

# Horowhenua District Plan

## 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)*

## **Full Copy of Submissions**

February 2018

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02/04	Heritage New Zealand - Finbar Kiddle	No	9 of 86
02/05	Geoffrey Roy Willmott	Yes	12 of 86
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## SUBMISSION FORM: Proposed Plan Changes 1 and 2

Horowhenua District Plan (2015)

Resource Management Act 1991

Form 5 of Resource Management (Forms, Fees, Procedure) Regulations 2003

### Submissions can be:

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

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

**Faxed to:** (06) 366 0983

**Emailed to:** [districtplan@horowhenua.govt.nz](mailto:districtplan@horowhenua.govt.nz)

Submissions **must** be received no later than **5:00pm on 5 December 2017**

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

### 1. Submitter Contact Details

Full Name: Colleen Tyree

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

Address for Service: 232 Kimberley Road  
R01 Levin Post code: 5571

Telephone (Day time): 063660848 Mobile: 027341 8678

Email: colleent@mtravelbrokers.co.nz

### 2. Proposed Plan Change

My Submission is in relation to *(Please tick the relevant Plan Change):*

☐ Proposed Plan Change 1: Historic Heritage

☒ Proposed Plan Change 2: Review of Residential Development Provisions

*(Note: If you are making a submission on more than one Proposed Plan Change please use a separate submission form for each one)*

### 3. Trade Competition

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

I am directly affected by an effect of the subject matter that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition: Yes ☐ No ☒

*Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 of Schedule 1 of the Resource Management Act 1991.*

**4. The specific provisions of the Plan Change that my submission relates to are as follows:** *(Please specify the Rule or Map reference your submission relates to)*

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

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

Support subdivisions, but believe the  
area should include more rural,  
not just residential areas  
.....  
..... *(Continue on a separate sheet if necessary)*

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

I think the area of proposed subdivision  
should be larger to include rural areas.  
.....  
..... *(Continue on a separate sheet if necessary)*

**7. Proposed Plan Change Hearing**

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

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

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

I have attached ..... additional pages to this submission.

**Signature of Submitter:**  **Date:** 13/11/17  
*(Or person authorised to sign on behalf of submitter)*

**Privacy Act 1993**

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



# Submission Form: Proposed Plan Changes 1 and 2



Submission date: 21/11/2017 03:10 PM

Receipt number: 8

Question	Response
Horowhenua District Plan (2015)	
1. Submitter Contact Details	
Title:	Ms
Full Name:	C. Lahmert
Name of Organisation:	
Postal Address for Service:	
Postcode:	
Telephone:	
Mobile:	
Email:	
2. Proposed Plan Change	
My Submission is in relation to:	Proposed Plan Change 2: Review of Residential Development Provisions
3. Trade Competition	
I could gain an advantage in trade competition through this submission:	No
I am directly affected by an effect of the subject matter that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition:	No
My submission	
4. The specific provisions of the Plan Change that my submission relates to are as follows:	I am not sure what this means. You may need to call me.
5. My submission is that:	SUPPORT
6. I/We seek the following decision from the Horowhenua District Council:	I wish for this submission to get the go ahead. I support this fully and we need more options when it comes to housing and building in the district.
Submission Attachments:	
7. Proposed Plan Change Hearing	
Do you wish to attend a Council hearing for the Proposed Plan Change?	Yes
Do you wish to speak in support of your submission at the hearing?	No

Question	Response
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
Declaration	
Signature of Submitter:	Name of signatory: C. Lahmert <a href="#">Link to signature</a>
Date:	21/11/2017
Office Use Only	
Date Received:	
RM8 Number:	
Submission No:	

## SUBMISSION FORM: Proposed Plan Changes 1 and 2

Horowhenua District Plan (2015)

Resource Management Act 1991

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**Emailed to:** [districtplan@horowhenua.govt.nz](mailto:districtplan@horowhenua.govt.nz)

Submissions **must** be received no later than **5:00pm on 5 December 2017**

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

### 1. Submitter Contact Details

Full Name: Anthony van Rijn  
Name of Organisation: (If on behalf of an Organisation) Van Rijn Family Trust  
Address for Service: 16 Holben Parade  
Foxton Beach Post code: 4815  
Telephone (Day time): 06 363 5974 Mobile: N/A  
Email: a-van-rijn@yahoo.com

### 2. Proposed Plan Change

My Submission is in relation to (Please tick the relevant Plan Change):

☐ Proposed Plan Change 1: Historic Heritage

☒ Proposed Plan Change 2: Review of Residential Development Provisions

(Note: If you are making a submission on more than one Proposed Plan Change please use a separate submission form for each one)

### 3. Trade Competition

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

I am directly affected by an effect of the subject matter that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition: Yes ☐ No ☒

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 of Schedule 1 of the Resource Management Act 1991.



**4. The specific provisions of the Plan Change that my submission relates to are as follows:** (Please specify the Rule or Map reference your submission relates to)

All parts of Proposed Plan Change 2

(Continue on a separate sheet if necessary)

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

We support all aspects of the proposed changes as it makes it more economically viable to develop the approx 3000 sqm of medium density residential zoned land we control in Foxton Beach, being 16 Holben Parade, 4 Mack Street and 3 Chrystall Street. We also have an interest in 10 Holben Pde.

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

We ~~request~~ request that Council also consider re-zoning the block of title enclosed by Holben Parade, Barber Street and Chrystal Street to Medium Density Residential as part of this plan change possibly in part from 10 Chrystal to 10 Holben and 13 Barber to 2 Holben.

