (Low to Extreme)	Managed how
Strategic	The lack of clarity regarding the district vision has potential to lead to misalignment between the Blueprint actions	Minor	Likely	Moderate	If a new district vision is identified, then it should be checked for alignment

	<p>if a new district vision is identified.</p> <p>The context of the district evolves quickly or changes sharply leading to the Blueprint feeling out of date.</p>	Minor	Likely	Moderate	<p>with the Blueprint. If necessary the Blueprint can be updated to ensure close alignment with the new vision.</p> <p>An annual review of the Blueprint could be used to ensure that currency of the Blueprint. Being a non-statutory document Council can amend and make changes to the Blueprint as necessary to keep it current.</p>
Financial	N/A				
Service Delivery	N/A				
Legal	N/A				
Reputational	N/A				

**Confirmation of statutory compliance**

In accordance with section 76 of the Local Government Act 2002, this report is approved as:

- a. containing sufficient information about the options and their advantages and disadvantages, bearing in mind the significance of the decisions; and,
- b. is based on adequate knowledge about, and adequate consideration of, the views and preferences of affected and interested parties bearing in mind the significance of the decision.

## 17. Appendices

No.	Title	Page
<a href="#">A↓</a>	Horowhenua 2040 Blueprint - May 2022	37

Author(s)	David McCorkindale <b>Group Manager - Customer &amp; Strategy</b>	
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Approved by	David McCorkindale <b>Group Manager - Customer &amp; Strategy</b>	
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**The Blueprint is an implementation strategy that will give effect to the values and aspirations articulated in *Horowhenua 2040 (H2040)*.**

Our district is on the cusp of an era of significant change.

The strong influx of new residents is predicted to continue, new motorway connections will bring further growth pressures, enhanced rail services will significantly improve freight and passenger connectivity. However, affordability and some employment, social and environmental challenges will persist.

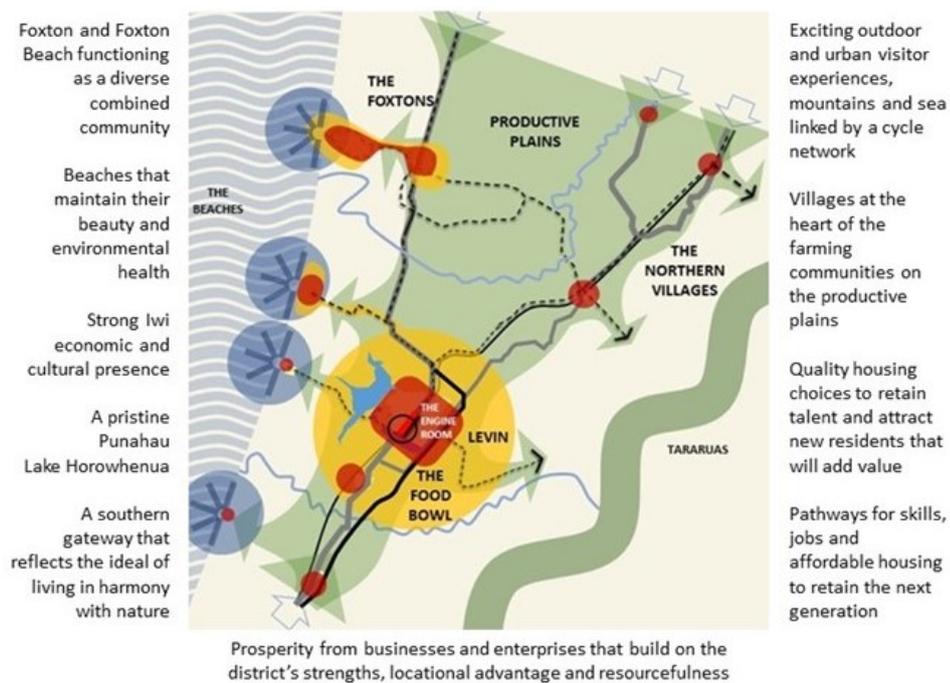
**Yet Horowhenua’s natural setting, its enterprises and human resourcefulness offer near-unlimited potential.**

To address these challenges and opportunities, the Blueprint prioritises transformative actions that will have impact and bring flow-in benefit. It concurrently addressed Horowhenua’s *wellbeing* and *prosperity* needs and aspirations.

## Blueprint Vision

Horowhenua has resilient neighbourhoods and communities with pathways to skills, jobs, and affordable housing.

Horowhenua is a favoured destination for visitors and new residents who wish to add to the district's prosperity and wellbeing.



## **CONTENTS**

**Introduction**

**The Blueprint Structure**

**Actions that Trigger Transformation**

**Spatial Plans**

**The Strategic Sequence**

**Summary of Blueprint Actions**

## INTRODUCTION

### **The Blueprint**

The *Horowhenua 2040 Blueprint* (Blueprint) serves to give effect to the values and aspirations articulated in the *Horowhenua 2040 Strategy* (H2040) and the suite of supporting Council strategies. The Blueprint is essentially the implementation strategy for H2040 and the supporting strategies.

The process of developing the Blueprint has included a broader consideration of how all the Council's strategies interact and where there are disconnections and gaps. All existing key plans and strategies have been provisionally prioritised, new ideas have been added, and a cohesive umbrella strategy with trigger actions has been compiled.

#### *Inputs into the Blueprint*

The Blueprint was delivered with significant input from Council staff at all levels, the Horowhenua NZ Trust, as well as from Gus Charteris of the Giblin Group. External input was also received from a range of business and community leaders, including representatives from Muaupoko Tribal Authority, from the Board of Trustees of Horowhenua College, from Horowhenua Learning Centre, and District Councillors.

### **Purpose of the Blueprint**

The core purpose of the Blueprint is to define a series of prioritised actions which:

- Are consistent with the H2040 vision.
- Align with Council plans and policies.
- Support a coordinated approach to growth and infrastructure provision.
- Have a strong economic and employment logic.
- Address housing affordability.
- Recognise Iwi values and aspirations.

### **Where the Blueprint fits in**

The H2040 Strategy and its companion implementation strategy, the Blueprint, encompass all key policies and plans, as illustrated in Figure 1 below. In order to be transformational, the role of the Blueprint has been to provide clarity and synchronisation between the actions identified in the Council's strategies and prioritise selected 'trigger actions', not to record, repeat or replace the myriad of routinely budgeted actions within the Council's many strategies. The Blueprint has also considered the Manawatū-Whanganui Regional Spatial Plan as well as the Wellington Regional Growth Framework as this have evolved during the development of the Blueprint.

Provisional work was undertaken in 2020 to inform the growth planning and infrastructure work undertaken in advance of Plan Change 6\*. Additionally, a dialogue between the Blueprint and the Economic Development Strategy has taken place. The Blueprint work has also informed the development of the Long Term Plan (LTP) 2021-41.

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\* Plan Change 6 is an omnibus Urban/Lifestyle Growth and Development Plan Change.

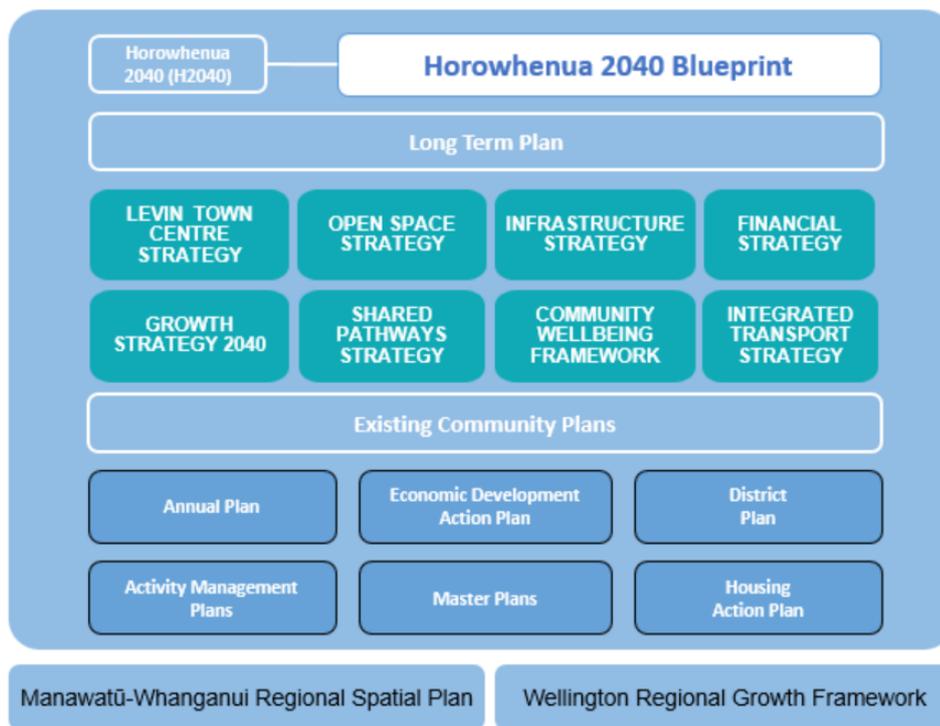


Figure 1: Relationship between the Blueprint and other strategies and plans, showing the Horowhenua 2040 Strategy as the guiding strategic context and the Blueprint as the implementation strategy for the suite of plans and strategies that Council holds or is part of.

**The regional context**

*Horowhenua’s regional importance*

The Horowhenua District features several key attributes that support its regional importance:

- Its location along State Highway 1 and the North Island Main Trunk line, which is being recognised by the logistics and services sector.
- Plans to connect Levin with commuter rail are being progressed.
- Its climate, soils, and comparative advantage for horticulture.
- Its tourist attractions, including its setting between the Tararua Ranges and the sea.
- Its distinct cultural characteristics, including Māori history and that of the early Chinese and Dutch settlers, and our Pasifika communities.

*Regional planning context*

As indicated in the diagram above, the Blueprint has also taken the district’s evolving regional context into account, including the Manawatū-Whanganui Regional Spatial Plan and the significant role that Horowhenua is playing within the Wellington Regional Growth Framework. It recognises regional growth projections and demand, including implications for residential, commercial and industrial land supply.

Opportunities for further collaboration will be considered, which may include:

- Cooperation in education and skills training.

- Integrated multiservice / business sharing approaches, which achieves the business advantages of amalgamation, while still maintaining the constituent councils’ autonomy, and preserving representative local democracy.
- Single service / business approaches<sup>†</sup>, in which several councils join to achieve common outcomes in an identified business function or service provision. The partnership might involve the sharing of one particular service, such as waste management or road safety programs, or it may involve multiple administrative services. It may also include joint management of a regional facility, such as an airport or aquatic centre.
- More knowledge sharing and organisational development approaches, which allows exchange of information, develop skills, support cultural development and connect diverse communities.

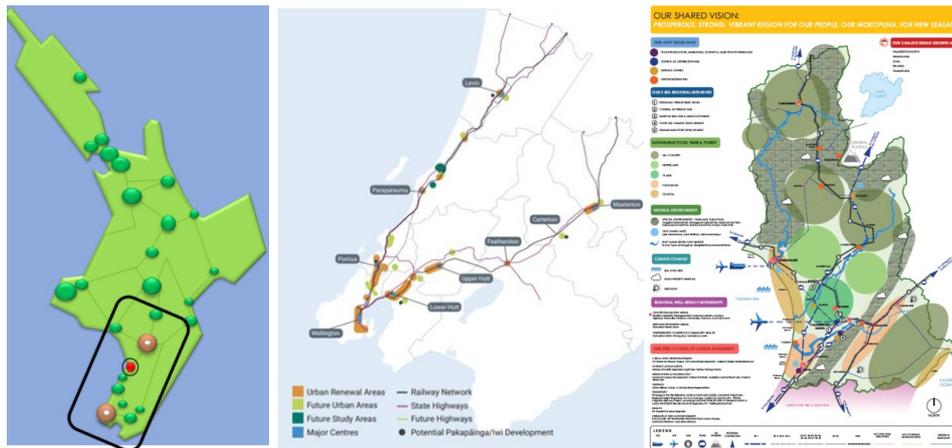


Figure 2: *Left:* Horowhenua in its regional context. *Middle:* The Wellington Regional Growth Framework. *Right:* The Manawatū-Whanganui Regional Spatial Plan.

## THE BLUEPRINT STRUCTURE

### The structure of the strategy

For an implementation strategy to be effective, it needs to be holistic, identify priorities in a specific sequence and locate them spatially. These attributes are contained within the Blueprint under the following headings:

#### *The Core Strategy*

The core strategy applies a holistic approach that addresses the inter-dependency between *liveability* and *prosperity*.

#### *Actions that Trigger Transformation*

Trigger actions are prioritised on how well they combine the ability to be *transformative* with that of being *deliverable*.

#### *Spatial Plans*

<sup>†</sup> An example of this already occurring is Manawatu-Whanganui Local Authority Shared Services (MWLASS)

Spatial plans connect actions with a particular place to ensure outcomes reflect the unique needs and aspirations of specific communities or environments.

*The Strategic Sequence*

A strategic sequence is determined by the flow required to ensure successive actions create conditions, which allow for continued transformation and momentum.

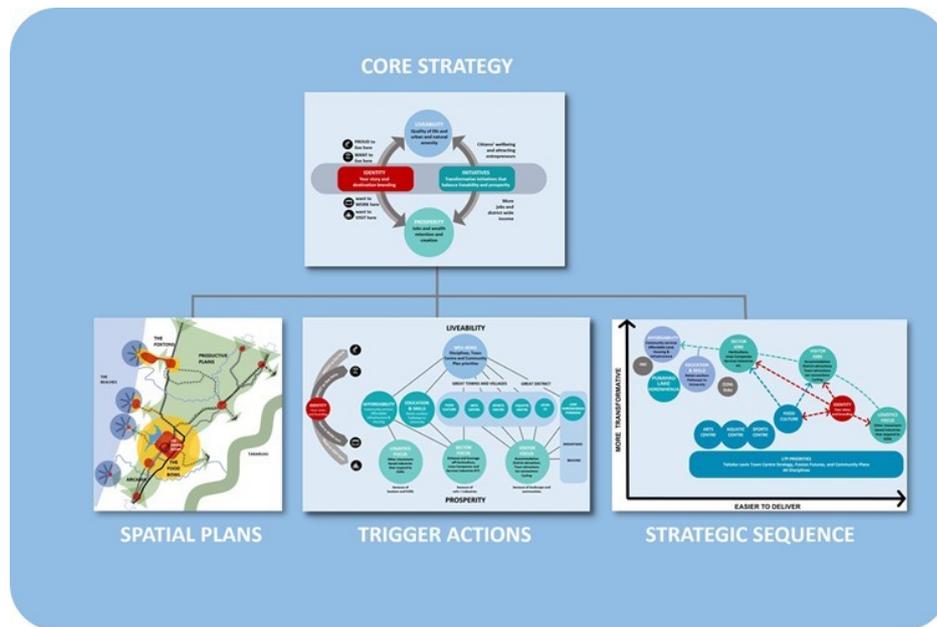


Figure 3: Blueprint structure.

**The Core Strategy**

The core strategy, at the heart of the Blueprint, seeks to balance liveability with prosperity.

*Liveability and Prosperity*

Liveability initiatives, such as the provision of facilities, amenity and programmes that directly benefit the community’s social needs, or those of the environment, need to be supplemented with initiatives that support the prosperity of the district, its employment, and affordability. A liveable community without jobs or wealth cannot be sustained, nor can a strong district economy that does not translate into wider benefits for its residents.

Figure 4 illustrates the interplay between liveability and prosperity, and how, if there is a choice, the Blueprint targets initiatives that benefit both objectives.

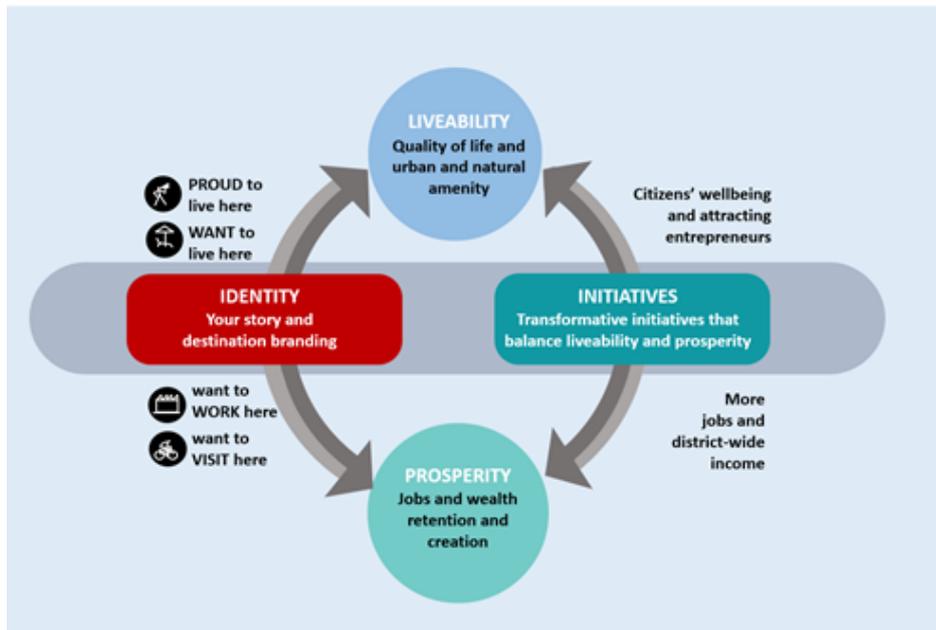


Figure 4: The core strategy.

*Identity*

An identity/destination branding initiative forms a key element of the core strategy. How Horowhenua residents view their district and how it is viewed from the outside is important. A clearly articulated narrative is required that authentically defines the best attributes of the district, along with a vision of how it will evolve. If done well, the destination branding and development of the visitor sector market will engender a sense of pride amongst residents, who are the best ambassadors for the district.

It will also attract new residents for the right reasons, not just because house prices are lower than elsewhere. Valuable new workers and those who will generate more employment and wealth through new enterprises, will be attracted to the district if they can see a long-term future for themselves and their families. The district is also likely to benefit from more visitor spending if a compelling mental picture of its attractions can be communicated.

## ACTIONS THAT TRIGGER TRANSFORMATION

### Blueprint Actions

In order to be transformative, the Blueprint actions are those deemed to trigger transformation, make a notable difference and equip the district to deal with the scale of change to come<sup>‡</sup>. Apart from the Identity/Branding action that is all-encompassing, Figure 5 illustrates the three groups of initiatives, those with a *liveability* focus, those with a *prosperity* focus and those that benefit both objectives.

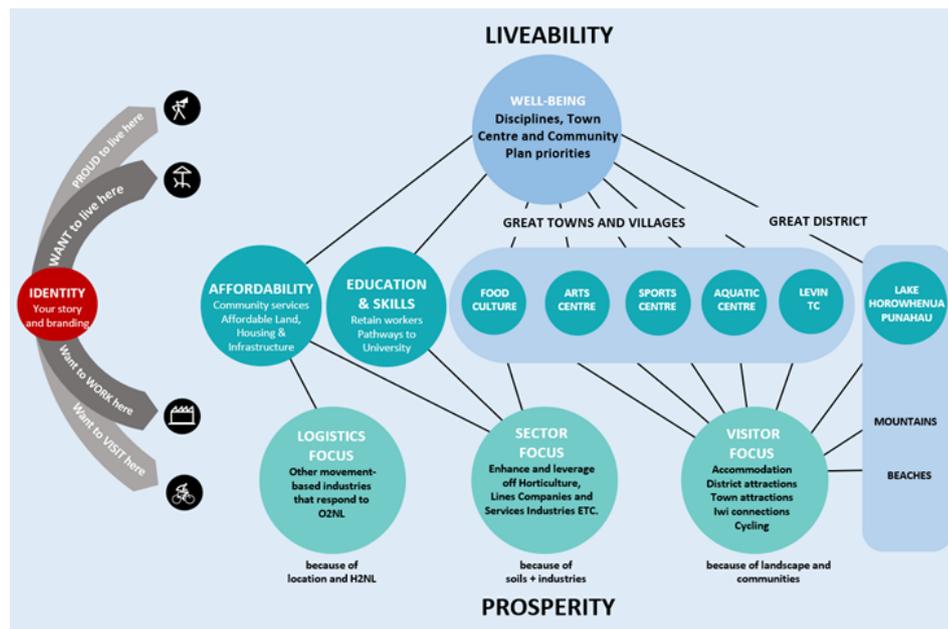


Figure 5: Blueprint actions benefiting liveability, prosperity or both.

#### Liveability focus

At the top are the actions generally associated with the *liveability* and wellbeing of the district and its people. These include the items that routinely feature in LTP considerations, which are priorities associated with the various disciplines, Town Centre Plans and Community Plans, such as:

- Growth and Three Waters Infrastructure.
- Housing Action Plan.
- Transforming Taitoko / Levin Town Centre Strategy.
- Iwi involvement with the Council.
- Economic Development.
- Horowhenua Integrated Transport Strategy.
- Parks and Recreation and the Environment.
- The Foxton Futures Strategy.
- Community Wellbeing Strategy
- Community plans for Manakau, Waitāreere Beach, Ōhau, and Foxton Beach.

<sup>‡</sup> Sense Partners Horowhenua Socio-Economic Projections: Summary and Methods, Projections Update Report, May 2020

- A provisional list of actions and priorities for Shannon / Mangaore, Ōhau, Tokomaru, Opiki, Waikawa Beach, and Hokio Beach.

#### *Prosperity focus*

At the bottom of Figure 5 are the groups of initiatives generally associated with an Economic Development Strategy (EDS). They include a focus on attracting visitors to the district due to its high natural amenity and attracting logistics uses associated with the Ō2NL interchange at the industrial area. The *Sector Focus* grouping alludes to those businesses or enterprises that warrant special attention due to the exceptional value they could add to the district, should they prosper. While the EDS will offer specific direction on which businesses to focus on, the Blueprint process suggests that the horticulture sector be considered amongst these, as it aligns with a range of other strategic objectives, including its significant contribution to the District's identity and the notion of developing a strong food culture in the district.

#### *Combined focus*

Along the middle are a series of initiatives that are strongly associated with both liveability and prosperity. While these categories are not absolute, they are helpful in formulating a strategic development approach for the Council, especially with regard to their interdependencies and prioritising longer-term decisions and LTP amendments. Affordability, Education and Skills are vital for the wellbeing of local residents, as well as being important for new residents and existing and prospective new businesses. New Aquatic, Arts or Sports centres will improve the quality of life for residents as much as they will make the district a more attractive destination. The development of a food culture will again benefit locals and the hospitality and horticulture sectors, as well as play a major visitor attraction role, and can feed into a compelling new identity narrative. This is discussed in more detail below. The regeneration of Levin Town Centre is specifically highlighted, as it plays a disproportionately important role in how the district is defined and perceived beyond district boundaries. Town centre regeneration needs to be prioritised with urgency. This will seed further third-party investment, catalysing transformation and flow-on benefits, for wellbeing and prosperity. This should commence before the revocation of the State Highway status and the town is effectively by-passed by Ō2NL, possibly from 2028. Punahau / Lake Horowhenua is a multifaceted focus area. Its restoration will positively and significantly contribute to identity, liveability and prosperity.

#### **Transformative and Deliverable**

Many strategies fail to get real traction and result in transformation because there is not sufficient focus on implementation. This is especially important in an environment with competing forces and ideas. A good strategy is both aspirational and realistic. Without aspiration, communities stagnate; without realism, nothing gets done.

The Blueprint aims to provide the most efficient pathway from aspirational ideas to implementation actions. To this end its approach is to methodically prioritise actions by identifying those initiatives that best combine being *transformative* and being *deliverable*. Transformative-ness relates to the scale of its impact, the breadth of the benefits and whether it enables other initiatives to follow. Deliverability relates to the ability to attract funding, gain political and public support, achieve consent, and so on. Figure 6 provisionally locates the identified *trigger actions* on two axes representing those two attributes. The diagram below explains key inter-relationships and will form the basis for the tactics (programme funding and scheduling) which are required to achieve those outcomes that are very transformative but difficult to achieve. It does not constitute an order of priority; that is suggested in the *strategic sequence* discussed below.

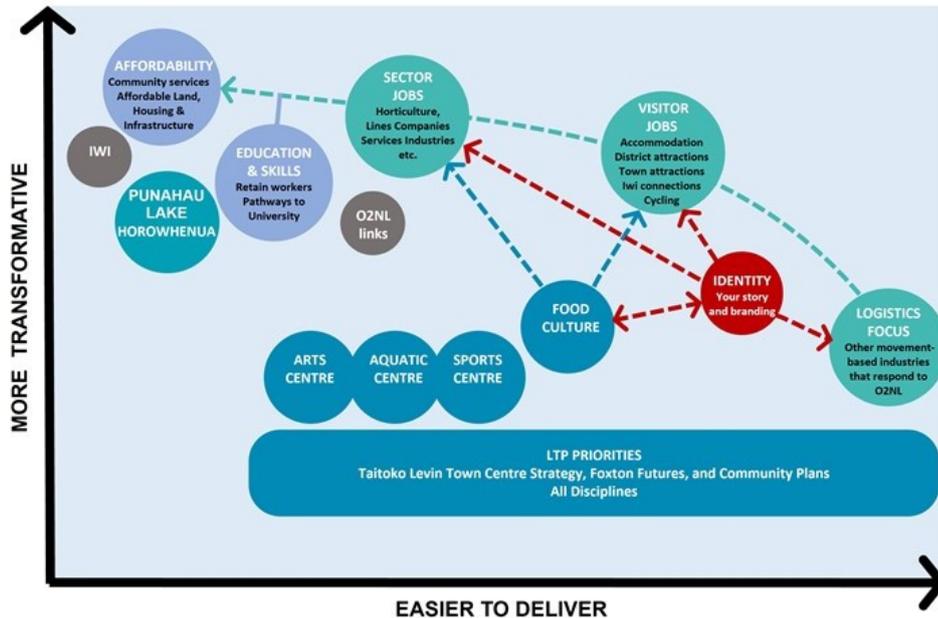


Figure 6: Blueprint actions and their transformative-ness and deliverability.

*Affordability, education, skills training, key sector, visitor industry and logistics jobs*

All the initiatives have an important role to play. This provisional assessment suggests that improving affordability, offering more education and skills training opportunities and the creation of more jobs will bring about high degrees of transformation with flow-on benefits for the community, e.g. school leavers or those embarking on a career change or wanting to re-train. These initiatives will underscore the district’s economic health. Those initiatives towards the left of the diagram are likely to be the hardest to deliver from the Council’s perspective, due to their overall complexity. The Council must invest in building strong and enduring partnerships with sector interests and stakeholders to instigate forward momentum. This investment could include time, funding and capability building.

*Disciplines, Town Centre Strategy and Community Plan priorities*

Drawn from H2040, Transforming Taitoko / Levin Town Centre Strategy and Community Plans, these priorities form an important platform for the strategy. Many are important local actions that matter to local communities, that have provided input into this. The Blueprint informs the prioritisation of these implementation actions.

*Arts, aquatic and sports centres*

These projects are singled out, as they will offer district-wide community and health benefits, increase visitation, and improve perceptions of the district. This in turn may help attract new residents and workers.

*Identity*

There is a clear relationship between the *Identity* initiative and the economic initiatives and, as a sub-set, the *Food Culture* initiative.

*Punahau / Lake Horowhenua*

Punahau / Lake Horowhenua is a significant aspect of the community's identity, especially for mana whenua. Investment will support visitor and destination development and particularly the cultural components of the visitor proposition. For iwi it will mean restoration of pride and mana, iwi economic development, employment potential, and improvement of cultural wellbeing. While other waterways are also environmentally important in the district context, Punahau / Lake Horowhenua is seen as the one that could have the most significant impact for the district if successfully restored or enhanced.

#### **Blueprint actions**

The following sections expand on a selection of trigger actions and their role in the overall strategy.

#### **Affordability**

The improvement of affordability conditions is identified as being very transformational for the Horowhenua District. Affordability applies to affordability for both businesses and residents.

##### *Affordability for businesses*

Horowhenua is a relatively cost-effective destination for new businesses, and it is important to maintain this point of difference. It is recommended to ensure that there is a sufficient supply of business and employment land, and that Council's consenting practices and rules are reviewed to supplement the other actions that support the EDS. This should also be regularly monitored in conjunction with a business assessment.

##### *Affordability for residents*

The Housing Action Plan indicates that housing affordability in Horowhenua is severely challenged. It suggests that the median house price is 7.4 times the median household income, where a factor of three would be the accepted international norm. Council has made commitments to progress with the actions identified in the Housing Action Plan.

##### *Income levels*

However, affordability is not just about *housing costs*, it determined by many factors, including income levels. These are predominantly determined by the availability of well-paying jobs. As described earlier, the Blueprint (along with the EDS) prioritises initiatives aimed at creating jobs, retaining and strengthening existing businesses and other employers, and attracting new ones. It also seeks to address employability through the education and skills training initiatives.

##### *Housing costs*

The Council's role with regard to housing costs is predominantly limited to that associated with the development of new housing and alterations and additions to existing houses. Factors, within the Council's control, in this regard are:

- Sufficient land supply.
- The availability of infrastructure to service the land.
- The efficiency of consenting processes.
- Planning rules that enable lower cost design outcomes, such as smaller lots and dwellings.
- Innovative design approaches.
- The level of development contributions.

The Blueprint addresses these issues in some of the actions outlined below.

<b>Blueprint Action 1: Enable more affordable housing choices</b>		<b>Council Role*</b>
1.1.	Implement the Streamlined Housing Process initiative as a pilot project for approximately 12 months.	L R \$
1.2.	Engage proactively with Kāinga Ora to secure more social housing.	A
1.3.	Provide guidance on strategic or optimal locations for larger footprint retirement villages or centres.	L

\* Council Roles Key: **F** Facilitator, **R** Regulator, **A** Advocate, **P** Partner, **L** Lead, **\$** Funder

Currently housing is predominantly provided through private developers catering for the general market, while state agencies (e.g. Kāinga Ora) provide social housing. There is however a critical segment in the middle often not addressed by the general market or state agencies. Figure 7 defines this segment as the ‘working poor’, who are in the lowest income quartile.

Actions are suggested that support all three of these housing segments and that generate pathways for the various groups within these segments.



Figure 7: The housing picture.

Figure 7 also introduces the distinction between local residents and new residents in the context of new housing initiatives. The following groupings are described:

*Employed and prospering*

New private sector housing largely falls within two categories:

- Local residents who trade up, or down into new builds and vacate existing dwellings, thus increasing private sector housing supply; or
- New residents who can afford to pay, bring new skills, and start businesses.

The Blueprint response is an integrated response informed by understanding the housing analytics, the market segments, the housing providers, and the gaps with the current housing delivery model. It is also addressing the factors that contribute towards house prices (within the Council's control), as discussed below.

#### *Social Housing*

These houses provide accommodation for those who are most in need in the community, often unemployed and without independent sources of income. There appears to be a chronic need for additional social housing, and at current rates additional housing is unlikely to result at a significant scale.

This an important sector to pursue, and the Blueprint proposes ongoing advocacy with Kāinga Ora and investigations to determine how more social housing can be unlocked.

#### *The working poor*

This housing segment is complex and problematic and is 'falling between the cracks'. People in this segment do not earn enough to get into home ownership and are not poor enough to qualify for state housing.

There is very little affordable housing supply for people at these low-income levels and any new-build would be unaffordable. Even if the Council operated at its most efficient and if land and all other non-building costs were fully discounted, the net build cost on its own would put these houses out of reach. Conventional private sector solutions do not suffice.

A clear housing pathway should be established for this group. An enquiry is required to identify whether affordable housing initiatives could be established in Horowhenua in conjunction with *Community Housing Providers*, as discussed below.

#### *Housing for older people*

This category cuts across all the above sectors and market segments. Evaluation is required to identify which of the Council's processes and provisions should and can be adjusted to improve the quality of care for, and lifestyle of, older people, especially relative to housing, but also care-related services. The Accelerate 25 Action Plan and Housing Action Plan will serve as helpful sources in this regard.

The Council should also consider providing guidance on strategic or optimal locations for larger footprint retirement villages or centres in its Spatial Plan and other relevant strategies and plans.

#### *Streamlined Housing Process*

The Council is progressing the Streamlined Housing Process (SHP) initiative, a pilot project that could run for approximately 12 months, before being evaluated. Its aim is to stimulate interest in, and issue procedural guidance to support, consenting of moderate to medium density houses and more comprehensive developments.

More specifically, it will enable a streamlined development process for moderate to medium density infill housing of mostly single and double-storey dwellings. In some instances, with the neighbour's consent, three-storey dwellings may be envisaged. The existing dwelling may be retained, and perhaps subdivided into two smaller units.

This initiative is intended to minimise the costs and uncertainties of the consent process through a series of preferred 'Design Approaches' and technical solutions. While the Council cannot guarantee a successful outcome, it will offer a clear and well-designed pathway for these applications to be considered.

At the core of the SHP are the following principles:

- To create high-quality living conditions, to respect neighbours, and to complement the street - through most of the existing District Plan provisions, supplemented by *Design Approaches* that applications should meet.
- To promote social and environmental sustainability - through enabling more elderly and younger people to remain in their neighbourhoods, and using urban areas more efficiently, thereby reducing the need for sprawl.
- To support affordability, in the following ways:
  - The number of infill dwellings on one site will be increased, through leniency on density provisions compensated by additional *Design Approaches*.
  - The development of smaller homes which are less expensive than larger new ones is promoted.
  - Homeowners are provided with a way to profitably redevelop their properties.
  - More certainty is provided regarding the outcomes of the consenting process, while the duration of the process and compliance costs are reduced.

Artist impressions of potential development outcomes from this initiative are shown in Figure 8 below.



Figure 8: Artist impressions of potential development outcomes from the SHP initiative.

The implementation of the SHP initiative will involve the following steps:

- Engagement with the community to promote awareness of the SHP initiative.
- Appointment of a person to champion and support the SHP programme within the Council and the community and ensure the guidance and processing of applications under the SHP programme is adequately resourced.
- Once SHP is operative, a review of the process, District Plan rules and Design Approaches.

- In conjunction with District Plan Changes, the development of medium and high-density residential design guidelines.
- Ensuring that the positive outcomes of SHP are retained and built upon in future plan changes for medium and high density residential.

<b>Blueprint Action 2:</b>		<b>Council Role*</b>
<b>Attract more Community Housing Providers</b>		
2.1	Take a lead in attracting community housing providers to the district and undertake a community housing provider initiative, by bringing parties together and facilitating the initiation of projects. This could relate to land owned by the Council, other institutions, or private developers.	L F
2.2	Consider relief from development contributions and other fees to support community housing projects.	R \$

\* Council Roles Key: **F** Facilitator, **R** Regulator, **A** Advocate, **P** Partner, **L** Lead, **\$** Funder

It is proposed that a Community Housing Provider initiative be undertaken. Please note that community housing in this context is dissimilar from the Council-owned 'community housing' as was previously undertaken in Horowhenua.

Community Housing Providers (CHP) are a recent, but fast-growing sector, which is also strongly aligned with local government housing interests. Consultation has indicated an increasing willingness to be involved in Levin<sup>§</sup>. There are over 90 registered Community Housing Providers, of which more than 15 are tikanga Māori organisations. Many have the capacity to partner with local governments to unlock the Income Related Rent Subsidy (IRRS) which cannot be accessed by local governments. The key to this opportunity is collectively leveraging and advocating the local, placed-based strengths of local governments and the CHPs.

What differentiates the project economics of Community Housing from that of private sector or state housing developments is in the financing and ownership models. Financing is usually underwritten through one or other philanthropic entity or fund, often at low interest rates. Ownership is often on a shared basis, where the purchaser progressively buys its share. Experience suggests that over an average of seven years or thereafter, the owner is on an equal footing with others. Rent to buy is another variation, and in some instances, for-rent only. These projects can also make-up a component of a larger private-sector housing project. The developer still receives a market related income for the land and has the cash-flow benefit of early development from a secure source. Through skilled design, this housing can be integrated to a degree that there is no risk to the value of their project. Over time, these shared owners fully participate in the property market.

The Council can help by bringing parties together and facilitating the initiation of projects. It can also assist in securing land (but not necessarily purchasing it) from its own portfolio or from government, iwi, churches or other institutions, or private development projects. Further consideration may be given to adjustments to the development contributions regime to support community housing projects.

<b>Blueprint Action 3:</b>		<b>Council Role*</b>
<b>Unlock land supply for development</b>		
3.1	Progress District Plan Changes, combined with ongoing land supply monitoring and analysis on housing costs and infrastructure needs.	R \$

\* Council Roles Key: **F** Facilitator, **R** Regulator, **A** Advocate, **P** Partner, **L** Lead, **\$** Funder

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<sup>§</sup> <https://www.stuff.co.nz/manawatu-standard/news/300344409/council-presents-easy-and-more-affordable-housing-solution-for-horowhenua>

\*

The Council is currently reviewing its growth strategy for the period up to 2040 (refer to Figure 9).

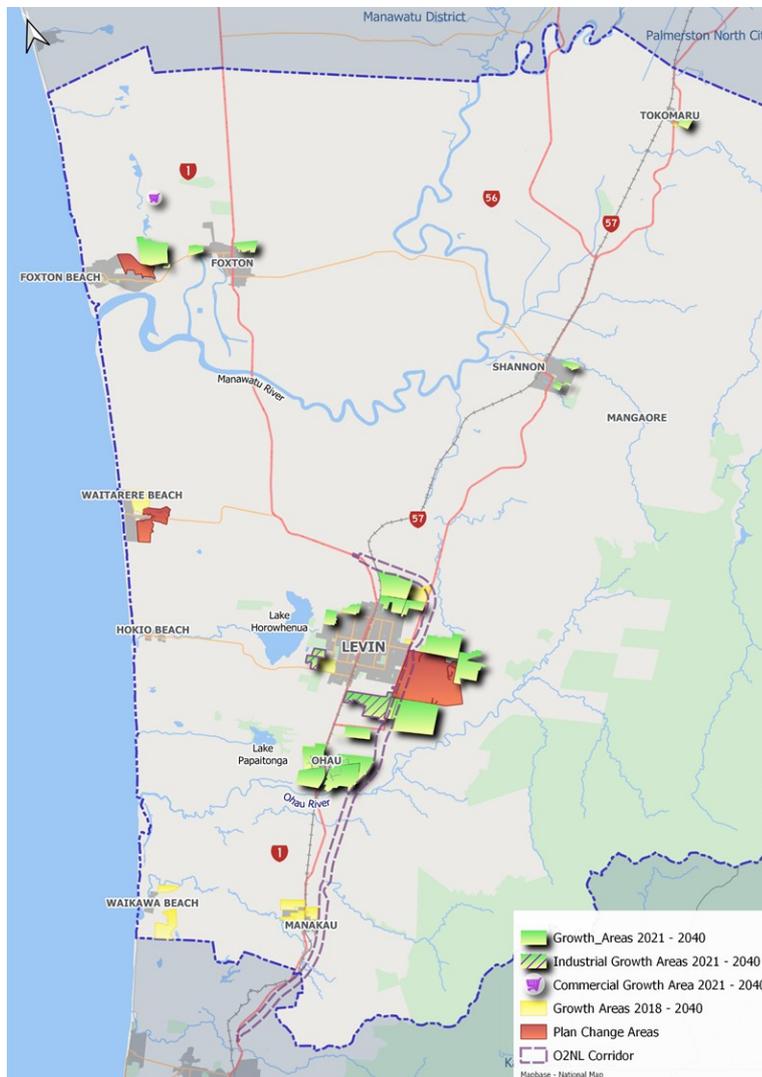


Figure 9: Summary map from the Council’s growth strategy.

This strategy is based on a projected population of 60,772 by 2040, an increase of 24,885 people. The number of dwellings in the district is projected to grow to 26,981, an increase of 11,177 dwellings. An overview of these figures, including those for 2030, is provided in Figure 10. Calculated and estimated supply of new dwellings up to 2030 amount to 5,435. This figure consists of:

- Approximately 980 dwellings and sections on vacant zoned land.
- Approximately 3,497 units provided on land included in the growth strategy that does not yet have a residential zone. This number is capped by infrastructure limitations related to Levin.
- Approximately 758 dwellings as infill in existing urban areas.
- Approximately 200 rural-residential dwellings.

It should be noted that this provision contributes an oversupply of 825 dwellings, compared to the population growth demand 4,610. To meet the 2040 demand, this requires an additional 5,742 dwellings to be constructed in the 10-year period 2030-2040.

DEMAND	Population	Total Dwellings	Increase in dwellings
Existing 2020	35,887	15,804	0
Projected 2030	46,202	20,414	<b>4,610</b>
Projected 2040	60,772	26,981	<b>11,177</b>

SUPPLY	2020 to 2030	2030 to 2040	Combined
	Increase in dwellings	Increase in dwellings	Increase in dwellings
Zoned	<b>980</b>		
Planned, but not zoned	3,497 (capped by infrastructure limitation Levin)		
Assumed infill	758		
Rural-res.	200		
<b>TOTAL</b>	<b>5,435</b>	<b>5,742</b>	<b>11,177</b>

<b>5,742 dwellings to be supplied to meet 2030-2040 demand</b>			
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Figure 10: Overview of district population and dwelling demand and supply

*Rural Residential*

The current assumption for rural-residential is a supply of 200 lots over the 2020-2030 period. However, to promote rural-residential as a core solution to Horowhenua’s housing challenges carries some risks related to the region’s agricultural functionality, environmental sustainability, and landscape character.

The district currently accommodates a significant number of rural-residential properties (Figure 11 left-hand). When overlaid on constraints relating to flood hazards, coastal hazards, high-class soils (Figure 11 right-hand) it becomes apparent how congested the situation already is.

