

Horowhenua District Plan

Further Submissions

Proposed Plan Change 2

(Review of Residential Development Provisions - Amendments relating to the extent of the Medium Density Overlay and infill subdivision; provision for second residential dwelling units and Integrated Residential Development; revision of the Medium Density Residential Development Design Guide; minor corrections or amendments)

May 2018

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02/103	Sarah Carswell – Horizons Regional Council	Yes	15
LATE 02/104	Christine Moriarty – HDRRA Inc.	Yes	19
LATE 02/105	Vivienne Bold	Yes	21

Further Submission Form: Proposed Plan Changes 1 and 2



Submission date: 17/02/2018 11:50 AM

Receipt number: 2

Question	Response
1. Further Submitter Contact Details	
Title:	Miss
Full Name:	Katie de Roo
Name of Organisation:	
Postal Address for Service:	[REDACTED]
Postcode:	[REDACTED]
Telephone:	[REDACTED]
Mobile:	
Email:	[REDACTED]
2. Further Submitters	
Select as appropriate:	I represent a relevant aspect of the public interest.
3. Further Submission Details	
Submitter's Name:	Veronica Harrod
Submitter's Postal Address:	8 Arthur Street, Waikawa Beach RD31 Levin
Submission Number:	10
4. Further Submission Particulars	
The particular parts of the submission I support (or oppose) are:	Delay adoption and notification of Proposed Plan Change 2 until after the Long Term Plan consultation has occurred.
5. Further Submission Reasons	
	<p>I hope that the Council will delay the adoption of Proposed Plan 2 changes until after further consultation during the Long Term Plan.</p> <p>Proposed Plan 2 puts forward the future mechanisms for land development in Horowhenua. These are important changes that will impact the future of the community in terms of its aesthetic, infrastructure requirements and population.</p>

Question	Response
<p>The reasons for my support (or opposition) are:</p>	<p>In my view, the way consultation has occurred for this important change is insufficient. Firstly, the information provided by the Council about Proposed Change 2 are lengthy technical documents that even I, with a tertiary education, found difficult to digest and get my head around. It was not super clear to me what the differences were between changes for the Medium Density Overlay and broader changes to the land sub-division for the whole area. Then, the only way to engage was by writing a submission in a lengthy and technical way with references to the particular parts of the document which puts a barrier to those who can more easily engage in a different forum.</p> <p>The result of just putting forward written information about Proposed Change 2 is that it feels like an abstract concept. It may sound good in theory, but what will the reality be? It would have been helpful to have a visual representation of what the Medium Density Overlay could look like with the terraced housing, duplexes, retirement villages etc. Similarly, floor plans and a visualisation of streets where properties have been subdivided from 500sqm to 250sqm would be useful. If people in the community haven't lived in a high density city, I'm not sure how they can fully get to grips with what 225sqm terraced housing, duplexes and 250sqm sections with houses on them will look like, in comparison to now. The lack of visual aids is disappointing.</p> <p>Secondly, I don't think the community has been given a sufficient opportunity to engage in consultation. There may have been some mention of consultation in the Horowhenua Chronicle about Proposed Plan 2, however it had none of the visibility that the postcards for the Long Term Plan had. The reason I didn't make a submission in the first round of consultation was because I didn't know that consultation was happening. I had vaguely read about it and assumed that it would be forming part of the Long Term Plan discussions. It was only by chance that I came across this second round of submissions, when I was looking for information about the expressway.</p> <p>And the expressway is also relevant. There is a lot of engagement and discussion going on around the expressway, which is awesome. But that means there is literally no focus on the Proposed Plan 2 changes, which are also fundamental and important to the future of the district.</p> <p>The fact that the Council only received 20 submissions about Proposed Plan 2 (in comparison to the hundreds regarding the long term plan) shows that the community has not had appropriate consultation. Currently Council has received feedback from approximately 0.06% of the Horowhenua community (20 people out of 32,000). Not even 1%. I do believe that people in the community are interested about land development and will engage in consultation if more time is allowed for.</p> <p>Looking forwards, Horowhenua needs a vision and a blueprint to meet its aspirational goals. The Long Term Plan is a forum to talk about this vision and how to get there. In my view, the parameters of land development should be included in the broader vision of the Long Term Plan, and after that process, changes should be implemented.</p>
6. Further Submission Decision Sought	