### 7. Proposed Plan Change Hearing

Do you wish to attend a Council hearing for the Proposed Plan Change? Yes ☐ No ☐

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

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

I have attached 0 additional pages to this submission.

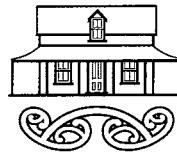
**Signature of Submitter:**

**Date:** 22/11/17

(Or person authorised to sign on behalf of submitter)

### Privacy Act 1993

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



23 November 2017

File ref: 33002-076

Horowhenua District Council  
Strategic Planning  
Private Bag 4002  
Levin 5540

Email: [districtplan@horowhenua.govt.nz](mailto:districtplan@horowhenua.govt.nz)

**SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA ON HOROWHENUA PROPOSED PLAN CHANGES 1 AND 2**

1. This is a submission on the following proposed plan changes:  
Horowhenua Proposed Plan Change 1 and 2.
2. Heritage New Zealand Pouhere Taonga could not gain an advantage in trade competition through this submission.
3. The specific provisions of the proposal that Heritage New Zealand Pouhere Taonga's submission relates to are:  
The matters within the plan changes relating to historic and cultural heritage.
4. Heritage New Zealand Pouhere Taonga's submission is:  
See Attachment 1.
5. The reasons for Heritage New Zealand's position are as follows:  
See Attachment 1.
6. Heritage New Zealand seeks the following decision from the local authority:  
See Attachment 1.
7. Heritage New Zealand does not wish to be heard in support of its submission.

Yours sincerely

Karen Astwood  
Acting Director  
Central Region  
Heritage New Zealand Pouhere Taonga

Attachments:

1. Heritage New Zealand Submission Table

Address for Service:

Finbar Kiddle

Planner

Central Region

Heritage New Zealand Pouhere Taonga

PO Box 2629

Wellington 6140

DDI: 04-494-8325

Email: [planningCR@heritage.org.nz](mailto:planningCR@heritage.org.nz)

# Attachment 1: Heritage New Zealand Pouhere Taonga Submission on Proposed Plan Change 1 and 2

Plan Provision	Support or Oppose	Reasons for Submission	Relief Sought Strike: <del>abc</del> = deletion Underline: <u>abc</u> = insertion
<b>Plan Change 1</b>			
1	Support	Heritage New Zealand supports the commitment Council is showing to the identification and protection of the area's historic heritage, especially regarding the identification of sites of significance to Māori. This is an important ongoing work programme.	Retain as notified.
2	Support	Heritage New Zealand supports the inclusion of these words, as they provide greater specificity.	Retain as notified.
3	Support	Heritage New Zealand supports the process used for identifying heritage resources for inclusion in the Horowhenua District Plan, which involved public consultation and professional assessment against Plan criteria. Heritage New Zealand supports the inclusion of the identified heritage resources in the Plan.	Retain as notified.
<b>Plan Change 2</b>			
4	Support in part	Infill subdivision has the potential to adversely affect heritage resources in the vicinity of the development. Accordingly, Heritage New Zealand supports matter of discretion (viii).	Retain (viii) as notified.
5	Oppose	Integrated residential development has the potential to adversely affect nearby heritage resources. For example, the size or intensity of the development may be out of scale with a nearby heritage building. Accordingly, it is important that an appropriate matter of discretion is included so these effects can be considered. The wording in 15.8.15(a) is appropriate.	That the following be added to 15.8.16(a): <u>vii. Effects on significant sites and features, including natural, cultural, archaeological and historical sites.</u>



## SUBMISSION FORM: Proposed Plan Changes 1 and 2

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Submissions **must** be received no later than **5:00pm on 5 December 2017**

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

1. Submitter Contact Details	
Full Name:	GEOFFREY ROY WILLMOTT
Name of Organisation: (If on behalf of an Organisation)	
Address for Service:	3 BEECHWOOD AVENUE, LEVIN
	Post code: 5510
Telephone (Day time):	929-6862
	Mobile: 027-775-4131
Email:	geoffrey.willmott@gmail.com

2. Proposed Plan Change
My Submission is in relation to (Please tick the relevant Plan Change):
<input type="checkbox"/> Proposed Plan Change 1: Historic Heritage
<input checked="" type="checkbox"/> Proposed Plan Change 2: Review of Residential Development Provisions
(Note: If you are making a submission on more than one Proposed Plan Change please use a separate submission form for each one)

3. Trade Competition
I could gain an advantage in trade competition through this submission: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
I am directly affected by an effect of the subject matter that:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 of Schedule 1 of the Resource Management Act 1991.



4. The specific provisions of the Plan Change that my submission relates to are as follows: (Please specify the Rule or Map reference your submission relates to)

PROPOSED DISTRICT PLAN CHANGE 2  
REVIEW OF RESIDENTIAL DEVELOPMENTS

(Continue on a separate sheet if necessary)

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

WE WOULD SUPPORT THIS PROPOSED CHANGE.

(Continue on a separate sheet if necessary)

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

WE WOULD EXPECT THE HOROWHENUA DISTRICT  
COUNCIL TO MAKE THE CHANGES AS PROPOSED

(Continue on a separate sheet if necessary)

## 7. Proposed Plan Change Hearing

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

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

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

I have attached 3 additional pages to this submission.

Signature of Submitter: William Date: 25/11/17  
(Or person authorised to sign on behalf of submitter)

### Privacy Act 1993

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## Caitlin O'Shea

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**From:** Geoff Willmott <geoffrey.willmott@gmail.com>  
**Sent:** Saturday, 9 December 2017 9:23 p.m.  
**To:** District Plan  
**Subject:** Re: Horowhenua District Council – Acknowledgement of submission on PC2  
**Attachments:** HDC Submission Document 1.pdf; HDC Submission Document 2.pdf

Hi Caitlan,

The wonders of modern communication! There were three attachments on my email. I'll try again & also copy them into the body of this email. I am happy to answer any questions at the hearing regarding my submission. Cheers, Geoff.