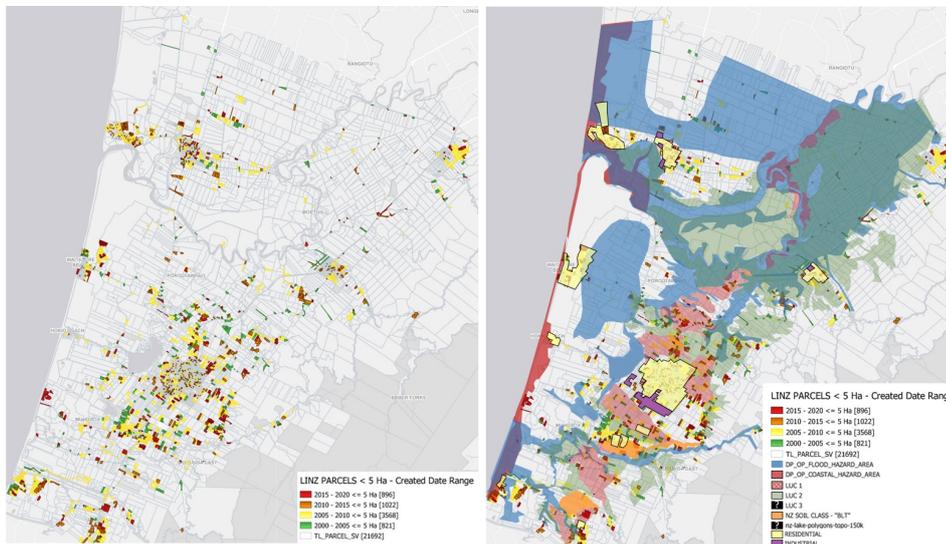


Figure 11: Existing rural residential lots, without (left) and with constraints (right).

It should be noted that a typical rural-residential property consumes substantially more land than a typical urban-residential property does. The average serviced rural-residential property in the district is around

2,400m<sup>2</sup> (minimum 2,000m<sup>2</sup>), which is more than four times a 600m<sup>2</sup> urban lot. The minimum un-serviced rural-residential lot size in the district is 5,000m<sup>2</sup>, which is more than eight times the size of a 600m<sup>2</sup> urban lot.

The Blueprint proposes that analysis will identify the most appropriate locations to direct this market segment to, along with a set of rules, thereby protecting rural production from reverse sensitivity effects. It is important to monitor urban and rural landbanks and taking a more strategic approach to the provision of rural residential living options in Horowhenua. This would protect versatile soils and avoid the escalation of rural land values beyond their actual value for production driven by oversupply of rural residential housing.

The District Plan Changes are strategically important in this respect, along with planning, costing and sequencing of the infrastructure required for infill and growth areas, which is further expanded upon below.

<b>Blueprint Action 4:</b>		
<b>Provide robust three-waters infrastructure</b>		<b>Council Role*</b>
4.1	Monitor infrastructure provision to ensure newly zoned land can be serviced promptly.	L
4.2	Verify funding demands and their timing to understand the situation with greater accuracy. If appropriate, explore ideas around funding and innovation for further investigation. However, this may be influenced by the Water Reform which may result in a different funding model.	L
4.3	Review the district's Infrastructure vulnerabilities in the event that the delivery and management of these would sit with a different entity instead of Council.	L

\* Council Roles Key: **F** Facilitator, **R** Regulator, **A** Advocate, **P** Partner, **L** Lead, **\$** Funder

Consideration of the array of infrastructure projects has led to a provisional overview. The following three-waters infrastructure projects were identified:

*Water supply*

- Ōhau: possibility of water services supply (uncertain)
- Waitāre Beach: possibility of new supply (uncertain)
- Tokomaru: water supply (uncertain)
- Shannon: water treatment plant
- Levin: alternative water supply (uncertain)

*Wastewater*

- Levin: pump station upgrades
- Levin: sewer upgrades
- Levin: waste water treatment plant upgrade
- Ōhau: wastewater services supply (uncertain)
- Foxton Beach: waste water treatment
- Waitāre Beach: wastewater treatment
- Tokomaru: wastewater treatment (uncertain)

*Stormwater*

- Foxton Beach: stormwater reticulation

*Infrastructure projects for growth areas*

- Taraika infrastructure growth requirement
- Roslyn / Fairfield development area

The planned water, wastewater, stormwater (along with transport infrastructure projects), including their estimated costs and timeframes, are detailed in the Infrastructure Strategy. Their delivery priorities have been reviewed as part of the LTP process.

The indicative capital expenditure projections and indicative timeframes for decisions and funding for the next 20 years have been analysed. Compared against the hypothetical average spend there are several expenditure spikes to be anticipated. These mainly relate to several major treatment plant upgrades and water supply investigations (including consenting processes, designations, and land acquisitions) that will require significant capital funding. The spikes are to be addressed through innovating financing methods and technological solutions which extend the capacities of the different systems.

<b>Blueprint Action 5: Support and enable Iwi aspirations</b>		<b>Council Role*</b>
5.1	Engage with Iwi on a range of provisional ideas for Iwi involvement with the Council developed during the Blueprint production process and which draw on the principles agreed in the Wellington Regional Growth Framework.	L P
5.2	Support and strengthen Iwi relationship and engagement processes and invest in capacity building for this.	L \$
5.3	Advocate for and support plans and initiatives to restore Punahau / Lake Horowhenua.	A
5.4	Support the development of Māori housing.	F R
5.5	Support Iwi economic development aspirations.	F

\* Council Roles Key: **F** Facilitator, **R** Regulator, **A** Advocate, **P** Partner, **L** Lead, **\$** Funder

A range of provisional ideas for Iwi involvement with the Council which draw on the principles agreed in the Wellington Regional Growth Framework have been developed. These should be considered a starting point for fuller engagement with Iwi.

<b>Blueprint Action 6: Communicate a clearly defined identity for the district</b>		<b>Council Role*</b>
6.1	Once complete, implement the actions recommended in the Destination Management Strategy.	L \$
6.2	Create a website presenting the district's potential with planned 'strategic moves' and ongoing significant investments.	L \$
6.3	Create an interactive map showing the spatial distribution of key planned and ongoing developments in the district.	L \$
6.4	Produce a prospectus highlighting the district's positive, regionally significant attributes and presenting its opportunities for the public, private and not-for-profit sectors.	L \$

\* Council Roles Key: **F** Facilitator, **R** Regulator, **A** Advocate, **P** Partner, **L** Lead, **\$** Funder

A Destination Management Strategy (DMS) is currently under development in order to create a Horowhenua District story and market proposition. It will include a market, events, and funding strategy. The Blueprint suggests that this strategy explicitly aims to evoke the following emotions or desires:

- *I am proud to live here.*
- *I want to live here.*
- *I want to work here.*
- *I want to visit here.*

*The relationship between the DMS and the Blueprint*

The DMS can only promote that which is authentic, or it will lose credibility. Yet it can allude to the vision for the future of Horowhenua, if that is clearly defined, in order to signal that the district is a go-ahead place. This will extend the effect of the DMS beyond that of attracting visitors and into that of shaping the perceptions of

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prospective investors or new residents and workers choosing to move here. The H2040 and the Blueprint’s roles are to provide the branding with a credible vision for the district and how it will be achieved.

A website could be one of the means for this. It could provide the message that the district is ‘a go-ahead place’ and abounding in potential. Clear presentation of the planned ‘strategic moves’ and ongoing significant investments could positively shift perceptions. This could be accompanied by an interactive map showing the spatial distribution of key planned and ongoing developments.

A more targeted companion to this element of the DMS is a well-crafted *Prospectus*, which is very specific about opportunities for the public, private and not-for-profit sectors. This needs to be kept current and periodically updated. Several pages from an example are shown in Figure 12.



Figure 12: An example of an effective prospectus that explicitly details public and private sector opportunities.

<b>Blueprint Action 7: Secure jobs in key sectors and attract more visitors</b>		<b>Council Role*</b>
7.1	<i>EDS and logistics</i> : Support and implement the employment sectors proposals in the EDS as well as <i>logistics</i> .	F P
7.2	<i>Visitor Industry</i> : Work with stakeholders within the community to identify and stimulate the implementation of ideas to attract more visitors, e.g. improved cycling infrastructure, wider tourism offering, more and higher-quality visitor accommodation and food-related attractions, supported by an expanded communications strategy.	P \$
7.3	<i>Horticulture</i> : Develop, with stakeholders within the community, a regional strategy for sustainable food production to ensure equitable food security and efficient supply chains and retail infrastructure. Include an emphasis on employment opportunities, workforce development, and tourism.	P \$

\* Council Roles Key: **F** Facilitator, **R** Regulator, **A** Advocate, **P** Partner, **L** Lead, **\$** Funder

The blueprint trigger actions also include a focus on jobs in key sectors, on jobs in the visitor industry, and on jobs in logistics. The key sectors were defined in H2040 and are listed in Figure 13 below.



Figure 13: Horowhenua Sectors as defined by H2040.

The Blueprint makes some provisional suggestions regarding which of the above sectors to focus on, in addition to those relating to visitation and logistics. This will need to be confirmed by the Economic Development Strategy (EDS).

The above sectors are strongly represented in the district and / or there is potential to grow them to the next stage, given the district's strengths, strategic transport infrastructure, and opportunities. Often these jobs are relatively well-paid or they provide a platform to set off other transformational improvements, in line with the H2040 vision and core strategy of the Blueprint.

#### *Logistics*

An increased focus on logistics will be based on the construction of Ō2NL and government investment in the rail network and freight hub in Levin. This sector and these jobs will also be important for the support of other sectors. Indications are that there is a shortage of commercial and industrial land in the Wellington Region, at scale and in one location, which offers opportunities for these activities in Horowhenua. Having a pipeline of industrially zoned land will be an important priority to meet existing and foreseeable demands in the Horowhenua-Wellington region.

#### *Visitor industry*

The visitor industry jobs are considered slightly less transformational for the district, as these are often somewhat lower-salary jobs. They are however important due to their ability to benefit other sectors and to maintain employment pathways, as part of a wider Workforce Plan. Also, because they service an industry relying on the attractiveness of the district, development in this area will also benefit existing residents and attract new residents.

#### *Horticulture*

There is an opportunity for increased employment and wealth creation in horticulture and associated industries. This requires a regional approach to be developed with stakeholders, which would deliver the following outcomes in line with ensuring food security, efficient supply chains, and greater job creation and food sovereignty across the region:

- Current food production and supply chains mapped for both domestic and international markets (which have quite separate challenges) and future demand for this production quantified.
- Required growth in food production to supply this demand.
- Sustainable (environmental, economic, social and cultural) options identified for achieving the expected growth and pride in production over time.
- Training and Skills development and employment initiatives to meet workforce demands.

- Mapping of potential land-use optimisation areas and input allocations, and identifying new infrastructure required and funding avenues.
- Partnerships with Māori producers and Government.
- Consider advocating to Government for a more equitable retail system to ensure food affordability involving all players, including iwi.
- Consultation with stakeholders on these outcomes and next steps.
- Contingency plans in place to prepare for crises and emergencies.

Additional initiatives related to food culture are presented below.

<b>Blueprint Action 8: Nurture and promote a food culture</b>		<b>Council Role**</b>
8.1	Investigate the development of a multi-use market building and commence longer-term engagement with horticulture and food processors around a destination hub for associated food culture activities.	L \$
8.2	Advocate for Regional Council and Central Government funding for projects that support the food culture proposition and promote the horticulture sector and sustainable growing practices.	A
8.3	Commence longer-term planning for being a pilot for improved health and nutrition outcomes, possibly with Mid-central DHB.	L P

\* Council Roles Key: **F** Facilitator, **R** Regulator, **A** Advocate, **P** Partner, **L** Lead, **\$** Funder

If Horowhenua were to become recognised as having a distinctive *food culture*, this would contribute strongly to its national identity as a recognised *Food Bowl*. In addition, this initiative would connect and benefit the horticulture and visitor sectors (see Figure 14). It could also offer a series of other community benefits described below.



Figure 14: Food culture.

*Why a food culture initiative?*

A provisional definition of this initiative may be: ‘Making Horowhenua renowned for its excellence in the growing, preparation and consumption of high-quality and healthy food’.

The district is known by many as the *Food Bowl* of the region, yet there is only limited evidence of this key identity and attribute in Levin’s main street. During the consultation process<sup>††</sup>, some lamented the lack of a ‘front of house’ for the horticultural products from the district. Visitors (and many residents) are likely to be oblivious of this distinguishing attribute. Fresh, healthy, and locally produced food is also very topical, especially since the onset of Covid-19, a lifestyle trend which is also prevalent overseas. The timing is opportune for catalysing this initiative with the primary sector and investors.

Over time the initiative can be expanded and enriched. The initiative can also be multi-faceted and be at the centre of a range of other related initiatives, possibly including:

- Developing a very visible multi-use market building (described below).
- Supporting the ‘Taste Trail’ event and enable other food related events.
- Telling the ‘Food Bowl’ story.
- Initiatives to ‘Teach the Street’ by offering guidance to food outlets in Levin and other settlements on how to communicate the local provenance of their food, and how to constantly improve the quality of their offer.
- Offering advanced cuisine courses.
- Including Iwi expertise on kai and gardening, also Matariki.
- Offering permaculture courses to the public and schools.
- Undertaking food poverty initiatives through education, support, and donations.
- Advocating for and promoting our horticulture sector and sustainable growing practices.
- Collaborating with Massey University, FoodHQ, Horizons and others to optimise opportunities for the development of a food cluster, and enhancing the Horowhenua Food Bowl and the Healthy Horowhenua brand and identity.
- Recruiting for the hospitality and horticulture sectors.

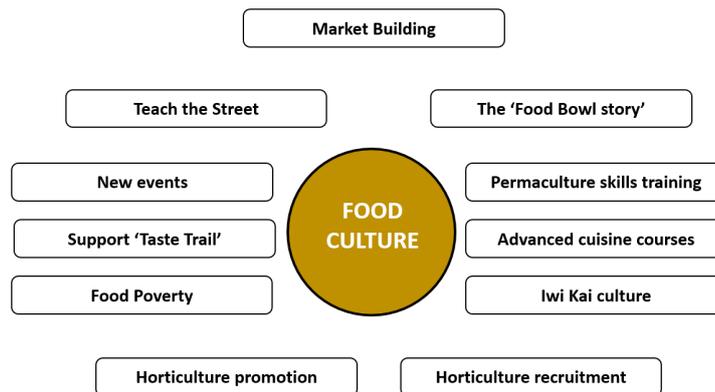


Figure 15: Possible activities associated with food culture.

*A multi-use market building*

This is loosely envisaged as a highly distinguished iconic building on Oxford Street where it will be highly visible to passing motorists in the next ten years before Ō2NL bypasses Levin. Comparable examples are Te Awahou Nieuwe Stroom, which has become a nationally recognised icon. The ‘Over The Moon’ cheese shop in Putāruru, while being an undistinguished building, has put Putāruru on the map as a food destination. The cheeses are sold through supermarkets nationally and it houses the NZ National Specialist Cheesemakers Association.

<sup>††</sup> Horowhenua NZ Trust sponsored event - Te Takeretanga o Kura hau-po, 22 October 2020

The fresh produce aspect of the building is to be representative. Its main purpose is not to compete with conventional outlets.



Figure 16: Food culture examples from elsewhere.

*Organisational management structure*

An organisation may be structured to support the initiative and could be run by the industry or as a co-operative. The Council’s role may be limited, other than helping establish the initiative. Examples of other organisations, with a more limited remit, include:

- Fruit & Vege Co-Ops Wellington: 11 co-ops organised by Regional Public Health and Wesley Community Action. These offer free cooking lessons and meal plans.
- Ooooby Auckland, Waikato, Christchurch and Sydney. This is run by a charitable trust that supports small-scale sustainable farming and food systems.
- FoodTogether, Canterbury District Health Board. This is a social enterprise, supported by the Healthy Life Trust.
- Affordable Fruit and Vegetable Group, Christchurch. This is a non-profit group with the aim to help people eat more healthily.

<b>Blueprint Action 9: Support education and skills development</b>		<b>Council Role*</b>
9.1	Work with stakeholders within the community to identify and stimulate the implementation of ideas for offering more education and skills training opportunities and possibly expansion of existing ones.	F P
9.2	Implement a workforce plan to support the key sectors and also support greater job creation in emerging, higher growth sectors.	F
9.3	Strengthen education in the professional services category, including counselling and family support services.	F

\* Council Roles Key: **F** Facilitator, **R** Regulator, **A** Advocate, **P** Partner, **L** Lead, **\$** Funder

The Council will facilitate conversations between stakeholders to identify ideas on increasing the education and skills training opportunities in the district. This will strengthen the local economy and provide young people with pathways without the need to leave the district.

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## SPATIAL PLANS

### The spatial picture

The district's spatial picture epitomises a future development strategy that responds to the natural character of Horowhenua, as well as the dynamic nature of its communities and enterprises. It is suggested that the food bowl and the live/work engine room is centred on Levin. Foxton and Foxton Beach act in tandem and form a strong secondary centre for the district. To the north are the productive plains with a cycle network that links mountains and sea. The northern villages share the pull to the north with Shannon at the crossroads between cycle, rail and state highway movement. To the south, Manakau and Ōhau have the potential to reflect the ideal of living in harmony with nature. This area forms an important gateway for those entering from the south and will set the tone.

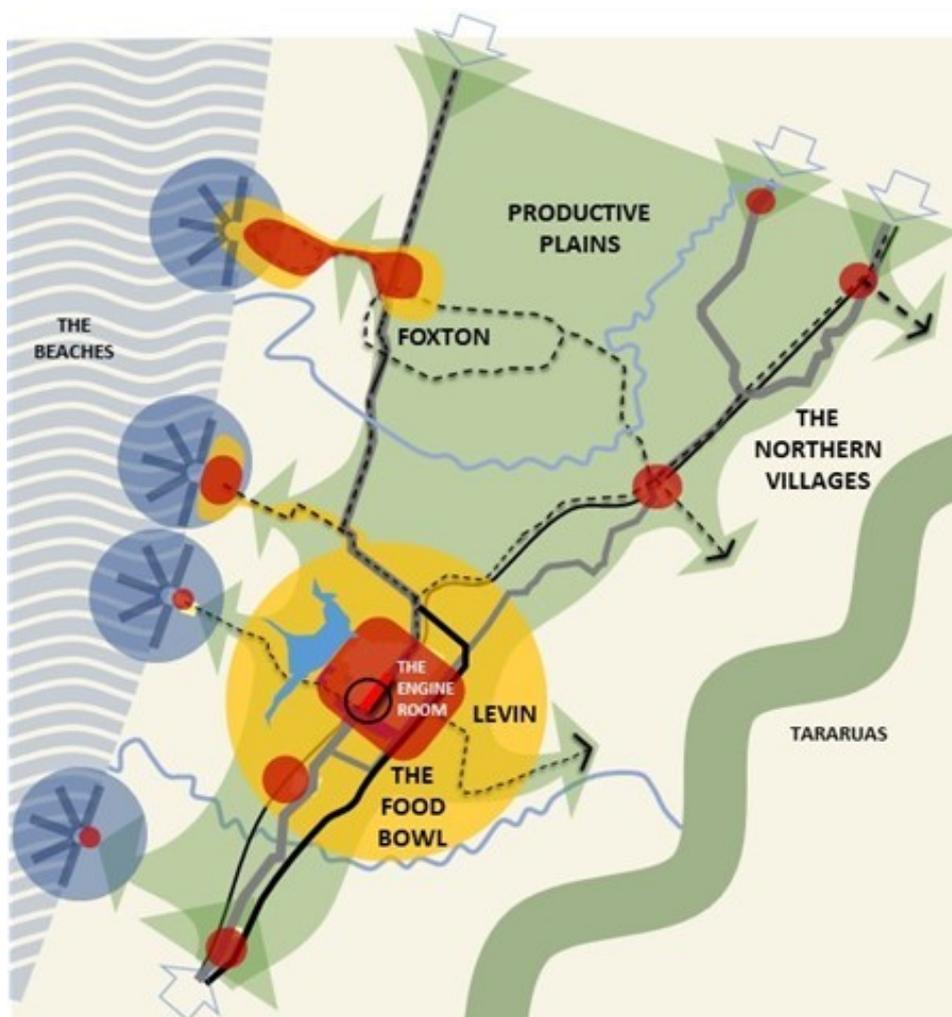


Figure 17: The spatial picture.

**Blueprint Action 10:  
Keep the district moving**

	<b>Council Role*</b>
10.1 Undertake planning and design work regarding Ō2NL, based on the strategic objectives for the district related to connectivity, logistics related employment and presentation to travellers from the south. Focus on the locations of interchanges and crossings, as well as how changes to the movement network influence the way the district is accessed and perceived. Accompany this with a strategy for 'gateways' into the district and its towns.	L
10.2 Advocate with NZTA for a movement network that best integrates Horowhenua, and specifically Levin, Shannon and Foxton, with Ō2NL.	A
10.3 Implement the Active Transport Strategy to form a connected network of shared paths and cycleways. Place specific focus on the Shared Pathway network and the Town Spine in Levin; the Mountains to the Sea corridors; any missing links; connectivity to key community facilities; and routes attractive for tourism.	L \$
10.4 Consider opportunities for cycling improvements associated with the development of infrastructure to help with stormwater management and attenuation.	L P
10.5 Continue advocating and planning for the upgrade of the Levin passenger train station and improved rail station access with Kiwirail and regional transport committees.	A
10.6 Work with the Wellington Regional Growth Partners on the Levin Structure Plan to guide longer term development and improvement of the station catchment.	L \$
10.7 Consider housing pilot projects to ensure affordable housing outcomes are included with the transformation of the station precinct.	F

\* Council Roles Key: **F** Facilitator, **R** Regulator, **A** Advocate, **P** Partner, **L** Lead, **\$** Funder

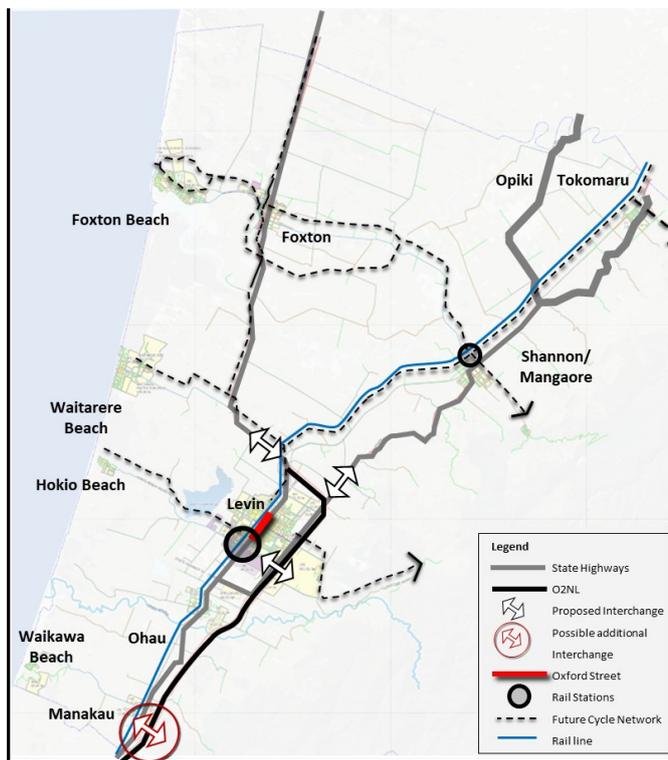


Figure 18: The district movement picture.

Figure 18 illustrates the movement network within the district, which is informed by the Horowhenua Integrated Transport Strategy. Major roading projects include the Ōtaki to North of Levin Expressway (Ō2NL) and associated local road upgrades to ensure district connectivity. The proposed motorway interchanges will have significant traffic volume implications, which, if managed appropriately, can bring economic benefits to the district.

#### *Ō2NL connectivity*

Preliminary thoughts are that it would be to the district's benefit to have at least an offramp at Manakau. A full interchange would be even more beneficial, for the following reasons:

- While Ō2NL will bring considerable connectivity benefits, as well as the revocation of Oxford Street, it will act as a bypass to Levin and southern Horowhenua. This may exacerbate the current lack of public definition of the Levin Town Centre and some significant district attributes, such as beaches and other visitor destinations. An access at Manakau could, to a degree, counterbalance this with through-movement, at a less congested rate.
- The offramp can be the place to 'announce' the entire Horowhenua, something that cannot be done at Ōtaki.
- The Levin access through the industrial area, whilst good for logistics industries, will offer a compromised image. It has potential to increase traffic conflicts and side friction effects.
- Manakau and Ōhau residents who must travel north before heading south will, ad infinitum, generate unnecessary additional kilometres travelled. These add up quickly and are damage the local economy and negatively affect the environment.
- Manakau and Ōhau residents will likely still suffer delays through Ōtaki when heading south.
- There will be an economic opportunity cost to the Manakau and Ōhau centres, due to reduced passing trade, especially from non-district travellers.

#### *Active transport*

Investments in active transport will be in line with the objective for a 'Health Horowhenua', based on an active lifestyle and connecting with the natural environment. As part of the Active Transport Strategy, a network of shared paths and cycleways is proposed to link up the towns and villages and promote safe alternative transport mode for local travel and recreational activities. Initiatives associated with improvement of rail network infrastructure will support the increased use of the commuter train service with upgrades to the Levin Rail Station and Shannon Rail Station.

It is suggested that strengthening of the east-west connection will improve district connectivity and resilience. It will also increase the visitor offering for recreational cycling.

#### *Rail transport*

The future electrification of the rail network represents a significant opportunity for the district. The Wellington Regional Growth Framework contains the aspiration to intensify an area within walking distance of the Levin train station to maximise rail patronage and offer residential opportunities based on passenger transport usage.

Ongoing partnership and advocacy with Kiwirail and the regional transport committees focus on transport and land use initiatives that will enable and support the upgrade of a passenger train station and associated transformation and intensification. This work ranges between strategic town-wide matters and local investments within the station precinct (refer to Figure 19).

Further work with the Wellington Regional Growth Partners on the Levin Structure Plan is needed to guide longer term development of the precinct around the Station and provide improved multi-modal access to and between housing, employment, education, and other services. This will include urban design investigations to guide planning approaches and implementation plans for the improvement of the walkable neighbourhood and the Station precinct.

Additionally, housing pilot projects should be considered to ensure affordable housing outcomes are included with the transformation and intensification.

<b>Blueprint Action 11:</b>		<b>Council Role*</b>
<b>Support our communities and centres</b>		
11.1	Continue implementing the Transforming Taitoko / Levin Town Centre Strategy and activating the Levin Town Centre, as prioritised through the LTP.	L F P \$
11.2	Develop a Master Plan to conceptually visualise the implementation of the Transforming Taitoko / Levin Town Centre Strategy.	L \$
11.3	Continue supporting the implementation of the Foxton Futures Implementation report.	L F P \$

\* Council Roles Key: **F** Facilitator, **R** Regulator, **A** Advocate, **P** Partner, **L** Lead, **\$** Funder

Horowhenua is home to many different towns, townships, and communities, all of whom have their own unique identity and special characteristics.

A series of Community Plans are developed and / or being developed for these settlements, based on extensive engagement with the local communities, either specifically through the Community Plan process or through other engagement on projects such as the LTP. These proposed plans set out the vision, values, priorities, and actions. The aspirations for each community are diagrammatically captured in Figure 19. The colours depict the types of key initiatives for each place and provide a strategic context for future investment decisions. This is further discussed below.

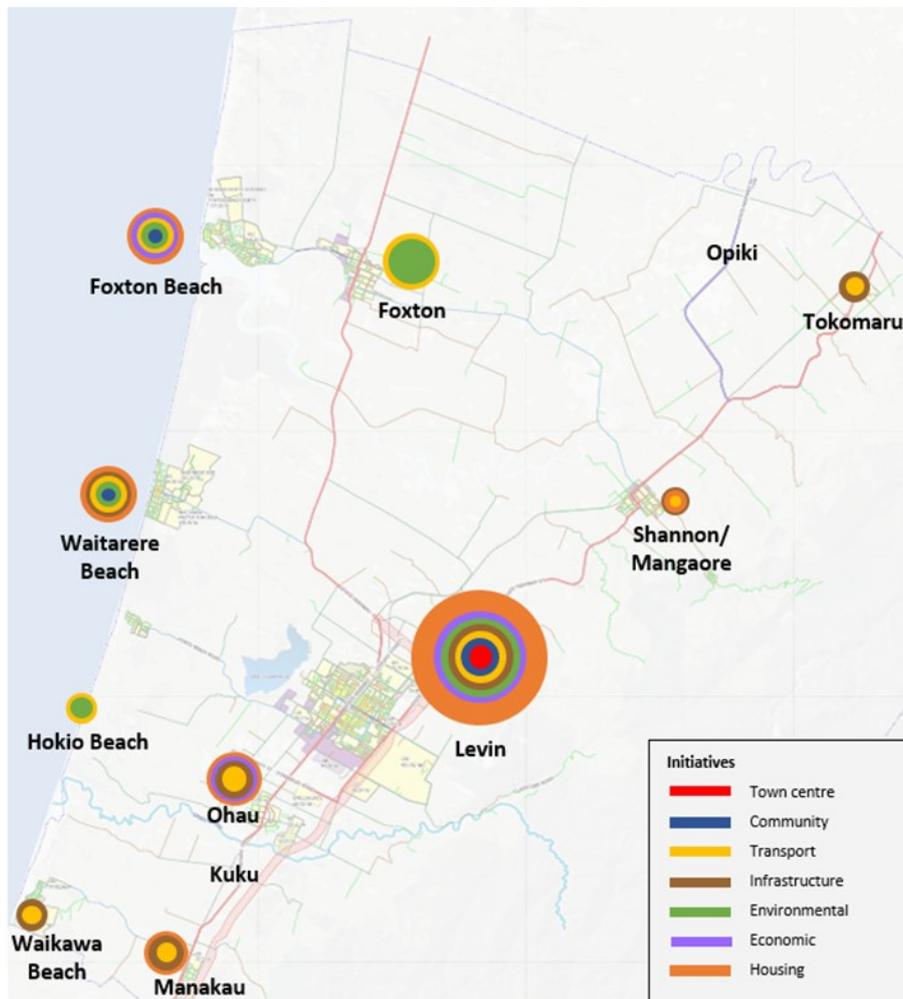


Figure 19: Diagrammatic depiction of the types of key initiatives for each of the district's settlements.

*Hokio Beach*

Hokio Beach is a popular coastal holiday settlement. Planned initiatives are mainly associated with the shared pathway to Levin and also include environmental projects, such as the management of the landfill.

*Waikawa Beach*

Waikawa Beach is a coastal rural settlement and popular holiday destination. Initiatives around road improvements will enhance connectivity of the place with the wider district.

*Tokomaru*

Tokomaru is the north-eastern gateway for the district. A range of infrastructure and transport projects are planned to upgrade existing facilities and improve road safety.

*Manakau*

Manakau has a rich heritage and rural village character. It is important for the community that any future growth and development will support the protection and enhancement of this character and mitigate community severance. A range of State Highway safety improvement projects will ensure the impact of Ō2NL is appropriately managed and local movement enhanced.

#### *Ōhau*

Ōhau is predominantly a rural lifestyle village with access to local vineyards and fresh produce and its unique riverside environment. It has the potential to be a food hub and tourism destination that celebrates the local food culture and its unique riverside environment. Initiatives associated with the improvements of State Highway safety will also enhance accessibility and support future growth.

#### *Waitāre Beach*

Waitāre Beach is a beachside village with a range of outdoor recreation opportunities. Upgrades of several community facilities, a new surf club building and Waitāre Domain improvements will support the needs of the local community. A range of transport and infrastructure initiatives are also planned, in anticipation of future population growth in the area.

#### *Shannon / Mangaore*

The Ō2NL project will have a significant impact on local traffic movement. In response, a range of road safety improvement initiatives are planned to ensure the pedestrian amenity and local movement are not adversely affected. Managing growth will be important to protect and preserve their unique community characteristics, while providing new housing and community facilities in appropriate locations.

#### *Foxton Beach*

As a beach holiday destination Foxton Beach possesses a range of natural assets that make the place popular for outdoor recreation and education activities. The aspiration for Foxton Beach is to protect the natural environment, accommodate growth and improve the network of cycling connections and shared paths.

#### *Foxton*

The unique Māori heritage combined with influences from Dutch immigrants, brought together in the multi-cultural, multi-purpose visitor and community hub 'Te Awahou Nieuwe Stroom', makes Foxton a unique tourism destination and a gateway for the district. The Manawatū River Loop project will significantly contribute to the improvement of the natural environment and recreation amenity. In addition, the shared path initiatives will facilitate better connectivity to the walking and cycling network. The RAMSAR site is an international attraction, an important habitat site, and educational offering.

#### *Levin*

As the main urban centre of Horowhenua, Levin acts as the centre for educational, commercial, industrial and recreational activities in the district. A range of town centre upgrades underway or prioritised and planned, will catalyse the regeneration of the centre. This includes streetscape and public realm upgrades to ensure a positive perception of Levin, which plays an important role in defining the identity of the district as a whole. Investment towards community facilities, including an aquatic centre and sports hub, is intended to meet existing and future community needs. Significant infrastructure initiatives are also in the delivery pipeline to ensure the centre is prepared for future growth and intensification. Consideration of the strategic value of investment in the arts sector is warranted.

<b>Blueprint Action 12:</b>		<b>Council Role*</b>
<b>Work in partnership with our community to achieve locally owned vision and goals</b>		
12.1.	Facilitate and enable community-led development	F P
12.2.	Celebrate our people and Horowhenua's community-led initiatives	A P
12.3.	Provide capacity and capability building support	L
12.4.	Foster an environment that promotes a vibrant community	A F
12.5.	Improve Council engagement with communities	P F \$

Council Roles Key: **F** Facilitator, **R** Regulator, **A** Advocate, **P** Partner, **L** Lead, **\$** Funder

Our communities are our people, and they belong to more than one community. Communities can be place, population or interest-based, and a combination of these. Whatever the type of community, the common factor is that they feel a sense of belonging.

In our rohe (district) we have identified specific population groups that are often not heard and can experience disadvantage, discrimination and inequity. The Community and Social Development Action Plan aims to provide opportunities for these groups to participate inclusively in society, Council's decision making, and have their views heard.

*Facilitate and enable community-led development*

Council works closely with groups (such as residents, voluntary and community groups, etc.) to build their capacity and capability to carry out community activities. This is an important role, which Council will continue to build on. Council officers have a key role in linking and connecting residents and voluntary and community groups to the relevant parts of Council and vice versa.

*Celebrate our people and Horowhenua's community-led initiatives*

Council is committed to raising the profile of resident and community-led projects. Profile raising is a good way of acknowledging the invaluable contributions of the community, their achievements, as well as providing learning opportunities for others.

*Provide capacity and capability building support*

Capacity and capability within the sector is an ongoing issue. This includes areas such as governance, finance, funding advice, cultural awareness and other areas essential to effectiveness and sustainability. Voluntary and community organisations have said that it would be helpful if Council could share learning and development opportunities. Council will continue to provide support and opportunities that help build the sector's capacity and capability.

*Foster an environment that promotes a vibrant community*

Horowhenua district continues to progress towards a more vibrant community through events such as, Waitangi Day, Pasifika, SPYFusion, Art in the Park, Matariki and Māori Language Week, Diwali, Local History Week and many more. It is important to celebrate our already rich history and encourage arts, culture and heritage activities as they add value across all facets of human activity and development. The three pillars of arts, culture and heritage build the foundation of this action, ultimately to achieve a vibrant community that residents and visitors alike are proud of.

*Improve council engagement with communities*

Consultation with communities is a vital step in developing our policies, plans and activities. However, Council does understand that the volume and pace of consultations can overwhelm the capacity of our communities. From the community's perspective, they often see our different consultations as strongly linked and feel they are repeating or providing similar feedback. Council's older persons, youth, education and accessibility forums provide information, guidance and advice to Council on a range of issues that affect their communities. However, it is important to continue to develop more innovative and creative ways of engaging with children and young people so their voice is heard on matters affecting their future.

## THE STRATEGIC SEQUENCE

### The strategic sequence

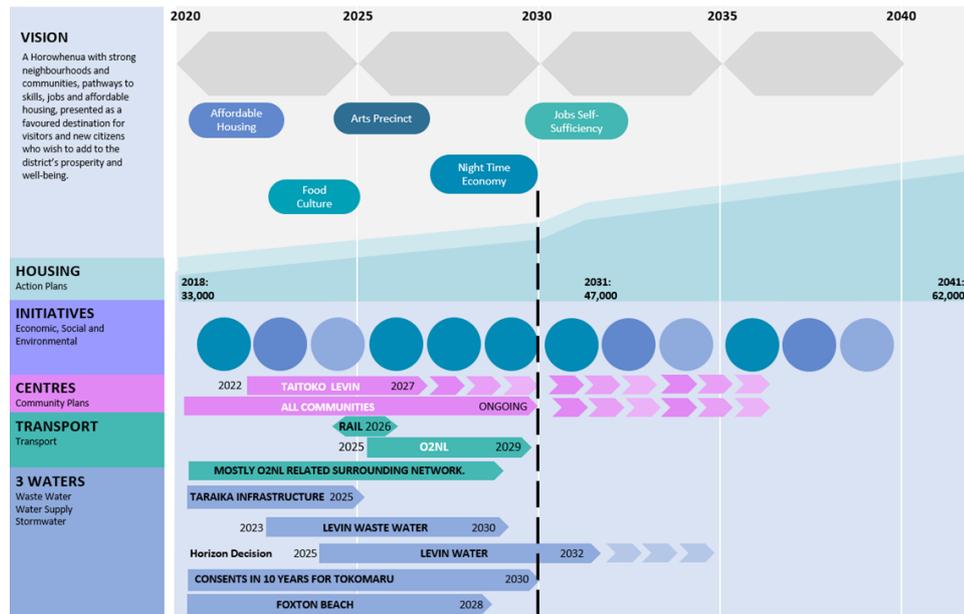


Figure 20: Strategic implementation sequence.

The Blueprint establishes a strategic sequence of actions which will give the district a clear direction.

These *discretionary* actions sit within a context of externally induced timelines, such as population growth trends and large projects such as Ō2NL, an upgraded rail service and the large three waters infrastructure projects driven by environmental and consents obligations. When taken together, everything seems to be happening by 2030!

The *discretionary* actions are those that have been prioritised based on their ability to combine being transformative and deliverable. The order in which they occur will determine their effectiveness. Figure 21 suggests a provisional sequence for review. Some actions are sequenced early, such as the Affordability and Education and Skills initiatives, because they will take a long time to deliver, and their flow-on effects will be significant. Others are early, due to immediate needs, such as the Aquatic Centre and actions that will uplift the main street conditions in Levin Town Centre, which would otherwise be in limbo until the State Highway status is revoked after the completion of Ō2NL.

It is suggested that once the Blueprint implementation strategy and actions have been finalised, targets are set to measure and monitor progress. This could include, for instance, the number of new jobs, affordable homes, and income from visitation.

## SUMMARY OF BLUEPRINT ACTIONS

All Blueprint actions proposed are listed below.