Question	Response
I seek the whole (or part) of the submission to be allowed (or disallowed):	Whole
7. Proposed Plan Change Hearing	
Do you wish to attend the Council hearing for the Proposed Plan Change?	Yes
Do you wish to speak in support of your submission?	Yes
If others make a similar submission would you be prepared to consider presenting a joint case at the hearing?	Yes
Would you like to make your verbal submission in Te Reo Maori?	No
Sign language interpretation required?	No
Submission Attachments:	
Declaration	
Signature of Submitter:	Link to signature
Date:	17/02/2018
Office Use Only	

Question	Response
Date Received:	
RM8 Number:	
Submission No:	

Further Submission Form: Proposed Plan Changes 1 and 2



Submission date: 17/02/2018 10:42 AM

Receipt number: 1

Question	Response
1. Further Submitter Contact Details	
Title:	Miss
Full Name:	Katie de Roo
Name of Organisation:	
Postal Address for Service:	[REDACTED]
Postcode:	[REDACTED]
Telephone:	[REDACTED]
Mobile:	
Email:	[REDACTED]
2. Further Submitters	
Select as appropriate:	I represent a relevant aspect of the public interest.
3. Further Submission Details	
Submitter's Name:	Radha Sahar
Submitter's Postal Address:	45A Fairfield Road, Levin
Submission Number:	12
4. Further Submission Particulars	
The particular parts of the submission I support (or oppose) are:	<p>1) Limiting 225sqm and 250sqm sections to the Levin Medium Density Overlay, not for all areas of Levin.</p> <p>2) Stormwater and Environment Cost should be given further thought prior to making a decision about the Proposed Plan Change.</p> <p>3) Levin should follow the lead of Kapiti Council and allow harvesting of water for grey water use in urban homes.</p> <p>4) The Council should ensure there are sub-divisions available for smaller homes and embrace factory built / prefabricated homes. Council should ensure covenants on sub-divisions are not unduly restrictive and enable innovation and green building technologies.</p> <p>5) An Eco-Village including tiny home leasehold land available for the community to achieve first home ownership on a limited budget.</p>
5. Further Submission Reasons	

Question	Response
The reasons for my support (or opposition) are:	<p>I support the submission because it outlines sensible decisions to ensure the development of Horowhenua is innovative and sustainable.</p> <p>I too have concerns around the subdivision of 500sqm to 900sqm into 250sqm lots in sections outside the main hub of Levin. Having lived in Melbourne with its housing density, 250sqm is simply too small and leads to a loss of aesthetic, outside of the medium density overlay. The thing about the Horowhenua is: Yes, it is going to grow in population, but it will always be smaller in comparison to its neighbours Wellington and Palmerston North. I do not believe it is necessary to sub-divide 500sqm to 900sqm sections across the district to 250sqm to achieve the required housing for future populations. A better size would be 300sqm, which even in my former Melbourne neighbourhood of Maribyrnong, was the smallest you could sub-divide without special consent. In my view 250sqm is extreme for wider Levin and Horowhenua.</p> <p>The Council can facilitate the required need for future housing stock by endorsing innovate developments which are not subdivisions requiring minimum 150sqm houses with attached garages using particular builders. Ensuring there are some subdivisions available that have smaller sections and houses, and support factory built / pre-fabricated homes will make the Horowhenua a more desirable place to move to and live. I am 30 years old and also had trouble finding a section in Levin that did not have covenants and where I could build a 100sqm home. The current covenants can prevent young people from building new homes due to the requirements of building larger homes than what is required for an individual, couple or young family.</p> <p>An Eco Village is another good idea to support young people already living in Horowhenua to own a small sustainable home. It will be a drawcard to increase the population of Horowhenua with more young people in the 20 to 39 year demographic, particularly if leasehold land for tiny homes is available. You will already be aware that the demographic of Horowhenua is higher in 50 + year olds than the general population. Increasing the amount of younger people to the area will support the local economy by having a larger working population, new young business owners and consumer spending.</p> <p>The stormwater issue has been well canvassed in many of the submissions to Council and I concur that not the infrastructure needs to be in place prior to any land development occurring. To do otherwise will affect ratepayers down the track when the infrastructure cannot cope.</p>
6. Further Submission Decision Sought	
I seek the whole (or part) of the submission to be allowed (or disallowed):	Whole
7. Proposed Plan Change Hearing	