Smaller Subdivisions 1

On 8 December 2017 at 16:01, District Plan <[districtplan@horowhenua.govt.nz](mailto:districtplan@horowhenua.govt.nz)> wrote:

Good evening Geoffrey,

Please find attached a letter acknowledging your submission to Proposed Plan Change 2: Review of Residential Development Provisions.

It was not specified on your submission form whether or not you wished to speak in support of your submission at a hearing. You also indicated that there were 3 additional pages to the submission but we only received one. Can you please advise whether or not you wish to speak and provide the additional pages by **5.00pm Friday 15 December 2017.**

If you have any questions then do not hesitate to get in touch.

Kind regards,

Caitlin O'Shea

Graduate Strategic Planner

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This e-mail message and any attached files may contain confidential information, and may be subject to legal professional privilege. If you are not the intended recipient, please delete. Unless formally stated, this e-mail and any attachments do not necessarily reflect the views of the Horowhenua District Council.



**SUBMISSION FORM: Proposed Plan Changes 1 and 2**  
Horowhenua District Plan (2015)  
Resource Management Act 1991  
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Submissions must be received no later than 5:00pm on 5 December 2017

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

<b>1. Submitter Contact Details</b>	
Full Name:	GEORGE ROY WILLMOTT
Name of Organisation: (If on behalf of an Organisation)	
Address for Service:	3 BEECHWOOD AVENUE, LEVIN
Post code:	5510
Telephone (Day time):	929-6962
Mobile:	027-775-4131
Email:	geoffrey.willmott@gmail.com

<b>2. Proposed Plan Change</b>	
My Submission is in relation to (Please tick the relevant Plan Change):	
<input type="checkbox"/> Proposed Plan Change 1: Historic Heritage	
<input checked="" type="checkbox"/> Proposed Plan Change 2: Review of Residential Development Provisions	
(Note: if you are making a submission on more than one Proposed Plan Change please use a separate submission form for each one)	

<b>3. Trade Competition</b>	
I could gain an advantage in trade competition through this submission: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
I am directly affected by an effect of the subject matter that:	
(a) adversely affects the environment; and	
(b) does not relate to trade competition or the effects of trade competition: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 of Schedule 1 of the Resource Management Act 1991.	

4. The specific provisions of the Plan Change that my submission relates to are as follows: (Please specify the Rule or Map reference your submission relates to)

**PROPOSED DISTRICT PLAN CHANGE 2  
REVIEW OF RESIDENTIAL DEVELOPMENTS**

(Continue on a separate sheet if necessary)

5. My submission is that: (Clearly state whether you support or oppose specific parts of the Proposed Plan Change and your reasons for your view)

**WE WOULD SUPPORT THIS PROPOSED CHANGE**

(Continue on a separate sheet if necessary)

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

**WE WOULD EXPECT THE HOROWHENUA DISTRICT COUNCIL TO MAKE THE CHANGES AS PROPOSED**

(Continue on a separate sheet if necessary)

7. Proposed Plan Change Hearing

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

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

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

I have attached 3 additional pages to this submission.

Signature of Submitter: G. Willmott Date: 25/11/17  
(Or person authorised to sign on behalf of submitter)

**Privacy Act 1993**  
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## SUBMISSION FOR Proposed District Plan Change 2 Review of Residential Developments

To: Strategic Planning  
Horowhenua District Council  
P.O. Box 4002  
Levin 5540

From: Geoff & Caroline Willmott  
3 Beechwood Avenue  
P.O. Box 191  
Levin 5510  
Mob: 027-775-4131  
Email: [geoffrey.willmott@gmail.com](mailto:geoffrey.willmott@gmail.com)

## Introduction

As owners of the above address & 36A Wilton Street, Levin, we would like to respond in support of this proposed district plan change.

The Horowhenua District is expected to grow and is already growing due to improvements in the roading from Wellington. Levin has been the best kept secret in the lower North Island. It has so many benefits: size, town layout, amenities, rural and mountain outlook, close proximity to beaches and lakes, location on SH1, cost of living .... the list goes on - Levin has become an attractive place to live!!

## Reasons to Support

### Demographics

- immigration pressure nationally
- people moving to regions

- population getting older
- smaller families the norm

#### **Employment**

- couples both working
- longer working hours
- proximity to workplace

#### **Interests elsewhere**

- less maintenance
- less gardening
- priority towards other activities

#### **Affordability**

- housing expensive to buy
- reduction in debt repayments

#### **Sustainability**

- productive land protected
- better quality construction
- eco options utilised

#### **Practicality**

- more rates for services
- better use of resources
- town face-lifted
- new housing stock built
- businesses benefited

#### **Conclusion**

The council is to be applauded for planning ahead. I saw what happened in Hastings when Flaxmere was built so the city wouldn't expand into valuable horticultural land. Otaki went through a similar phase of making land available within existing boundaries. Paraparaumu has shown what can happen when planning is adhoc, leaving no heart to the district.

The market has shown a steady increase of people moving to Levin. Let our town be a leader in shaping the towns and cities of the future.

Our personal position is similar to around 60% of the older population who have found they have reached retirement still paying a mortgage. Because we don't have the financial resources to bounce back from a setback we, at least, can use our property to enable the potential of a freehold outcome, by selling a subdivision.