Council Roles Key: F Facilitator, R Regulator, A Advocate, P Partner, L Lead, \$ Funder

<b>Blueprint Action 1: Enable more affordable housing choices</b>	<b>Council Role</b>
1.1. Implement the Streamlined Housing Process initiative as a pilot project for approximately 12 months.	L R \$
1.2. Engage proactively with Kāinga Ora to secure more social housing.	A
1.3. Provide guidance on strategic or optimal locations for larger footprint retirement villages or centres.	L
<b>Blueprint Action 2: Attract more Community Housing Providers</b>	
2.1 Take a lead in attracting community housing providers to the district and undertake a community housing provider initiative, by bringing parties together and facilitating the initiation of projects. This could relate to land owned by the Council, other institutions, or private developers.	L F
2.2 Consider relief from development contributions and other fees to support community housing projects.	R \$
<b>Blueprint Action 3: Unlock land supply for development</b>	
3.1 Progress District Plan Changes, combined with ongoing land supply monitoring and analysis on housing costs and infrastructure needs.	R \$
<b>Blueprint Action 4: Provide robust three-waters infrastructure</b>	
4.1 Monitor infrastructure provision to ensure newly zoned land can be serviced promptly.	L
4.2 Verify funding demands and their timing to understand the situation with greater accuracy. If appropriate, explore ideas around funding and innovation for further investigation. However, this may be influenced by the Water Reform which may result in a different funding model.	L
4.3 Review the district's Infrastructure vulnerabilities in the event that the delivery and management of these would sit with a different entity instead of Council.	L
<b>Blueprint Action 5: Support and enable Iwi aspirations</b>	
5.1 Engage with Iwi on a range of provisional ideas for Iwi involvement with the Council developed during the Blueprint production process and which draw on the principles agreed in the Wellington Regional Growth Framework.	L P
5.2 Support and strengthen Iwi relationship and engagement processes and invest in capacity building for this.	L \$
5.3 Advocate for and support plans and initiatives to restore Punahau / Lake Horowhenua.	A
5.4 Support the development of Māori housing.	F R
5.5 Support Iwi economic development aspirations.	F
<b>Blueprint Action 6: Communicate a clearly defined identity for the district</b>	
6.1 Once complete, implement the actions recommended in the Destination Management Strategy.	L \$
6.2 Create a website presenting the district's potential with planned 'strategic moves' and ongoing significant investments.	L \$
6.3 Create an interactive map showing the spatial distribution of key planned and ongoing developments in the district.	L \$
6.4 Produce a prospectus highlighting the district's positive, regionally significant attributes and presenting its opportunities for the public, private and not-for-profit sectors.	L \$

<b>Blueprint Action 7: Secure jobs in key sectors and attract more visitors</b>		
7.1	<i>EDS and logistics:</i> Support and implement the employment sectors proposals in the EDS as well as <i>logistics</i> .	F P
7.2	<i>Visitor Industry:</i> Work with stakeholders within the community to identify and stimulate the implementation of ideas to attract more visitors, e.g. improved cycling infrastructure, wider tourism offering, more and higher-quality visitor accommodation and food-related attractions, supported by an expanded communications strategy.	P \$
7.3	<i>Horticulture:</i> Develop, with stakeholders within the community, a regional strategy for sustainable food production to ensure equitable food security and efficient supply chains and retail infrastructure. Include an emphasis on employment opportunities, workforce development, and tourism.	P \$
<b>Blueprint Action 8: Nurture and promote a food culture</b>		
8.1	Investigate the development of a multi-use market building and commence longer-term engagement with horticulture and food processors around a destination hub for associated food culture activities.	L \$
8.2	Advocate for Regional Council and Central Government funding for projects that support the food culture proposition and promote the horticulture sector and sustainable growing practices.	A
8.3	Commence longer-term planning for being a pilot for improved health and nutrition outcomes, possibly with Mid-central DHB.	L P
<b>Blueprint Action 9: Support education and skills development</b>		
9.1	Work with stakeholders within the community to identify and stimulate the implementation of ideas for offering more education and skills training opportunities and possibly expansion of existing ones.	F P
9.2	Implement a workforce plan to support the key sectors and also support greater job creation in emerging, higher growth sectors.	F
9.3	Strengthen education in the professional services category, including counselling and family support services.	F
<b>Blueprint Action 10: Keep the district moving</b>		
10.1	Undertake planning and design work regarding O2NL, based on the strategic objectives for the district related to connectivity, logistics related employment and presentation to travellers from the south. Focus on the locations of interchanges and crossings, as well as how changes to the movement network influence the way the district is accessed and perceived. Accompany this with a strategy for 'gateways' into the district and its towns.	L
10.2	Advocate with NZTA for a movement network that best integrates Horowhenua, and specifically Levin, Shannon and Foxton, with O2NL.	A
10.3	Implement the Active Transport Strategy to form a connected network of shared paths and cycleways. Place specific focus on the Shared Pathway network and the Town Spine in Levin; the Mountains to the Sea corridors; any missing links; connectivity to key community facilities; and routes attractive for tourism.	L \$
10.4	Consider opportunities for cycling improvements associated with the development of infrastructure to help with stormwater management and attenuation.	L P
10.5	Continue advocating and planning for the upgrade of the Levin passenger train station and improved rail station access with Kiwirail and regional transport committees.	A
10.6	Work with the Wellington Regional Growth Partners on the Levin Structure Plan to guide longer term development and improvement of the station catchment.	L \$
10.7	Consider housing pilot projects to ensure affordable housing outcomes are included with the transformation of the station precinct.	F

<b>Blueprint Action 11: Support our communities and centres</b>		
11.1	Continue implementing the Transforming Taitoko / Levin Town Centre Strategy and activating the Levin Town Centre as prioritised through the LTP.	L F P \$
11.2	Develop a Master Plan to conceptually visualise the implementation of the Transforming Taitoko / Levin Town Centre Strategy.	L \$
11.3	Continue supporting the implementation of the Foxton Futures Implementation report.	L F P \$
<b>Blueprint Action 12: Work in partnership with our community to achieve locally owned vision and goals</b>		
12.1.	Facilitate and enable community-led development	F P
12.2.	Celebrate our people and Horowhenua's community-led initiatives	A P
12.3.	Provide capacity and capability building support	L
12.4.	Foster an environment that promotes a vibrant community	A F
12.5.	Improve Council engagement with communities	P F \$

File No.: 22/32

## 9.2 Adoption of the Updated Horowhenua Growth Strategy 2040 (Updated 2022)

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### 1. Purpose

To present the updated Horowhenua Growth Strategy 2040 to Council for its consideration and adoption.

### 2. Executive Summary

The Horowhenua District is experiencing significant growth. The Horowhenua Growth Strategy 2040 was developed in 2017/2018 and was adopted by Council in November 2018. It takes an integrated and proactive approach to planning for growth within this District. When the Horowhenua Growth Strategy 2040 was adopted by Council, a three year review period was included to help ensure that this strategy stays current and is responsive to the District's changing growth needs.

In mid-2021 a high level review of the Horowhenua Growth Strategy 2040 was undertaken by officers. As part of the developing the Long Term Plan 2021-2041, Council adopted revised population projections which anticipated significantly more growth than previously projected. A consequence of this was that it was considered necessary to update the Horowhenua Growth Strategy 2040 to incorporate new growth areas. This refresh was also an opportunity to respond to other contextual changes, including the Ōtaki to North Levin Highway (Ō2NL) and new resource management national direction that had also occurred since the Growth Strategy was adopted in 2018.

The Horowhenua Growth Strategy 2040 has now been updated to identify additional growth area to meet Council's most recent adopted population projections as well as some other minor amendments such as updating reference to legislation or relevant project updates.

### 3. Recommendation

- 3.1 That Report 22/32 Adoption of the Updated Horowhenua Growth Strategy 2040 (Updated 2022) be received.
- 3.2 That this matter or decision is recognised as not significant in terms of S76 of the Local Government Act.
- 3.3 That Council adopts the updated version of the Horowhenua Growth Strategy 2040 (updated 2022).
- 3.4 That the Group Manager Customer and Strategy be given delegated authority to make minor editorial changes that arise as part of the publication process for the Horowhenua Growth Strategy 2040 (updated 2022).

### 4. Background / Previous Council Decisions

The Horowhenua Growth Strategy 2040 (the Growth Strategy) was originally developed in 2017/2018 and adopted by Council in November 2018. The Growth Strategy is a guiding

document that provides an integrated and proactive framework that enables growth whilst also ensuring that it is appropriately planned for and managed.

The principles and spatial strategies of Council's Development Plan 2008 were used as a foundation for the Growth Strategy. However, these were reconsidered in the context of the district's growth mode and the higher projected increases for the Horowhenua District in relation to population, households and jobs.

Some of the key projections that were used to develop the Growth Strategy in 2017/2018 were:

- A population increase of an additional 9,200 people was projected by 2040 (Sense Partners);
- An additional 5,377 households was projected by 2040 (Sense Partners); and
- An increase in around 3,000 jobs was projected by 2036 (NZIER).

Since the Growth Strategy was adopted, the District has grown at a faster rate than expected. There are multiple drivers to this growth but the District's prime location with good access to and from larger urban areas to the north and south plays a crucial role, especially with the Ō2NL highway proposal likely to further improve access and connection to the south.

Council revised its population assumptions as part of developing its Long Term Plan 2021-2041. Council adopted the 95th percentile of the Sense Partners – Socio-Economic Projections Report (May 2020). This includes a projected increase of 26,008 people by 2040 and an additional 11,209 households. This is a projected increase of 71% in population over 20 years.

Due to the significant change in population and household projections for the District since the Growth Strategy was adopted in 2018, Officers considered it necessary to update the Growth Strategy to include the most recent projections and to ensure that this projected growth is adequately planned for. Officers also considered it necessary to differentiate between the Growth Areas likely to be needed in the next 10 years and those that would likely be needed beyond 10 years. This is to better align with the National Policy Statement on Urban Development and to be a more useful tool for infrastructure planning.

Additionally, Officers considered it necessary to update the Growth Strategy in response to new and upcoming resource management national direction.

## 5. Discussion

The Growth Strategy aims to provide an integrated and proactive framework for enabling and managing growth in the Horowhenua. In order to ensure that Council is effectively (and consistently) planning for and managing growth it is important that Council's current population and household projections are incorporated into the Growth Strategy.

The primary purpose of the Growth Strategy is to support District Plan changes and to help align land use and infrastructure planning by identifying growth areas. The updated Growth Strategy serves an important purpose in growth planning in that it provides a more complete and accurate picture than the 2018 version given the significantly increased growth projections and changing context.

Identifying areas in a Growth Strategy neither rezones land nor precludes other land from being rezoned through the Resource Management Act (RMA) process. The rezoning process requires a higher evidence base than the Growth Strategy and therefore provides an opportunity to 'ground truth' growth work to ensure that the right land is being rezoned at the right time and in the right way.

In addition to identifying growth areas to meet the 10 and 20 year demand for housing, the updated Growth Strategy also identifies Potential Long Term Future Growth Areas, which are areas that may be suitable for growth over a longer (20+ year timeframe), once the identified Growth Areas have been exhausted. They are included in this document as a clear signal of the areas that Council considers may be suitable in the future and are located next to existing settlements and/or other growth areas.

To align with national direction, such as the National Policy Statement on Urban Development (NPS-UD), the 10 year growth areas deliberately seek to provide an oversupply of land. Providing an oversupply of land supports competitive land markets, provides a 'buffer' to account for any currently unknown land constraints that might reduce lot yield, and will provide additional growth areas in locations where significant infrastructure works are planned, maximising the efficiency of this investment.

In addition, editorial changes to improve readability have been made to the 2018 version.

### *Resource Management National Direction*

The NPS-UD was gazetted in 2020 and requires Council to provide sufficient development capacity (requiring land to be zoned and serviced for development) to meet expected demand. The updated growth strategy helps to quantify demand and spatially identify where this demand can be accommodated. This is a pre-cursor to District Plan changes to rezone land. If the growth strategy is not updated and/or is significantly delayed, this will impact Council's ability to identify and rezone sufficient land to meet demand, potentially resulting in the Horowhenua District Plan being inconsistent with the NPS-UD. The 'real world' result of this is insufficient housing supply to meet demand and would likely result in further increases in housing costs.

In 2019, the government released the Proposed National Policy Statement for Highly Productive Land for feedback. The PNPS-HPL proposes to protect highly productive land from inappropriate development. What constitutes 'inappropriate development' is not yet clearly defined as the NPS has not been finalised. However, the draft document indicates that highly productive land will only be able to be considered for urban rezoning when a strategic assessment has been undertaken and it has been determined that the highly productive land is the most appropriate option for urban development. Being identified in a growth strategy is likely to be a means of satisfying this test.

The PNPS-HPL is expected to be gazetted in mid-2022. Given the extent of highly productive land in close proximity to urban settlements within the District, it is prudent to clearly identify growth areas ahead of the PNPS-HPL coming into effect.

### *Timing of Adopting the Growth Strategy*

There are two factors to be particularly cognisant of when considering whether to adopt the Growth Strategy now (or whether to delay to allow further work). The first is the need to 'protect' growth areas for this purpose ahead of new government legislation. The second is the need to clearly identify our updated growth needs so that the required infrastructure planning can occur in advance of Three Waters reform, so that our needs are accurately understood by the new entities.

### *Next Steps*

The updated Growth Strategy will require periodic updating and 'ground truthing' at the Plan Change stage. The growth principles have not been updated from the original version, meaning that as new development trends emerge some types of housing might be overprovided for with others under provided for. In addition, Council is currently preparing a

Housing Capacity Assessment, which will provide greater clarity about the scale and nature of housing demand and the amount of housing that is likely to be delivered under current and future District Plan and development settings. This finer grain detail may reveal that the 'gap' between supply and demand is bigger, or simply different than our current understanding. This assessment is expected to be finished by June 2022, in time to inform District Plan changes.

The updated Growth Strategy was not been consulted on (on the basis that the principles have not changed from the 2018 version and that this was simply an update to reflect new population projections consulted on and adopted as part of the 2021-2041 LTP). However, the Plan Change process (to rezoned land), as set out in Schedule 1 of the Resource Management Act 1991, requires notification, submissions, and hearings. This provides the community with the opportunity to have input on this matter.

## 6. Options

The options available to Council are:

**Option 1:** Adopt the Updated Horowhenua Growth Strategy 2040.

There are a number of plan changes underway that are informed by the Growth Strategy including Plan Change 6 (which seeks to rezone additional greenfield development areas and revise the Residential Zone standards to provide more intensification and redevelopment opportunities). The adoption of the updated Growth Strategy allows officers to continue to work on these projects. There are costs associated with the implementation of the updated Growth Strategy including the costs of developing Plan Changes. These costs are provided for within existing budgets.

**Option 2:** Do not adopt the Updated Horowhenua Growth Strategy 2040 and instead direct Council officers to undertake further work on it.

Council may require additional changes to be made to the updated Growth Strategy prior to its adoption. This would mean officers would spend additional time amending the Growth Strategy. Depending on the nature of the changes this could have a flow on effects, resulting in delays or changes to the projects that are currently underway and which form part of implementing this Growth Strategy (e.g. plan changes). The delay could also mean that the plan changes are further impacted by new or reformed central government policy or legislation.

Officers preferred and recommended option is Option 1.

### 6.1 Cost

There is no cost to Council from adopting the Growth Strategy. Costs associated with implementing the Strategy (e.g. development Plan Changes) are already provided for in existing Long Term Plan budgets.

### 6.2 Rate Impact

There is no direct rate impact as a result of adopting the updated Growth Strategy. The Growth Strategy work and planned District Plan changes have been provided for in existing budgets.

### 6.3 Community Wellbeing

There are no negative impacts on community wellbeing as a result of adopting the updated Growth Strategy. When land is rezoned (through District Plan Changes), an assessment of whether this is the most appropriate way of achieving the purpose of the RMA is required. The purpose of the RMA is as follows:

*(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.*

*(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—*

*(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*

*(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*

*(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

#### 6.4 **Consenting Issues**

There are no consenting issues associated with adopting the updated Growth Strategy. If additional consents are required in the future to implement the Growth Strategy (e.g. if upgrades to a waste water treatment plan was required), this would be investigated as part of the relevant District Plan Change, once we have a clear idea of the scale development.

#### 6.5 **LTP Integration**

There is no LTP programme related to the options in this report. There are no 'special consultative processes' required.

The decisions made through the Long Term Plan adoption regarding provision of reticulated services have been reflected in the Strategy.

The Strategy is aligned with the Community Outcomes in the Long Term Plan. The Strategy has been updated to align with the Forecasting Assumptions of the Long Term Plan relating to the population growth.

The implementation of the Growth Strategy will be covered by existing budgets and any Plan Changes would be subject to a Schedule 1 process under the Resource Management Act 1991 which includes a formal public consultation process.

### 7. **Consultation**

As outlined above, no consultation was undertaken nor is any legally required. However, consultation will occur through the formal RMA plan change process once land is proposed to be rezoned.

### 8. **Legal Considerations**

There are no legal considerations, as the Growth Strategy is a strategic, but non-statutory document.

### 9. **Financial Considerations**

There is no direct financial impact from adopting the updated Growth Strategy.

### 10. **Iwi Considerations**

Iwi partners will be closely engaged in the formulation of the associated District Plan changes. Officers are intending to commence this engagement in the next few weeks, starting with a project establishment workshop. The focus of this initial workshop will be on introducing the first tranche of plan changes (namely land rezoning) that are expected to follow the Growth Strategy (based on what Officers currently know about the land) to determine how Iwi would like to be engaged in this process, what support they will need to participate, and how the District Plan can protect the cultural values and enhance how Māori

history is represented in urban development. Additionally, these Plan Changes could look to introduce District Plan provisions to enable Māori/whanau housing, including papakainga.

## 11. Climate Change Considerations

There are no environmental considerations associated with adopting the updated Growth Strategy. Any significant climate change considerations (e.g. carbon impact, susceptibility to nature hazards) associated with land development will be considered as required by the RMA at the rezoning and subsequent resource consent stages.

## 12. Environmental Considerations

There are no environmental considerations associated with adopting the updated Growth Strategy. The environmental effects (positive and negative) associated with land development will be considered as required by the RMA at the rezoning and subsequent resource consent stages.

## 13. Health & Safety Considerations

There is no health and safety impact.

## 14. Other Considerations

There are no other considerations.

## 15. Next Steps

Once adopted, the Growth Strategy will be published and used to identify and inform the land that will need to be rezoned using the RMA plan change process.

## 16. Supporting Information

### Strategic Fit/Strategic Outcome

The Horowhenua Growth Strategy 2040 aligns with the Community Outcomes of the Long Term Plan 2021-2041, in particular:

- Strong Communities
- Vibrant Economy
- Outstanding Environment
- Fit for Purpose Infrastructure

The Strategy aligns with the adopted growth projections for the District contained in the Long Term Plan 2021-41.

### Decision Making

If the Growth Strategy is adopted then officers will continue to work on the projects to implement it. Any proposed plan changes would need to come to Council to be adopted for notification.

### Consistency with Existing Policy

This update seeks to bring the existing Growth Strategy into alignment with the population projects utilised for the Long Term Plan 2021-2041.

### Funding

Funding for the development of the Growth and plan changes required to implement it in the

immediate future has been provided for within existing budgets.

Risk Area	Risk Identified	Consequence	Likelihood	Risk Assessment (Low to Extreme)	Managed how
Strategic	That growth could occur at a different rate or in a different location to what is identified in the Growth Strategy resulting in more or less land has been identified for growth in towns than required.	Minor	Likely	Moderate	The Growth Strategy has been based on the best information available at the time and a review period of three years has been specified.
	With both resource management reform and local government reform in the pipeline, the role of Council in growth planning may change	Major	Likely	Moderate	Keep abreast of legislation and be agile and responsive. However a clear picture of the community's growth needs and patterns will be important for community wellbeing regarding of future resource management legislation or structure of local government.

**Confirmation of statutory compliance**

In accordance with section 76 of the Local Government Act 2002, this report is approved as:

- a. containing sufficient information about the options and their advantages and disadvantages, bearing in mind the significance of the decisions; and,
- b. is based on adequate knowledge about, and adequate consideration of, the views and preferences of affected and interested parties bearing in mind the significance of the

decision.

## 17. Appendices

No.	Title	Page
A↓	Horowhenua Growth Strategy - 2022 Update - Final for Council Agenda	83

Author(s)	Lauren Baddock <b>District Plan Lead</b>	
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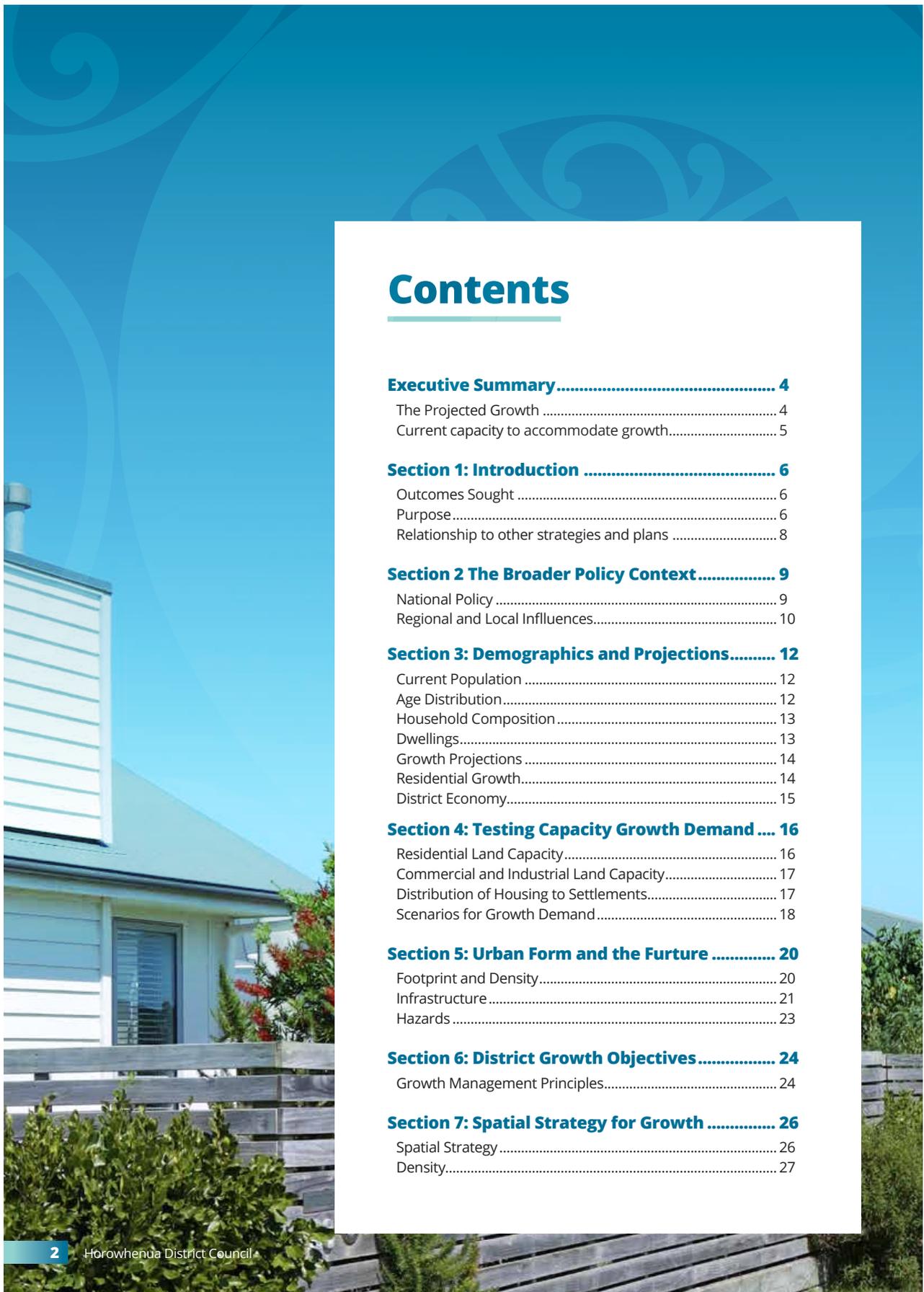
Approved by	David McCorkindale <b>Group Manager - Customer &amp; Strategy</b>	
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**PROOF**



# Horowhenua Growth Strategy 2040

2022 Update



# Contents

<b>Executive Summary .....</b>	<b>4</b>
The Projected Growth .....	4
Current capacity to accommodate growth.....	5
<b>Section 1: Introduction .....</b>	<b>6</b>
Outcomes Sought .....	6
Purpose.....	6
Relationship to other strategies and plans .....	8
<b>Section 2 The Broader Policy Context.....</b>	<b>9</b>
National Policy .....	9
Regional and Local Influences.....	10
<b>Section 3: Demographics and Projections.....</b>	<b>12</b>
Current Population .....	12
Age Distribution.....	12
Household Composition .....	13
Dwellings.....	13
Growth Projections .....	14
Residential Growth.....	14
District Economy.....	15
<b>Section 4: Testing Capacity Growth Demand ....</b>	<b>16</b>
Residential Land Capacity.....	16
Commercial and Industrial Land Capacity.....	17
Distribution of Housing to Settlements.....	17
Scenarios for Growth Demand.....	18
<b>Section 5: Urban Form and the Future .....</b>	<b>20</b>
Footprint and Density.....	20
Infrastructure.....	21
Hazards .....	23
<b>Section 6: District Growth Objectives .....</b>	<b>24</b>
Growth Management Principles.....	24
<b>Section 7: Spatial Strategy for Growth .....</b>	<b>26</b>
Spatial Strategy .....	26
Density.....	27

**PROOF**

**Section 8: Future Development..... 30**

Process for identification and assessment  
of growth areas..... 30  
Development Area Assessment Criteria ..... 31

**Section 9: Community Engagement ..... 33**

Targeted Consultation: 2018..... 33  
Overview of Consultation on the  
Draft Growth Strategy ..... 34

**Section 10: Option Identification  
for Each Settlement ..... 37**

Levin/Taitoko..... 37  
Foxton/Te Awahou..... 41  
Foxton Beach ..... 43  
Waitarere Beach ..... 45  
Ōhau ..... 47  
Waikawa Beach..... 49  
Manakau ..... 51  
Tokomaru ..... 53  
Shannon..... 55  
Hōkio Beach ..... 56

**Section 11: Actions ..... 57**

Market Response ..... 57  
Actions..... 58  
Review of the Growth Strategy ..... 59

**Appendix 1 – Implementation ..... 60**

**Appendix 2 – Existing Capacity..... 62**

# Executive Summary

**The Horowhenua District Council (the Council) adopted the Horowhenua Growth Strategy 2040 (the Growth Strategy) in 2018. The purpose of the Growth Strategy is to help guide decisions about where, when and how to accommodate the projected increase of population, households and jobs to the year 2040. The Growth Strategy was updated in 2021/22 in response to increasing population and housing projections.**

This Growth Strategy reflects the Council's desire to provide an integrated and proactive framework for managing current and future growth to ensure it is enabled as well as appropriately planned to manage adverse effects.

The foundation of this Growth Strategy is the Horowhenua Development Plan 2008 (the Development Plan) which set out how development will be managed in the District over the 20 year (plus) period between 2008 and 2028.

Preparation of the Growth Strategy has reflected on, and readopted as appropriate, the spatial strategies within the Development Plan.

A significant part of that updating has been using updated projections for the District's population, households and jobs. These projections took into account the effect on growth resulting from the Wellington Northern Corridor (expressway from Wellington to north of Levin) that will, by 2030 reduce travel times by road to Wellington to an hour or less.

The Growth Strategy was originally adopted in November 2018. Council revised parts of the Growth Strategy in 2021/2022 to reflect more recent population projections which predicted an even greater increase in population for the District than projected in 2018.

In preparing the Development Plan (2006-2008), Council undertook a significant level of consultation to determine the community's aspirations for managing growth.

This update of the Growth Strategy has retained the growth planning strategies and the attendant planning principles, as well as carrying over the areas previously identified to accommodate growth. With the projected increase in population and households, new areas for residential development have also been identified in this Growth Strategy.

## The Projected Growth

The basis for the growth projected in this Growth Strategy are the Sense Partners projections which were adopted by Council for the Long Term Plan 2021-2041.

Council adopted a 95th percentile growth scenario which equates to an additional 11,209 households and 26,008 additional people by 2040. The Council adopted a projected 71% increase in population over 20 years. This is a significant increase for the District over this period.

It is significant in terms of the potential benefits for employment and business development. It is also significant in terms of the need to manage the location and form of that growth to ensure the staging and investment in infrastructure servicing is efficient and affordable for the District.

In addition, the impact on existing neighbourhoods needs to be managed, while also providing good transport connectivity to services and amenities from the new growth areas. Furthermore, growth options need to provide a range of choices that reflect both the market demands and the demographic future of the District.

# PROOF

## Current Capacity to Accommodate Growth

The settlements of the District have have different capacities to accommodate growth.

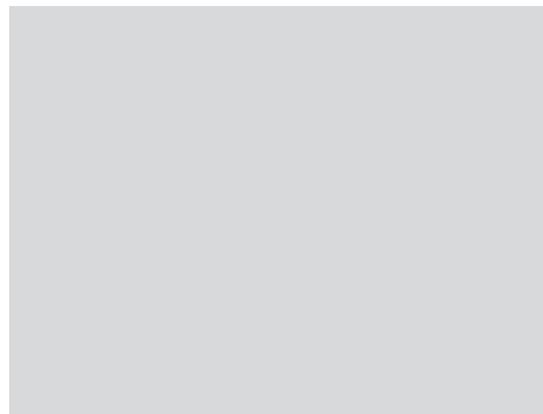
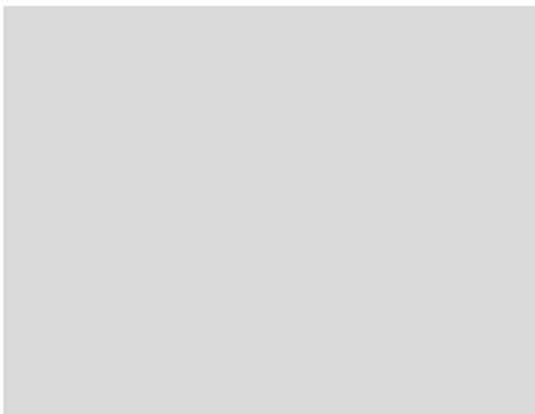
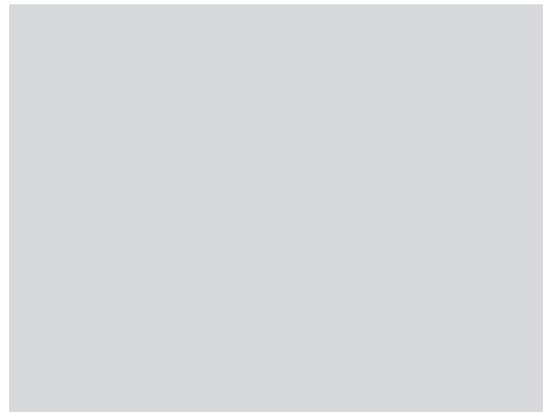
Levin, as the main centre of the District, has existing zoned land capacity to accommodate some of the projected growth. Some key issues affecting growth within this settlement will be the provision of service infrastructure and the potential influence of changes to State Highway 1 (SH1).

The other settlements in the southern part of the District, including Manakau and Ohau, will need to be considered as these areas will likely be a favoured location for growth due to greater accessibility and proximity to Wellington and other major urban centres to the south. Actions to investigate the potential for growth in the southernmost areas, including infrastructure provision, are proposed.

These areas will, however, need to be considered relative to Waka Kotahi New Zealand Transport Agency's (WKNZTA) planning for future improvements to the state highway network.

Council anticipates that the coastal communities will continue to attract growth, but are more challenged to provide for urban scale and density of development. These challenges relate to the increased risks of natural hazards, the implications of growth for natural values of the coastal environment, the services constraints, and the disconnection from urban infrastructure and facilities including schools and employment.

At this stage of the growth planning process there are some significant potential influences from the proposed WKNZTA Ōtaki to North of Levin project (Ō2NL). The Growth Strategy identifies some actions relating to investigations which Council can proceed with prior to the detailed design of the new highway being confirmed.



## SECTION 1

# Introduction

### Outcomes Sought

**The Horowhenua District has an outstanding natural environment of coastline, plains, ranges, rivers and lakes. It is valued for its relaxed living, sunny climate, rich soils and recreational opportunities.**

The Community Outcomes sought by the Horowhenua District Council are:



These outcomes have been recognised in the Growth Management Principles (section 6) that will guide growth planning.

### Purpose

**The purpose of the Growth Strategy is to provide an informed basis by which to direct projected future growth in the Horowhenua District.**

The process of preparing this Growth Strategy has involved a review of the Development Plan (adopted in 2008) and the current zoning for residential, commercial, and industrial land uses under the Horowhenua District Plan 2015 (the District Plan).

The review took place in 2017-2018 and included a 'stock take' of the current availability of vacant residentially (Residential and Greenbelt Residential) zoned land and compared this with the projected growth for the District.

This has enabled any shortfall (or oversupply) of residentially zoned land to be identified and growth areas identified to address this.

# PROOF

The Growth Strategy takes a proactive planning approach recognising Council's role in managing development growth in the District based on the three assumptions:

1. That there will continue to be development in the District and the amount and rate of that growth is projected to be significant in scale and effect;
2. That Council has responsibilities to take action in respect of managing development; and
3. That there is a community expectation that Council will take an integrated and proactive approach to managing development.

The purpose of the Growth Strategy is to establish clear and effective direction for the integrated management of the District's growth over time, so that:

- Council demonstrates leadership on growth management on behalf of the community;
- There is a strategy for the development of existing settlements, new subdivisions and the rural environment;
- Infrastructure is provided in an efficient, affordable, and timely manner;
- The social cohesion and cultural diversity of communities are strengthened;
- The quality of the natural and built environments is maintained and/or improved; and
- The economy is sustained and encouraged to thrive by the proactive enablement of growth.

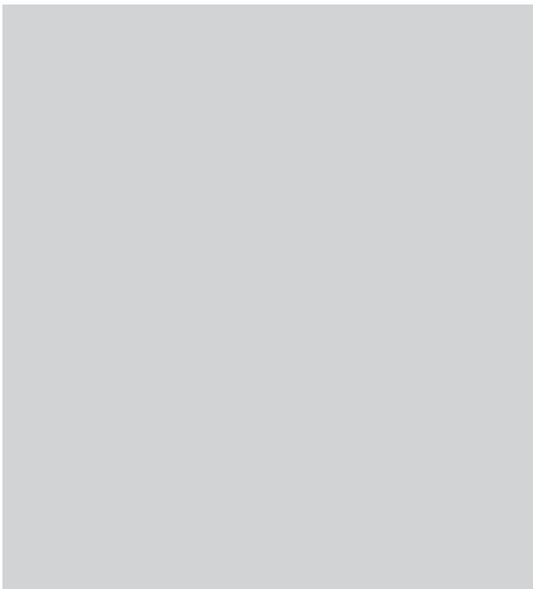
In addition to identifying growth areas to accommodate projected growth out to year 2040, this updated Growth Strategy differentiates between short-medium term (within the next 10 years) areas and long term (over 10 years) areas.

An oversupply of residential land (in terms of the forecasted growth set out in Table 11 of this Strategy) has been provided in order to promote competition in the land development market, provide choice and variety, account for any unknown land constraints, and to maximise the development potential of areas where Council has planned infrastructure investment.

This approach aligns with the National Policy Statement on Urban Development and will help Council to align its infrastructure planning with projected growth and allow strategic decisions to be made regarding the timing, funding, and provision of infrastructure. This also provides developers with a better understanding of Council's plans, which will help them to make decisions about where to invest (i.e. should I start a business in Horowhenua or some other place?) and/or future living environment choice (i.e. should I move to Horowhenua or some other place?).

The Growth Strategy also includes "Potential Long Term Future Growth Areas", which are areas that may be suitable for growth over a longer period (e.g. 20+ year timeframe), once the identified growth areas have been exhausted.

The Growth Strategy will be used by Council to guide further planning to manage growth. This will involve a range of strategies, policies, and plans developed under various statutes and in accordance with Council's responsibilities under these provisions. The Growth Strategy may also inform Council's partnerships with other key agencies, organisations, and central government.



## Relationship to Other Strategies and Plans

**The Growth Strategy has a number of Council managed processes, plans and strategies by which it can be given effect to. These are reflected in Figure 1.**

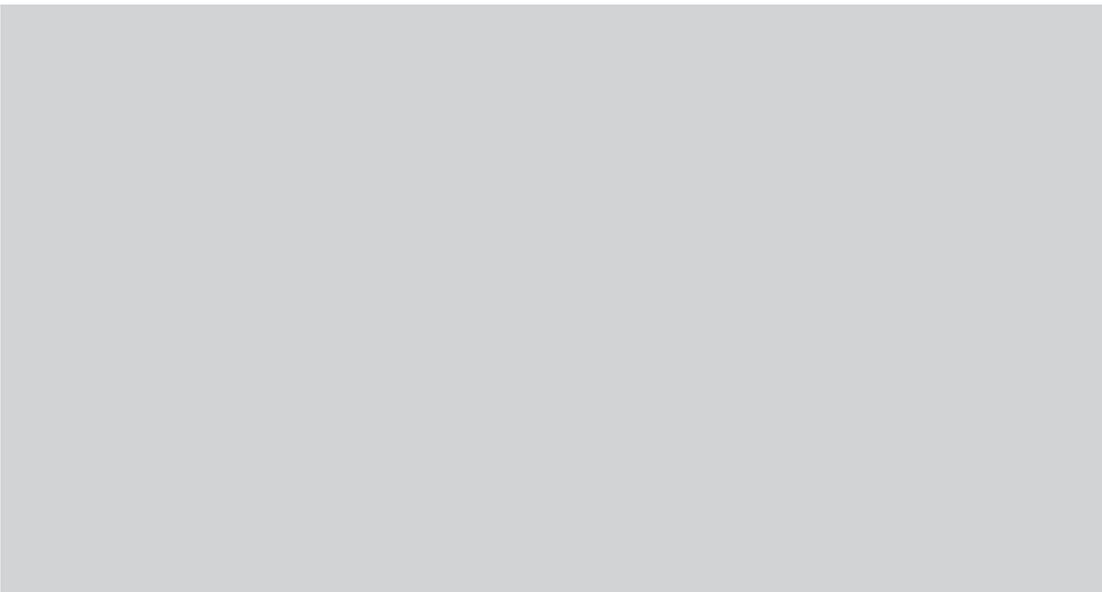
The Growth Strategy also responds to the the National Policy Statement on Urban Development (2020), and other higher order planning documents, including the New Zealand Coastal Policy Statement and the Horizons One Plan (Regional Policy Statement section). These documents contain direction on urban growth planning.

It will be key to the success of Council's endeavours to ensure that growth is both accommodated and delivered in a way that satisfies the Community Outcomes and that stakeholders are recognised and collaborated with in the delivery of this Growth Strategy.

There are many partners and stakeholders in the District, including, but not limited to, Iwi, the Manawatū-Wanganui Regional Council (Horizons), landowners, developers, government agencies (WKNZTA and the Ministry of Education), and network utility providers (such as Electra, Powerco and Chorus), who will be influential in how growth is planned for, spatially distributed and ultimately delivered.



**Figure 1: Growth Strategy Implementation**



SECTION 2

# The Broader Policy Context **PROOF**

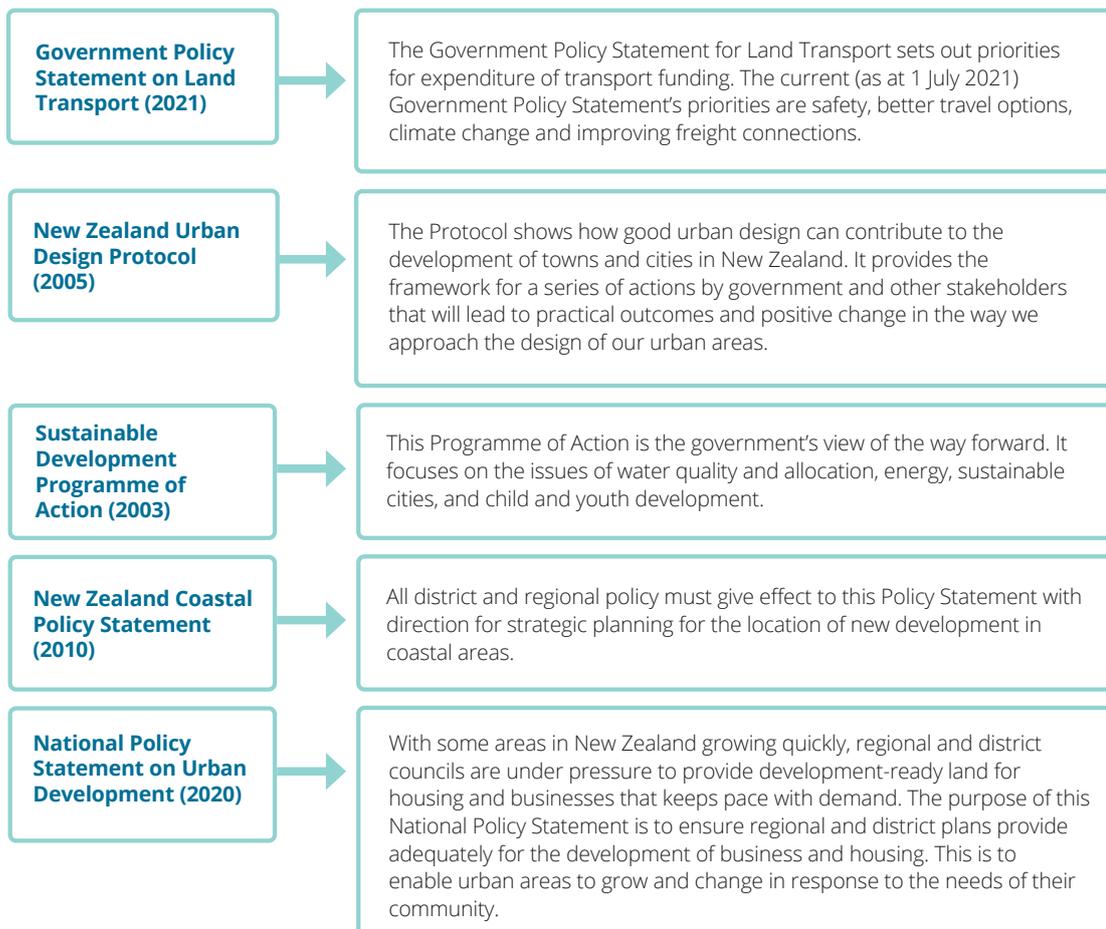
The District's long term planning must have regard to influences from the wider national and regional environment.

## National Policy

**National-level or Central Government policies need to be taken account of as they guide decision-making and influence funding sources and regulation.**

They provide a point of reference for local government, businesses and communities. Some of the more salient legislation and national level policy is set out on the following page.

### Key National Policies and Strategies



## Regional and Local Influences

### **The Sense Partners and NZIER reports referred to in section 3 above describe economic conditions in the District.**

Key regional policies and strategies related to growth in the District are:

#### **Regional Land Transport Plan 2021-2031**

Horizons Regional Council's Regional Land Transport Plan identifies the existing transport networks and their performance in terms of their safety and capacity, the need for improved connectivity of strategic routes, more focus on pedestrians and cycling, while responding to recent trends, demographic changes and the impacts of land use change. A series of strategic transport investment priorities are identified in the Plan. The following are specifically relevant to growth in the Horowhenua District (note: this list is not exhaustive):

- Ō2NL.
- Local road upgrades and enabling work for Ō2NL and upgrades at the SH 1 and 57 intersection.
- Joint project between Horizons and Greater Wellington Regional Councils to procure new rolling stock for the Capital Connection Passenger Rail Service in order to support increased use of the commuter train service between Palmerston North and Wellington and provide more transport options and choices.

#### **Horizons One Plan 2014**

In 2014, Horizons Regional Council approved the 'One Plan' – a consolidated Regional Policy Statement and Regional Plan. It sets policy for the natural resources of the Region including land, water, air, coast, natural hazards and living heritage. The One Plan will be influential in the way growth is accommodated in the District. This includes infrastructure provision and upgrades as well as natural hazard management.

#### **Manawatū-Whanganui Growth Study 2015 and Accelerate 25 Programme**

The Manawatū-Whanganui Growth Study 2015 identified tourism as one of the key opportunities for the Region. The natural assets of the Horowhenua District are a key focus of the tourism sector.