Question	Response
Do you wish to attend the Council hearing for the Proposed Plan Change?	Yes
Do you wish to speak in support of your submission?	Yes
If others make a similar submission would you be prepared to consider presenting a joint case at the hearing?	Yes
Would you like to make your verbal submission in Te Reo Maori?	No
Sign language interpretation required?	No
Submission Attachments:	
Declaration	
Signature of Submitter:	Link to signature
Date:	17/02/2018
Office Use Only	
Date Received:	
RM8 Number:	
Submission No:	



**FURTHER SUBMISSIONS BY POWERCO LIMITED ON SUBMISSIONS TO
PROPOSED PLAN CHANGE 2 OF THE HOROWHENUA DISTRICT PLAN**

To: Strategic Planning
Horowhenua District Council
Private Bag 4002
Levin 5540
Email: districtplan@horowhenua.govt.nz

From: Powerco Limited ("Powerco")
Private Bag 2061
New Plymouth
(Note that this is not the address for service.)

**Further Submission on a Plan Change 2 to the Operative Horowhenua District Plan
Clause 8 of Schedule 1 Resource Management Act 1991**

1. Powerco's further submissions are as contained in the attached Tables.
2. Powerco has an interest in the proposed plan change greater than that of the general public.
3. Powerco does wish to be heard in support of its further submissions.
4. Powerco could not gain an advantage in trade competition through this further submission.
5. If others make similar submissions Powerco may be prepared to consider presenting a joint case with them at any hearing.

Dated at New Plymouth this 19th day of February 2018

Signature of person authorised to sign on behalf of Powerco Limited:



Simon Roche

ADDRESS FOR SERVICE:

**Powerco: Private Bag 2065,
New Plymouth 4340
Attention: Simon Roche
Phone: 64 06 968177
Email: simon.roche@powerco.co.nz
Ref: SUB/2017/49**

**Table 1 – Further submissions by Powerco Limited on submissions on Horowhenua Plan
Change 2**

FURTHER SUBMISSIONS ON BEHALF OF POWERCO LIMITED ON SUBMISSIONS TO THE PROPOSED PLAN CHANGE 2- HOROWHENUA DISTRICT PLAN

Submission #	Relief Sought By Submitter	Position of Further Submitter	Reason For Support / Opposition	Outcome sought
02/18.8 Landlink Limited - Ben Addington	This submitter seeks the removal of several matters of discretion under rule 15.8.15(a), including points (iii), (iv), (vi) (vii), (ix), (x), and (xv). They believe the list of matters of discretion is too long and that some, including point (vi), should be removed as they are a duplicate of the RMA and NES's. They believe it creates uncertainty for the applicants with respect to effects.	Reject in part the submitters proposed changes to rule 15.8.15(a). Powerco is neutral to the submitters other points.	<ul style="list-style-type: none"> In its own submission, Powerco has suggested an addition to point (vi), to include gas, in the provision of servicing that developers need to consider. Powerco agrees with the current list of matters developers need to consider around subdivision. Powerco disagrees with the presumption that these issues are covered by an NES. There are no NES which covers of this issue of supplying regionally significant infrastructure, which includes gas and electricity. 	Reject the submission in part and retain point (vi) and include gas as outlined in Powerco's original submission and below: <i>(vi) The provision of servicing, including water supply, wastewater systems, stormwater management and disposal, telecommunications, and electricity <u>and gas</u></i>

			<ul style="list-style-type: none"> • There is however a National Policy Statement on Urban Development Capacity includes objectives and policies, relating to “other infrastructure”, which includes gas. These are outlined below: <i>OD1. Urban environments where land use, development, development infrastructure and other infrastructure are integrated with each other.</i> <i>PA2: Local authorities shall satisfy themselves that other infrastructure required to support urban development are likely to be available.</i> <i>PA3: When making planning decisions that affect the way and the rate at which development capacity is provided, decision-makers shall provide for the social, economic, cultural and environmental wellbeing of people and communities and future generations,</i> 	
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			<p><i>whilst having particular regard to:</i></p> <p><i>b) Promoting the efficient use of urban land and development infrastructure and other infrastructure;</i></p> <ul style="list-style-type: none"> • Powerco believes the proposed rewording of point (vi) provided by Powerco ensures that Plan Change 2 will give effect to this NPSUDC. Therefore, the point should be reworded as suggested and not removed as proposed by this submitter. 	
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Further Submission Form

Proposed Plan Changes 1 and 2

Horowhenua District Plan (2015)
Resource Management Act 1991

Form 6 of Resource Management (Forms, Fees, Procedure) Regulations 2003

Submissions can be:

Delivered to: Horowhenua District Council Offices, 126 Oxford Street, Levin

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

Faxed to: (06) 366 0983

Emailed to: districtplan@horowhenua.govt.nz

Further Submissions must be received no later than **4:00pm Monday 19 February 2018**

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

1. Further Submitter Contact Details

Full Name: Sarah Carswell, District Advice Coordinator
Name of Organisation: Horizons Regional Council
Address for Service: Private Bag 11025, Manawatu Mail Centre
Palmerston North Post code: 11025
Telephone (Day time): 0508 800 800 Mobile: 021 2277 540
Email: sarah.carswell@horizons.govt.nz

Please use a separate form for each submission or part submission you wish to support or oppose

2. Further Submitters (tick as appropriate):

- ☐ I represent a relevant aspect of the public interest.
☒ I have an interest in the Proposed Plan Change greater than the interest that the general public has.

3. This is a further submission in support of (or opposition to) the submission of:

(Please state the name and address of the person who made the original submission and their submission number in the spaces below)

Submitter's Name: see attached table

Submitter's Postal Address:

Submission Number:

Please note your submission can not be considered if you have not included the submission number of the original submission you support or oppose.

4. The particular parts of the submission I support (or oppose) are:

See attached table

(Continue on a separate sheet if necessary)

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

See attached table

(Continue on a separate sheet if necessary)

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

Give precise details

See attached table

(Continue on a separate sheet if necessary)

7. Proposed Plan Change Hearing

Do you wish to attend the Council hearing of the Proposed Plan Change? Yes ☒ No ☐

Do you wish to be heard in support of your submission? Yes ☒ No ☐

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

I have attached additional pages to this further submission.

Signature of Submitter: McCaswell Date: 19/02/2018
(Or person authorised to sign on behalf of submitter)

IMPORTANT: You must send a copy of your further submission to the person who made the original submission, within 5 working days of making the further submission to Horowhenua District Council.

Privacy Act 1993

Please note that submissions are public information. Information on this form including your name and submission will be accessible to the media and public as part of the decision making process. Council is required to have this by the Resource Management Act 1991. Your contact details will only be used for the purpose of the Plan Change process. The information will be held by the Horowhenua District Council, 126 Oxford Street, Levin. You have the right to access the information and request its correction.

Horizons Regional Council – further submission, Horowhenua District Council proposed Plan Change 2

Submitter and number	Issue / provision	Support / oppose	Reasons	Decisions sought
Veronica Harrod 02 / 06.1	Whole plan.	Neither support nor oppose	Horizons' roles include regulator, facilitator of freshwater improvement initiatives and Lake Horowhenua Accord partner. We therefore have a particular interest in activities impacting on water quality. We note our interest in any proceedings relating to the points raised by Ms Harrod in relation to potential effects arising from the discharge of stormwater into Lake Horowhenua, increased pollution of waterways, and impacts on infrastructure including water, stormwater and wastewater systems.	
Potangotango Foundation – Mrs Anne-Marie Hunt 02 / 08.1	Whole plan change	Neither support nor oppose	Horizons' roles include regulator, facilitator of freshwater improvement initiatives and Lake Horowhenua Accord partner. We therefore have a particular interest in activities impacting on water quality. We note our interest in any proceedings relating to the point raised by Mrs Hunt in relation to potential effects arising from increased discharges of stormwater.	
Horowhenua District Council (HDC) – Robinson Dembetembe 02 / 13.3	Infill subdivision of 250m ² sections	Oppose in part	Horizons opposes the removal of matter (x) <i>Avoidance or mitigation of natural hazards...</i> as a matter over which Council has discretion in Rule 15.8.15. Matter (x) gives effect to One Plan Policy 9-1(c), which allocates responsibility for development of	That Rule 15.8.15 matter of discretion (x) is retained.

			<p><i>objectives, policies and methods (including rules) for the control of the use of land to avoid or mitigate natural hazards to Territorial Authorities.</i></p> <p>Furthermore, Resource Management Act 1991 section 31(1)(b)(i) specifies that the control of any actual or potential effects of the use, development, or protection of land for the purpose of the avoidance or mitigation of natural hazards as a function of territorial authorities.</p> <p>As Rule 15.8.15 has restricted discretionary activity status, deleting this matter would also remove the explicit expectation that the effects of natural hazards will be considered when consent applications are processed, and appropriate conditions imposed.</p>	
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Proposed Plan Changes 1 and 2