I am sure the planning of related services to support such subdivisions will be included to accommodate the expected growth. We look forward to the benefits of a vibrant community, a council meeting all its financial commitments, better use of land, young families being able to afford a home of their own, employment generated to service the growing population and generally leaving this planet a better place than when we arrived.

God bless,  
Geoff Willmott.



# Submission Form: Proposed Plan Changes 1 and 2



Submission date: 27/11/2017 02:40 PM

Receipt number: 10

Question	Response
<b>Horowhenua District Plan (2015)</b>	
<b>1. Submitter Contact Details</b>	
Title:	Ms
Full Name:	Veronica Harrod
Name of Organisation:	
Postal Address for Service:	8 Arthur Street Waikawa Beach RD31 LEVIN
Postcode:	5573
Telephone:	0272443211
Mobile:	0272443211
Email:	veronicaharrod147@gmail.com
<b>2. Proposed Plan Change</b>	
My Submission is in relation to:	Proposed Plan Change 2: Review of Residential Development Provisions
<b>3. Trade Competition</b>	
I could gain an advantage in trade competition through this submission:	No

Question	Response
<p>I am directly affected by an effect of the subject matter that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition:</p>	<p>No</p>
My submission	
<p>4. The specific provisions of the Plan Change that my submission relates to are as follows:</p>	<p>Proposed Plan Change 2: Extending the medium density overlay area in Levin, Providing for sites between 500-900 square metres to be subdivided and create infill lots as small as 250 square metres, providing up to two residential dwelling units on a residential zoned property, introduction of provisions for larger scale, integrated residential developments</p>
	<p>I strongly object to council adopting Proposed Plan Change 2: A review of residential development provisions. These proposed changes should be discussed and priorities determined as part of council's Long Term Plan 2018-2038 consultation process.</p> <p>As the council report on the proposed changes states [strategy committee agenda, July 5] there are two options available to council. One: to proceed with adoption and notification or Two: delay adoption and notification of the plan changes. The council report expresses a preference for proceeding, which it did, and states it would only be appropriate to delay adoption and notification and I quote from the council report: "if there was a good reason to delay the notification purely from a timing perspective."</p> <p>Well there is a very good reason to delay from a timing perspective. Decisions should not be made on this until the LTP is finalised as surely it should be the LTP that dictates the priorities in terms of the extent and shape of residential land development? After all isn't the future direction of Horowhenua exactly what we are supposed to being consulted on next year and, yet, here we have proposed major changes being decided before consultation on the LTP even formally starts.</p> <p>Even though these proposed changes on residential land development have such profound repercussions, especially on the essential water and waste water systems, the council report on the proposed plan changes makes an astounding statement under the Community Wellbeing section of the council report on the proposed changes (page 18). It says, "the proposed plan changes aligns with the</p>

Question	Response
	<p>existing LTP community outcome: <b>A sustainable environment...to sustainably manage our environment so it can be enjoyed by future generations....to achieve sustainable management of the district's natural and physical resources."</b></p> <p>Really.</p> <p>Clearly there is some disconnect between the council's determination's on the environmental sustainability of the proposed changes and the knowledge that we know to be true and that is, in a nutshell, that residential communities in Horowhenua, and especially Levin, does not have the essential infrastructure capability to sustain growth. That is not an opinion that is fact; it is not even a local fact it is a global fact. We are polluting our waterways, we have a polluted Lake Horowhenua, we struggle to provide an essential infrastructure that services the current population much less a greater population.</p> <p>These matters need to be discussed in detail by all the community not just in publicly excluded, and I quote from the council report again, "workshops with key stakeholders including local surveyors, developers, builders and plan users such as council's resource consent team." It doesn't take a rocket scientist to know that of course all these groups that were consulted by council support a freeing up of the rules even if there are restrictions on unregulated land development for valid reasons: which there are.</p> <p>I am sure the community environment forum established recently would be very interested in being included in discussions but, according to a verbal telephone call with the senior manager of strategic planning David McCorkindale feedback has not been sought from the environment forum just as its feedback has not been sought from the community environment forum on the review of the 2008 Horowhenua Development Plan [HDP] (which is to be renamed the Horowhenua Growth Plan) currently taking place.</p> <p>An introduction to the 2008 HDP said the plan came out of, once again, discussions held between land developers and council. There seems to be a retrograde mindset that "development" and "growth" can only be defined in terms of land development. But if you were to ask the ordinary person in the street what their idea of 'development' and "growth" was it would no doubt encompass a range of community initiatives that have nothing to do with land development. I was also informed the HDP is a "stand alone" document. Surely a development/growth plan should not be a "stand-alone" document. Surely a reviewed HDP should be comprised of actions based on priorities determined by the 2018-2038 Long Term Plan. And surely more than land developers should be included in the consultationsm on a HDP.</p> <p>And even though the HDP document is apparently being reviewed yet still we see land development projects contained within the 2008 report being rolled out including two so far: the 55 hectare NE land development and the medical centre in Durham street which the community was not consulted on. And, now, these residential plan changes appear to be an attempt to roll out the next stage of the 2008 HDP on residential land development preferences even though the 2008 HDP document is apparently being "reviewed." A document that significantly impacts on the future direction of the Horowhenua yet only council officers, elected officials and land developers were invited to contribute to. That's not right. Land developers have too much of a vested interest in allowing unregulated</p>