Improving access to the Tararua Ranges, Manawatū Estuary and other Department of Conservation managed areas were important initiatives. Horticulture-based tourism enterprises, such as farm and orchard stays, were also seen as potential growth businesses. The heritage/village character of small settlements such as Foxton, Shannon and Manakau were recognised as having a valued character that needed to be protected and enhanced.

The Accelerate25 - Refresh calls for continued progress in innovation, greater use of technology, further enhanced workforce skills, better transport infrastructure and internet connection to transform the region to a more contemporary modern economy. It identifies the Regions' greatest potential is to blend its food capability with increasing technological prowess, leading to enhanced Food-Tech and Agri-Tech capacity. Food is a strength of Horowhenua District, so there is significant potential for businesses to grow in value - with enhanced technological investment – positively impacting the economy and achieving transformation.

#### **Wellington Regional Growth Framework**

The Wellington Regional Growth Framework is a spatial plan that describes a long term (30+ year) vision for how the region will grow, change and respond to key urban development challenges and opportunities. Horowhenua District (and Levin specifically) has been included in this growth framework, due to the level of growth coming from the South and the need to plan for this in an integrated manner.

#### **Local Strategies and Plans**

The Growth Strategy informs and guides the development or amendment of many of Council's plans and strategies. Many of them have also influenced the development of the Growth Strategy.

Some of Council's key plans and strategies that have informed the development of the Growth Strategy include its Asset Management Plans, LTP, and the District Plan.

**PROOF**

SECTION 3

# Demographics and Projections

## Current Population

**The 2018 New Zealand Census identified the population of the Horowhenua District as 33,261 people (2018 Census usual resident population).**

This is set in the context of the Census population figures in Table 1, relative to population in 2001, 2006 and 2013. From 2001-2013 the population has been relatively static with an addition of 273 people; an average of 22 additional people per year. Since 2013 the population has steadily increased by an average of 633 per annum, resulting in an additional 3,165 people.

The subnational population estimates identify the Horowhenua population as 36,100 at 30 June 2020<sup>1</sup>. This is an estimated population increase of 2,839 since the 2018 Census which is an average population increase of approximately 1,419 people per year. The recent growth in population in the Horowhenua has been substantial in comparison to the relatively low growth that occurred between 2001 and 2013.

**Table 1: Population**

Sex	2001	2006	2013	2018
Male	14,457	14,301	14,307	16,143
Female	15,363	15,564	15,789	17,118
<b>Total people</b>	<b>29,823</b>	<b>29,868</b>	<b>30,096</b>	<b>33,261</b>

*Note: All figures are from the Census 'usual resident population' count. Source: Statistics New Zealand*

## Age Distribution

**In respect of the age distribution in the population, Table 2 shows a proportionally older (65 and over) population in the Horowhenua of 24.6% compared to the New Zealand average of 15.2%.**

The median age in Horowhenua is 47 compared to New Zealand as a whole which is 37 years of age.

**Table 2: Age Distribution 2018 Census**

Age group (years)	Total
Under 15	6,084
15-64	18,954
65 and over	8,223
<b>Total people</b>	<b>33,261</b>

*Note: All figures are from the Census 'usually resident population' count. Source: Statistics New Zealand.*

<sup>1</sup>Source: <https://www.stats.govt.nz/information-releases/subnational-population-estimates-at-30-june-2020>

**PROOF**

### Household Composition

#### Table 3 describes the number of people per household in the Horowhenua.

This shows an increase in one person households at 30%, of the total households in the District in 2018 compared to 27% in 2006. During the same period, the New Zealand proportion stayed relatively static at 23%.

*Note: All figures for households in occupied private dwellings. Source: Census 2006-2018 Statistics New Zealand.*

**Table 3: Household composition 2006-2018 Censuses**

Household composition	2006	2013	2018
One-family	7,791	7,758	8,106
Two-family	195	207	267
Three or more family	6	12	6
Other multi-person	327	345	477
One-person	3,441	3,852	3,966
<b>Total households stated</b>	<b>11,757</b>	<b>12,171</b>	<b>12,819</b>
Household composition unidentifiable	135	321	411
<b>Total households</b>	<b>11,895</b>	<b>12,492</b>	<b>13,230</b>

### Dwellings

#### Table 4 describes the change in total number of dwellings in the District from 2006 to 2018.

The total number of occupied dwellings can be used as a proxy for the number of households in an area. The number of occupied dwellings, or households, increased by 1,353 between 2006 and 2018.

There was a 10% increase in the number of unoccupied dwellings between 2006 and 2013, largely attributed to demand for holiday homes or second homes in beach settlements where people reside primarily during weekends and the summer months. This seasonal fluctuation of people living in the beach communities is not necessarily reflected in the available population statistics.

The number of dwellings constructed in, or relocated to, the Horowhenua increased by 85 between the 2014/15 and 2015/16 financial years. Between 2015/16 and 2017/18 there continued to be a steady increase in the number of dwellings constructed in or relocated to this District. From 2017/18 onwards new dwellings have increased relatively steadily.

Based on the Sense Partners Projections, it is assumed that the Dwelling Occupancy Rate for the District will be 90%. A 10% allowance has been added to provide for the unoccupied dwellings.

An average of 434 additional dwellings per year between 2021-2031 and 686 dwellings per year from 2031 will be required to reach 27,815 dwellings by 2040.

**Table 4: Households**

Occupancy Status	2006	2013	2018
<b>Occupied</b>			
Private dwelling	11,988	12,561	13,302
Non-private dwelling	39	72	78
Total occupied dwellings	12,027	12,633	13,380
<b>Unoccupied</b>	2,181	2,415	2,391
<b>Under Construction</b>	108	51	84
<b>Total Dwellings</b>	<b>14,319</b>	<b>15,099</b>	<b>15,780</b>

**Table 5: New Dwellings and relocated dwellings**

Year	Number
2013/14	108
2014/15	108
2015/16	193
2016/17	236
<b>2017/18</b>	<b>271</b>
<b>2018/19</b>	<b>325</b>
<b>2019/20</b>	<b>266</b>
<b>2020/21</b>	<b>325</b>

*In 2018, Council changed how it reported on 'new dwelling numbers' transitioning from the number of consents to the number of units, to account for instances where multiple dwelling units were included on a single building consent application.*

**Table 6: Dwellings – Occupied and Unoccupied**

Year	2018	2020	2039	2040
<b>Total dwellings</b>	<b>15,984</b>	<b>16,606</b>	<b>20,951</b>	<b>27,815</b>

## Growth Projections

**Statistics combined with information from other sources can be used to understand changes and trends in growth pressures.**

These sources can include indicators such as house prices, and subdivision and residential building permit records. Anecdotal information and comment about the changes have also been considered.

There are challenges in predicting migration, due to the complex factors that make people decide to come and go from a place. However, as the Sense Partners projections describe, the District can anticipate a significant inward migration as a result of border closures and increased accessibility

south to Wellington brought about by roading improvements, increases in house prices in other parts of our nation with housing becoming more unaffordable in major cities such as Auckland and Wellington.

## Residential Growth

**With our population estimated to almost double by June 2041, we are in a period of unprecedented growth.**

Council adopted the 95th percentile growth projections from Sense Partners which is described in Table 7.

The population projections in Table 7 take into account the Wellington Northern Corridor (WNC) transport project currently under construction (i.e. Transmission Gully and the Kāpiti Expressway, including Peka Peka to Ōtaki due to be operational in 2022).

In summary, the projections to 2040 adopted by Council in the Long Term Plan 2021-2041 equate to an additional 26,008 people with an additional 11,209 dwellings<sup>2</sup>.

**Table 7: Sense Partners Population Projections**

Year	Population	Population (annual average growth rate)
2018	33,261	
2020	36,708	5.2%
2030	47,355	2.6%
2040	62,716	2.9%

<sup>2</sup>Sense Partners - Horowhenua Socio-economic Projections May 2020

**PROOF**

**District Economy**

**Council has adopted the NZIER report to understand the effects of the Wellington Northern Corridor (WNC) on the District's economy.**

Table 8 shows that sector-wise, the biggest increases in growth from the WNC investment are expected from the manufacturing sector. However, the biggest change in activity (GDP) is from the services industry – servicing both tourism and other industries. The fastest growth rate overall is in the primary sector, albeit off a comparatively low base.

**Table 8: GDP Estimates for Horowhenua Economy: Levels (estimates are dollar millions)**

	Primary	Manufacturing	Services	Primary	Manufacturing	Services
<b>2005</b>	\$82m	\$138m	\$233m	18.1%	30.4%	51%
<b>2015</b>	\$102m	\$148m	\$238m	20.9%	30.3%	49%
<b>2030</b>	\$155m	\$174m	\$348m	22.9%	25.7%	51%
<b>2050</b>	\$245m	\$200m	\$529m	25.2%	20.5%	54%

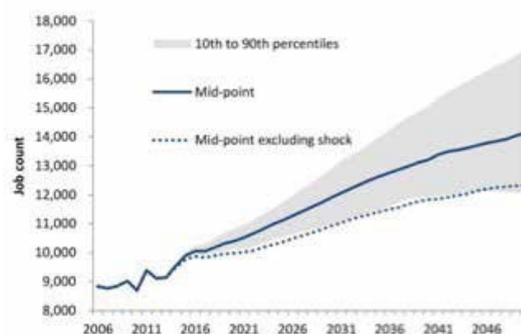
Source: NZIER

Table 9 describes the percentage of change in the GDP for the District.

**Table 9: GDP Estimates for Horowhenua Economy: Change (estimates are dollar millions)**

	Primary	Manufacturing	Services	Primary	Manufacturing	Services
<b>2005-2015</b>	\$20m	\$10m	\$4m	2.2%	0.75%	0.2%
<b>2015-2030</b>	\$52m	\$26m	\$110m	2.8%	1.1%	2.6%
<b>2030-2050</b>	\$91m	\$26m	\$182m	2.3%	0.7%	2.1%
<b>2015-2050</b>	\$143m	\$52m	\$291m	2.5%	0.9%	2.3%

In employment terms, Graph 1 describes the projected job count (the 'shock' referred to in Graph 1 means the WNC). Council adopted a mid-range expectation of an additional 3,000 jobs by 2036.



**Graph 1: Projected Job Count**

## SECTION 4

# Testing Capacity Growth Demand

### Residential Land Capacity

#### **The current zoned and available residential land capacity is outlined in Appendix 2.**

Once the available residential land was identified, the total area of available land was separated into either Residential Zone or Greenbelt Residential Zone categories for each settlement. Due to the nature of the available land being 'greenfield' in character, the total area of available land for each category was reduced by 30 percent to account for land typically taken up by roads and reserves during development.

The available land calculation focuses on land capable of greenfield type development. This stems from national and regional government direction. The development sector has also signalled that there is a preference, and need, for greenfield development opportunities as they generally provide greater flexibility in terms of how a site can be developed, enabling more attractive developments with a greater range of house and section sizes. It is anticipated that greenfield development will continue to be complemented by infill/intensification, in line with sections 6 and 7 of this Growth Strategy.

While infill development has occurred in the main settlements of Levin, Foxton and Foxton Beach, the demand has primarily been for greenfield subdivision sites and the larger scale development opportunities these sites provide. Plan Change 2 was adopted by Council in October 2018. This plan change provided greater opportunity for infill and intensification including substantially increasing the area identified in Levin

for Medium Density Development. It enabled the construction of a second dwelling on appropriately sized properties as a Permitted activity, allows some properties to be subdivided to a minimum of 250m<sup>2</sup> and provides for integrated residential developments as a Restricted Discretionary activity.

Two District Plan changes to rezone land to residential are currently in progress – being Plan Change 4: Tara-Ika Growth Area (LS6 growth area to the east of Levin) and Plan Change 5: Waitārere Beach Growth Area. These two plan changes will add to the supply of residentially zoned land once they are complete.

# PROOF

## Commercial and Industrial Land Capacity

### The current commercial areas are largely allocated for some form of commercial use.

Property Economics Ltd determined<sup>3</sup> based on the NZIER projections that there would be a potential shortfall of 1.6ha of retail land areas and 3.2 ha of commercial office and commercial services land in Levin, as the major centre for commercial activity by 2033. However, Property Economics Ltd is of the view that “much of this notional additional requirement could be satisfied by more efficient use of the available zoned land capacity”.

With regard to industrial land there is some vacant land in Levin as noted in Appendix 2. Additional land appropriate for industrial development has been identified in section 10 of this Growth Strategy. With better connectivity and improved travel times between Levin and Wellington it is considered prudent to provide an ‘oversupply’ of industrial land. This would provide a greater variety of land available for industrial type development.

## Distribution of Housing to Settlements

Given that the expectation that growth is, in part, a result of improved travel time south to Wellington, it has been assumed<sup>5</sup> that a larger portion of the projected residential growth for the District will be accommodated in and around Levin, and other established settlements.

The assumption has been made that it is more likely that growth will be attracted to Levin (where there is also an employment base, facilities such as schools, and a wider offering of retail and commercial activities than other settlements), coastal settlements to the west of Levin (e.g. Waitāreere Beach and Foxton Beach), and the settlements to the south of Levin (e.g. Ōhau and Manakau). This assumption is consistent with building consent data for the District over the last decade.

Anecdotal evidence suggests that there is rising demand for residential land in Tokomaru and Shannon, and possibly Foxton, from people living in Palmerston North moving to more ‘rural’ locations. Growth may well occur in Mangaore, but any such growth is not likely to be at the levels seen in the settlements noted above and there is sufficient capacity within this settlement to accommodate a rise in demand for residential land. For this reason, Mangaore is excluded from the capacity scenarios.

<sup>4</sup> Property Economics (2016) Levin Retail Economic Assessment

<sup>5</sup> Note that this interest in the more southern parts of the District has been supported by feedback from the engagement with QV, developers,, real estate agents and surveyors.

## Scenarios for Growth Demand

**It is likely that a portion of the anticipated household growth will be taken-up within the Rural Zone. Accordingly, the projected 11,209 new houses required to accommodate population growth has been split between the residential zones (Residential and Greenbelt) and the Rural Zone.**

To determine the share between these zones, historical building consent data was analysed to gain an understanding of market demand for new housing over time and provide a basis for apportioning the total houses required. As a result, 85% was apportioned to residential zones and 15% to the Rural Zone, equating to 9,528 and 1,681 households, respectively.

It is noted that this breakdown could well change over time and that development density is likely to increase. This could alter the demand for land.

Table 11 shows each settlement's share of projected housing required to accommodate growth.

### Scenarios for the Rural Zone

**An additional 1,681 dwellings in the Rural Zone would be substantial: an average of 76 dwellings per year between 2018 and 2040.**

In reviewing the Growth Strategy, only a very high level analysis has been undertaken to assess residential growth in the Rural Zone. An average of 76 dwellings per year to be constructed in the Rural Zone may be difficult to achieve long term.

Therefore, Council will need to assess whether an additional 1,681 dwellings within the Rural Zone is sustainable and/or desirable. This assessment would need to consider the large amount of highly productive land (versatile soils) in the district and national and regional direction about subdividing or developing this land for housing. Depending on the outcome of this assessment, the assumptions of this Growth Strategy may need to be updated, as well as the rural subdivision and development standards of the District Plan.

### Scenario for the Residential and Greenbelt Residential Zones

An additional 9,528 dwellings were apportioned to the Residential and Greenbelt Residential Zones.

To test the current available land capacity within the residential zones (i.e. Residential Zone and Greenbelt Residential Zone) relative to the growth projections, several demand scenarios were tested.

The various scenarios assumed different proportions of housing distributed between settlements in the District, as well as different proportions of housing take-up within the Residential Zone and Greenbelt Residential Zone, to understand the various potential spatial distribution patterns and the different mixes of housing density that might occur over time if provision was made for it.

In the end, a growth demand scenario method was adopted that apportioned the anticipated demand to favour the southern settlements of Horowhenua (Levin, Ōhau, and Manakau), growing coastal settlements (Waitāreke and Foxton Beach) and Tokomaru, with small proportions attributed to Foxton, Shannon, Hōkio Beach and Waikawa Beach.

The distributions are based on the relative size of each of these settlements. Additionally, it was also assumed that in each scenario 75% of growth in residential type zones will be taken-up by the Residential Zones and 25% would be taken-up by the Greenbelt Residential Zones, equating to 7,146 dwellings (Residential) and 2,382 dwellings (Greenbelt Residential) respectively.

Given the amount of space Greenbelt Residential development requires and a wider push at a national level to utilise land more efficiently Council will need to assess whether this is sustainable. This should be considered in subsequent updates to this Strategy.

Table 11 shows each settlement's share of projected housing required to accommodate growth (in terms of both number of dwellings and percentage in comparison to other settlements). However, it is recognised this projected housing needs to consider constraints in developing in and around each of these settlements including serviceability and accessibility.

Further testing will be required to determine whether the numbers of additional households projected for each settlement are desirable and/or sustainable before moving to rezone land.

**PROOF**

**Table 11: Settlement Share of Projected Households**

Settlement	Share of Households (%)		Number of Houses Required	
	Residential	Greenbelt	Residential	Greenbelt
Levin/Taitoko	64.5%	37.5%	4,610	892
Foxton Beach	10%	15%	715	357
Foxton/Te Awahou	5.5%	6.5%	393	155
Waitāreere Beach	7%	8%	500	191
Ōhau	2%	25%	143	596
Waikawa Beach	1%	2%	71	48
Manakau	5%	5%	357	119
Shannon/Te Maire	3.5%	0%	250	0
Tokomaru	1%	1%	71	24
Hōkio Beach	0.5%	0%	36	0
<b>Total</b>			<b>7,146</b>	<b>2,382</b>
<b>Total number of dwellings required</b>				<b>11, 209</b>

The capacity of each settlement to accommodate the projected number of houses in Table 11 is considered in section 10 of this Growth Strategy. The tables for each settlement in section 10 show the area of land required to accommodate this projected number of dwellings for each settlement, and record whether there is a 'shortfall' or existing oversupply in relation to the 'available land' already zoned Residential or Greenbelt Residential.

The growth demand scenario also assumes minimum lot sizes for development. The minimum lot sizes applied to each settlement are detailed in Table 12. These may change over time as a result of changing development trends (e.g. smaller sites).

Note: A 450m<sup>2</sup> lot size was assumed for the Residential Zone. While the District Plan specifies an average lot size of 600m<sup>2</sup> for greenfield type developments in Levin, in recent history there has been a trend of developers applying for a smaller average lot size. Therefore a 450m<sup>2</sup> lot size was assumed based on an analysis of recent subdivision consent history.

The consequences of using the assumed lot sizes in Table 12 is that where larger lots than the minimum are created then the supply of land for that type of land use will be less. The converse also applies. No account has been made for this variability as it will occur at the time of subdivision. In addition, it is recognised national policy direction such as the National Policy Statement for Urban Development seeks efficient use of land for housing, which may result in an increase in yield above these assumed minimum lot sizes.

**Table 12: Assumed Minimum Lot Size for Each Settlement**

Settlement	Minimum Lot Size (m <sup>2</sup> )		
	Residential	Greenbelt Residential	Low Density Area
Levin/Taitoko	450	5000	2000 (average lot size)
Foxton Beach	450	5000	2000 (average lot size)
Foxton/Te Awahou	450	5000	
Waitāreere Beach	800	5000	
Ōhau	2000	5000	
Waikawa Beach	800	5000	
Manakau	2000	5000	
Shannon/Te Maire	450	5000	
Tokomaru	800	5000	
Hōkio Beach	800	5000	2000 (average lot size)

## SECTION 5

# Urban Form and the Future

**Urban form is derived from the combination of a town or settlement’s ‘footprint’ (the area it covers), density, street pattern, distribution of open space, building heights, and land uses.**

The distribution of towns or settlements relative to each other and the transport infrastructure that connects them is an important consideration. It is important for the Growth Strategy to consider urban form, not only because it directly influences the capacity for a place to physically accommodate urban growth, but also because urban growth can modify the established character of settlements that are cherished by the community. In addition to this, locating growth in a place that is close to existing infrastructure can enable urban growth which is more cost effective and supports lower emissions with reduced private motor vehicle use.

Most of the core of the District’s settlements are relatively well established having been surveyed and developed in the late 1800’s and then in waves, such as post World War II in places like Levin, where housing was developed in large numbers for a time. The grid street pattern that was used provided usually regular shaped and sized street blocks and sections, with many of the lots originally surveyed at a larger size. This makes places such as Levin relatively flexible for accommodating growth within the existing developed areas. Later stages of subdivision from the 1970s onwards have favoured less flexible forms e.g. cul-de-sac and less connected street networks, reducing the capacity for infill or redevelopment.

### Footprint and Density

**Table 13 describes the relative size of the main settlements in the Horowhenua District.**

The table shows that relative to the other ‘main’ settlements of Foxton, Foxton Beach and Shannon, Levin is significantly larger in its ‘footprint’ and has slightly higher density than the others.

The density of Levin and all other settlements is still relatively low and typical of New Zealand settlements that rely on private vehicles as the main transport mode, resulting in dispersed urban form.

**Table 13: Population and density**

Urban Settlement	Population (2018 Usually Resident)	Urban Land Area* (approx ha)	Settlement Density (People per ha)
Levin	19,969	1,266.5	15.8
Foxton	2,958	233.6	12.7
Foxton Beach	1,701	323.6	5.3
Shannon	1,362	114.0	11.9
Waitāreere Beach	591	360.2	1.6
Tokomaru	459	49.8	9.2

*Note: this does not include land zoned residential, commercial or industrial not yet developed.*

*Source: HDC GIS Data*

**Infrastructure**

**PROOF**

**Transport**

The Regional Land Transport Plan<sup>6</sup> for the Manawatū-Whanganui Region identifies a series of strategic actions which include construction of Ō2NL. It also has an action to improve inter-regional passenger rail between Palmerston North and Wellington.

This transport infrastructure will be significant for the District's growth. That significance is continued improvements to the travel time between major centres (Wellington and Palmerston North) and the Horowhenua which the Sense Partners projections for growth are informed by.

It is also significant in terms of where any new highway alignments or upgrades are located. This will influence the form and function of the Levin Town Centre<sup>7</sup> and how/where land uses established around Levin, Ōhau and Manakau.

Any provision of land for industry needs to be cognisant of both the potential benefits of improved connectivity and accessibility the highway location can provide. This relates both to SH1 and the relationship to SH57.

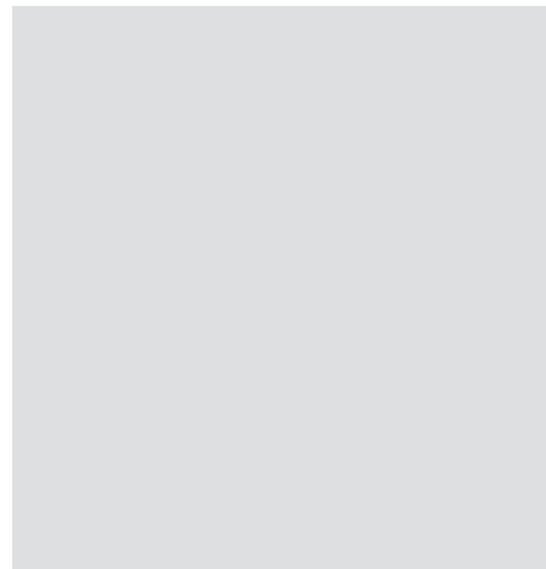
Growth planning to provide for residential activities needs to be cognisant of the position relative to SH1 and potential for the highway network to create a barrier to movements between residential areas, schools, town centres or areas of employment.

Some projected growth in the beach communities in the southern part of the District can also be anticipated as the highway improvements generate increased accessibility.

Consideration will need to be given to ensuring that the need for travel on strategic roads is reduced. This could be through the provision of community facilities, public spaces and shops in development areas, off the main highway, or construction of link roads that enable local traffic to move without using the State Highway network.

The North Island Main Trunk railway line is a strategic infrastructure asset for the District. There is the potential for freight and passenger services to increase in the future as alternative modes of transportation to those currently predominate, become more attractive. It is recognised in the Regional Land Transport Plan that Levin Station and its facilities could be improved to facilitate increased use of this mode of transport. With double tracking and electrification of the railway line to improve commuter facilities to Waikanae, consideration of its extension to Levin should also be investigated.

Cycling as a mode of transport (as opposed to a form of recreation) is also an opportunity for the District. Council has a Shared Pathway Strategy<sup>8</sup> which has more of a focus on the development of trails that will generate improved economic and recreational opportunities. There are opportunities for improved facilities for cycling within existing settlements through reallocation of existing road reserve space from road/berms. Central Government policy to support cycling as a local area movement choice through the Urban Cycleways Fund recognises the benefits for communities from this form of transport.



<sup>6</sup> Horizons (2021) Manawatū-Whanganui Regional Land Transport Plan

<sup>7</sup> Levin/Taitoko Town Centre Strategy (2018)

<sup>8</sup> Horowhenua Shared Pathway Strategy (2016)

### Water Supply

Council supplies potable water to Levin, Foxton, Shannon, Foxton Beach, and Tokomaru via individual town water treatment and reticulation systems. The systems in each of these places have been upgraded recently. In other settlements, each property is required to provide its own water supply typically via on-site rain water collection tanks or individual bores.

Greater demand for water supply is expected in Levin, Foxton, Foxton Beach, Waitārere Beach, Ōhau and Manakau to service the increase in population. There is the potential to service expanded settlements with additional bores and extended reticulated systems. However, with increasing demand for groundwater from a range of users, water conservation initiatives also need to be considered. The costs of providing increased reticulation is an issue for the District. Responses to this increased demand are set out in Council's Long Term Plan 2021-2041 in the Infrastructure Strategy (2021-2051).

### Wastewater

Sewer mains take sewage to Council's wastewater treatment plants in Tokomaru, Shannon, Foxton, Foxton Beach, Waitārere Beach, and Levin. Each treatment plant is appropriate for the community it serves. However, issues such as high groundwater and stormwater infiltration have contributed to the incidence of inflow into the sewer mains and reduced the capacity of each plant.

Upgrading of the systems is being undertaken progressively. The plants in Shannon and Foxton have recently been upgraded. Future upgrades and improvements to wastewater systems are set out in Council's Infrastructure Strategy (2021-2051). A key issue for consideration for those settlements with

this infrastructure will be the location of additional households and/or industrial business relative to the wastewater treatment plants to make the costs of reticulation sustainable.

An issue for settlements without wastewater infrastructure will be their capacity to accommodate any additional growth without sufficient lot sizes to enable onsite treatments (e.g. tanks and soakage).

In addition, the cumulative impact of a number of onsite treatment and disposal systems on the quality of groundwater and surface water will need to be considered.

### Stormwater

The reticulated stormwater networks in the urban settlements manage surface water runoff from roads and discharge to local surface water bodies. All properties generally manage surface water runoff on-site, with excess runoff directed towards the reticulated networks and overland flow paths.

There are areas of the District within or adjacent to urban settlements which experience localised ponding and flooding during heavy rainfall events. Council is investing in infrastructure to address these issues in areas such as north-east Levin.

Council recognise that urban stormwater and its discharges to waterways and waterbodies, including Lake Horowhenua, is not a long term sustainable practice in terms of the environmental outcomes sought by the community and the National Policy Statement for Freshwater Management.

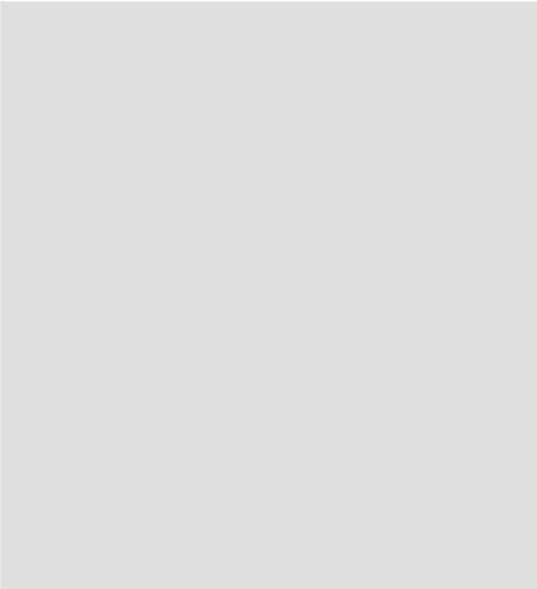
Accordingly Council is considering opportunities to reduce the extent of runoff from hard surfaces and to improve water quality through low-impact stormwater design systems with improvements to stormwater systems in Levin and Foxton Beach, plan changes (new provisions and rules), and projects such as the Levin/ Taitoko Town Centre Strategy.

## Hazards

There are flood risk issues identified by the 200 year Return Period Flood Hazard Maps of the District that will affect the urbanised parts of Foxton, Foxton Beach and to a lesser extent, Shannon, Levin, Hōkio Beach and areas outside of the townships that are currently undeveloped. This update to this Growth Strategy considered recently available information, such as the location of active fault lines.

Greater consideration of the effects of climate change on sea levels and the effects on coastal areas (including estuaries and river mouths) and on roading and other infrastructure, will be required when considering further development within coastal settlements. Similarly more intense rainfall events can be expected, which requires consideration for managing stormwater and river flood hazards. With recent significant earthquake events in New Zealand it is also increasingly important to consider natural hazards, such as earthquakes, liquefaction and tsunami risks.

In developing the Growth Strategy, Council has tried to avoid identifying areas for potential future residential growth that are known to have significant natural hazard risks. However, only a high level evaluation of the growth areas identified in section 10 has been undertaken to date, and further investigation will be required for some of these areas to better understand whether they are at risk of natural hazards. In some instances special provisions may be required as part of a plan change or development process to ensure that any potential effects associated with natural hazards are appropriately avoided or mitigated.



# PROOF

## Cultural, Environmental and Heritage Values

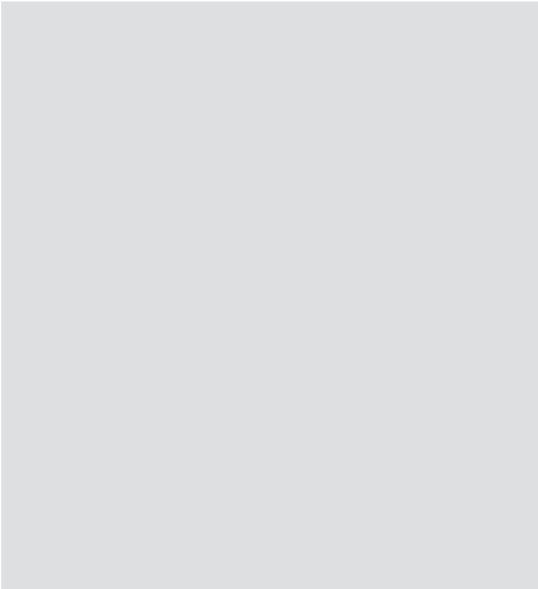
There are layers of cultural heritage in the Horowhenua derived from human presence, use and development over many centuries. These layers can be seen in the landscape by landforms, trees, buildings, distribution of settlement, and archaeology.

There are four Iwi with rohe in the Horowhenua: Muaūpoko, Rangitāne, Ngāti Raukawa and Ngāti Apa. The natural environment relationship is paramount for local iwi, in terms of the use and development of the natural resources. There are values inherent in these natural resources – streams, lakes, estuaries, air, and soil and their life supporting characteristics that will need to be recognised and provided for in growth options as they are considered.

The cultural heritage of the Horowhenua is varied, based on the diversity of historical occupation.

There are a range of sites relating to social, historical, technological, spiritual and use values. The District Plan identifies some of these places for a level of protection or management. However, there are heritage places or cultural areas that are not yet recognised by the District Plan but which could be recognised for their values in the Growth Strategy.

In particular, there is currently no coverage of archaeological sites (Māori and European) identified by the District Plan. As a starting point, data from the New Zealand Archaeological Association will be used as a guide to the likely presence of archaeological sites. However, a cautionary approach to new development areas needs to be taken to recognise potential for the presence of significant sites, and their cultural and heritage values which have not yet been formally identified.



## SECTION 6

# District Growth Objectives

### Growth Management Principles

The District's five Community Outcomes are given effect to by the following growth management principles.

#### Settlement Principles

- Plan for settlement growth at key nodes (such as existing settlements) on transport routes including public transport networks.
- Provide housing choice - range of lot sizes/densities. Higher densities around centres (e.g. 25-50dw/ha) and larger lots at edges.
- Recognise and provide affordable housing choices for people with a low income.
- Ensure neighbourhoods have a focal point or 'heart' which is a people-friendly place.
- Avoid areas of development where there are high risks from hazards and recognise the effects of sea level rise.
- Maintain the 'village' character of smaller settlements (e.g. Tokomaru, Ōhau, and Manakau).
- Maintain the 'beach' character of coastal settlements (e.g. Waitārere, Hōkio and Waikawa Beaches).
- Recognise and provide for retention and reuse of heritage buildings.
- Address in any new growth areas the potentially disconnecting influence of main roads/highways either current or future-planned.
- Discourage growth onto the Potential Long Term Future Growth Areas, or other areas not identified in the Growth Strategy, unless all identified Growth Areas have been developed or removed from the Growth Strategy.

#### Street and Movement Principles

- Provide safe and comfortable streets for walkers, cyclists, cars and other transport.
- Provide for 'walkability' and cycling as healthy, sustainable and affordable ways
- Ensure streets are interconnected to assist with efficient movements, walkability and way finding.
- Improve the use of street trees to provide scale, shade, visual amenity and definition of street hierarchy.
- Establish clear hierarchies in street design of arterial roads to collector roads and residential traffic to neighbourhood streets.
- Encourage the transport system to provide adequately for the community's long term transport needs.
- Recognise the influence of State Highways economically to the settlements and of the railway for movement of people and goods for the future.
- Encourage through urban development areas increased viability for public transport.

# PROOF

## Rural Principles

- Recognise the different environments that exist within the landscape framework from the hills to the plains to the coast, and the natural and physical opportunities and constraints that apply to defined areas.
- Retain the open rural landscape and protect the versatility of productive rural land, and maintain the “right to farm”.
- Provide for a range of productive uses that utilise the natural assets of the locality.
- Protect outstanding landscapes, natural habitats and areas with significant heritage and cultural values.
- Identify locations for rural living opportunities around settlements - contribute to community life, maintain open/productive land, servicing opportunities.
- Accommodate rural living in the rural environment only where it is compatible with the character and function of the locality, and recognises the natural and physical constraints of the area.

## Open Space Principles

- Provide for the formal and informal recreational needs of people in towns – sports and casual use.
- Provide definition to the neighbourhoods by local parks and linkages, such as along waterways.
- Maintain a low density of development and more open landscape around towns where more intensive urban development is not proposed to define the urban/rural boundary and to protect the versatility of productive rural land.
- Provide a linked network of open space for alternative movement network for walkers, recreational use, and ecological corridors.
- Recognise the natural values in the hills, plains and coastal environments and the recreational opportunities in these.
- Ensure that public open space is safe and comfortable for public use.

## Infrastructure Principles

- Provide water, sewer, stormwater to an adequate standard to reflect Council strategies.
- Plan and develop infrastructure which minimises energy use, discourages emissions, and reduces waste.
- Minimise stormwater and over flow management by environmental design, especially in sensitive catchments (Lake Horowhenua, Lake Papaitonga and Manawatū River Estuary).
- In non-reticulated areas, adopt best practice solutions for on-site disposal of wastewater and the supply of portable water.

## SECTION 7

# Spatial Strategy for Growth

**Drawing on the demographic and economic profile, planning principles and regional influences as well as the landscape character, a spatial strategy for growth was developed in the Horowhenua Development Plan 2008.**

This Growth Strategy has considered the Development Plan spatial strategy and retained it as a basis for strategically planning for future growth in the District. The planning principles that underpinned the Development Plan remain current today and represent an accepted basis for guiding urban development in New Zealand.

These principles were consulted on with the community and accepted by Council when it adopted the Development Plan. What has changed since 2008 is the increased amount of projected growth. However, the spatial strategy based on the principles provides sufficient flexibility as to the extent of land that needs to be enabled for development.

### Spatial Strategy

**Accordingly, the Strategy remains to consolidate within and around existing urban areas with urban growth in defined locations and with a lower density development 'greenbelt' edge.**

For the rural areas, the strategy is to retain these as largely open and productive land to enable the economic and tourism benefits these areas present.

The existing urban areas of the District are of varying sizes. They also have different characteristics, influenced by historical development patterns, their location, topography, climate and the range of activities they accommodate.

However, despite these variations in character, they are all places where, with the application of growth management principles, some improvements can be made.

These improvements will enhance their provision for current residents and future generations. The following spatial strategy (Figure 2: Spatial Strategy) applies:

- Increase density within settlements in defined locations to utilise existing urbanised land and minimise future infrastructure costs.

- Support the commercial and social service facilities in the existing settlements through carefully managed increases in density and so provide some economic and social benefits to the local community.
- Encourage the diversification of the range of housing types and living environments available in the District.
- Provide 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.
- Contain in-land settlements within limits set by greenbelts to maintain the scale and 'village' character of each settlement.
- Limit overall size of urban areas and avoid ad-hoc rural development to protect the land and soil resource.
- Utilise natural landscape features to guide the pattern of development and retain features that contribute to 'sense of place'.
- Protect the natural character of the coastal environment by limiting the expansion of settlements. Most of the coastal environment is to be retained in its natural state and/or primary production focus.

# PROOF

## Density

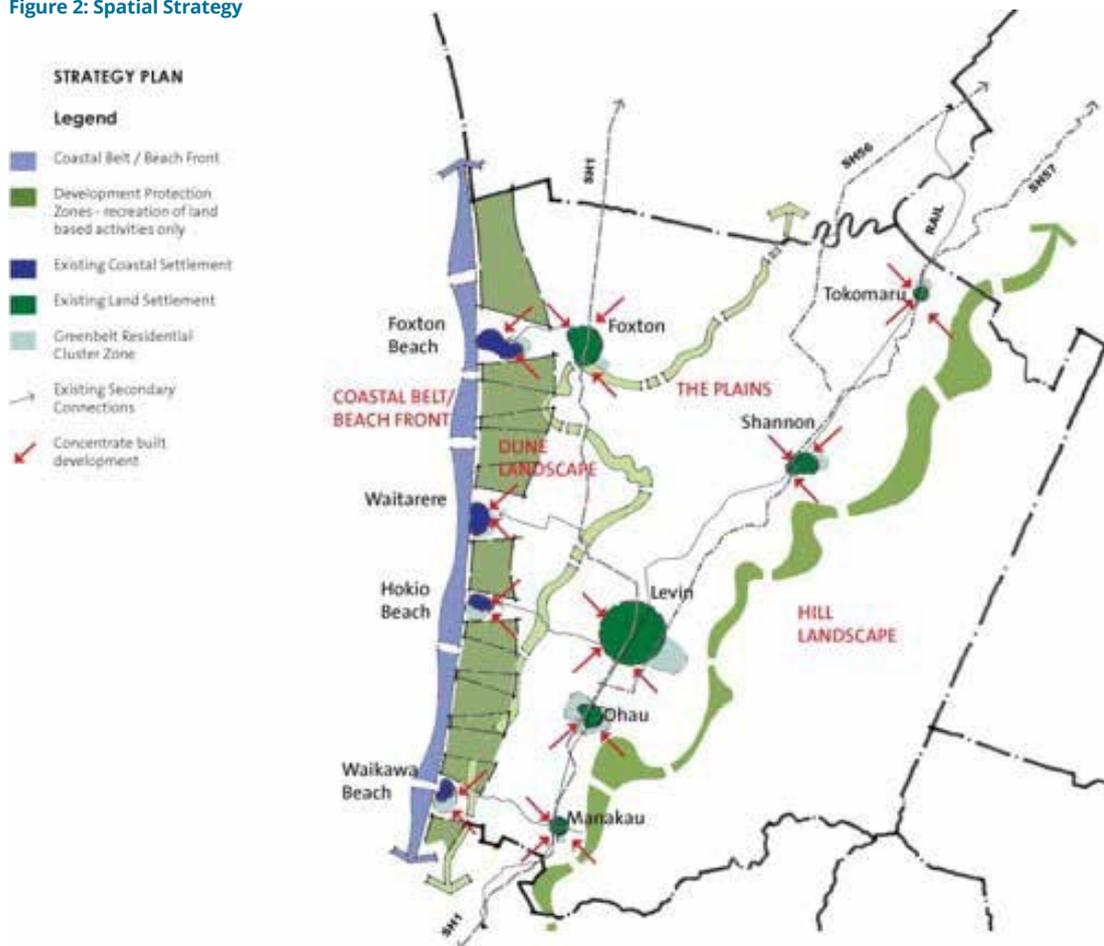
**Towns traditionally have a cross-section that shows a transition of residential densities from highest in the town centre through to lowest at the rural edge.**

This can be described graphically in the 'transect diagram' (Figure 3).