Horowhenua District Plan (2015)
Resource Management Act 1991
Form 6 of Resource Management (Forms, Fees, Procedure) Regulations 2003

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Faxed to: (06) 366 0983
Emailed to: districtplan@horowhenua.govt.nz

Further Submissions must be received no later than **4:00pm Monday 19 February 2018**

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

1. Further Submitter Contact Details

Full Name: Christine Morarty
Name of Organisation: HDRRA Inc.
Address for Service: 20 Muaapoko St Hokio Beach
R.A. Levin Post code: 5571
Telephone (Day time): 06 3679891 Mobile: 021 186 3925
Email: cmorarty52@gmail.com

Please use a separate form for each submission or part submission you wish to support or oppose

2. Further Submitters (tick as appropriate):

- ☒ I represent a relevant aspect of the public interest.
☒ I have an interest in the Proposed Plan Change greater than the interest that the general public has.

3. This is a further submission in support of (or opposition to) the submission of:

(Please state the name and address of the person who made the original submission and their submission number in the spaces below)

Submitter's Name: Veronica Harrod

Submitter's Postal Address: Waikawa Beach

Submission Number: 02/06.1

Please note your submission can not be considered if you have not included the submission number of the original submission you support or oppose.

4. The particular parts of the submission I support (or oppose) are:

Finances & Borrowing - Rates Funding Security
Community Buildings
Development Fund
Restricted & Medium Density Plans
Water Management
Exclusion of Public.

(Continue on a separate sheet if necessary)

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

Will say at the hearing

(Continue on a separate sheet if necessary)

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

Give precise details

A the HORRA we should have a say in all matters

(Continue on a separate sheet if necessary)

7. Proposed Plan Change Hearing

Do you wish to attend the Council hearing of the Proposed Plan Change? Yes ☒ No ☐

Do you wish to be heard in support of your submission? Yes ☒ No ☐

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

I have attached additional pages to this further submission.

Signature of Submitter:

(Chair)

Date:

February 2018

IMPORTANT: You must send a copy of your further submission to the person who made the original submission, within 5 working days of making the further submission to Horowhenua District Council.

Privacy Act 1993

Please note that submissions are public information. Information on this form including your name and submission will be accessible to the media and public as part of the decision making process. Council is required to have this by the Resource Management Act 1991. Your contact details will only be used for the purpose of the Plan Change process. The information will be held by the Horowhenua District Council, 126 Oxford Street, Levin. You have the right to access the information and request its correction.

Further Submission Form

Proposed Plan Changes 1 and 2

Horowhenua District Plan (2015)

Resource Management Act 1991

Form 6 of Resource Management (Forms, Fees, Procedure) Regulations 2003

Submissions can be:

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

Faxed to: (06) 366 0983

Emailed to: districtplan@horowhenua.govt.nz

Further Submissions must be received no later than **4:00pm Monday 19 February 2018**

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

1. Further Submitter Contact Details

Full Name: Vivienne Bold
Name of Organisation:
Address for Service: 155 Montevie Road N
Post code:
Telephone (Day time): 027-431-5181 Mobile:
Email:

Please use a separate form for each submission or part submission you wish to support or oppose

2. Further Submitters (tick as appropriate):

- ☒ I represent a relevant aspect of the public interest.
☒ I have an interest in the Proposed Plan Change greater than the interest that the general public has.

3. This is a further submission in support of (or opposition to) the submission of:

(Please state the name and address of the person who made the original submission and their submission number in the spaces below)

Submitter's Name: Anne Hunt
Submitter's Postal Address: 17 Nash Parade
Foxton
Submission Number: 02/08

Please note your submission can not be considered if you have not included the submission number of the original submission you support or oppose.

4. The particular parts of the submission I support (or oppose) are:

Finances

Developer Fund

Restricted & Medium Density Plans

Water Management

Exclusion at Public

Auditors' Findings

(Continue on a separate sheet if necessary)

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

Will say at Hearing.

(Continue on a separate sheet if necessary)

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

Give precise details

You need to (hear) Your People
(listen)

(Continue on a separate sheet if necessary)

7. Proposed Plan Change Hearing

Do you wish to attend the Council hearing of the Proposed Plan Change? Yes ☒ No ☐

Do you wish to be heard in support of your submission? Yes ☒ No ☐

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

I have attached additional pages to this further submission.

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

Date: February 2018

IMPORTANT: You must send a copy of your further submission to the person who made the original submission, within 5 working days of making the further submission to Horowhenua District Council.

Privacy Act 1993

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