Question	Response
	<p>land development. Surely third parties who don't have a vested interest in promoting land development should be included in the conversation. Otherwise our only opportunity is to respond to an agenda already prescribed largely behind closed doors by parties that favour unregulated land development.</p> <p>These residential plan changes have the potential to have profoundly negative environmental and cultural affects yet these considerations have been completely minimised by the council. On November 17 in the Public Notices section of the Horowhenua Chronicle I read how all residential areas in Horowhenua including Levin, Shannon, Tokomaru, Foxton and Foxton Beach are being urged to conserve water use and I quote: "to help ease the load on the water treatment plant and ensure the water remains compliant with drinking water standards." And that is being asked of existing residents now never mind the apparently unlimited new builds these proposed residential plan changes intend to allow.</p> <p>Yet, according to the council report on the proposed changes, apparently there are no significant environmental effects of allowing an unregulated amount of new builds to connect to the existing essential infrastructure. Doesn't the left hand of council know what the right hand is doing? How can one department of council be advising residents to conserve water on one hand "to help ease the load on the water treatment plant and ensure the water remains compliant with drinking water standards" and another department of council not even acknowledge there are constraints with allowing new build growth on the other hand?</p> <p>Even the 2008 HDP had the grace to states Growth Issues included, "Reticulated water and wastewater system constraints – water supplies in the town are stressed and consideration of a new resource or demand management will be required for future development. Much of the reticulation system is AC pipes which will need replacement on a rolling programme. There is insufficient water storage for existing population and increased population will require additional storage. Many areas are subject to natural hazards (ponding)."</p> <p>Wouldn't it be a good idea to adress these problems first, or at least allow them to be discussed and consulted on by the whole community in a meaningful way as part of the LTP consultations before residential development provisions in the District Plan are relaxed? Except here we are in Horowhenua apparently heading in a direction that is prepared to ignore all the warning signs in favour of embarking on an unregulated growth strategy that will compound environmental and cultural problems. We know our waterways are in dire trouble. I would expect council officers and elected officers to read the relevant State of the Nation Environment reports published annually by the Environment Commission which tell us this. I would expect council officers and elected officials to read the Treat of Waitangi MuaUpoko report which also tells us this.</p> <p>The Waitangi Tribunal has already found the Crown and its agencies caused pollution of Lake Horowhenua. And what of the effect on Lake Horowhenua of an increase in new builds in Levin connected to the existing essential. Lake Horowhenua is one of the worst polluted lake's in the country. Does council intend to ignore evidence presented to the Waitangi Tribunal by Dr Jonathan Procter, "whether the sewage plant can cope with population growth is not certain" [Horowhenua, The Muaupoko Priority Report]. The only way to address</p>

Question	Response
5. My submission is that:	<p>the environmental and cultural challenges includes an admission by council there are serious environmental and cultural challenges. But when I see proposed changes like this clearly knowledge that contradicts the preferred course of action is just ignored. How long can we keep ignoring the environmental consequences of our actions? If not in the 21st Century then when? There are real opportunities here yet all the council appears able to see is the same tired, worn out industrial age solutions that have created the environmental mess we live in today. It appears that council itself has an "out of mind, out of sight" attitude towards waste management which no council can afford to have.</p> <p>Also, these proposed residential plan changes should not be allowed to commence until development contributions are reintroduced by council. It is unconscionable for council to continue expecting existing residents to pick up the tab for the impacts new builds have on the existing essential infrastructure. Especially considering the amount of revenue that could be raised towards essential infrastructure improvements and depreciation through development contributions. Land developers are doing very well out of development contributions being cancelled by council saving many millions of dollars that could otherwise be used to address the environmental and cultural consequences of population growth.</p> <p>Also, I am sure there are many views about how we could address the environmental and cultural consequences of land development during LTP consultations next year. Some of the solutions have already been expressed by the environmental community forum including adopting Green principles of waste disposal. This council has a cultural and historic attachment to the practice of sending all the waste including human waste, commercial, industrial, agricultural waste down a central stormwater drain to Lake Horowhenua or to the Sewage Treatment Plant. We know, because the experts tell us so, that the stormwater drain is the major cause of pollution of Lake Horowhenua. The National Institute of Water and Atmospheric Research (NIWA) has rated Lake Horowhenua one of the worst polluted lake's in the country. Yet we want to send more waste to be processed by the STP. We want to send more waste down the Queen Street stormwater drain through bigger pipes.</p> <p>But does this extensive body of knowledge that we already have available on the environmental consequences of our actions make any difference? Apparently not. Apparently the council is determined to exacerbate the problem by proposing even further unregulated land development projects as outlined in the 2008 HDP. Why doesn't the council incorporate wider bodies of knowledge on matters to do with the environment in its reports and considerations? But, no, instead it appears the council is happier to pretend we live in some kind of bubble here in Horowhenua that has nothing to do with climate change consequences or environmental challenges. But then that is not surprising if the only parties consulted about proposed changes that potentially have such a negative effect on the environment are "land development surveyors, land developers, builders and plan users such as council's resource consent team." These are not people who care about such things as whether the environment can sustain development. No, their considerations are far more visceral and self serving. But surely residents have a right to expect the council is not operating from the same visceral and self serving agenda.</p> <p>I am sure there would be many of us who would support a roll out of Green</p>