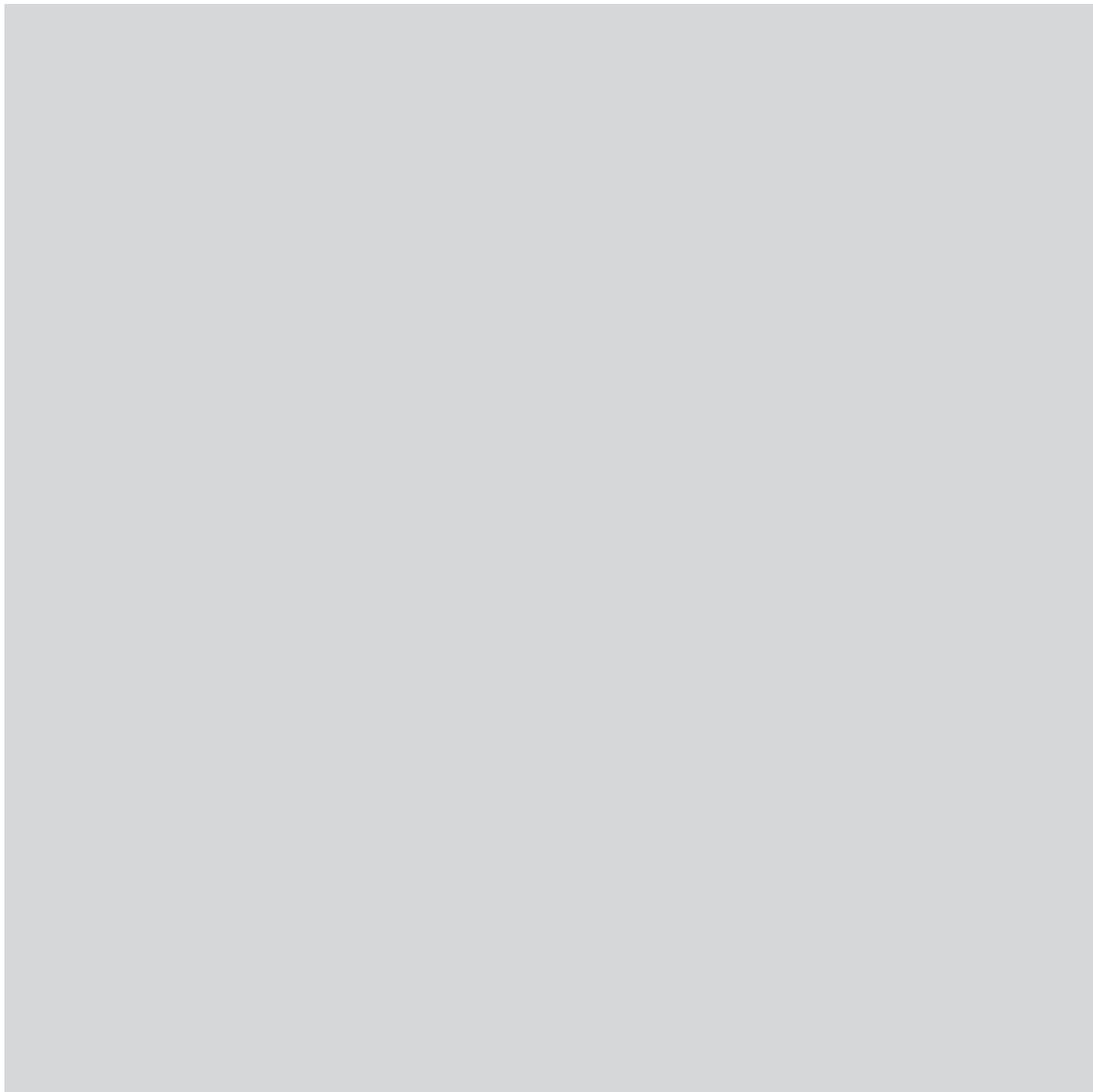
The transect describes that at the town centre there is a mixed-use approach which enables residential and commercial development at the greatest intensity which could be described as high density, through to medium density, through to a standard suburban density with the lower densities at the edge of town. This range is shown as gross dwellings per hectare which includes roads and open space in the calculation.

The approach to managing density to provide the choice in housing types provided in the District is largely determined by the Horowhenua District Plan. Minimum lot sizes have been used to manage the density in urban (which range from 225m<sup>2</sup> for medium density) and peripheral urban areas which have a minimum lot size of 250m<sup>2</sup> or 330m<sup>2</sup> for standard residential areas and 2000m<sup>2</sup> for the serviced areas known as greenbelt residential areas at the urban edge. Council has seen a trend towards the creation of smaller lot sizes in recent years and current plan changes being developed are looking at ways to facilitate increased density in our largely urban areas.

Figure 2: Spatial Strategy



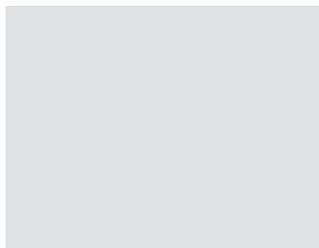
**Figure 3: Transect Diagram**



# PROOF

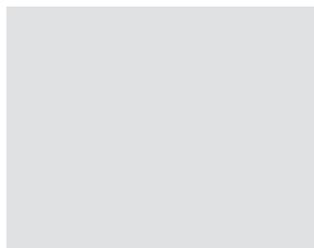
**Town Centre**  
*High Density  
Mixed use*

Mixed use development combines commercial and residential functions in the one building. Located in the town centre, the mix of uses brings more vitality to the central streets both during and outside commercial hours. Residents in these areas have the convenience of good access to retail and community facilities and local businesses have increased patronage. Different housing types allow for a greater diversity of household structures and incomes.



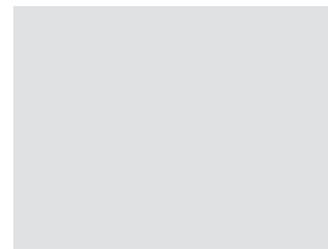
**Medium Density Residential**  
*Town Houses or terraced  
typically 150-350m<sup>2</sup>*

Dwellings are joined together by a shared party wall in a terrace or semi-detached form. A garage for one car may be part of the structure. Open space on site is limited to a small private courtyard or balcony or a communal garden. Located close to the town centre, these dwellings are within community facilities. House types have benefits of low maintenance and cheaper heating/service bills. Diversity of housing types and sizes allows for different household structures and incomes.



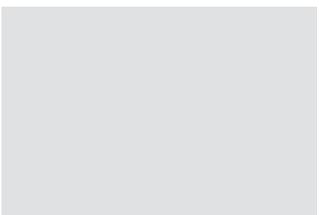
**Standard Residential**  
*Suburban House  
typically 500-1000m<sup>2</sup> lots*

Single detached dwellings in a garden setting. Houses suited to a traditional family structure. Open space large enough to accommodate family leisure activities and a garden. Garages for one or two cars can be accommodated on site. Car is main form of transport to retail and community amenities.



**Low Density Residential**  
*Large suburban house  
typically 1000-2000m<sup>2</sup> lots*

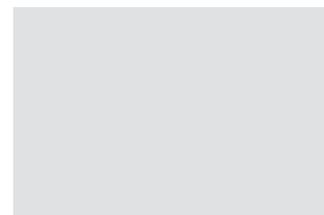
Single detached dwellings in a garden setting. Houses suited to traditional family structure. Open space large enough to accommodate family leisure activities and a large garden. Garden may have some productive value such as fruit trees or vegetable patch. Large garages can be accommodated on site.



**Greenbelt Residential**  
*2000-5000m<sup>2</sup> lots*

Green belt residential can meet the demand for rural lifestyle blocks while maintaining the open rural production land that is a valued quality of the District. Single detached houses can be clustered together with a common vegetation belt (preferably native planting) that also functions as a public access easement. This vegetation belt will be defined by an easement

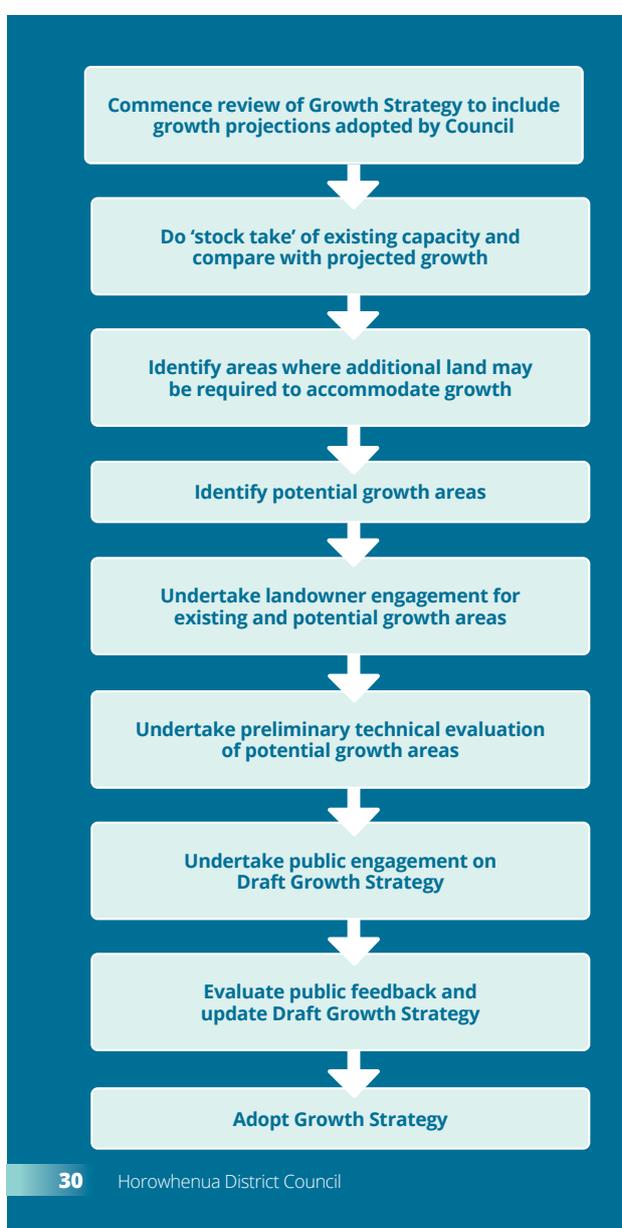
coordinated by a structure plan. The lots have a semi-rural character with dense planting and views to the larger rural character, while utilizing the benefits of proximity to the town.



## SECTION 8 Future Development

### Process for identification and assessment of growth areas

The chart below provides an overview of the process followed to identify and assess the growth areas described in section 10 and ultimately produce this Growth Strategy in 2018.



As noted above, Council is planning for an ‘oversupply’ of growth areas for most settlements to provide a level of flexibility as to where development occurs and to be able to respond to market opportunities.

Available land and capacity were assessed against revised population projections in 2021 and this Growth Strategy, including Section 10, was subsequently updated. Additional growth areas have now been identified to ensure that the Horowhenua will be able to accommodate the projected growth. It is acknowledged that consultation has not been undertaken on the inclusion of these additional growth areas in the Growth Strategy. However, there will be public consultation prior to rezoning and releasing any of the growth areas for residential development purposes.

Council is not anticipating rezoning all of the growth areas identified in section 10 at once; but rather Council may propose to rezone areas where a ‘shortfall’ in available land has been identified, with the other growth areas being identified and remaining as options in the Growth Strategy for Council or landowners/developers to consider in the future.

At this stage Council has only undertaken a ‘high level’ evaluation of the growth areas identified in section 10. A more detailed evaluation would be required to be undertaken as part of a plan change process to rezone a growth area or substantial consent process (i.e. where a development proposal is received for land that is identified as a growth area but has not been rezoned).

Council is not anticipating that the Potential Long Term Future Growth Areas identified in this Strategy would be rezoned during the lifetime of this Strategy, unless the identified Growth Areas are exhausted or found to be unsuited to development. These Potential Long Term Future Growth Areas are identified as an option for development in the longer term (e.g. 20+ years). They are included in this document as a clear signal of the areas that Council considers may be suitable in the future and are located next to existing settlements and/or other growth areas.

Applications for out of sequence rezoning applications, or application to rezone areas for urban uses not identified in this Strategy will be assessed in against Clause 3.8 of the National Policy Statement on Urban Development 2020, or any subsequent amendments.

**PROOF**

**Development Area  
Assessment Criteria**

**Following Council’s adoption of the Development Plan in 2008 District Plan Changes were undertaken to rezone land and signal the suitability of particular areas for urban development.**

Most of those rezoned areas were accompanied by a Structure Plan that provided some guidance to the expectation in subdivision layout around connectivity within the development and the protection of any existing values in the land areas, such as, landscape features.

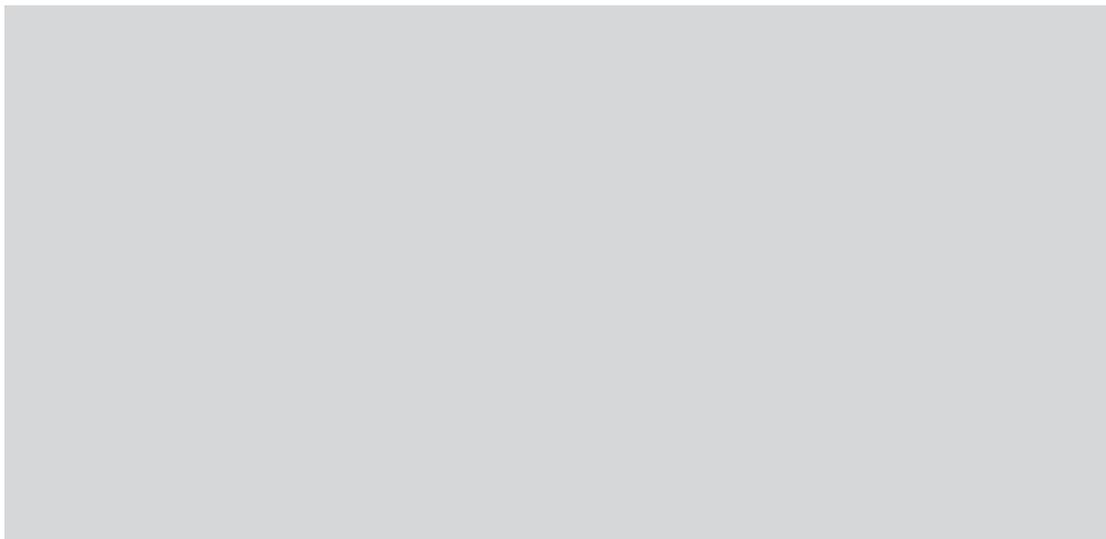
To assist in determining the suitability of new areas for urban development, a set of assessment criteria were used, which are set out in Table 14. These criteria were developed and used in preparing the Development Plan 2008, and continue to be relevant assessment criteria for the local context. These criteria were re-confirmed and descriptions clarified as part this update of the Strategy.

These criteria have been used to assess the growth areas that are identified in section 10 of this Growth Strategy.

The criteria connect to the planning principles described in section 6. These criteria remain an appropriate basis for considering any future land provision for accommodating growth in the District.

**Table 14: Growth Area Assessment Criteria**

<b>Assessment Criteria</b>	<b>Description</b>
<b>Urban Form</b>	Urban form is an overall condition which is derived from the combination of a town's footprint (the area it covers), density, street pattern, distribution of open space, and building scale. Urban form is integral to the planning of any settlement as it influences the accessibility, liveability, sustainability and adaptability of the place.  New growth areas located adjacent to existing urban areas or along key transport corridors have the potential to link well with existing urban areas. In contrast, new growth areas that may be greater distances away or poorly connected to transport corridors tend to undermine social connection and cohesion, increase the cost of providing infrastructure, and reduce the accessibility, liveability, sustainability and adaptability of urban areas.
<b>Access and proximity to key transport networks</b>	Transport networks are important for enabling people to move throughout urban areas to schools, work, commercial centres, other activities, and services. Choice in mode of transport is important to liveability and sustainability – active modes (walking and cycling), public transport, cars and heavy vehicle modes should be accessible options for people as the District grows. Transport networks and the form and density of development in relation to these network are important considerations in shaping urban areas and the provisions of transport choices will promote more liveable communities and more sustainable journeys.
<b>Proximity to reticulated infrastructure and servicing feasibility</b>	The proximity and ability to connect easily with reticulated infrastructure can reduce the economic and environmental costs of new development and is a key influence on servicing feasibility. The feasibility of servicing an area with water and wastewater infrastructure is a key determinant of its overall development feasibility, with areas that have significant constraints in terms of the ability to provide cost-effective servicing being less feasible as growth options.
<b>Proximity to activity centres and community facilities</b>	An activity centre is where people shop, work, relax and socialise. It provides the focus for services and social interaction. Community facilities include libraries, community halls, schools, hospitals and parks. The proximity of potential growth areas to activity centres and community facilities is important in ensuring social connection and cohesion, access to essential services, reduced vehicle trips and stronger communities.



Assessment Criteria	Description
<b>Location of natural hazards such as flooding, ponding, liquefaction, erosion and climate change impacts</b>	<p>Some areas are potentially subject to natural hazards which provide significant risks associated with occupation of the land for residential or business uses. Some areas already have physical works and mitigations in place, or effective measures could be put in place as part of new developments. In other areas, natural hazards risks cannot easily be mitigated, so growth areas that avoid them are favoured over those that are affected. The influence of climate change on the nature, scale and frequency of natural hazards also needs to be considered.</p>
<b>Proximity to incompatible land use and potential for reverse sensitivity effects</b>	<p>As urban areas grow there are increasing instances where relatively sensitive residential areas come into contact with potentially incompatible land uses such as factories, meat works or wastewater treatment plants. This can result in residents raising concerns about noise and air emissions, odour and traffic. However, land uses which are incompatible with residential living or business activities are vital to the functioning of the overall urban areas and the District's economy and are often limited in where they can locate. To minimise the potential for adverse effects on existing uses, it is considered more desirable to direct residential growth away from incompatible types of land uses.</p>
<b>Proximity to outstanding natural landscapes or natural features</b>	<p>Growth areas that affect outstanding landscapes of features, significant waterbodies, wetlands or significant natural areas (as identified in the District Plan and/or One Plan) are considered less preferable than those areas that might not affect these particular natural resources. However, in some instances specific development proposals can be designed to complement these broader landscapes or specific features.</p>
<b>Areas of heritage or cultural features</b>	<p>New growth areas should avoid adverse impacts on the values and characteristics of protected heritage buildings, places or objects, or cultural heritage features including sites and areas of significance to Māori.</p>
<b>Topographical limitations</b>	<p>It is possible to build new urban areas over relatively steep ground or very undulating ground, but it is significantly cheaper to develop on flatter ground. For this reason, potential growth areas are preferred in locations where there are less topographical constraints and on flatter ground (slope less than 15°).</p>
<b>Location of highly versatile soils</b>	<p>Highly versatile (LUC Class I and II) soils are valued by the community for their productive purpose as they are highly fertile and require less irrigation or fertiliser to grow plants and food. Areas containing highly versatile soils should be considered carefully in the context of the District before being allocated for residential or business development. There is a preference to maintain the availability of highly productive land (particularly where it is well located in terms of climate, water availability, and access to transport routes and labour markets) for productive uses for future generations and to protect its productive capacity from inappropriate subdivision, use, and development.</p>

## SECTION 9

# Community Engagement

# PROOF

### The preparation of the Horowhenua Development Plan 2008 involved an extensive consultation process with meetings in all settlements.

This previous consultation, as well as consultation as part of preparing subsequent Long Term Plans, has confirmed the key spatial strategies and principles still reflect the community's aspirations and outcomes sought. Given this, consultation undertaken to prepare the Growth Strategy in 2018 focused on those parties directly affected by the growth options and a feedback process that assisted Council in confirming the key spatial strategies and principles for managing growth in the District.

#### Targeted Consultation: 2018

#### **In developing this Growth Strategy, there was a focus group meeting held of surveyors, real estate advisers, and land developers to understand the development industry perspective on constraints and opportunities for the District's growth provision.**

In developing the Growth Strategy, there was a focus group meeting held of surveyors, real estate advisers, and land developers to understand the development industry perspective on constraints and opportunities for the District's growth provision.

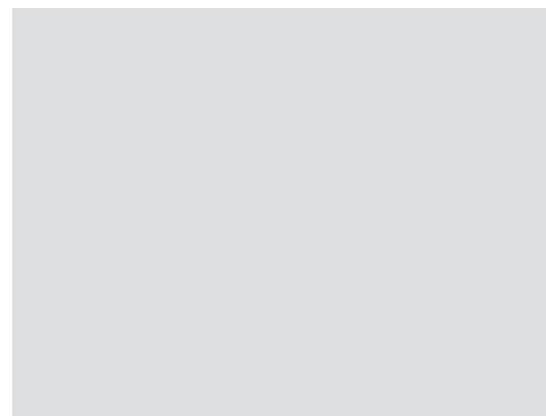
Consultation was also undertaken to gauge the market interest currently in the District and the types of properties people are seeking. This consultation has assisted in generating the growth scenarios (see section 4) used to test the capacity for currently zoned land to accommodate the projected growth described in section 3.

Consultation was undertaken with as many landowners as practicable that currently hold vacant land zoned for development. The purpose of this consultation was to understand landowner intentions towards providing for growth on zoned land through the subdivision process.

The situation for the landowners at one point in time can only be one guiding factor to the future capacity or need for additional supply of developable land to accommodate projected growth. There are many variable factors (including changing circumstances with owners) that will influence the oncoming stream of new houses and industrial buildings on land zoned for development.

The 2018 consultation identified some deterrents to current landowners proceeding with enabling their land to be urbanised. These factors include:

- The intention to continue to farm the land until they choose to cease farming or such time as it is uneconomic to do so relative to the benefits of land development.
- The perception or experience that Council is obstructive or unhelpful in assisting efforts to enable land development through both the consenting processes and the costs of obtaining those consents.
- The costs to undertake subdivision and provide for infrastructure such as roads, services, reticulation and/or connection to the existing networks.
- Not knowing the steps required to develop the land ready for sale.



## Overview of Consultation on the Draft Growth Strategy

The 2018 Draft Growth Strategy was available for public feedback from 23 February 2018 until the 26 March 2018. A total of 55 individuals and groups provided feedback. The key themes arising from the feedback are discussed in turn below.

### Waikawa Beach Growth Areas

Approximately half of all public feedback received on the Draft Growth Strategy related specifically to Waikawa Beach. The majority of those who provided feedback in relation to Waikawa Beach were opposed to the growth options proposed in the Draft Growth Strategy for this settlement. The reasons for their opposition included impact further development would likely have on the character of Waikawa Beach, risks associated with climate change, and natural hazards including flooding, ponding, and coastal erosion.

Many who provided feedback indicated that they were not supportive of reticulated services (i.e. water and wastewater services) being provided by Council for this settlement in the future.

Respondents also identified a lack of social infrastructure at Waikawa Beach and limited desire from residents for this infrastructure to be provided.

There were a number of submitters that also addressed the Draft Growth Strategy and Waikawa Beach in their submission on the Long Term Plan 2018-2038. The matters raised in their submissions were largely consistent with the feedback specifically received on the Draft Growth Strategy.

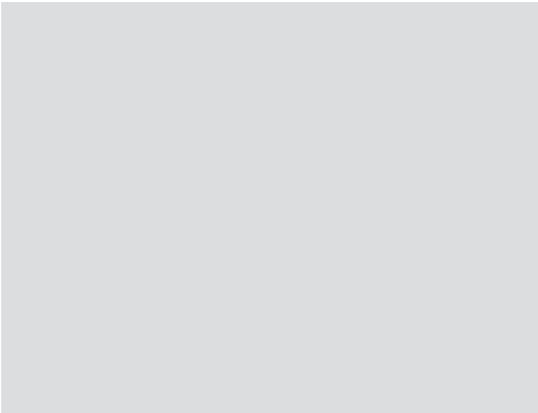
Council acknowledged the concerns raised about future development at Waikawa Beach as part of the feedback on the Draft Growth Strategy, it was still considered important to provide some opportunity for appropriate development to occur in this area. With improvements being made to the expressway that connects the Horowhenua to Wellington it is anticipated that growth for our District will be largely focused around Levin and to a lesser extent the other settlements in the southern part of the Horowhenua District.

It is anticipated that Waikawa Beach will experience some growth in the future as it is the southernmost coastal settlement in the District.

Waikawa Beach does not have reticulated services and Council is not intending to investigate the provision of these services for this settlement (taking on board feedback on the Long Term Plan 2018-2038). Therefore it would not be appropriate to rezone any additional land as standard residential. However, given the shortfall in land zoned Greenbelt Residential, the anticipated growth for this settlement, and its existing popularity as a coastal settlement with good rural lifestyle offerings, Council does think it would be appropriate to propose additional land to be rezoned Greenbelt Residential.

Not all of the land identified as potential growth options for Waikawa Beach in section 10 of the Growth Strategy would need to be proposed to be rezoned. Council will aim to rezone enough land to provide for anticipated growth out to 2040 and for rural lifestyle type development to be able to occur on the land proposed to be rezoned that will complement the character of the settlement, while avoiding or mitigating natural hazard risks.

Rezoning land will require additional evaluation of natural hazard risks and special provisions may be proposed as part of a plan change to ensure that the effects of potential natural hazards are avoided or mitigated. District Plan Changes (to rezone land) will be a public process.



### Manakau Growth Areas

Six people provided feedback relating to growth areas at Manakau. They were largely opposed to the growth areas identified for this settlement for a number of reasons, including the perceived impact on the character of Manakau Village, concern about the risk from natural hazards, the cost of providing reticulated services and the loss of production land, particularly LUC Class I and II soils (identified as versatile soils in the District Plan). One person suggested that Council consider their land as an option for future development.

Some of the people that provided feedback were also concerned that the growth areas identified in section 10 of the Growth Strategy may influence WKNZTA as they consider options around future improvements to the highway network between Ōtaki and north of Levin.

It is noted that the options that WKNZTA engaged with the community on in 2017 for potential new alignments for SH1 were all to the east of the existing Manakau Village. Council has taken these potential alignments into consideration while developing the Growth Strategy and, where possible, it has tried to identify growth areas that will not be affected by these.

The Council considers it is important to provide opportunity for growth to occur at Manakau given its location as the District's southernmost settlement.

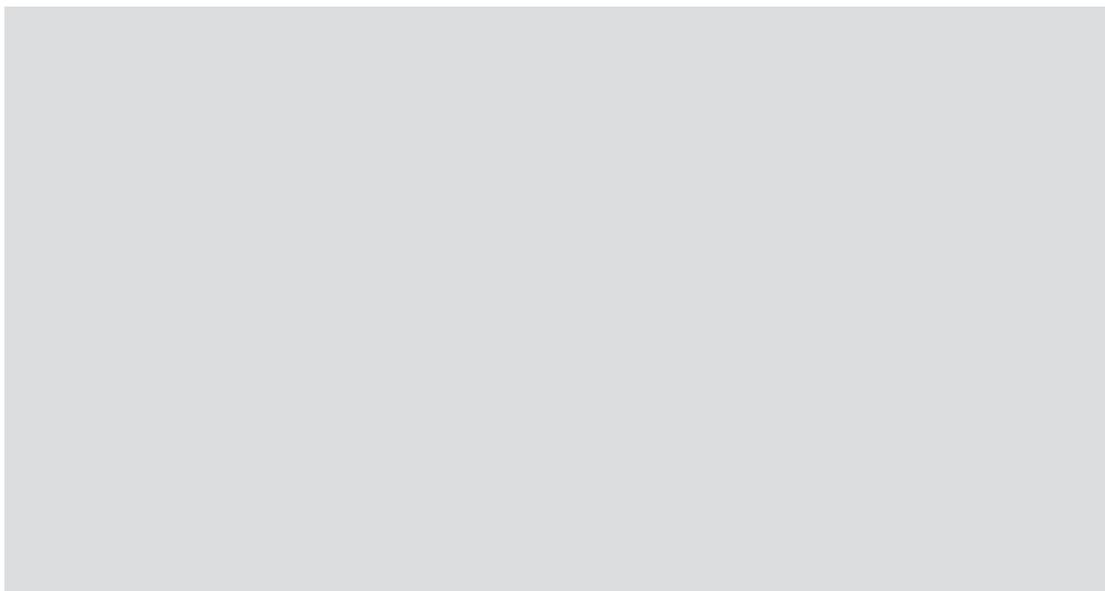
The growth areas identified in the 2018 Draft Growth Strategy 2040 were all located on the western side of State Highway 1 (the opposite side of the highway to majority of the existing settlement). This would mean new development at Manakau would occur nearer the Domain and the existing convenience store, while also being adjacent to existing residential and lifestyle properties.

# PROOF

An additional growth area, located to the east of the State Highway and north of Manakau, was included in the Growth Strategy prior to its adoption in 2018. This growth area was previously considered during the development of the Development Plan between 2006 and 2008, but at this time it was discounted due to landowner and community opposition.

This land currently appears to be primarily used for pastoral farming; with the school and a church located in the south-western part of the growth area. The eastern boundary of this growth is consistent with the boundary of the existing settlement and the northern boundary is defined by existing property boundaries.

As reticulated services are not currently available any land proposed to be rezoned for this settlement will need to be Greenbelt Residential with a minimum lot size of 5000m<sup>2</sup> unless a development was to provide its own reticulated services or a suitable alternative to enable smaller lot sizes to be considered. This would not be out of character with the existing village, where many of the existing lots are around 4000m<sup>2</sup> (with the exception of the properties between Honi Taipua Street and Wi Pere Street which are around 1000m<sup>2</sup>).



### Levin Growth Areas

Eleven people/groups provided feedback on the growth areas that have been identified for Levin. Several submitters indicated that Levin should be considered more suitable for residential growth than coastal towns as it is a more accepting environment and reticulated services are available and can be extended to future growth areas.

One respondent requested Council consider their land for rezoning. Their land is located in the vicinity of the racecourse (which is Growth Area LS5).

The other respondents focused on Growth Area LS6. At the time the Growth Strategy was adopted in 2018 Council was preparing a Master Plan to facilitate the rezoning and development of LS6. This has progressed and is now Plan Change 4: Tara-Ika Growth Area. A decision on this Plan Change is expected in the first half of 2022.

### General Feedback

A number of respondents provided general feedback on the 2018 Draft Horowhenua Growth Strategy 2040 that did not relate to a specific growth area. This feedback largely came from groups or organisations with an interest in growth in the Horowhenua, such as Powerco, Horizons Regional Council, and Transpower. They were either neutral or supportive of the Draft Growth Strategy, so long as their interests and/or assets are protected through any subsequent Plan Changes.

Other general comments that were made included people wanting to see production land and the character of existing settlements protected as well as a desire to see sufficient social infrastructure, including education and employment opportunities, provided to meet the needs of each growth area.

A number of people highlighted the importance of transport and providing for good links between the growth areas and the existing settlements (and beyond). Some respondents raised concerns about the status of O2NL.

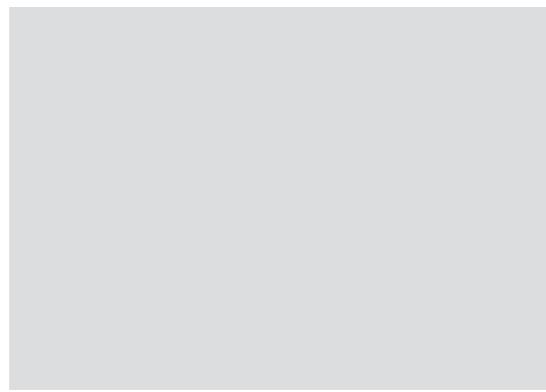
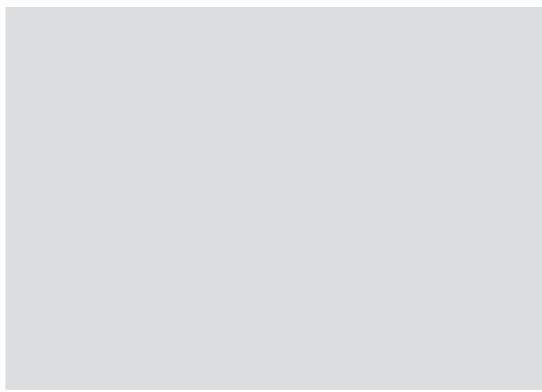
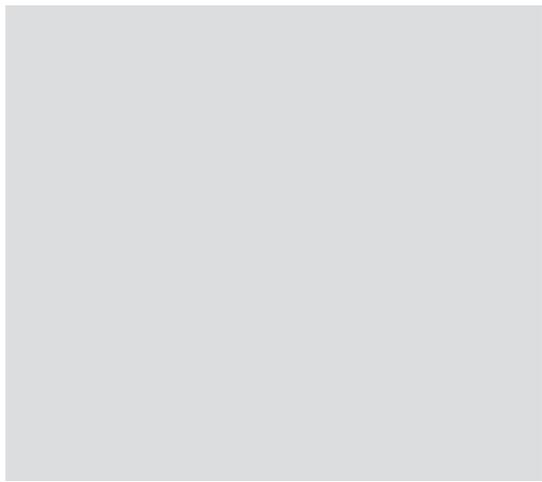
Several people also indicated that they were resistant to rates increases to cover the cost of providing infrastructure to growth areas.

The above matters are things that Council will need to consider as the Growth Strategy is actioned through future plan changes and other projects.

### 2021 Growth Strategy Update

For the 2021 update, community engagement relied upon engagement associated with other recent processes, such as the Long Term Plan 2021-2041.

Some targeted engagement occurred with mana whenua and key stakeholders, including Horizons Regional Council, Electra and WKNZTA.



**PROOF**

SECTION 10

# Option Identification for Each Settlement

**Additional growth areas have been identified for the settlements in the District where there is a shortfall in available/zoned land for development.**

## Levin/Taitoko

Levin is the main urban area in the Horowhenua District, and is located approximately in the centre of the District. Levin has developed based on its location on the main north-south highway and North Island Main Trunk Line, as a strategic service town.

Levin is the main administrative, cultural, social and recreational centre for the District.

The size of the shortfall may change over time, as a result of development trends shifts - for example, if density increases or if more Residential Development (as opposed to Greenbelt Residential) occurs, the amount of land required to meet demand might be lower. This will be considered and reviewed over time.

### Growth scenario and land capacity

The growth scenario projects that Levin will need to accommodate an additional 4,610 houses within the Residential Zone and 892 houses in the Greenbelt Residential Zone.

The Levin capacity calculation shows a shortfall in Residential and Greenbelt Residential zoned land at the current time. Growth areas have been identified to address this (as detailed below).

#### Levin Expected Demand (Additional Dwellings)

Expected Demand years 1-10	2130
Expected Demand years 11-20	3370

Levin Residential Capacity - 2040		
<b>Total share of houses</b>		5,502
	Residential Zone	4,610
	Greenbelt Zone	892
<b>Residential Zone Land Required<sup>9</sup></b>		269.6ha
<b>Total Residential Land Currently Available</b>		65.42ha
<b>Residential Zonesupply/shortfall</b>		-186.4ha
<b>Greenbelt Zone Land Required</b>		580.6ha
<b>Total Greenbelt Land Available</b>		276.3ha
<b>Greenbelt Residential Zone supply/shortfall</b>		-304.3ha

<sup>9</sup> All 'land required' areas described in this table and those of the following settlements include an additional 30% of land to provide for roads and reserves.

Figure 4 Levin North Potential Growth Options

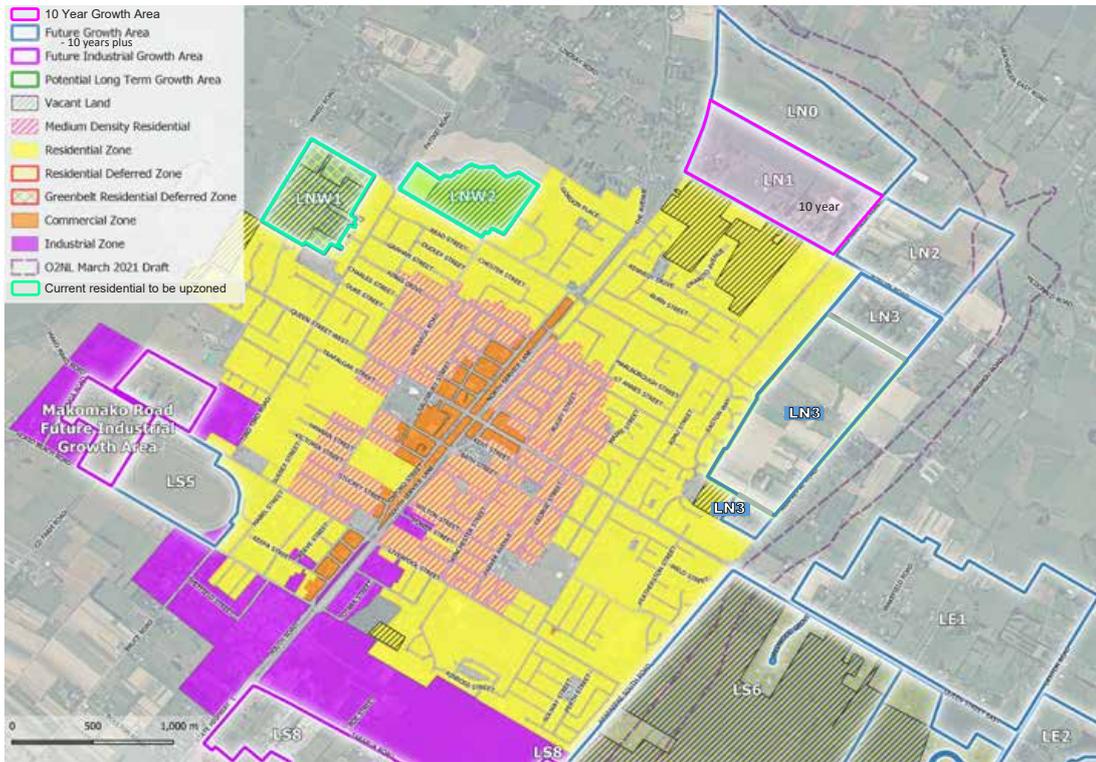
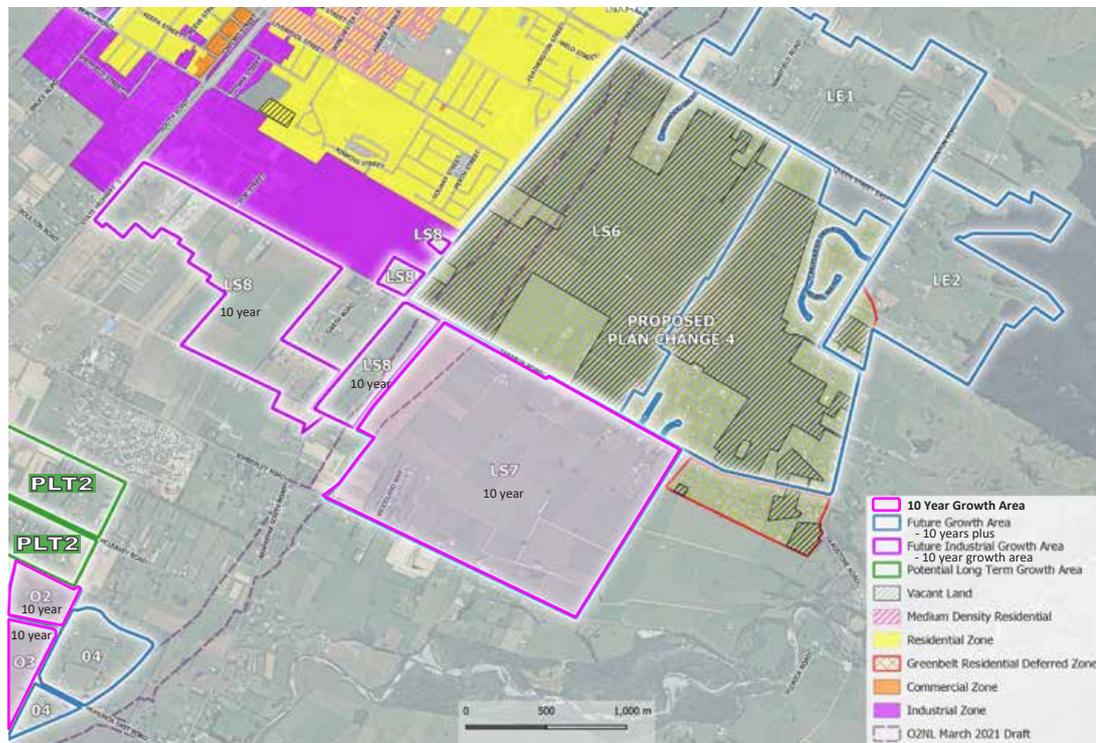


Figure 5 Levin South Potential Growth Options



# PROOF

## Key Growth Issues

- Incremental demand for residential development and a range of 'fronts' for zoned land which makes servicing difficult to predict.
- Levin Town Centre Strategy has objectives for a more contained form and increased diversity of retail, food and beverage offering which may require some replacement of existing building stock.
- Larger areas of vacant industrial land have owners with a 'land banking' approach. Based on Sense Partners projections there will be a need for some 80ha of industrial type land. Capacity assessment identified 71ha of available industrially zoned land and as such there is a projected shortfall of this type of land.
- Reticulated water and wastewater system constraints – infrastructure in some areas is not provided and upgrades to the network capacity will be needed. Water supply is also an issue.
- Some areas are subject to natural hazards (e.g. ponding).
- Landowners of existing zoned land not wanting to sell or develop their land.
- Potential effects of the new expressway corridor on spatial planning for growth areas – current and future.
- Natural features such as Lake Horowhenua are susceptible to development impacts.
- Limited diversity of housing types and growing potential demand for alternatives to the standard detached house (aging population).
- Lack of quality housing in some recent infill housing.

## Growth Area Options for Levin

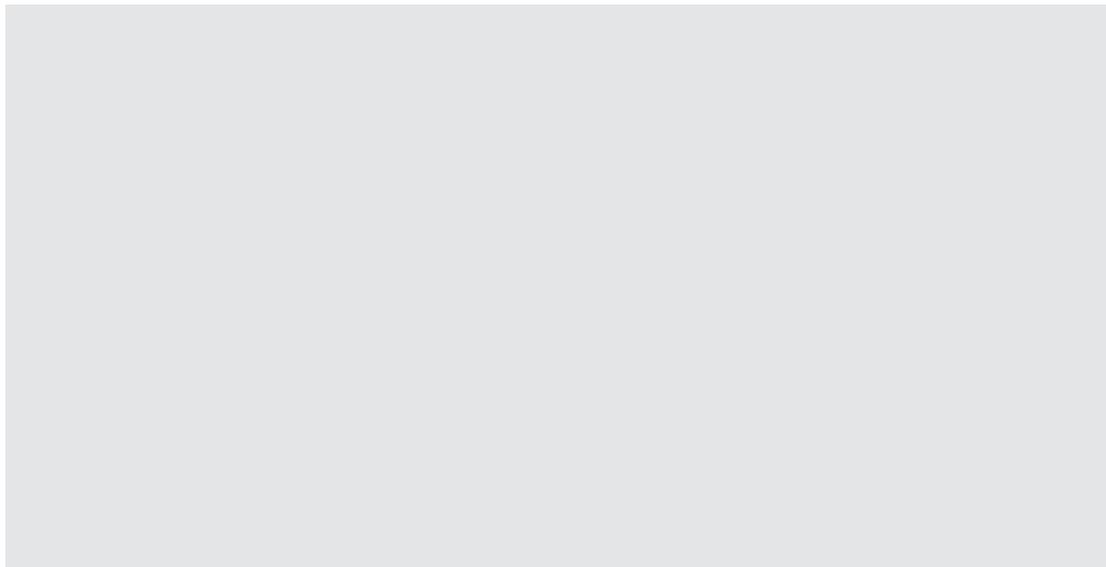
The Growth Strategy assumes that Levin will be a key focus area of growth in the future due to it being the largest settlement in the District as well as its connectivity to Wellington and Palmerston North.

Land supply will occur as a result of 'upzoning' some land that is already zoned for larger-lot residential purposes, providing for residential intensification, and rezoning rural land for residential development.

Given the shortfall in residentially zoned land, and that some landowners of large areas of vacant land zoned Residential have indicated they do not want to sell or develop this land for residential purposes, a number of growth areas have been identified for Levin. These areas provide an oversupply of residential land, both within the short-medium and longer terms in order to account for the factors outlined on page 7 of this Strategy. These areas have been identified based on being contiguous with existing and already planned residential areas and their development feasibility – primarily proximity to existing infrastructure.

Growth areas LN1 (53.8ha), LN2 (43.3ha), and LN3 (92.4ha) are currently all zoned Rural but could be rezoned Residential and/or Greenbelt Residential in the future. It is noted that these growth areas all contain versatile soils.

The development of LN3 would likely be contingent on the development of the land immediately to the west or south so that the main access to the site will not be from State Highway 57. Upgrades may be required to existing reticulated water and wastewater services for LN1, LN2 and LN3 to be rezoned Residential. These growth areas would enable development to continue in the vicinity of Fairfield Road. These growth areas can be released in stages over time in response to demand rates.



Growth area LS5 (36.5ha) identifies the option of rezoning the racecourse for residential purposes. This land is adjacent to industrially zoned properties as well as being in close proximity to other activities that would not necessarily be compatible with the land being developed residentially. If this land is to be rezoned and developed residentially, careful consideration will need to be given as to how to best mitigate any adverse effects associated with surrounding land uses and to ensure that future residents are afforded an appropriate level of amenity. Reverse sensitivity effects would also need to be considered and addressed.

Growth area LS6 (420ha) is in the process of being 'upzoned' from Greenbelt Residential Zone (currently deferred) to Residential Zone (with a range of densities) as part of Plan Change 4: Tara-Ika Growth Area. This plan change will increase the amount of Residential land supply but it will also reduce the Greenbelt Residential supply. Growth area LS7 (85.3ha) could help to meet future potential Residential and/or Greenbelt Residential demand.

Due to the substantial size of LS6, provision has been made in Plan Change 4 for a small commercial centre in this area to serve the future residents.

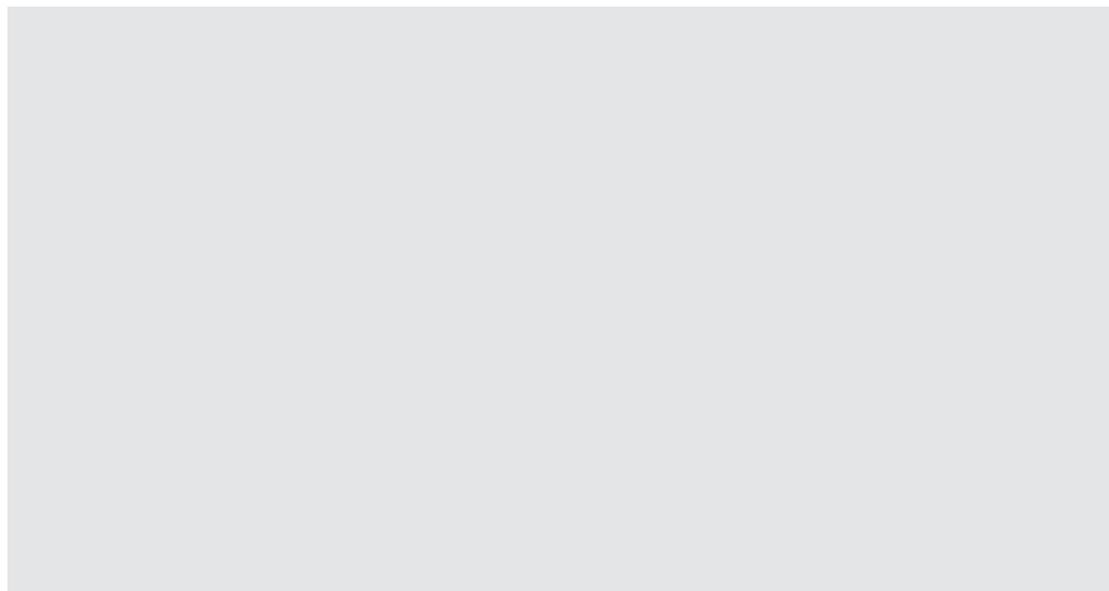
LE1 and LE2 provide additional areas for future residential development, which would complement residential development in the Tara-Ika area. These areas have been added since the Growth Strategy was adopted in November 2018. The inclusion of these has not been publicly consulted on, however, these would be subject to a public consultation process if this land is proposed to be rezoned in the future.

Commercial and Industrial zoned land is not a focus of this Growth Strategy. However, a high level assessment of Commercial and Industrial available land was undertaken and there was found to be sufficient land available to meet projected demand for the Commercial Zone with a small shortfall identified for the Industrial Zone. There continues to be an issue with landowners 'land banking' industrial land.

Growth area LS8 (44.8ha) shows the potential future extension of the Industrial Zone in Levin across Tararua Road to provide for the next ten years of growth.

In addition, the 'Mako Mako Road future industrial growth area' also provides potential future industrial land. It is noted that some of this land is already being used for industrial purposes. If this was to be rezoned in the future then careful consideration would be required in relation to surrounding residential/open space land.

In summary, the above shows that the options provide a choice of additional areas that would more than meet the demand for Residential Zoned land, and, importantly, provide additional land in the event that demand is higher than projected for Levin.



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## Foxton/TeAwahou

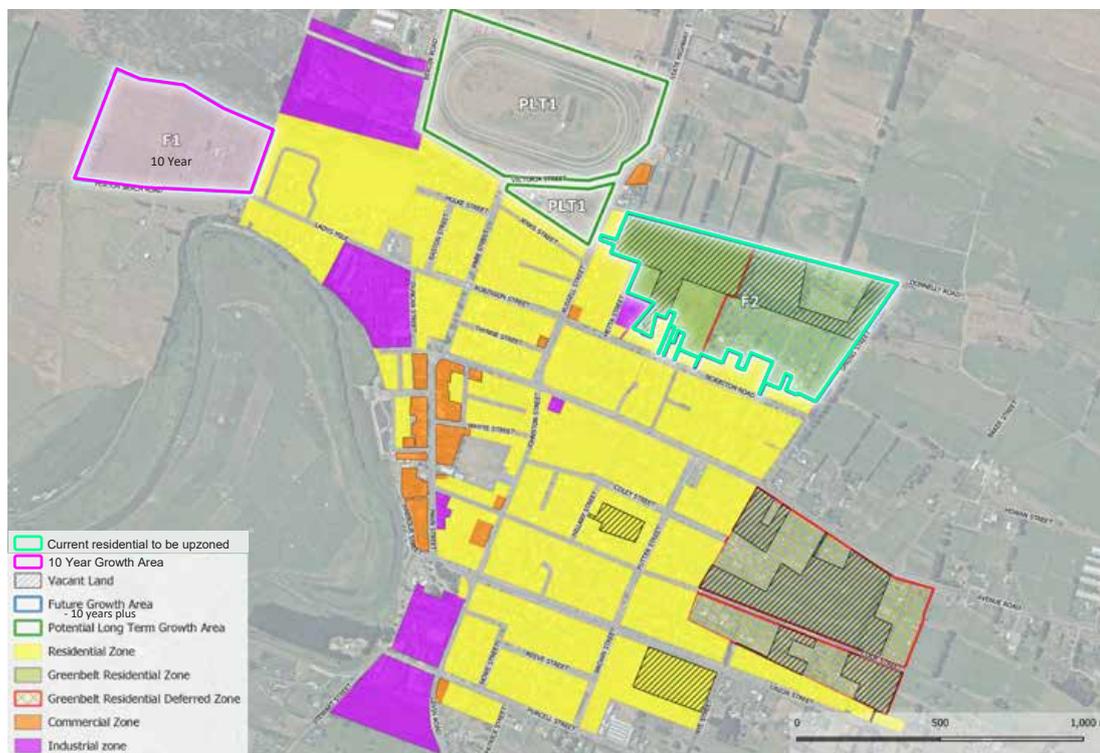
Foxton is the second largest urban area in the District and is located north of Levin along SH1. Foxton has developed based on its close proximity to the Manawatu River mouth, which was a historically strategic transport link. This historical link means Foxton has some of the oldest buildings and established areas in the District.

### Foxton Expected Demand (Additional Dwellings)

Expected Demand years 1-10	210
Expected Demand years 11-20	340

Foxton Residential Capacity - 2040		
<b>Total share of houses</b>		548
	Residential Zone	393
	Greenbelt Zone	155
<b>Residential Zone Land Required</b>		23.0ha
<b>Total Residential Land Currently Available</b>		5.3ha
<b>Residential Zonesupply/shortfall</b>		-17.7ha
<b>Greenbelt Zone Land Required</b>		100.6ha
<b>Total Greenbelt Land Available</b>		35.3ha
<b>Greenbelt Residential Zone supply/shortfall</b>		-65.3ha

Figure 7 Foxton Potential Growth Option



### **Growth scenario and land capacity**

The growth scenario for Foxton projects an additional 393 houses to be accommodated within the Residential Zone and 155 additional houses in the Greenbelt Residential Zone.

Capacity calculation indicate that there will be a shortfall of Residential and Greenbelt Residential Zoned land. Growth areas have been identified to address this.

### **Key Growth Issues**

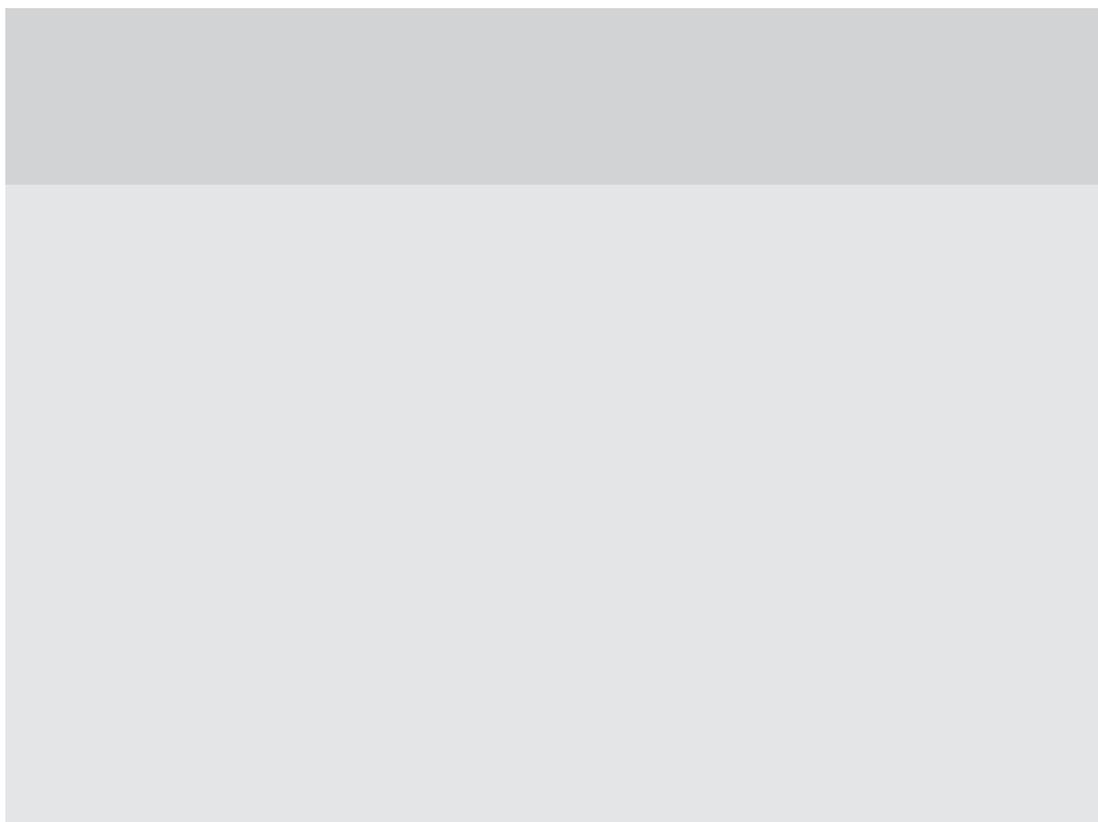
- Low current demand for commercial and industrial development
- Water is reticulated and is being upgraded. Further growth may require additional infrastructure
- Wastewater is reticulated and the treatment plant is being upgraded
- Areas around the Manawatū River Loop at Foxton are subject to flooding and low lying areas around the urban area are subject to ponding
- Future development has potential to strengthen heritage and design quality of the streetscape in the main commercial area
- Manawatū River provides landscape and recreational opportunities

### **Growth Area for Foxton**

The area identified as F1 in Figure 7 is an option for residential development. This area has been identified based on its development feasibility – primarily proximity to existing infrastructure or ability to connect to existing infrastructure. This growth area also has good access to Manawatū College and the commercial centre of Foxton, as well as to Foxton Beach.

F2 is expected to be upzoned from Greenbelt and Greenbelt Deferred to Residential to provide for additional residential housing, due to its location within the current extent of the township and proximity to amenities.

There is currently 35.3ha of Greenbelt Residential land available (including deferred land). This will provide for the short to medium term future while Council considers other opportunities for growth in Foxton for the longer term future.



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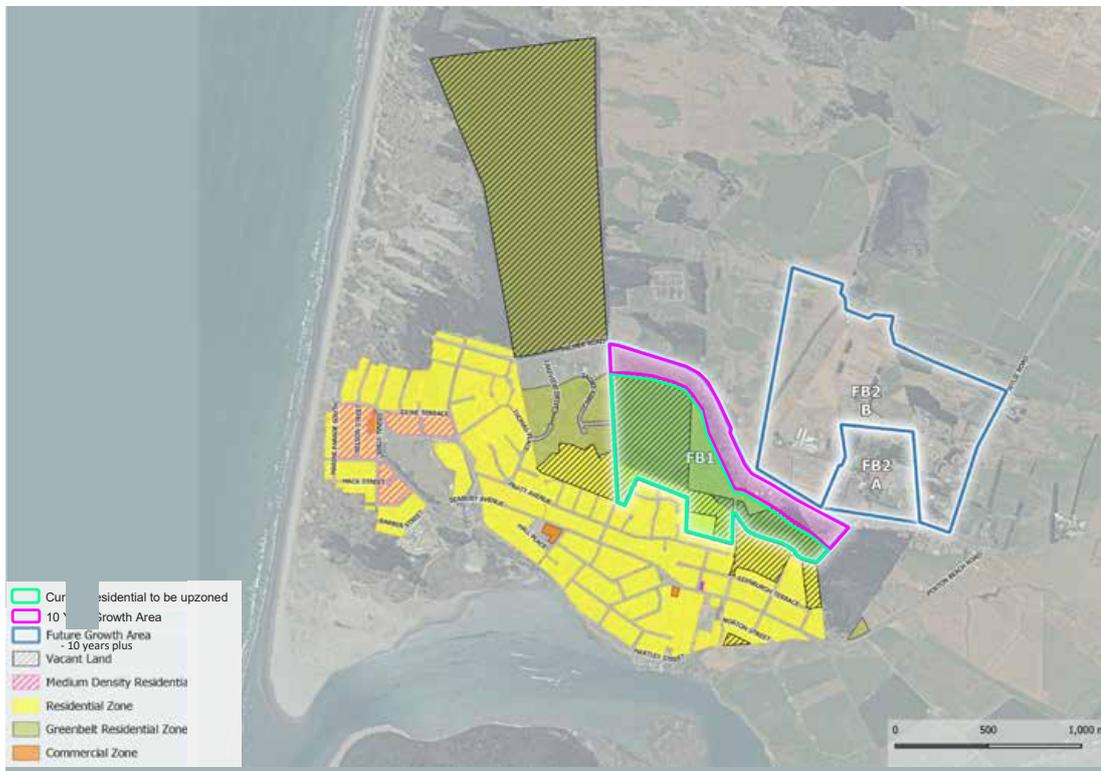
## Foxton Beach

Foxton Beach is a small community, consisting of a mixture of holiday homes and permanent residents. It is located in close proximity to Foxton, with farmland separating the two towns. Foxton Beach has a more coastal 'relaxed' environment than Foxton.

Foxton Beach Expected Demand (Additional Dwellings)	
Expected Demand years 1-10	420
Expected Demand years 11-20	660

Foxton Beach Capacity – 2040		
<b>Total share of houses</b>		1,072
	Residential Zone	715
	Greenbelt Zone	357
<b>Residential Zone Land Required</b>		41.8ha
<b>Total Residential Land Currently Available</b>		23.2ha
<b>Residential Zonesupply/shortfall</b>		-18.6ha
<b>Greenbelt Zone Land Required</b>		232.2ha
<b>Total Greenbelt Land Available</b>		133.3ha
<b>Greenbelt Residential Zone supply/shortfall</b>		-98.9ha

Figure 6 Foxton Beach Potential Growth Options



### **Growth scenario and land capacity**

The growth scenario projects that Foxton Beach will need to accommodate an additional 715 houses in the Residential Zone and 357 houses in the Greenbelt Residential Zone.

Foxton Beach capacity calculation indicates that the settlement has a shortfall in both Residential and Greenbelt Residential zoned land over a 20 year horizon. Growth areas have been identified to address this.

### **Key Growth Issues**

- There are areas where reticulated infrastructure is limited. Significant growth may require additional investment.
- For the reticulated water supply, it has been recognised that significant growth may require additional infrastructure
- Some areas in and surrounding the urban area are subject to natural hazards (e.g. flooding, ponding, storm surges, tsunami, wind erosion and liquefaction). These hazards will need to be evaluated on a case-by-case basis to determine whether subdivision and development is appropriate, and what measures are required to manage these risks
- Manawatū River Estuary provides biodiversity, landscape and recreational opportunities.

### **Growth Area for Foxton Beach**

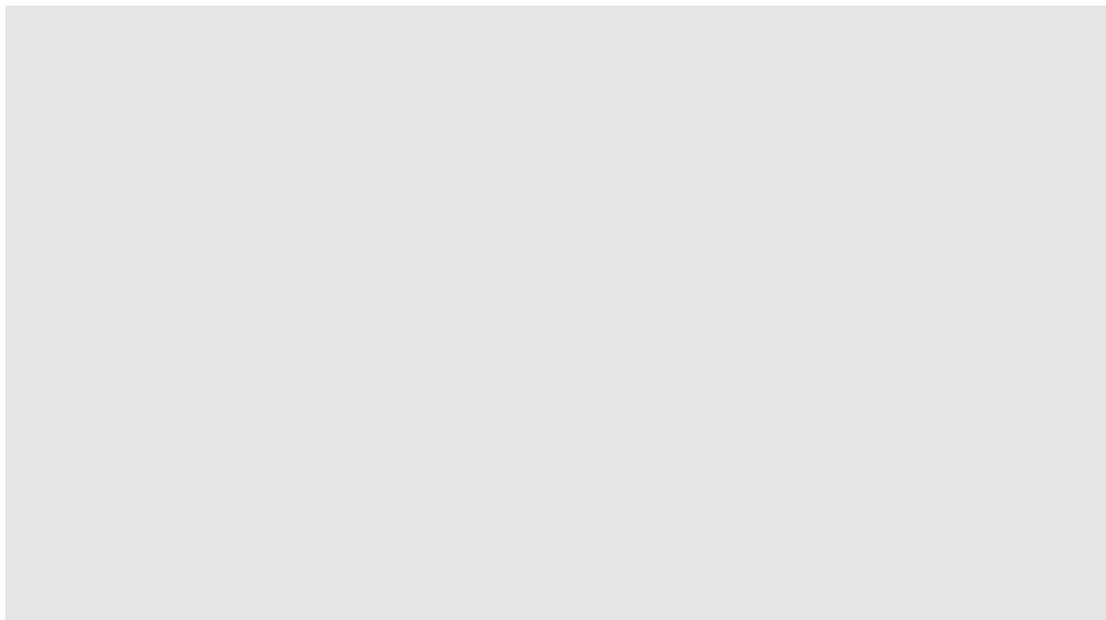
Figure 6 identifies options for residential development opportunities. This area has been identified based on its proximity to existing infrastructure.

FB1 is currently zoned a mixture of Low Density Residential, Greenbelt Residential and Rural. With a land area of 66.3 ha, this option would provide sufficient land to accommodate projected Residential Zone housing demand.

This growth area does have some challenges in terms of infrastructure and potential hazards (e.g. potential ponding and liquefaction). Council is currently developing a Master Plan for this growth area which can then be used to inform a plan change.

Future growth area options (FB2 A and B) have been identified on the northern side of Palmer Road. Development in these areas should only be considered following development to the south of Palmer Road. These areas have similar challenges to the other growth areas at Foxton Beach.

These challenges will need to be further explored before the land can be rezoned.



# PROOF

## Waitārere Beach

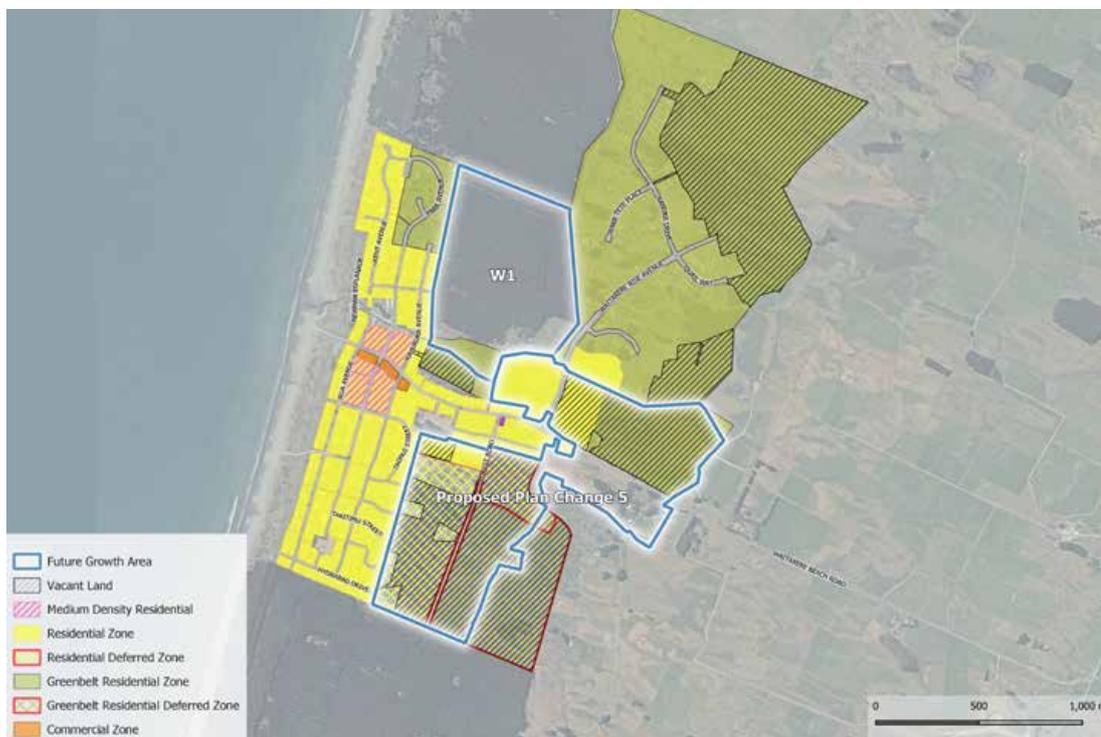
Waitārere Beach is a small coastal community located south of Foxton Beach and north of Hokino Beach. It is in close proximity to Levin, with farmland separating the two towns.

Waitārere Beach has developed incrementally overtime in a manner that is typical for older coastal settlements, where bach or holiday homes are the predominant residences. Recently more substantial homes have been constructed on new subdivisions or on redeveloped existing lots.

Waitārere Beach Expected Demand (Additional Dwellings)	
Expected Demand years 1-10	270
Expected Demand years 11-20	420

Waitārere Beach Residential Capacity – 2040		
<b>Total share of houses</b>		691
	Residential Zone	500
	Greenbelt Zone	191
<b>Residential Zone Land Required</b>		52.0ha
<b>Total Residential Land Currently Available</b>		31.8ha
<b>Residential Zonesupply/shortfall</b>		-20.2ha
<b>Greenbelt Zone Land Required</b>		123.9ha
<b>Total Greenbelt Land Available</b>		131.1ha
<b>Greenbelt Residential Zone supply/shortfall</b>		7.2ha

Figure 8 Waitārere Beach Potential Growth Options



### **Growth scenario and land capacity**

The growth scenario for Waitāreere Beach projects an additional 500 houses to be accommodated within the Residential Zone and 191 houses to be accommodated within the Greenbelt Residential Zone.

The results of the capacity calculation indicate that there is a shortfall for Residential zoned land and adequate supply of Greenbelt Residential zoned land. However, Plan Change 5 – Waitāreere Growth Area addresses this.

### **Key Growth Issues**

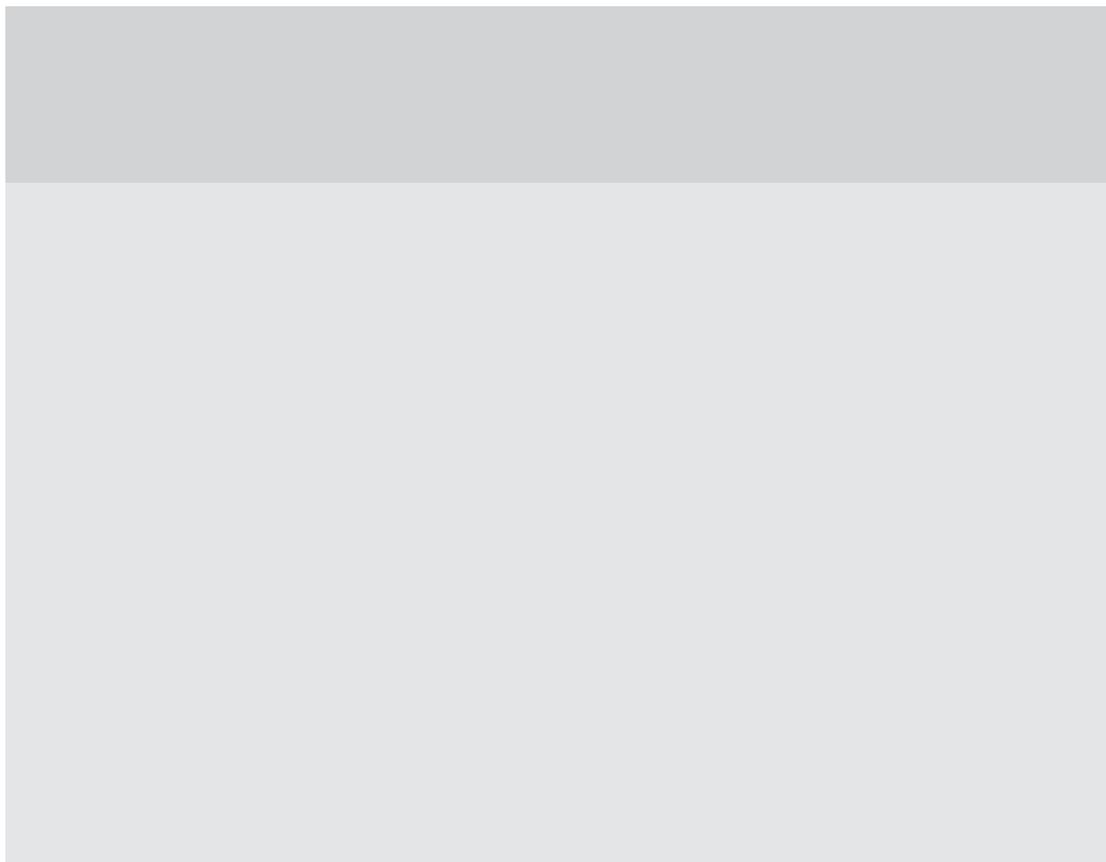
- Increasing demand for residential development – potentially one of the main areas for growth
- No defined town centre
- Limited vacant commercial land
- Reticulated wastewater has capacity to serve current level of development, further growth would require additional investment
- No current water supply – therefore it must be provided onsite
- Areas are subject to natural hazards (ponding, tsunami, wind erosion)

### **Growth Area for Waitāreere Beach**

Council is currently undertaking Plan Change 5 which proposes to rezone land to enable residential development in the area identified in Figure 8. The land area proposed to be rezoned is approximately 100 hectares which is anticipated to meet the projected growth needs for Waitarere Beach in the short to medium term.

Figure 8 also identifies W1 as a potential future growth area for Waitarere Beach. This growth area is 54.1ha and could potentially be rezoned from Rural Zone into Residential or Greenbelt Residential Zones, or a mixture of both zones.

However, this land is currently part of a Crown forest with a forestry licence and the land itself is retained by the Crown for transfer to iwi under Treaty of Waitangi settlements. Therefore, this land may become available in the future for development during the timeframe of this Growth Strategy (2040). However this will depend on the aspirations of the iwi for this land.



# PROOF

## Ōhau

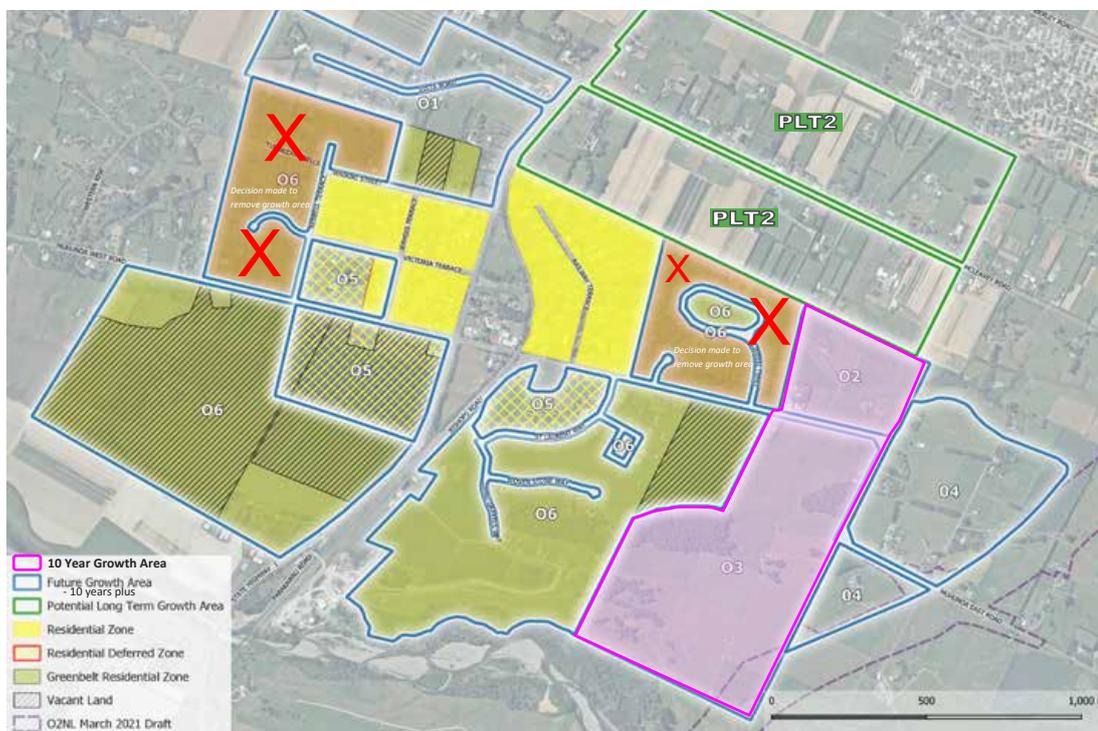
Located directly south of Levin, Ōhau has a traditional village form with a school, church and reserve at the main road intersection.

The residential pattern is relatively low density and although smaller lots are in the middle of the settlement, the periphery extends into larger lot sizes.

Ōhau Expected Demand (Additional Dwellings)	
Expected Demand years 1-10	290
Expected Demand years 11-20	450

Ōhau Residential Capacity - 2040		
<b>Total share of houses</b>		738
	Residential Zone	143
	Greenbelt Zone	595
<b>Residential Zone Land Required</b>		37.2ha
<b>Total Residential Land Currently Available</b>		12.4ha
<b>Residential Zonesupply/shortfall</b>		-24.8ha
<b>Greenbelt Zone Land Required</b>		387.1ha
<b>Total Greenbelt Land Available</b>		59.6ha
<b>Greenbelt Residential Zone supply/shortfall</b>		-327.5ha

Figure 9 Ōhau Potential Growth Options



### Growth scenario and land capacity

The growth scenario assumes that Ōhau will accommodate 143 houses within the Residential Zone and 595 houses within the Greenbelt Residential Zone.

Ōhau capacity calculation results indicate that under this scenario there will be a shortfall in both Residential and Greenbelt Residential zoned land. Growth areas to address this have been identified. Council are exploring making changes to the Rural Subdivision rules which may help to offset this shortfall.

### Key Growth Issues

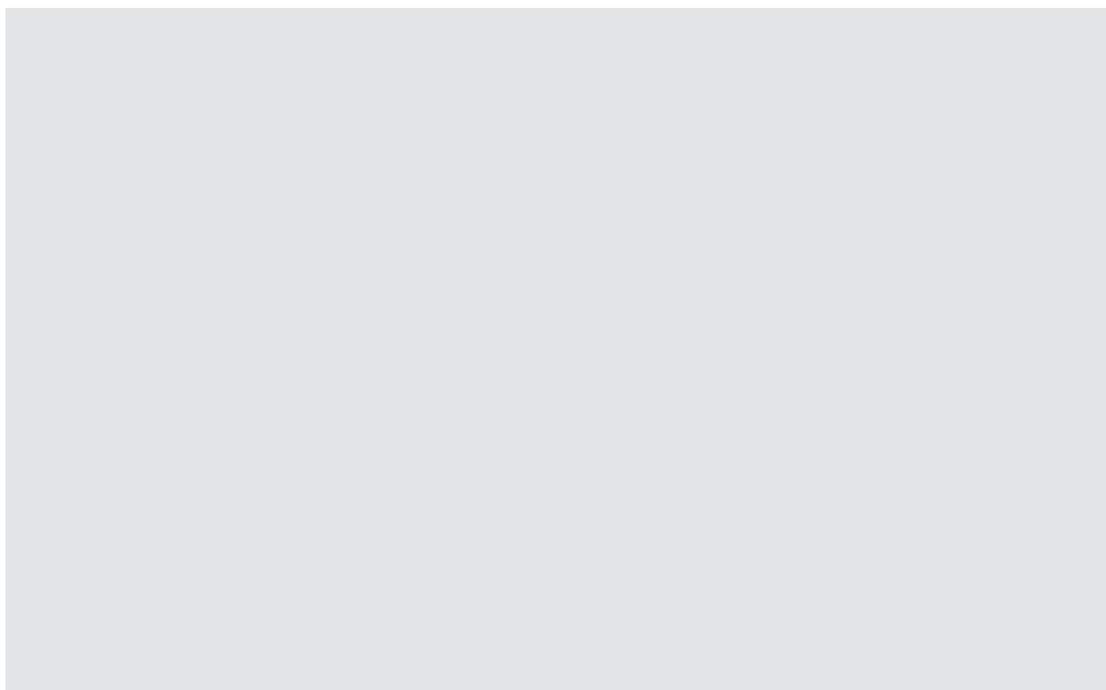
- Capacity within existing areas of residential development at lower densities.
- Limited current demand for business/industrial land.
- No reticulated wastewater system. Significant further development may require a community treatment facility in Ōhau or connection to Levin wastewater system.
- Restricted water supply (restricted flow) from Levin.
- Localised topographical constraints limit some areas for growth.
- Constrained access to current SH1 from local roads
- Desire to retain traditional village form.
- More recent development pattern has been quite sprawled.
- The village is surrounded by class one, two and three soils.

### Growth Area for Ōhau

Figure 9 show options for additional land required to accommodate the shortfall of Residential and Greenbelt Residential zoned land. The identified areas consider an opportunity to connect the settlement across SH1 if it becomes a local road due to WKNZTA rerouting SH1. O5 and O6 represent land with development capacity that is already zoned for this purpose. O2 and O3 indicated land expected to be developed within 10 years. O4 indicates land expected to be developed within 20 years and PLT2 indicates 20+ growth areas.

The LTP shows an intention to extend reticulated services to Ōhau from Year 9 of the LTP onwards. This will enable better utilisation of the growth areas. The timeframe for land rezoning will likely be align with this.

Due to the location of Ōhau it is considered important to ensure there is land available to meet growth demand in the near future, particularly given projected demand and the need to provide development opportunities to accommodate people in the Ōhau area who are displaced by the Ō2NL highway.



# PROOF

## Waikawa Beach

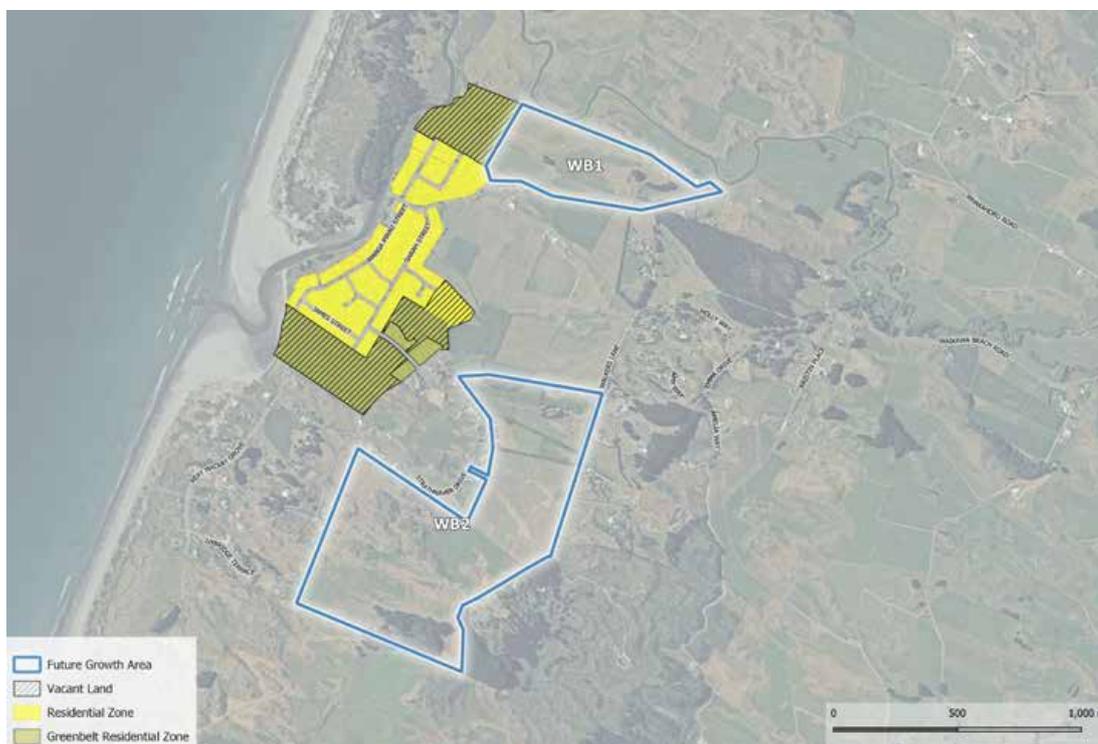
Waikawa Beach is a small coastal settlement which has developed incrementally in a manner which is typical for older coastal settlements where bach or holiday homes are the predominant residences.

Recent development of a lower rural-residential density has occurred to the south of the settlement. The urban area has extended along the eastern side of the Waikawa Stream.

Waikawa Expected Demand (Additional Dwellings)	
Expected Demand years 1-10	50
Expected Demand years 11-20	70

Waikawa Beach Residential Capacity - 2040		
<b>Total share of houses</b>		119
	Residential Zone	71
	Greenbelt Zone	48
<b>Residential Zone Land Required</b>		7.4ha
<b>Total Residential Land Currently Available</b>		2.1ha
<b>Residential Zonesupply/shortfall</b>		-5.3ha
<b>Greenbelt Zone Land Required</b>		31.0ha
<b>Total Greenbelt Land Available</b>		21.4ha
<b>Greenbelt Residential Zone supply/shortfall</b>		-9.6ha

Figure 10 Waikawa Beach Potential Growth Options



### Growth scenario and land capacity

The growth scenario projects that Waikawa Beach will need to accommodate an additional 71 houses within the Residential Zone and 48 houses within the Greenbelt Residential Zone.