Question	Response
	<p>principles of waste management and the Long Term Plan consultations is where we could get the opportunity to express such views. Any changes to the District Plan and the HDP would then reflect community values in terms of urban and environmental design. That would be the best case scenario because addressing essential infrastructure concerns by adopting Green principles of waste management is what I, and I am sure many others, define as "development" and "growth." Yet, because the public were not invited to participate in the creation of a Horowhenua Development Plan, because the public were not included in workshops on the proposed residential plan rules, we are faced with the likelihood that the existing essential infrastructure will be grossly overloaded by connecting new builds to an outdated industrial age architecture.</p> <p>Furthermore, for some bizarre reason, the council then expects existing ratepayers to pay for the inevitable tinkering that will need to be done to this existing essential infrastructure to at least give the appearance of complying with all relevant legislation including the Resource Management Act. But that's all it will ever be, tinkering. As a society we know we need to move away from industrial age designs of waste disposal to 21st Century designs of waste disposal.</p> <p>Yet if these rule changes are allowed there will be a far greater volume of stormwater being channelled down the Queen Street drain to Lake Horowhenua. Also what about the sewage too? When we are looking to the future how is it tolerable for the council to continue treating an area of great natural and cultural significance with such disdain and disregard. When is that practice going to stop if not now? Surely we should wait to have discussions and make decisions on how to address consequences of connecting new builds to the existing infrastructure as part of Long Term Plan consultations before proceeding to allow for a increase in pollution which will be the inevitable result if these plan changes are approved now. Pollution of the lake, pollution of the waterways and pollution of the environment.</p> <p>In terms of the details of the proposed plan changes; in particular, "specific provisions to enable large-scale integrated residential developments" to be assessed without the need to be publicly notified. How large is large? There is absolutely no definition of "large." There is no hectare definition and there is no land mass definition and yet still the public would not be notified despite the lack of detail. Would the 500 hectare block on the north east of Levin earmarked in the 2008 HDP for land development be considered within the definition of "large scale integrated residential development" and therefore also not require public consultation? The intention is to connect up to 1200 new builds to the existing infrastructure on this 500 hectare block in the north east according to the 2008 HDP. This question deserves an answer. Is this kind of large scale development covered under the proposed rule changes? Also, if council wants to increase new builds then rules around the need for water tanks to be installed and alternative waste and waste water systems built on Green principles should also be addressed at the same time.</p> <p>If the council is prepared to ignore these genuine and far reaching concerns in its reports by stating their are no environmental or cultural concerns then why should the community trust the council to make good decisions about whether residential land development proposals should proceed? Why would the community trust the council to make decisions in our best interest? People or</p>

Question	Response
	<p>communities of interest who could provide further or more specialised knowledge, or who want a say when their neighbour or neighbours start demolishing houses all around them, will be firmly shut out of the process because under the proposed plan changes interested or directly affected third parties will not be consulted nor would we be informed about land development plans. That is not acceptable.</p> <p>If council intends on introduced a rule change that will result in an open slather on urban density then surely the urban design should adhere to over arching principles outlined in the 20 year LTP we are yet to be formally consulted on. Surely the future of our industrial age infrastructure should also be part of the LTP too. Do the people of Levin want to continue with an urban design that will deliver ever increasing amounts of waste to a formerly pristine environment of significant cultural importance. I'd like to think as an organisation dedicated to improving the health of Lake Horowhenua the Lake Accord would make a submission against these proposed plan changes. But I doubt the Lake Accord has which I find very concerning because it suggests there really is not the political will to make changes that will have an enduring effect on the health of the lake.</p> <p>It should be regarded as an asset to have a community of people and interests who want to be involved in determining questions of urban and infrastructure designs, which the community do, as the minutes of the environmental community forum already indicate. Which is why the proposed residential plan changes should not be made until the community is consulted as part of the LTP process rather than rushing through the changes now. These proposed changes may not reflect what the community hopes for looking forward 20 years. But if the decision is made to proceed with these changes now the negative environmental and cultural ramifications will certainly last longer than 20 years and shouldn't that be a determining factor when deciding whether to proceed with the proposed changes? There are too many questions and not enough answers to steamroll these proposed changes through now without further discussion. We should wait to find out what the community want the district to look like over the next 20 years. We should also wait until development contributions are reintroduced. These are two very good reasons why these proposed changes should be delayed.</p>
6. I/We seek the following decision from the Horowhenua District Council:	Defer any proposed plan changes until after the 2018-2038 Long Term Plan consultation has been completed and until development contributions are reintroduced by council
Submission Attachments:	
7. Proposed Plan Change Hearing	

Question	Response
Do you wish to attend a Council hearing for the Proposed Plan Change?	Yes
Do you wish to speak in support of your submission at the hearing?	Yes
If others make a similar submission would you be prepared to consider presenting a joint case at the hearing?	No
Would you like to make your verbal submission in Te Reo Maori?	No
Sign language interpretation required?	No
<b>Declaration</b>	
Signature of Submitter:	Name of signatory: Veronica Harrod <a href="#">Uploaded signature image: profile picture.jpg</a>
Date:	27/11/2017
<b>Office Use Only</b>	
Date Received:	
RM8 Number:	
Submission No:	

# Submission Form: Proposed Plan Changes 1 and 2



Submission date: 01/12/2017 09:14 AM

Receipt number: 12

Question	Response
<b>Horowhenua District Plan (2015)</b>	
<b>1. Submitter Contact Details</b>	
Title:	Ms
Full Name:	Radha Sahar
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<b>2. Proposed Plan Change</b>	
My Submission is in relation to:	Proposed Plan Change 2: Review of Residential Development Provisions
<b>3. Trade Competition</b>	
I could gain an advantage in trade competition through this submission:	No
I am directly affected by an effect of the subject matter that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition:	No
<b>My submission</b>	
4. The specific provisions of the Plan Change that my submission relates to are as follows:	4.2 Increase in the number of permitted residential dwelling units on a site, and 4.3 Provision for large-scale, integrated residential development
5. My submission is that:	I support the proposed plans, provided the 250 square metre sections are kept in the zone near the town centre as specified.