Capacity calculation results for Waikawa Beach indicate that there will be a small shortfall in Residential and Greenbelt Residential zoned land. Growth areas have been identified to address this, although there will be some challenges developing at Waikawa Beach.

### Key Growth Issues

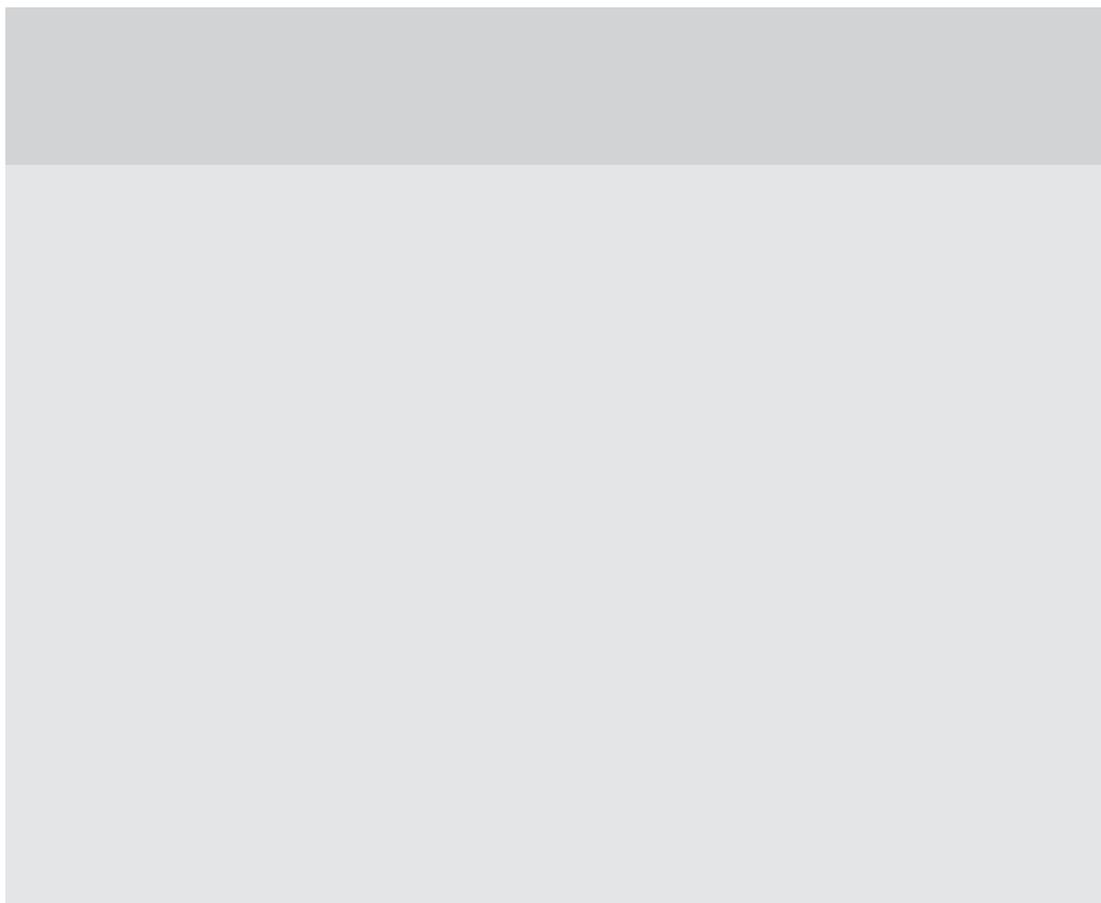
- Some available vacant residentially zoned land.
- Some demand for residential development.
- No defined central point for local purposes.
- No reticulated infrastructure.
- Some areas surrounding the urban area are subject to natural hazard risks (e.g. ponding, flooding, tsunami, and wind erosion).

### Growth Area for Waikawa Beach

Figure 10 shows two options which would provide sufficient land to accommodate the projected demand in both Residential and Greenbelt Residential land, as well as providing additional capacity in the event that demand was higher than projected.

Given that Waikawa Beach does not currently have reticulated services and taking into account the strong opposition from the community to the provision of these services in the future as part of the consultation process on the Long Term Plan 2018-2038, rezoning land Residential is not planned at this stage. Any land to be for residential development would likely be zoned Greenbelt Residential to ensure that there is sufficient area for onsite wastewater disposal.

Council may choose to rezone either WB1 (20.2ha) or WB2 (69.7ha), or could decide to partially rezone either of these growth areas. Further analysis would need to be undertaken to understand natural hazard risks in regards to these growth areas and special provisions may need to be included in a plan change to ensure that adverse effects of potential natural hazards are either avoided or mitigated.



# PROOF

## Manakau

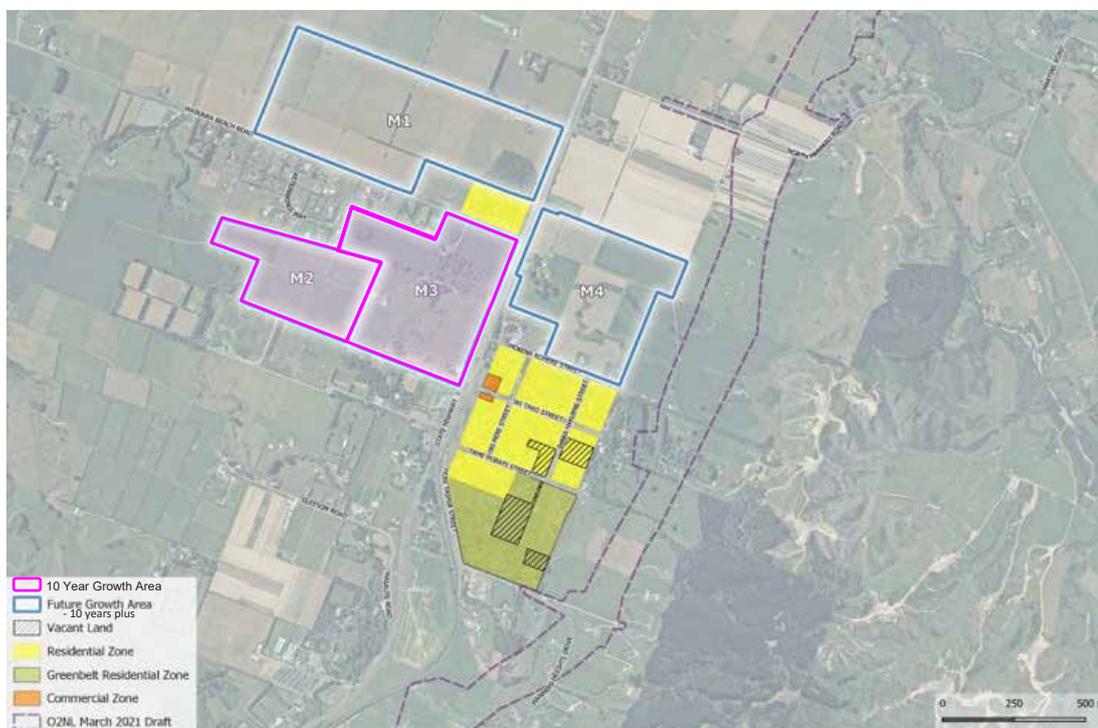
Manakau is a clearly defined village set within a rural landscape. The village is centred around the church, school, memorial reserve and a pub.

The built environment is largely contained to one side of SH1 although there is some development on the opposite side. The railway also plays an important part in the village centre arrangement. This is an 'intact' village on the eastern side of SH1, undisrupted by busy roads cutting through its centre. The village is largely low-density residential.

Manakau Expected Demand (Additional Dwellings)	
Expected Demand years 1-10	180
Expected Demand years 11-20	290

Manakau Residential Capacity - 2040		
<b>Total share of houses</b>		476
	Residential Zone	357
	Greenbelt Zone	119
<b>Residential Zone Land Required</b>		92.9ha
<b>Total Residential Land Currently Available</b>		1.5ha
<b>Residential Zonesupply/shortfall</b>		-91.4ha
<b>Greenbelt Zone Land Required</b>		77.4ha
<b>Total Greenbelt Land Available</b>		2.0ha
<b>Greenbelt Residential Zone supply/shortfall</b>		-75.4ha

Figure 11 Manakau Potential Growth Option



### **Growth scenario and land capacity**

The growth scenario projects that Manakau will need to accommodate an additional 357 houses within the Residential Zone and 119 houses within the Greenbelt Residential Zone.

Capacity calculation results for Manakau indicate that there will be a large shortfall of residentially zoned land for both the Residential Zone and Greenbelt Residential Zone. Growth areas have been identified to address this. Council are also exploring making changes to the Rural Subdivision rules which may help to offset this shortfall.

### **Key Growth Issues**

- Limited vacant residential zoned land.
- Anticipated future demand for residential development.
- Limited provision of commercial land.
- Current low demand for commercial land, although likely to increase with projected growth.
- Variable rate of rural-residential growth.
- No reticulated infrastructure.
- Strong community interest in maintaining the existing village character.
- The village is located on and largely surrounded by class one and two soils.

### **Growth Area for Manakau**

Figure 11 shows options that would accommodate some of the projected Residential and Greenbelt Residential growth.

A feasibility study to consider the provision of reticulated services for Manakau may be undertaken in the future.

However, any land proposed to be rezoned while the settlement does not have reticulated services would likely need to be Greenbelt Residential.

Growth Areas M2 and M3 would likely be rezoned first. Growth areas M1 (36ha) and M4 (22.2ha) are additional options for growth.

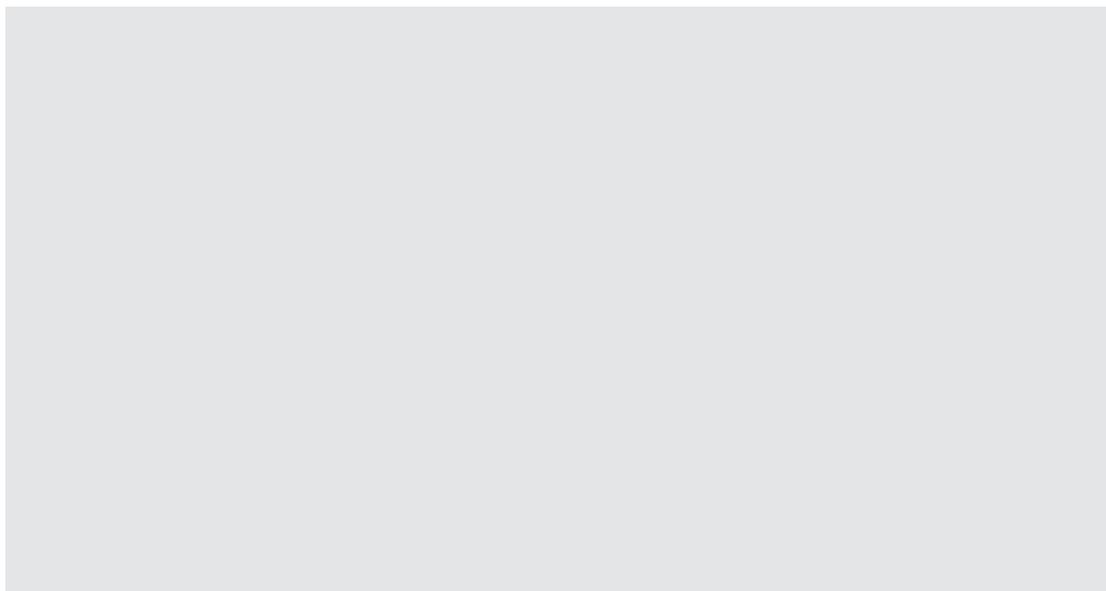
Feedback from landowners about the inclusion of M4 in the Growth Strategy and the potential rezoning of this land in the future has been varied. With the majority landowner (as well as several community members) expressing their strong opposition to this land being identified for future Greenbelt Residential (or Residential) development.

While Council acknowledges these views, Manakau is likely to experience considerable growth in the future due to its location as the southernmost settlement in the District.

Some community members may be displaced by the Ō2NL project, so it is important to provide opportunity for these people to stay local.

If any of these areas were proposed to be rezoned, further evaluation would need to be undertaken to confirm their suitability. Public consultation would also be need to be undertaken.

Even if all of the identified growth areas are rezoned, there may still be a long term shortfall in Residential and/or Greenbelt Residential. Council will continue to explore opportunities for providing for this growth. Growth areas M1 to M4 will provide sufficient capacity to meet the short to medium term growth requirements for Manakau.



# PROOF

## Tokomaru

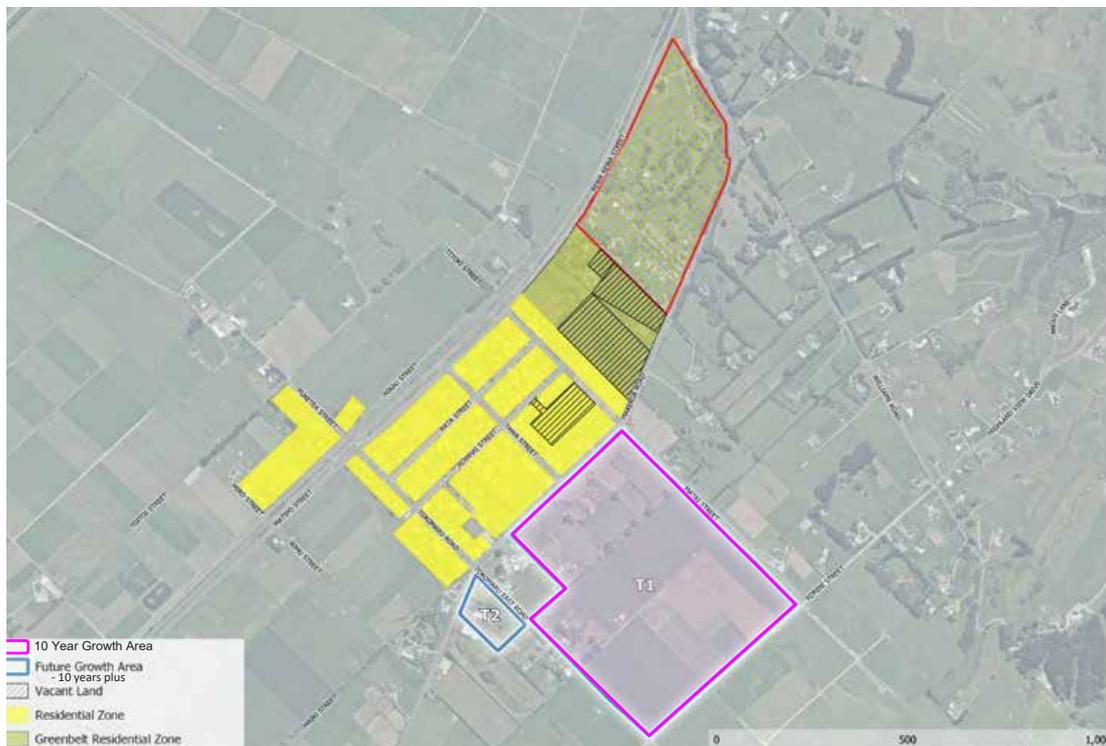
Tokomaru is a small village with a school, community facilities and local shop at the main road intersection.

The residential pattern is relatively low density with a number of areas of undeveloped residential land within the urban area. The railway line provides an edge on the western side, and the state highway currently provides an edge to the east. The school and some rural-residential type development is located on the eastern side of the state highway.

Tokomaru Expected Demand (Additional Dwellings)	
Expected Demand years 1-10	40
Expected Demand years 11-20	60

Manakau Residential Capacity - 2040		
<b>Total share of houses</b>		95
	Residential Zone	71
	Greenbelt Zone	24
<b>Residential Zone Land Required</b>		7.4ha
<b>Total Residential Land Currently Available</b>		1.4ha
<b>Residential Zonesupply/shortfall</b>		-6.0ha
<b>Greenbelt Zone Land Required</b>		15.5ha
<b>Total Greenbelt Land Available</b>		5.0ha
<b>Greenbelt Residential Zone supply/shortfall</b>		-10.5ha

Figure 12 Tokomaru Potential Growth Option



### **Growth scenario and land capacity**

Sense Partners projections show Tokomaru will need to accommodate an additional 71 houses within the Residential Zone and 24 houses within the Greenbelt Residential Zone.

Capacity calculation results for Tokomaru indicate that there will be a shortfall of residentially zoned land for both the Residential Zone and Greenbelt Residential Zone.

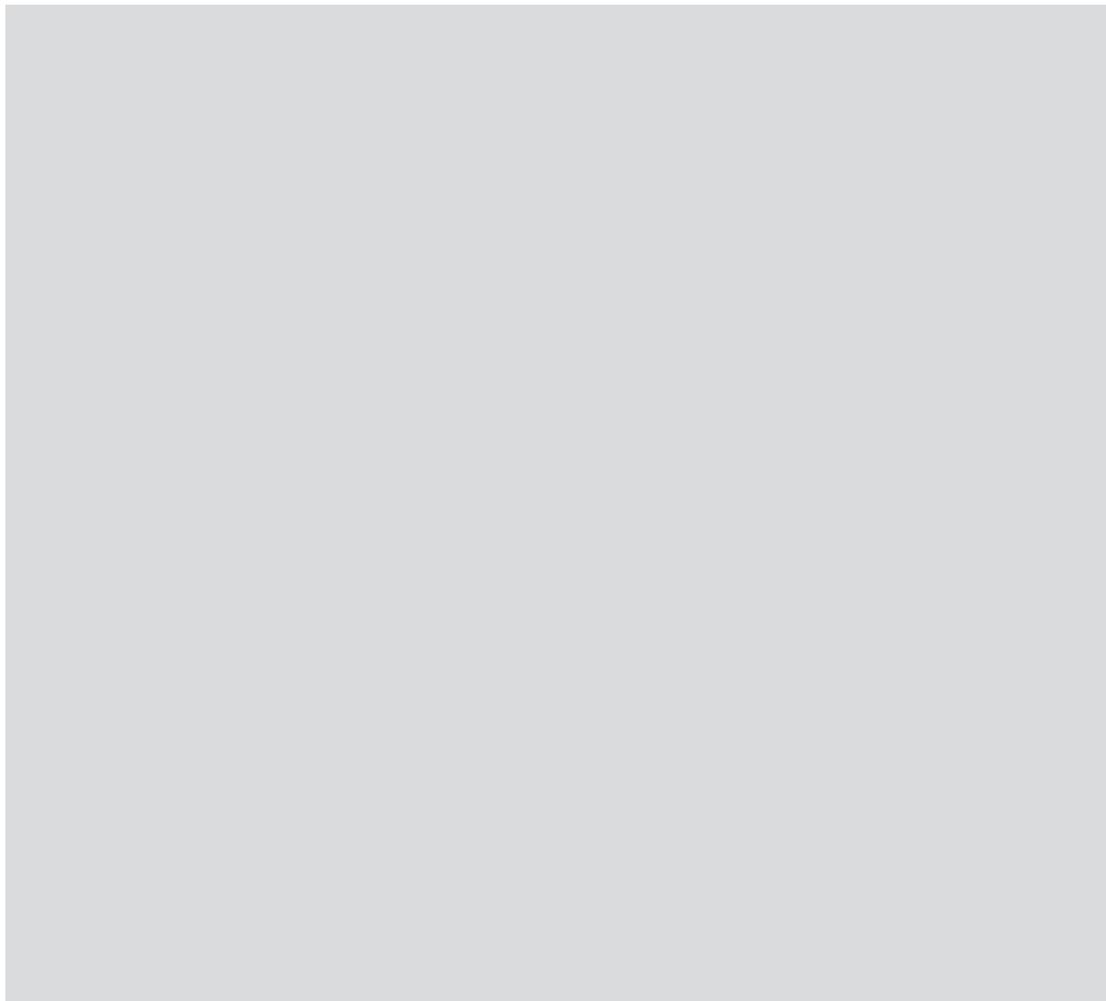
#### **Key Growth Issues:**

- Limited current demand for residential land.
- Low rate of rural-residential growth.
- Current infrastructure constraints, with limited water storage provision and the wastewater treatment works at capacity. Further investment would be required to provide for further development.

### **Growth Area options for Tokomaru**

Figure 12 shows growth options that would provide sufficient land to accommodate the projected Residential and Greenbelt Residential growth.

Area T1 (31.5ha) would accommodate projected demand and could be proposed to be rezoned a mixture of Residential and Greenbelt Residential. Area T2 (1.7ha) could provide additional capacity.



## Shannon

Shannon is a small rural settlement located to the north-east of Levin along SH57.

The town was developed based on its strategic location along the North Island Main Trunk Railway and servicing the needs of the local industries.

### Growth scenario and land capacity

Sense Partners projections show Shannon will need to accommodate 250 houses within the Residential Zone and no additional houses within the Greenbelt Residential Zone.

Capacity calculation results for Shannon indicate a shortfall of Residential zoned land and capacity in the Greenbelt Residential Zone.

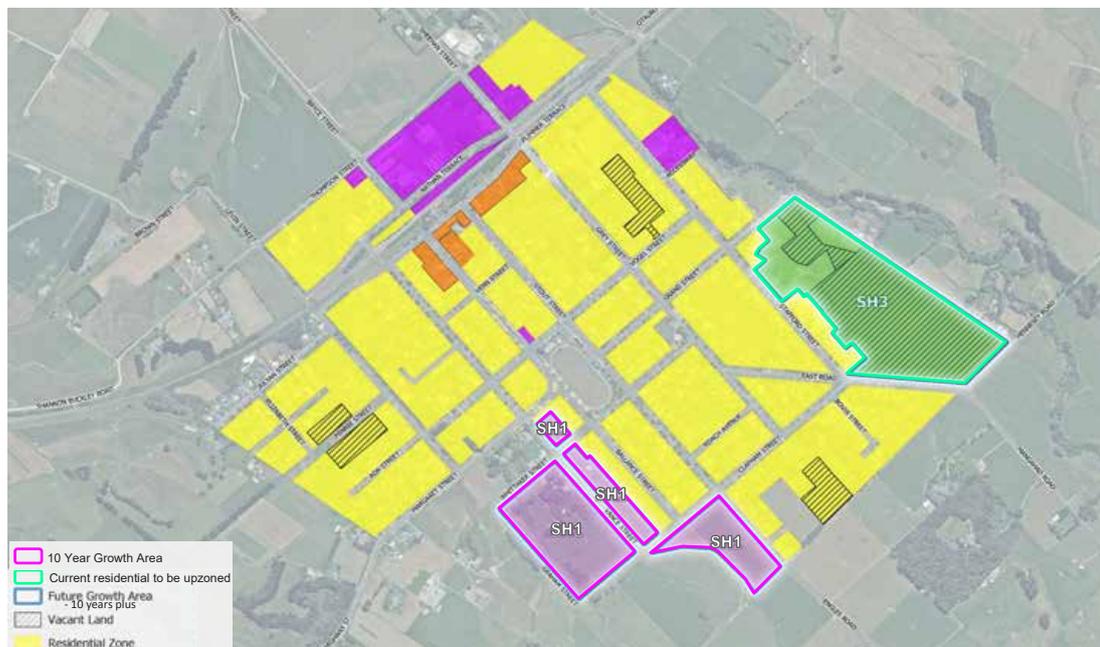
The shortfall in Residential land is relative small and potentially could be accommodated by upzoning some of the Greenbelt Residential land. Council has identified an additional potential growth area to the south of the existing township. may also consider extending the Residential zone to the south-eastern of Shannon although a Growth Area has not been identified at this stage.

Figure 18 in Appendix 2 shows the current vacant residential land in Shannon.

Shannon Expected Demand (Additional Dwellings)	
Expected Demand years 1-10	100
Expected Demand years 11-20	150

Shannon Residential Capacity – 2040		
<b>Total share of houses</b>		250
	Residential Zone	250
	Greenbelt Zone	0
<b>Residential Zone Land Required</b>		14.6ha
<b>Total Residential Land Currently Available</b>		4.3ha
<b>Residential Zonesupply/shortfall</b>		-10.3ha
<b>Greenbelt Zone Land Required</b>		0ha
<b>Total Greenbelt Land Available</b>		13.0ha
<b>Greenbelt Residential Zone supply/shortfall</b>		13.0ha

Figure 13 Shannon Potential Growth Option



# PROOF

## Hōkio Beach

Hōkio Beach is a small coastal settlement located in close proximity to Levin.

It has developed incrementally in a manner which is typical for older coastal settlements where bach or holiday homes are the predominant residences. The urban area has extended along the southern side of Hōkio Stream.

### Hōkio Beach Expected Demand (Additional Dwellings)

Expected Demand years 1-10	100
Expected Demand years 11-20	150

### Hōkio Beach Residential Capacity - 2040

<b>Total share of houses</b>		36
	Residential Zone	36
	Greenbelt Zone	0
<b>Residential Zone Land Required</b>		3.7ha
<b>Total Residential Land Currently Available</b>		17.0ha
<b>Residential Zonesupply/shortfall</b>		13.3ha
<b>Greenbelt Zone Land Required</b>		0ha
<b>Total Greenbelt Land Available</b>		11.8ha
<b>Greenbelt Residential Zone supply/shortfall</b>		11.8ha

### Growth scenario and land capacity

Sense Partners projections show Hōkio Beach will need to accommodate an additional 36 houses within the Residential Zone and no additional houses within the Greenbelt Residential Zone.

Capacity calculation results for Hōkio Beach indicate sufficient residential land capacity for both the Residential Zone and Greenbelt Residential Zone.

Figure 20 in Appendix 2 shows the current vacant residential land in Hōkio Beach.

**PROOF**

## SECTION 11 **Actions**

### Market Response

**Clearly identifying future growth areas will help to integrate land use and infrastructure planning, inform non-Council services providers about likely future demand and enable the development community to see where future opportunities may exist.**

Council will need to prioritise the growth areas and determine when and how infrastructure will be provided.

The Council's financial ability to service land is an important consideration. Directing growth to a specific area would likely enable better efficiency in service provision than opening up multiple development fronts. However, it is also important that planning decisions support competitive land markets and provide sufficient variety. For these reasons, there are benefits in providing multiple development opportunities across the District.

Growth may make it viable to deliver reticulated services to smaller settlements that have typically relied on on-site services. Provision of reticulated

services to these smaller settlements was one of the key challenges that Council consulted with the community on as part of the development of the Long Term Plan 2021-2041.

The construction of the Ō2NL highway through Horowhenua will influence the market response. Integrating the areas for future growth with the highway will be an important success factor with the implementation of this Growth Strategy.

## Actions

### Monitoring Location and Rate of Development

Develop a monitoring system that uses spatial and statistical analysis methods to monitor where development occurs and the rate of take up. This information can be reviewed to see how actual growth compares to the projections and whether the Growth Strategy assumptions are still relevant. This monitoring will also assist in ensuring that land is released as required and infrastructure priorities are reviewed and confirmed.

### Servicing Affordability

Investigate the affordability of water and wastewater services for the identified growth areas. This should consider future funding mechanisms for infrastructure, the prioritisation of services to identified growth areas, and the examination of stand-alone systems. Council's will also consider developing a policy on privately owned infrastructure.

### Stormwater

Investigate stormwater management needs in both growth areas and existing urban areas. Utilise low impact stormwater design principles with the aim of reducing stormwater infrastructure costs and improving environmental outcomes, including by improving the quality of runoff to waterbodies.

### Landowners Liaison

Establish a database of landowners within growth areas and survey their interest in developing and any barriers they face.

### Settlement Character

The Growth Strategy examines the options for accommodating growth. The character of some of these settlements, including smaller settlements such as Ōhau and Manakau will be more sensitive to change than others. This may influence the future development density in these locations.

### Work with WKNZTA

WKNZTA will be very influential in the way growth and land use changes are planned for in the District, particularly in the southernmost area. Council should work closely with WKNZTA to ensure that the Ōtaki to north of Levin Project and associated interchanges provide the optimal opportunities for urban form which satisfies the Growth Strategy principles. This includes consideration as to:

- Community cohesion and maintaining connectivity within urban areas.
- Accessibility and placement of new highway interchanges and maintain access to local roads, especially for local trips.
- The impact Wellington Northern Corridor has had on growth.
- Capacity of the existing State Highway network in advance of Ō2NL opening.
- Investment in public transport (such as rail) and other transport infrastructure to support the increased population in the District and improve access to employment centres to the south towards Wellington.
- The desired form and function of the current SH1 when it is revoked and is no longer a state highway with the new highway alignment up to, past and around Levin.

**PROOF**

### Review of the Growth Strategy

Horowhenua District is currently experiencing a level of population growth that is higher than at any time in recent history. The assumptions made in this Growth Strategy about population growth and the level of housing required to meet demand have been based on the best information available at the time.

However, there is a possibility that growth will occur at a higher rate than projected and/or that it could occur at different levels in different locations across the District than expected (i.e. more growth than expected could occur in Levin and less in Ōhau or vice versa).

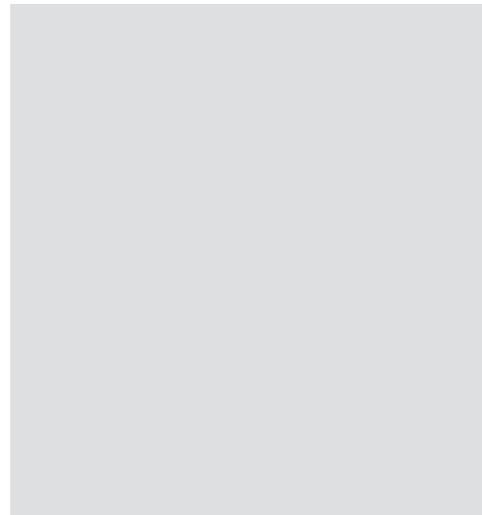
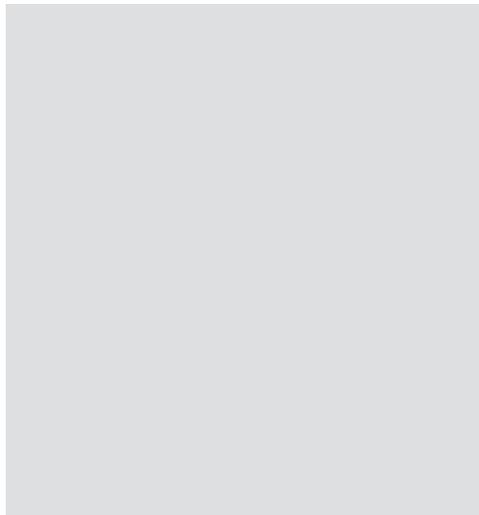
To ensure that the Growth Strategy is appropriately planning and providing for the anticipated growth it is considered prudent to plan for a regular, three yearly review of this strategy to commence from its adoption (November 2018).

This review should test the relevance of the assumptions made in developing this Growth Strategy against the development that has occurred within the intervening years since the Growth Strategy

was adopted and should also take into account any new information Council may have on growth. It will allow Council to include any updates associated with District Plan Changes and the effect this is having on development.

The review may find that the Growth Strategy does not need to be updated and can continue to be used to inform how Council manages and plans for growth. However, if it is found that the Growth Strategy needs to be updated or amended then the three year review period will ensure Council can do this in advance of the Growth Strategy being used to inform the next full review of the District Plan.

As outlined in the table in Appendix 1, Council is currently working with Veros Property Services to develop a Housing Capacity Assessment. Depending on the outcome of this Assessment Council may need to review some of the assumptions or principles of the Growth Strategy earlier than the regular three year review period.



## APPENDIX 1 Implementation

**There are a range of actions required to implement the Growth Strategy. Some of those actions can be more immediate and others will require further, more in-depth work before decisions can be made on how to proceed.**

The implementation of the growth areas will largely be through the development of master plans and structure plans as well as via Council and/or private plan changes.

Below is a list of 'known' projects that will be used to implement the Growth Strategy in the short term.

Note: This is not an exhaustive list, as infrastructure upgrades are undertaken and Community Plans are developed other projects will be required to implement this Growth Strategy.

Project	Description	Timeframe (approximate)
<b>The Lakes' Foxton Beach Master Plan</b>	This is a Master Plan for the Foxton Beach Growth Area. The Master Plan will be used to guide the future zoning and development of this area and aims to achieve good connectivity with the existing settlement, to appropriately address challenges with developing the area (e.g. stormwater) and to provide an attractive place for future residents to live with a high level of amenity. It will be incorporated into the District Plan via a Plan Change.	Completed by July 2021
<b>Tara-Ika Master Plan</b>	This Master Plan covers an area of totalling 420ha of land to the east of Levin.  It will be used to guide the future zoning and development of this area. The Master Plan seeks to achieve integrated development, which is well connected to Levin, has a diversity of housing types and is supported by high quality amenities such as parks and reserves and suburban scale shops and businesses. It will be incorporated into the District Plan via Plan Change 4: Tara-Ika Growth Area.	Completed November 2020
<b>Waitāre Beach Master Plan</b>	This Master Plan covers approximately 100ha of land. The Master Plan seeks to achieve an integrated development that is well connected to the existing Waitāre community. The deferred zone will be uplifted via Plan Change 5: Waitāre Beach Growth Area.	Completed March 2021
<b>Plan Change 4: Tara-Ika Growth Area</b>	This Plan Change will rezone the Tara-Ika Growth Area and incorporate the Tara-Ika Master Plan into the District Plan.	Hearing was held in November 2021 and Decision is expected March 2022
<b>Plan Change 5: Waitāre Beach Growth Area</b>	This Plan Change will uplift the deferred zoning of the Waitāre Beach Master Plan area and incorporates a structure plan for the area.	Public Notification – March 2021

**PROOF**

Project	Description	Timeframe (approximate)
<b>Urban Growth Plan Change</b>	<p>This Plan Change will propose to rezone land within some of the growth areas identified in this Growth Strategy.</p> <p>The focus of this Plan Change will be primarily for areas where reticulated services are available and where growth is anticipated but there is a shortfall in available land (e.g. Levin, Foxton Beach, Ōhau and Tokomaru).</p>	Public notification – August 2022
<b>Intensification Plan Change</b>	<p>This Plan Change will focus on how to better enable intensification of the existing serviced, residential areas including Levin, Foxton, Foxton Beach and Shannon. This plan change will aim to encourage more housing variety in our main urban centres.</p>	Public notification – August 2022
<b>Housing Capacity Assessment</b>	<p>Council is working with Veros Property Services to prepare a 'Housing Capacity Assessment' report.</p> <p>This report will help us to understand housing demand and supply, including an assessment of demand for different housing types and how District Plan standards, market drivers, land constraints and other factors affect feasibility. This will help Council to better understand what is actually likely to be delivered to market and help us to do the right things, in the right places, at the right time in order to provide enough development capacity. This report will help inform the Urban Growth and Intensification plan changes.</p> <p>This report will also be useful to ensure our District's growth needs are communicated with other agencies such as Ministry of Education and Ministry of Health.</p>	Assessment Report due May 2022
<b>Assessment of rural subdivision and development standards</b>	<p>Investigation of how the rural subdivision and development provisions in the District Plan are currently functioning as well as further testing what implications the assumptions made in this Growth Strategy may have on the Rural Zone.</p> <p>This assessment will likely be followed by a dedicated plan change.</p>	Assessment –early 2022
<b>Housing Action Plan</b>	<p>A complementary Housing Action Plan has been prepared in partnership with the community. This action plan contains 14 actions to improve the state of housing in the district.</p>	2021 ongoing
<b>Levin Structure Plan</b>	<p>A key initiative in the Wellington Regional Growth Framework is to provide for transformational change to the scale and type of community and housing in the southern part of Levin.</p>	2021 - 2022

**The Growth Strategy will also be used to inform the review or development of the below plans and strategies:**

- Community Plans
- Activity Management Plans
- Long Term Plans (including the Infrastructure and Financial Strategies)
- Reserve Management Plans
- Shared Pathways Strategy

## APPENDIX 2

# Existing Capacity

**This section of the Growth Strategy considers the existing growth capacity in the settlements of the District to determine whether sufficient land is available to meet the projected demand for housing and businesses.**

'Available land' is defined as residential land that is not built on or subdivided. Using GIS layers (parcel boundaries, and Residential Zone and Greenbelt Residential Zone and aerial photography) 'available land' was identified within Residential Zones and Greenbelt Residential Zones across the District. There are some limitations using this approach, as it relies on a snapshot of information at a point in time rather than live data.

For each settlement in the District the following maps show available land as of July 2021. The maps do not show the vacant areas of industrial or commercial land.

### Levin/Taitoko

**The town has developed based on its location on the main north-south highway and North Island Main Trunk Line as a strategic service town.**

Levin is the main administrative, service, manufacturing, social and recreational centre for the District.

#### Current Land Provisions

The current provision of zoned land is illustrated in Figures 13a and 13b.

#### Growth Issues

- Incremental demand for residential development and a range of 'fronts' makes servicing difficult to predict.
- Town Centre Strategy which has objectives for a more contained form and increased diversity of retail, food and beverage offering which will require some replacement of existing building stock.
- Larger areas of vacant industrial land are not being developed. Based on Sense Partners projections there will be a need for some 80ha of industrial land.
- Reticulated water and wastewater system constraints.
- Natural hazards.
- Potential effects of Ō2NL on growth areas.
- Natural features such as Lake Horowhenua are susceptible to development impacts.
- Limited diversity of housing types and growing potential demand for alternatives to the standard detached house (aging population).
- Quality of infill housing in some circumstances.

# PROOF

Figure 13a Current Zoned Land - Levin North

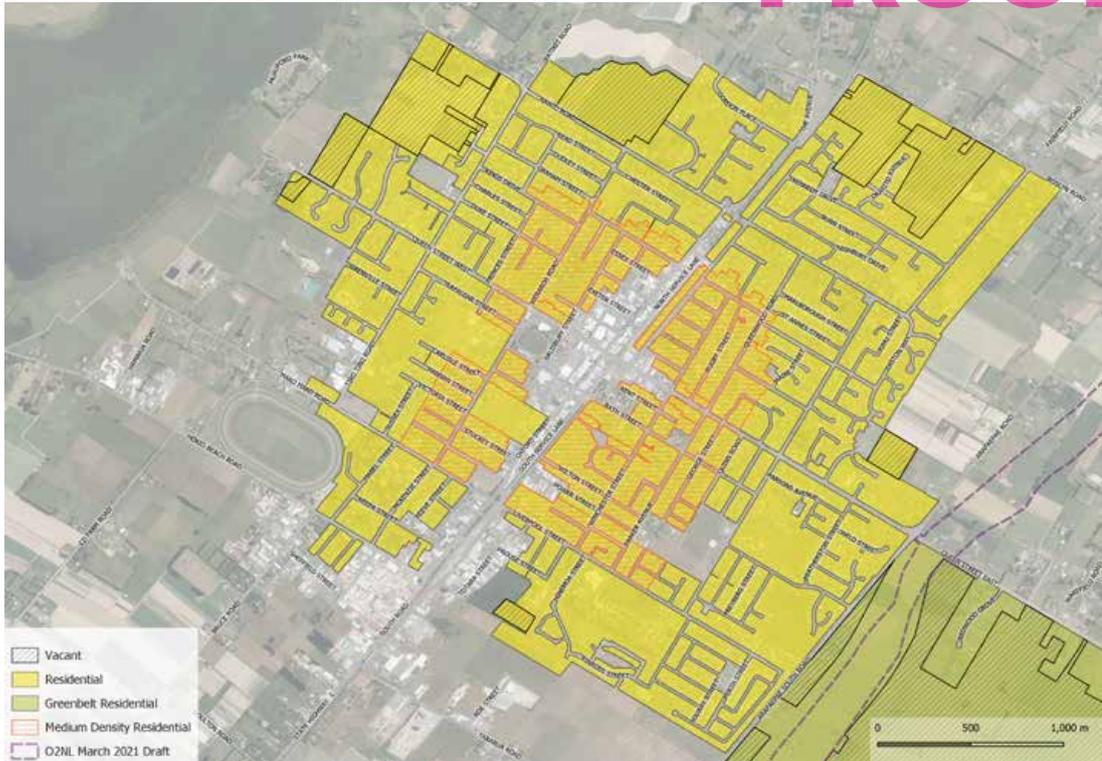
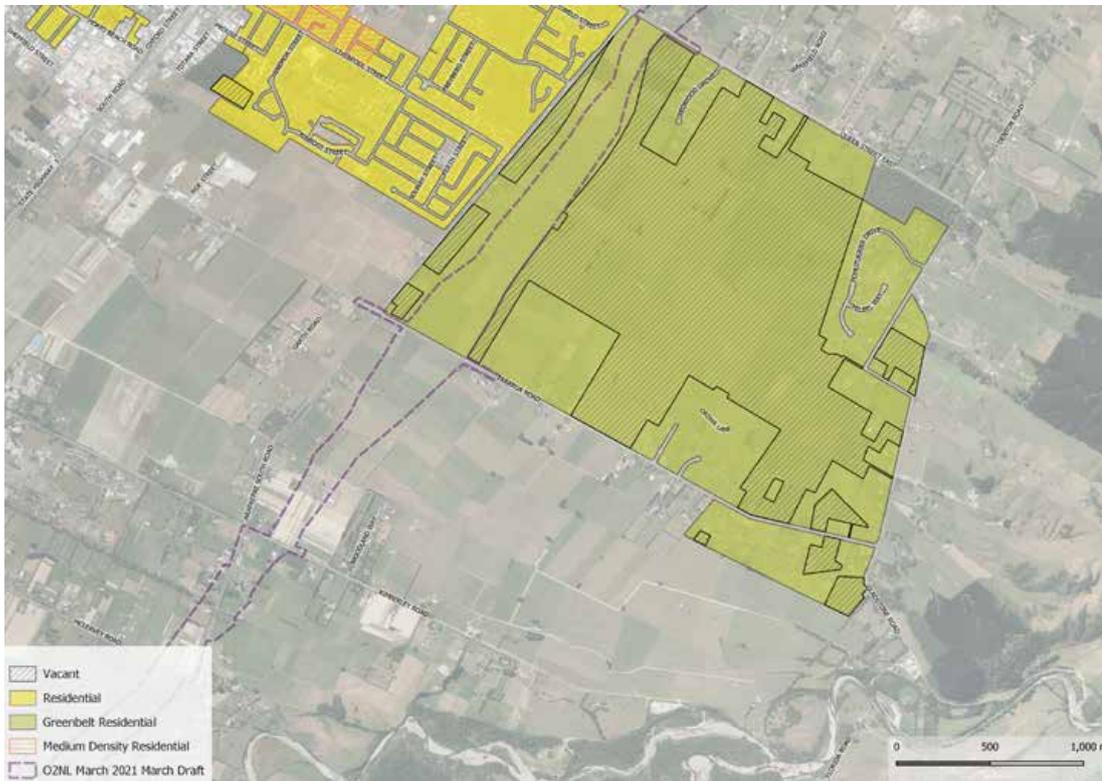


Figure 13b Current Zoned Land - Levin South



## Foxton Beach

**Foxton Beach has a small coastal community consisting of a mixture of holiday homes and permanent residents.**

Foxton Beach is located close to Foxton, with farmland separating the two towns. It is known for its coastal 'relaxed' environment.

### Current Land Provisions

The current provision of zoned land is set in Figure 15.

### Growth issues

- There are areas where reticulated infrastructure is limited. Any significant scale growth may require additional investment.
- For the reticulated water supply, it has been recognised that significant growth may require additional infrastructure.
- Some areas in and surrounding the urban area are subject to natural hazards (flooding, ponding, storm surges, tsunamis, wind erosion).
- These hazards will need to be evaluated on a case by case basis to determine whether subdivision and development is appropriate, and measures to manage these risks.
- Manawatū River Estuary provides biodiversity, landscape and recreational opportunities.

**Figure 15 Current Zoned Land – Foxton Beach**



# PROOF

## Foxton/Te Awahou

**Foxton is the second largest urban area in the District, and is located in the north-west corner of the District.**

The town was historically significant based on its close proximity to the Manawatū River mouth and it was formerly a port. This historical link means Foxton has some of the oldest buildings in the District and it is a focus for investment in cultural amenity including Te Awahou Nieuwe Stroom and the Main Street upgrade.

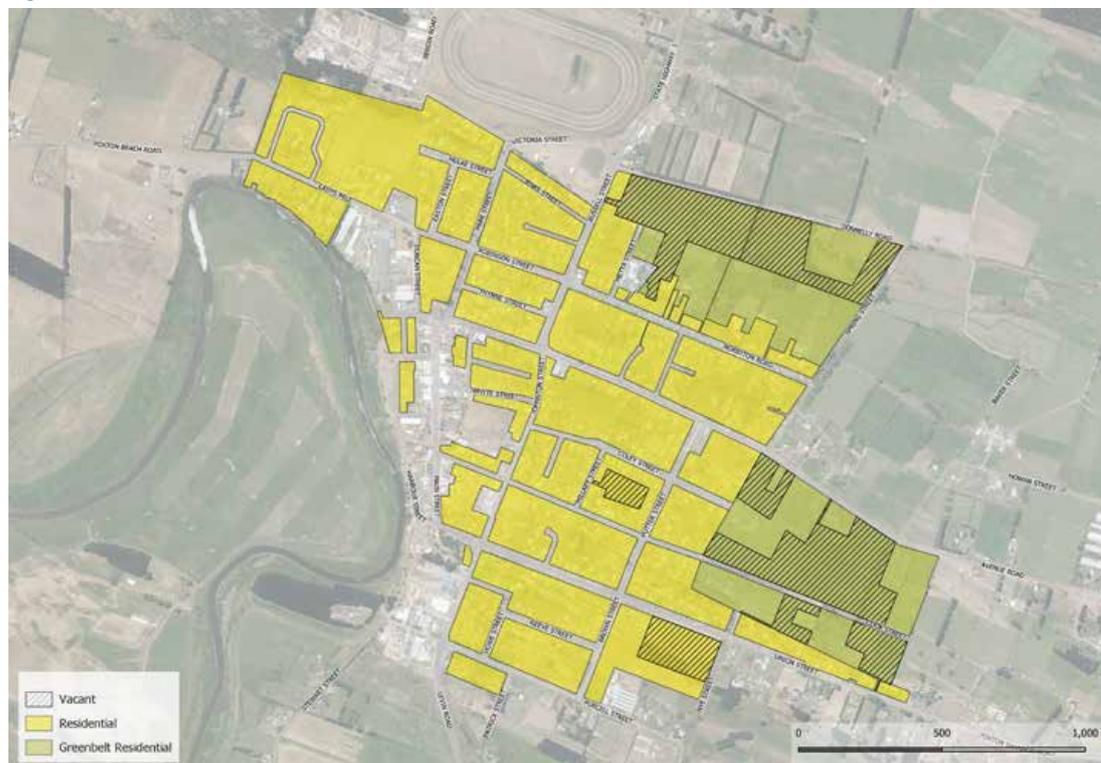
### Current Land Provisions

The current provision of zoned land is set out in Figure 16.

### Growth issues

- Water is reticulated and is being upgraded and further growth may require additional infrastructure.
- An upgrade to the Wastewater Treatment Plant is currently underway.
- Areas around the Manawatū River Loop at Foxton subject to flooding and low lying areas around urban area subject to ponding.
- Future development has potential to strengthen heritage and design quality of streetscape.
- Manawatū River provides landscape and recreational opportunities.

**Figure 16 Current Zoned Land – Foxton**



## Tokomaru

**Tokomaru is a small village with a school, community facilities and local shop at the main road intersection.**

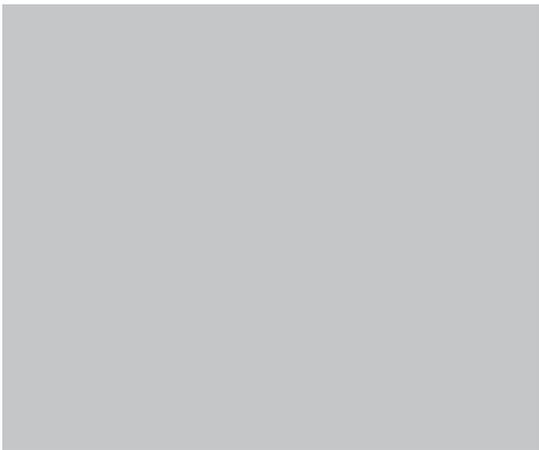
The residential pattern is relatively low density with a number of areas of undeveloped residential land within the urban area. The railway line provides an edge on the western side, with limited residential development on the western side of the railway line.

**Current Land Provisions**

The current provision of zoned land is set out in Table 23 below and the zones for the town area described in Figure 17.

**Growth issues**

- Limited current demand for residential land
- Low rate of rural-residential growth
- Current infrastructure constraints, with limited water storage provision and the wastewater treatment works at capacity. Further investment would be required to provide for further development.



**Figure 17 Current Zoned Land – Tokomaru**



**DDOOE**

**Shannon**

**Shannon is one of the smaller settlements in the Horowhenua District, and is located in the north-east corner of the District.**

The town was developed based on its strategic location along the North Island Main Trunk Railway and servicing the needs of the local industries.

**Current Land Provisions**

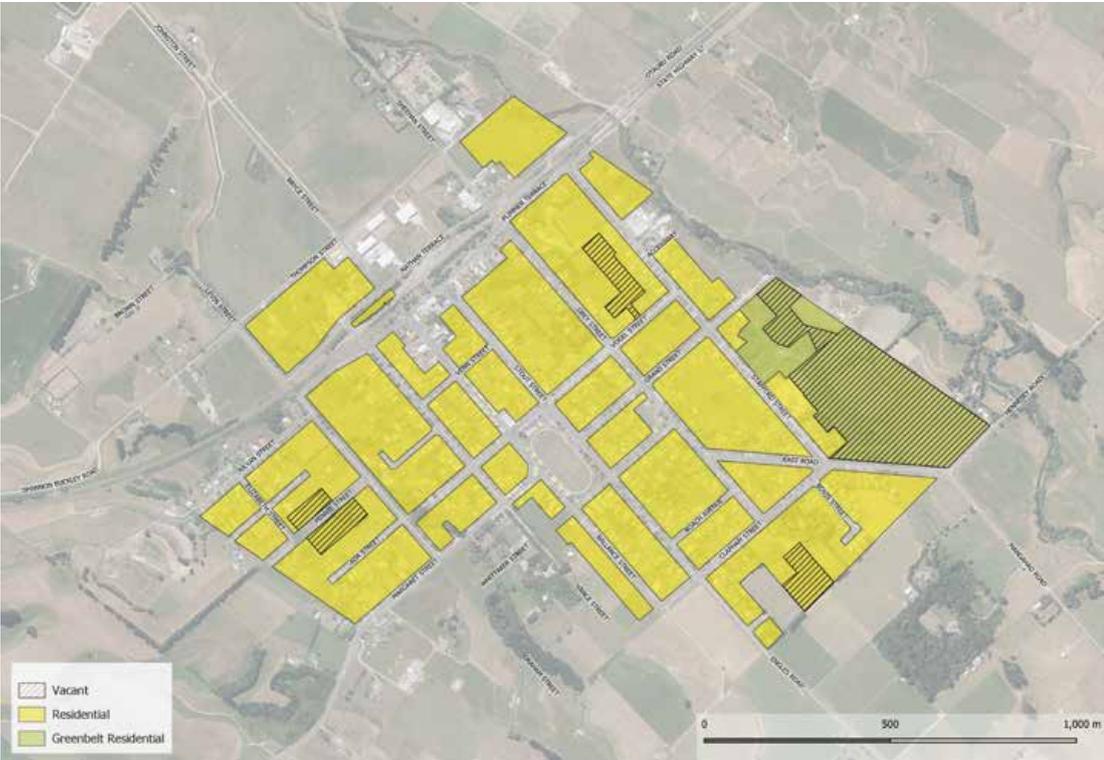
The current provision of zoned land is set out in Table 24 below and the zones for the town area described in Figure 18.

**Growth issues**

- Limited current demand for residential land
- Low rate of rural-residential growth
- Infrastructure constraints exist with the water supply system during summer peak demands. Further investment would be required to provide for further development
- Areas to the north and west subject to flooding



**Figure 18 Current Zoned Land – Shannon**



**Waitārere Beach**

**Waitārere Beach is a small coastal community located in close proximity to Levin, with farmland separating the two towns.**

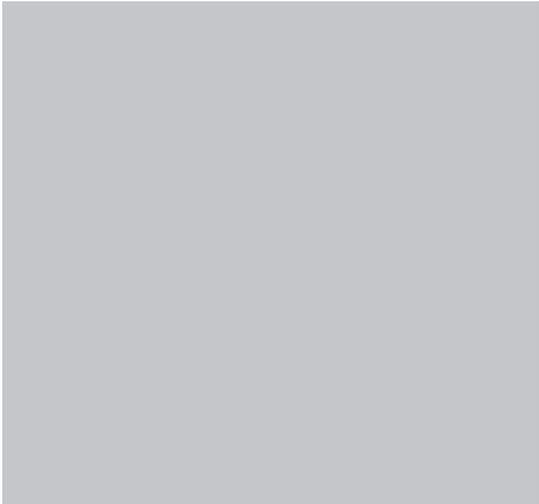
Waitārere Beach has developed incrementally in a manner that is typical for older coastal settlements where bach or holiday homes are the predominant residences. Recently more substantial homes have been constructed on new subdivisions or on redeveloped existing lots.

**Current Land Provisions**

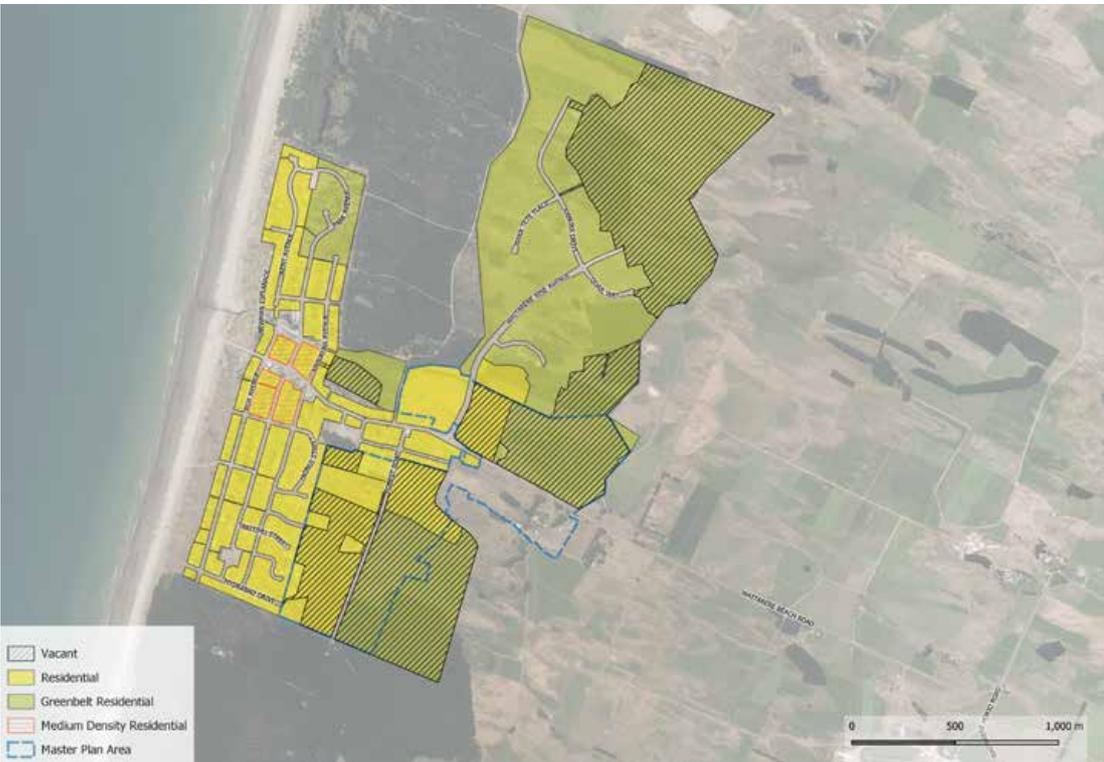
The current provision of zoned land is set out in Table 25 below and the zones for the town area described in Figure 19.

**Growth issues**

- Increasing demand for residential development – potentially one of the main areas for growth
- No defined town centre
- Limited vacant commercial land
- Reticulated wastewater has capacity to serve current level of development, further growth would require additional investment
- No current water supply
- Areas are subject to natural hazards (ponding, tsunami, wind erosion)



**Figure 19 Current Zoned Land – Waitārere Beach**



**PROOF**

**Hōkio Beach**

**Hōkio Beach is a small coastal settlement located in close proximity to Levin.**

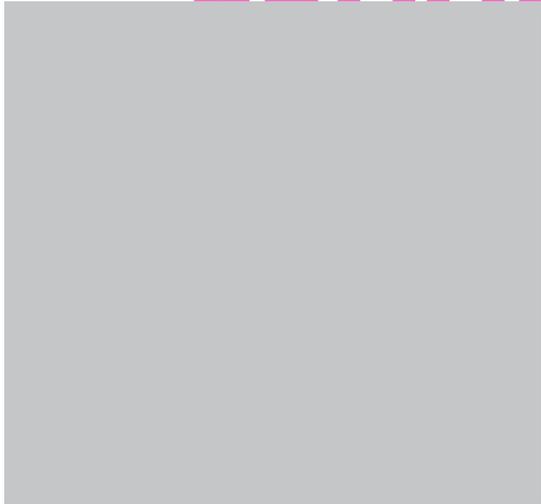
It has developed incrementally in a manner which is typical for older coastal settlements where bach or holiday homes are the predominant residences. The urban area has extended along the southern side of Hōkio Stream.

**Current Land Provisions**

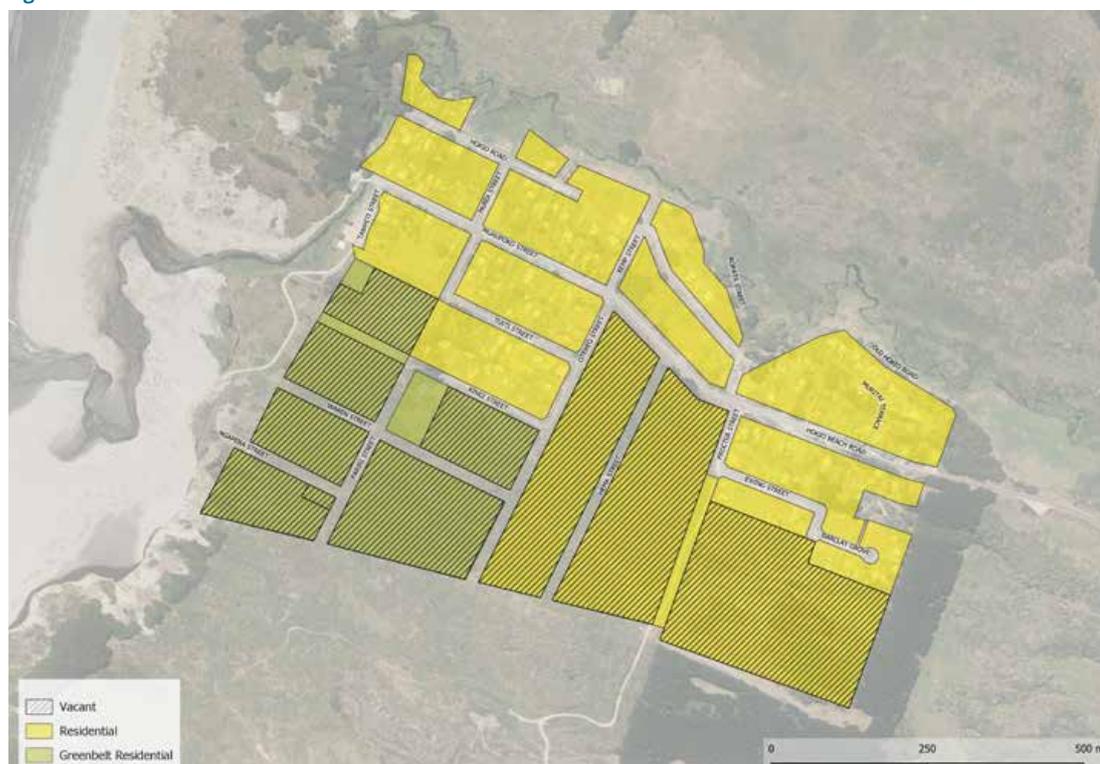
The current provision of zoned land is set out in Table 26 below and the zones for the town area described in Figure 20.

**Growth issues**

- Limited current demand for residential development
- No commercial land available
- There is existing Council water supply in Hōkio. This water supply will need further upgrades or new extensions to serve new growth areas
- No Council reticulated wastewater system
- Areas are subject to natural hazards (ponding, tsunami, wind erosion)



**Figure 20 Current Zoned Land – Hōkio Beach**



**Ōhau**

**Located directly south of Levin, Ōhau has a traditional village form with a collective of school, church and reserve at the main road intersection.**

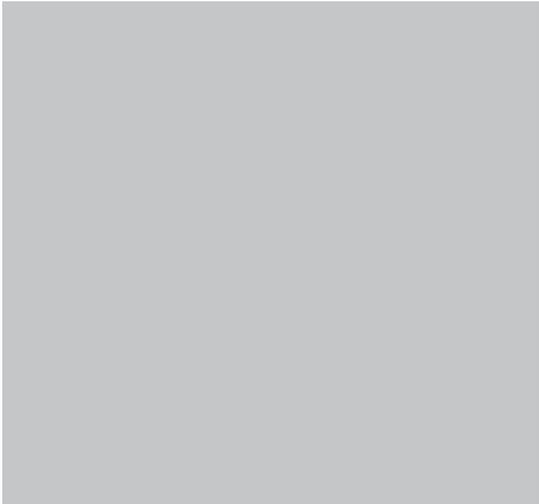
The residential pattern is relatively low density and although smaller lots are in the middle of the settlement, the periphery extends into larger lot sizes.

**Current Land Provisions**

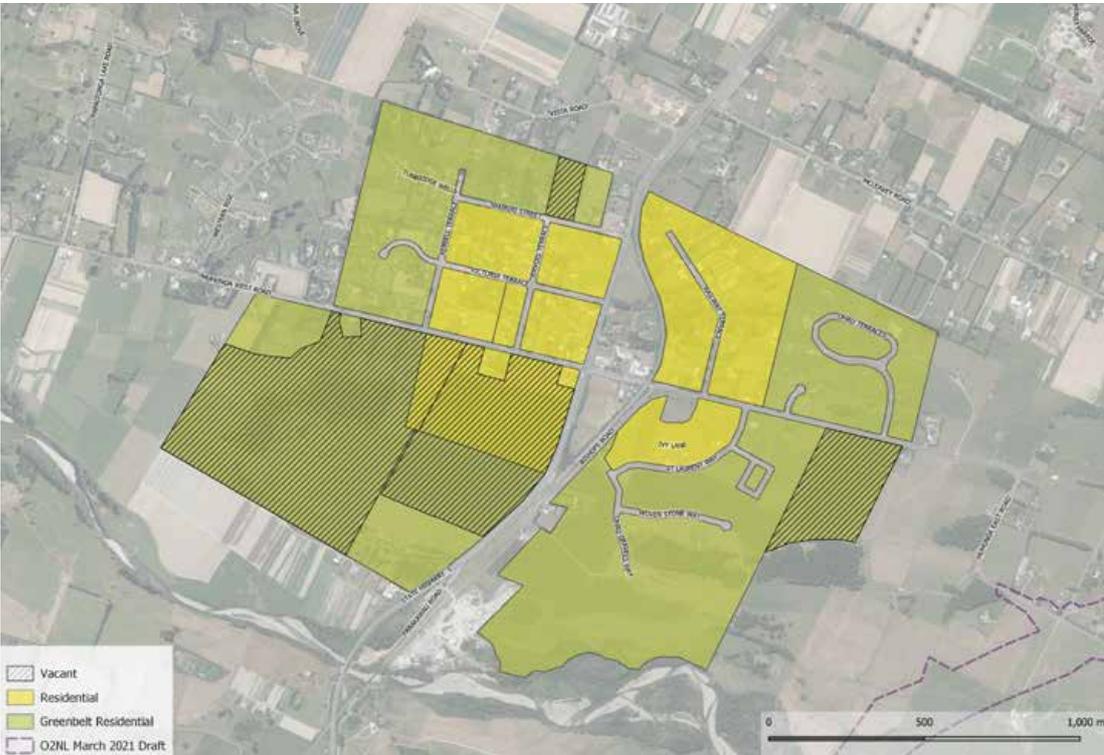
The current provision of zoned land is set out in Table 27 below and the zones for the town area described in Figure 21.

**Growth issues**

- Capacity within existing areas of residential development at lower densities
- Limited current demand for business/industrial land
- No reticulated wastewater system. Significant further development may require a community treatment facility in Ōhau or connection to Levin wastewater system
- Restricted water supply (restricted flow) from Levin
- Localised topographical constraints limit some areas for growth
- Constrained access to current SH1 from local roads
- Preservation of traditional village form of town centre essential



**Figure 21 Current Zoned Land – Ōhau**



**DRAFT**

**Waikawa Beach**

**Waikawa Beach is a small coastal settlement which has developed incrementally in a manner which is typical for older coastal settlements where bach or holiday homes are the predominant residences.**

Recent development of a lower rural-residential density has occurred to the south of the settlement. The urban area has extended along the eastern side of the Waikawa Stream.

**Current Land Provisions**

The current provision of zoned land is set out in Table 28 below and the zones for the town area described in Figure 22.

**Growth issues**

- Limited available vacant Residential Zone land
- Increasing demand for residential development
- No defined central point for local purposes (e.g. flooding, tsunami, wind erosion)
- No reticulated infrastructure
- Some areas surrounding the urban area are subject to natural hazard risks (e.g. ponding, flooding, tsunami, wind erosion)

**Figure 22 Current Zoned Land - Waikawa Beach**



**Manakau**

**Manakau is a clearly defined village set within the rural landscape. The village is centred around the church, school, memorial reserve and pub and has clear connections back to SH1.**

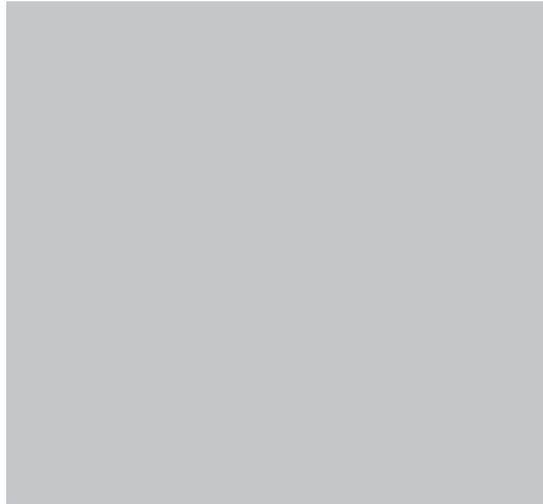
The built environment is largely contained to one side of SH1 although there is some development opposite. The railway also plays an important part in the village centre arrangement reflecting the basis for its establishment. This is an 'intact' village on the east side, undisrupted by busy roads cutting through its centre. The village is largely low-density residential.

**Current Land Provisions**

The current provision of zoned land is set out in Table 29 below and the zones for the town area described in Figure 23.

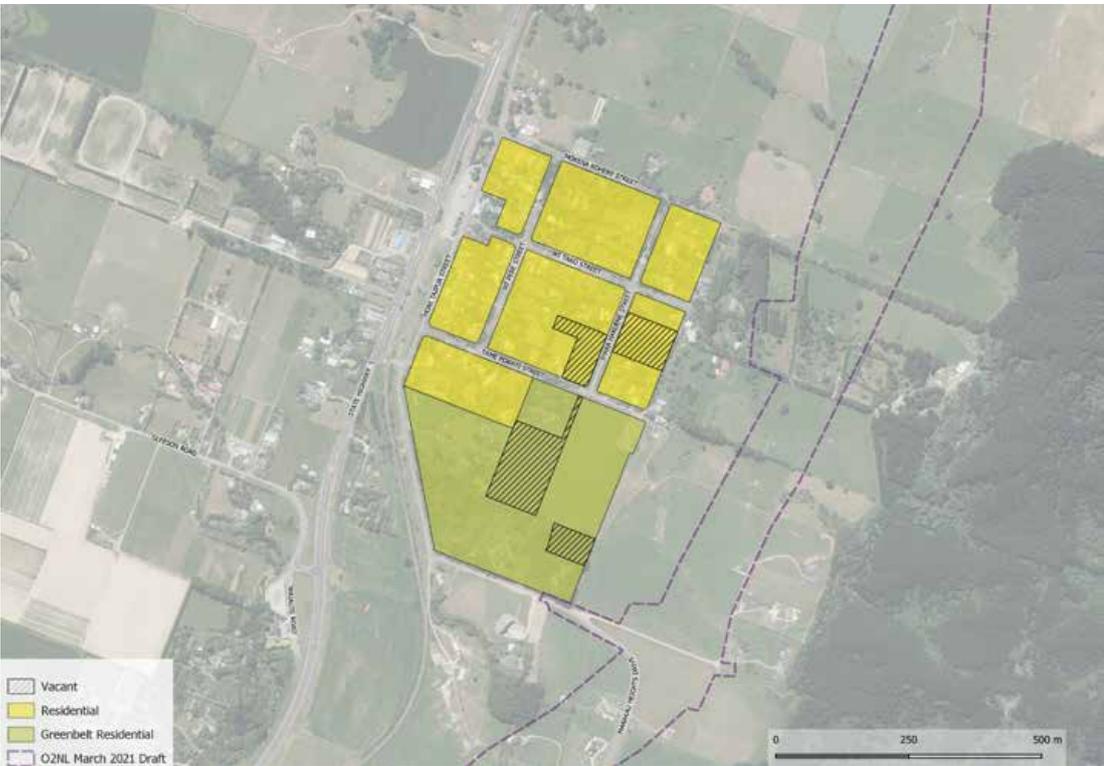
**Growth issues**

- Limited vacant Residential Zone land
- Anticipated future demand for residential development



- Limited provision of commercial land
- Current low demand for commercial land, although likely to increase with projected growth
- Variable rate of rural-residential growth
- No reticulated infrastructure
- Strong community interest in maintaining the existing character

**Figure 23 Current Zoned Land – Manakau**



**PROOF**

# PROOF



-  [enquiries@horowhenua.govt.nz](mailto:enquiries@horowhenua.govt.nz)
-  [www.horowhenua.govt.nz](http://www.horowhenua.govt.nz)
-  HorowhenuaDC
-  06 366 0999
-  Private Bag 4002, Levin 5540
-  126 Oxford St, Levin 5510





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# Council

## OPEN MINUTES

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Minutes of a meeting of Council held in the Council Chambers, 126-148 Oxford St, Levin on Wednesday 13 April 2022 at 4.00 pm.

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### PRESENT

<b>Mayor</b>	B P Wanden
<b>Deputy Mayor</b>	Deputy Mayor J F G Mason
<b>Councillors</b>	Cr D A Allan
	Cr W E R Bishop
	Cr R J Brannigan
	Cr T N Isaacs
	Cr S J R Jennings
	Cr V M Kaye-Simmons
	Cr R R Ketu
	Cr C B Mitchell
	Cr P Tukapua

### IN ATTENDANCE

Mrs Tessa McGregor	Morrison Solutions
Mr Malcom Morrison	Morrison Solutions
Mr David Allen	Buddle Findlay
Mrs Victoria Brunton	Buddle Findlay



**1 Apologies**

There were none.

**2 Public Participation**

There was none.

**3 Late Items**

There were none.

**4 Declaration of Interest**

There were none.

**5 Confirmation of Minutes**

MOVED by Cr Brannigan, seconded Cr Kaye-Simmons:

That the minutes of the meeting of the Council held on Wednesday, 9 February 2022, be confirmed as a true and correct record.

**CARRIED**

MOVED by Cr Kaye-Simmons, seconded Cr Mitchell: That the minutes of the meeting of the Extraordinary Meeting of Council held on Monday, 21 February 2022, be confirmed as a true and correct record.

**CARRIED**

MOVED by Cr Brannigan, seconded Cr Kaye-Simmons: That the minutes of the meeting of the Extraordinary Meeting of Council held on Wednesday, 30 March 2022, be confirmed as a true and correct record.

**CARRIED**

**6 Proceedings of Committees**

### 6.1 Proceedings of the Hearings Committee 15 February 2021

The Council was presented with the minutes of the Hearings Committee meeting held on 15 February 2022.

MOVED by Deputy Mayor Mason, seconded Cr Allan:

That Report 22/112 Proceedings of the Hearings Committee 15 February 2021 be received.

That the Council receives the minutes of the Hearings Committee meeting held on 15 February 2022.

That the Council adopts the TAB Venue Policy, as consulted on, effective from the date of adoption, as recommended by the Hearings Committee.

That the Council adopts the Class 4 Gambling Venues Policy as consulted on, effective from the date of adoption, with the following amendments s recommended by the Hearings Committee:

- The addition of a clause 5(d) to read
  - “The existing venue is an earthquake prone building or a venue with a national building standard (NBS) percentage of less than 34% and the premises is relocating into a venue of more than 34% NBS”
  
- A change in wording for clause 5.2(5) to achieve consistency with the similar clause in Councils Local Alcohol Policy. The re-worded clause to read:
  - “No new Class 4 venue for any premises shall be located within 100 metres of the legal site boundary of any school, early childcare facility, place of worship, Marae, health care facility, public park or reserve, urupa, or cemetery, or other community facilities existing at the time the application is made.”

**CARRIED**

UNCC

**Proceedings of the Community Funding and Recognition Committee 24 March 2022**

The Council was presented the minutes of the Community Funding and Recognition Committee meeting held on 24 March 2022.

MOVED by Cr Tukapua, seconded Cr Allan:

That Report Proceedings of the Community Funding and Recognition Committee 24 March 2022 be received.

That the Council receives the minutes of the Community Funding and Recognition Committee meeting held on 24 March 2022.

That this matter of decision be recognised as not significant in terms of s76 of the Local Government Act 2002.

That the Horowhenua District Council ratifies the following Vibrant Communities Grant Round 2; 2021/2022 allocations.

<b>Vibrant Communities Grant Round 2, 2021/2022</b>	
<b>Organisation</b>	<b>Allocated</b>
Te Whare Mahana	\$3,000.00
Legacy Centre Levin	\$2,620.00
Total Amount Allocated:	\$5,620.00

That the Horowhenua District Council ratifies the following Community Development Grant Round 2; 2021/2022 allocations.

UNCONFIDENTIAL

<b>Community Development Grant Round 2, 2021/2022</b>	
<b>Organisation</b>	<b>Allocated</b>
Moutoa Māori Wardens	\$3,500.00
Manakau District Community Association Incorporated	\$651.41
Alzheimer's Society Manawatū	\$1,790.32
Samaritans of Horowhenua Inc.	\$3,000.00
Living Well Counselling Centre	\$3,000.00
Waitārere Beach Progressive and Ratepayers Association Incorporated	\$1,448.00
St Mary's Scout Group Levin	\$1,050.00
Te Kahui Kaumatua o Te Awahou	\$2,700.00
Age Concern Horowhenua	\$3,000.00
Adult Day Care Centre	\$3,000.00
Te Whare Mahana	\$3,000.00
Hāpai Te Hapori	\$5,000.00
Wildlife Foxton Trust	\$1,150.00
Foxton Districts Budget Service in Association with Salvation Army	\$1,500.00
Horowhenua Sports Academy Inc. Society	\$2,500.00
NZ Council of Victim Support Groups Incorporated - Horowhenua	\$3,000.00
Total Amount Allocated:	\$39,289.73

**CARRIED**

Councillor Tukapua explained the reasoning of why declined applications were not mentioned by name. Piri mentioned why we do not list the declined applications.

7 Executive

7.4 Report to consider submissions received on the Future of the Levin Landfill Statement of Proposal

The Council was presented for deliberation, the submissions received on the Future of the Levin Landfill Statement of Proposal.

The Council was provided with an update on the financial modelling for the landfill activity.

The Council provided comments on future waste disposal options and use of the Levin Landfill site.

MOVED by Cr Allan, seconded Cr Mitchell:

That Report to consider submissions received on the Future of the Levin Landfill Statement of Proposal be received.

That this matter or decision is recognised as significant in terms of S76 of the Local Government Act.

That Council acknowledges, with thanks, all who have submitted on the Future of the Levin Landfill Statement of Proposal.

**CARRIED**

10 Procedural motion to exclude the public

MOVED by Mayor Wanden, seconded Deputy Mayor Mason:

That the public be excluded from the following part(s) of the proceedings of this meeting.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution follows.

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public, as follows:

**C1 Privileged advice relating to the future of the Levin Landfill**

Reason for passing this resolution in relation to each matter	Particular interest(s) protected (where applicable)	Ground(s) under section 48(1) for the passing of this resolution
The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.	s7(2)(g) - The withholding of the information is necessary to maintain legal professional privilege. s7(2)(h) - The withholding of the information is necessary to enable the local authority to carry out, without prejudice or disadvantage, commercial activities.	s48(1)(a) The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.

That the following people are permitted to remain for the in-committee part of the meeting under standing order 18.2 as they have particular knowledge that they may assist the meeting. They are Malcom Morrison, Tessa McGregor, David Allen, Victoria Bruton and Monique Davidson.

The text of these resolutions is made available to the public who are present at the meeting and form part of the minutes of the meeting.

A division was called for, voting on which was as follows:

**For:**

Councillors: Victoria Kaye-Simmons  
Robert Ketu  
Jo Mason  
Christine Mitchell  
Bernie Wanden

**Against:**

Councillors: David Allan  
Wayne Bishop  
Ross Brannigan  
Todd Isaacs  
Sam Jennings  
Piri-Hira Tukapua

The division was declared **LOST** by 5 votes to 6.

***Councillor Allan exited the meeting at 05:20 pm.***

***Councillor Allan returned to the meeting at 05:23 pm.***

MOVED by Mayor Wanden, seconded Deputy Mayor Mason:

That Council adopt Option 1: Close the Levin Landfill in 2022.

Councillors debated the motion.

MOVED by Cr Brannigan, seconded Cr Bishop:

That the Council defer a decision to close the Levin Landfill until 31 December 2025 or at any time earlier than that date.

Councillors debated the amended motion.

***Councillor Kaye-Simmons exited the meeting at 05:43 pm.***

***Councillor Kaye-Simmons returned to the meeting at 05:55 pm.***

Amendment divisions:

A division was called for, voting on which was as follows:

**For:**

Councillors: David Allan  
Wayne Bishop  
Ross Brannigan  
Todd Isaacs  
Sam Jennings

**Against:**

Councillors: Victoria Kaye-Simmons  
Robert Ketu  
Jo Mason  
Christine Mitchell  
Piri-Hira Tukapua  
Bernie Wanden

The division was declared **LOST** by 5 votes to 6.

Meeting adjourned for a break at 6:56 pm.

The meeting reconvened at 7:08

MOVED by Cr Tukapua, seconded Cr Bishop:

THAT Horowhenua District Council transfer its waste to an alternative site not being Levin for 18 months to allow for the whole solid waste activity to be evaluated and explored options for a decision to close in 2024.

Councillors debated the amended motion.

A division was called for, voting on which was as follows:

**For:**

Councillors: Todd Isaacs  
Sam Jennings  
Piri-Hira Tukapua

**Against:**

Councillors: David Allan  
Wayne Bishop  
Ross Brannigan  
Victoria Kaye-Simmons  
Robert Ketu  
Jo Mason  
Christine Mitchell  
Bernie Wanden

The division was declared LOST by 3 votes to 8.

MOVED by Cr Bishop, seconded Cr Jennings:

That the Council defer a decision to close the Levin Landfill until 31 December 2025 or at any time earlier than that date, following a full evaluation by the incoming Chief Executive Officer by 30 September 2022.

A division was called for, voting on which was as follows:

**For:**

Councillors: David Allan  
Wayne Bishop  
Ross Brannigan  
Todd Isaacs  
Sam Jennings  
Piri-Hira Tukapua  
Bernie Wanden

**Against:**

Councillors: Victoria Kaye-Simmons  
Robert Ketu  
Jo Mason  
Christine Mitchell

The division was declared CARRIED by 7 votes to 4.

## 7.1 2022 Triennial Election - Order of candidate names on voting documents

The Council made a decision as to the order of candidates' names on voting documents for the 2022 local authority elections, as per the Local Electoral Regulations 2001.

MOVED by Cr Isaacs, seconded Cr Jennings:

That Report 22/111 2022 Triennial Election - Order of candidate names on voting documents be received.

That this matter or decision be recognised as not significant in terms of s76 of the Local Government Act 2002.

**CARRIED**

The Business Performance Manager joined the table to answer Councillors questions surrounding this report.

MOVED by Deputy Mayor Mason, seconded Cr Allan:

That Council resolves that the 2022 triennial elections have names of candidates arranged in random order of surname.

MOVED by Mayor Wanden, seconded Cr Jennings:

That Council resolves that the 2022 triennial elections have the names of candidates arranged in alphabetical order.

**CARRIED**

## 7.2 Chief Executive's Report

The Chief Executive updated Councillors on a number of current matters and items of interest.

MOVED by Cr Jennings, seconded Cr Brannigan:

That Report 22/128 Chief Executive's Report be received.

That this matter or decision is recognised as not significant in terms of S76 of the Local Government Act.

**CARRIED**

## 7.3 Mayoral Report - February & March 2022

His Worship the Mayor reported to Council on community events and Council-related meetings he has attended during the months of February and March 2022.

MOVED by Mayor Wanden, seconded Cr Jennings:

That Report 22/137 Mayoral Report - February & March 2022 be received.

That this matter or decision is recognised not significant in terms of S76 of the Local Government Act.

**CARRIED**

Item - 7.4 Report to consider submissions received on the Future of the Levin Landfill Statement of Proposal - has been moved to another part of the document.

## 8 Customer and Regulatory Services

### 8.1 Fees and Charges 2022/2023: Food Act and Resource Consenting (Planning)

A schedule of fees and charges was proposed in respect of Food Premises that are subject to the Food Act 2014 and fees and charges in respect of Resource Consenting (Planning) for the 2022/2023 year commencing 1 July 2022.

MOVED by Cr Isaacs, seconded Cr Allan:

That Report 22/123 Fees and Charges 2022/2023: Food Act and Resource Consenting (Planning) be received.

That this matter or decision is recognised as not significant in terms of S76 of the Local Government Act.

**CARRIED**

MOVED by Cr Allan, seconded Cr Brannigan:

That the Horowhenua District Council resolves that the Food Act Fees attached as **Attachment A**, and Resource Consent (Planning) Fees attached as **Attachment B**, for the 2022/23 year be used as the Statement of Proposal, the Summary of Information attached as **Attachment C** and the submission form attached as **Attachment D** be consulted on using the special consultative procedure as set out in section 83 of the Local Government Act 2002.

That the hearing of any submissions on this matter be heard by the Hearings Committee of Council acting under delegated authority, and a subsequent recommendation be made by the Committee to Council on this matter.

**CARRIED**

## 9 Strategy and Development

### 9.1 Adoption of Updated Horowhenua Growth Strategy 2040

This paper was withdrawn

There were no notices of motion.

Item - In Committee - has been moved to another part of the document.

8:33 pm

There being no further business, the Chairperson declared the meeting closed.

CONFIRMED AS A TRUE AND CORRECT RECORD  
AT A MEETING OF COUNCIL HELD ON

**DATE:**.....

**CHAIRPERSON:**.....