Question	Response
6. I/We seek the following decision from the Horowhenua District Council:	I've not made a submission to Council before, and had spent time writing my suggestions within a general submission on housing. Only some of these may pertain to the Plan 2 change. Since I have made an effort to write carefully considered, constructive suggestions, I will attach my document anyway. If councillors think this submission would be better aligned with the invitation for the public to share their vision for the future 10 -20 year plan, please advise the best course of action.
Submission Attachments:	<a href="#">Submission re Plan change 2_ Nov 2017.pdf</a>
<b>7. Proposed Plan Change Hearing</b>	
Do you wish to attend a Council hearing for the Proposed Plan Change?	No
Do you wish to speak in support of your submission at the hearing?	No
If others make a similar submission would you be prepared to consider presenting a joint case at the hearing?	No
Would you like to make your verbal submission in Te Reo Maori?	No
Sign language interpretation required?	No
<b>Declaration</b>	
Signature of Submitter:	Name of signatory: Radha Sahar <a href="#">Link to signature</a>
Date:	01/12/2017
<b>Office Use Only</b>	
Date Received:	
RM8 Number:	
Submission No:	

## **Submission by Radha Sahar on the Proposed Plan Change 2**

(x3 pages)

**Regarding ...**

**4.2 Increase in the number of permitted residential dwelling units on a site, and**

**4.3 Provision for large-scale, integrated residential development**

I submit that, considering the council's aim of **sustainable development**, several factors need to be more thoroughly taken into account and planned for under 'Environmental Cost'.

### **A) Stormwater**

The generation and disposal of stormwater in relation to the site area needs to be considered more thoroughly. New regulations may likely be needed to prevent problems, especially considering predicted rise in rainfall, flooding and sea-level rise due to climate change. The geographical nature of the urban land being low-lying, drained swamp land, and the current challenges of cleaning up our hitherto badly managed lake and waterways all compound this issue, making it all the more important to address.

#### **i) Percentage of Free-Draining Land**

In my view, because buildings and areas in concrete and tar-seal, etc, collect stormwater, and the number of building consents is rising considerably, council needs to do something to mitigate costly stormwater upgrades in future. One way of addressing those problems is to set limits as to the percentage of any overall building site area that would be covered both by roofed-in areas, and concrete (or any other such material that does not drain adequately into the soil).

#### **ii) Soak-holes/pits**

Where stormwater will not drain into council infrastructure, an adequate on-site drainage system should be required at the time of building. On our property, built in 2013 in Fairfield Road, a soak pit five metres deep, with provision for cleaning, was designed. This was in contrast to the recommendation from council to place a couple of shallow concrete pipes. We are happy for council to come and see what we have done.

#### **iii) Harvesting Rainwater**

The installation of rainwater tanks should be encouraged, even in urban areas. Our property is on town water, yet we installed a 25K litre rainwater tank, which provides back-up drinking water and all water for our washing machine and toilet. We also water our garden from this tank, which is a godsend during water restrictions. The cost was comparatively cheap since it was part of our stormwater plan and installed at the time of building. I understand that Kapiti Council encourages rainwater harvesting and sustainable on-site treatment of grey-water. Our council could look at what is successful there as a starting point.

#### **iv) Green Space for Families**

Where housing is concentrated, e.g. a block of flats, on-site green space should be required, not only for natural stormwater drainage into the soil, but for people's emotional health. Where children will be housed this should include space for them to play in.



## B) Sustainable Building

This is an exciting area where new practices and technologies are becoming increasingly viable and affordable. Once again, we invite council to come and see what simple, practical steps we've been able to achieve towards sustainability in a new, ordinary A1 home, and a 50 square metre cottage.

I'm aware there are many aspects to 'sustainability' all built upon the foundation of 'aspect'.

### i) Aspect

Impractical or thoughtless street grids and housing sections for the early settlers, drawn out on paper in England, or here during the Victorian era, still remain to our detriment in NZ cities and towns today. Those houses always faced the street, not necessarily the sun.

Knowing what we now know about free energy from the sun, Horowhenua District Council has a golden opportunity to take the northerly aspect into account when planning or approving new streets and subdivisions. This is because, when sections are small, houses can only be easily placed in relation to *boundary* lines, not angled for sunlight.

For our own new house, we were able to build facing north, harvesting passive solar energy for our home, and solar energy for hot water. This was because we had a large enough section to place our home on an angle facing north, the garage on the south wall.

### ii) House Size and Style

With the global population explosion putting pressure on housing, and climate change putting pressure on infrastructure, sustainability will become more of a survival necessity than a 'nice idea'. When it comes to sustainable buildings, 'small is beautiful.' It is possible to make any sized building more 'eco-friendly', but, in my opinion, the new trend of a large house for a small number of residents is unsustainable. Regardless ...

**It is a crime against the environment, and our children and grandchildren's future, to require that houses be a certain, large size, and made using only certain materials.**

**Covenants should be illegal, other than those requiring sustainable building practices. Developers must not be able to enforce a minimum square metre requirement.**

It took us months to find a suitable section in Levin that had no covenants. All the sections with covenants dictated that we had to build a bigger house than we needed.

### iii) Council Approach

a) Council staff should provide support and inform people who want to build 'green homes'. Professional development training in 'green/sustainable/eco building' should be provided for all council staff in the housing and planning departments so they are confident and informed enough to do this. 'Greener' buildings should be council's goal all round.

b) When council can afford it, could an Eco Design Advisor be employed to give free advice to anyone wanting to build? Kapiti Council employs one, and his service is excellent. Until we can afford one, could council consider making an arrangement with Kapiti towards their costs so people in the Horowhenua can consult the Kapiti advisor?

c) Would the council also please provide free pamphlets on sustainable building?

iv) **An Eco-Village or Subdivision?**

Can we plan an 'eco-village' or subdivision of affordable small, sustainable homes in Levin, sited in residential or green zone good growing soil, (not stoney ex river bed). We already have many large 'life-style' homes. An initiative such as an 'eco-village' or a 'sustainable suburb' would put Horowhenua District firmly on the map in New Zealand as a progressive and desirable place to live.

Young people, in particular, are more concerned about climate change and many are embracing more sustainable ways of living, of consumption, transport and housing. It would be good for the whole community if we had more young families moving into the area. A 'green light for green building' could well attract them here.

Radha Sahar  
45a Fairfield Road  
Levin  
Tel: 368 8550

# Submission Form: Proposed Plan Changes 1 and 2



Submission date: 01/12/2017 09:15 AM

Receipt number: 13

Question	Response
<b>Horowhenua District Plan (2015)</b>	
<b>1. Submitter Contact Details</b>	
Title:	Mrs
Full Name:	Anne-Marie Hunt
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Postal Address for Service:	17 Nash Parade Foxton Beach
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Email:	annehunt@inspire.net.nz
<b>2. Proposed Plan Change</b>	
My Submission is in relation to:	Proposed Plan Change 2: Review of Residential Development Provisions
<b>3. Trade Competition</b>	
I could gain an advantage in trade competition through this submission:	No

Question	Response
I am directly affected by an effect of the subject matter that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition:	Yes
My submission	
4. The specific provisions of the Plan Change that my submission relates to are as follows:	Plan Change 2 in its entirety
5. My submission is that:	We oppose the proposed plan change for more intensive types of housing on the grounds that more intensive housing increases the hard surface, reducing water soakage on-site and increasing stormwater for disposal off-site. The Horowhenua District Council has not provided adequate systems for stormwater disposal, and there is no provision for the diversion of Levin's stormwater from the privately-owned Lake Horowhenua which continues to be contaminated in breach of the RMA. Other urban areas suffer from flooding, that has yet to be rectified. As an inhabitant of Foxton Beach, I observed the increase in flooding as a consequence of plan changes allowing subdivisions following the installation of the Foxton Beach wastewater treatment system. While a Resource Management Commissioner, I heard the submissions for the notorious Kennedy Street development but did not participate in the deliberations. While more intensive housing might seem desirable, Okarito Drive residents should be able to rely on a local authority to ensure that there are adequate provisions for stormwater disposal before any development occurs.
6. I/We seek the following decision from the Horowhenua District Council:	We wish to see these amendments placed on hold until the Horowhenua District Council can provide the infrastructure to accommodate infill development.
Submission Attachments:	
7. Proposed Plan Change Hearing	

Question	Response
Do you wish to attend a Council hearing for the Proposed Plan Change?	Yes
Do you wish to speak in support of your submission at the hearing?	Yes
If others make a similar submission would you be prepared to consider presenting a joint case at the hearing?	Yes
Would you like to make your verbal submission in Te Reo Maori?	No
Sign language interpretation required?	No
<b>Declaration</b>	
Signature of Submitter:	Name of signatory: Anne Hunt <a href="#">Link to signature</a>
Date:	01/12/2017
<b>Office Use Only</b>	
Date Received:	
RM8 Number:	
Submission No:	

# Submission Form: Proposed Plan Changes 1 and 2



Submission date: 02/12/2017 04:24 PM

Receipt number: 15

Question	Response
<b>Horowhenua District Plan (2015)</b>	
<b>1. Submitter Contact Details</b>	
Title:	Mr
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Mobile:	0276451541
Email:	geoffmcgruddy62@gmail.com
<b>2. Proposed Plan Change</b>	
My Submission is in relation to:	Proposed Plan Change 2: Review of Residential Development Provisions
<b>3. Trade Competition</b>	
I could gain an advantage in trade competition through this submission:	No
I am directly affected by an effect of the subject matter that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition:	Yes
<b>My submission</b>	
4. The specific provisions of the Plan Change that my submission relates to are as follows:	I have included specific detail in my submission. The proposed plan is confusing as there are a significant number of anomalies that make it difficult to know exactly what the council is trying to achieve. I have included these in the submission.
	I support the proposed plan provisions for more intensive development of residential land. I am concerned that there appear to be a number of inconsistencies in the delivery of the plan that make it difficult to give definitive comments about specific clauses. Below I have highlighted clauses that I have difficulty with.

Question	6 Objectives/Policies Statements - Urban Environment Response
5. My submission is that:	<p>Paragraph 7</p> <p>The density of “medium density developments” in the Horowhenua context are sites between 225m<sup>2</sup> - 350m<sup>2</sup> and accomodate smaller detached or semi-detached(duplex) dwelling units. Sites between 225m<sup>2</sup>-350m<sup>2</sup> can only accomodate a single residential unit not a semi-detached unit. This is stated below.</p> <p>2 Housing Types &amp; Local character</p> <p>2.1 Types of Medium Density Residential Development</p> <p>Medium Density Residential Development</p> <p>Paragraph 1 Medium density development is where three or more residential dwelling units (semi-detached or standalone) are designed to achieve a maximum of 225m<sup>2</sup> per residential unit.</p> <p>It appears that whoever has written the proposed plan changes does not have a clear understanding of what the sentence above means and should look at all references to lot sizes in the proposed plan to check they are consistent. The plan should clearly state that in a medium density development, 1 residential dwelling needs a minimum area of 225m<sup>2</sup>; 2 dwellings 445m<sup>2</sup>; 3 dwellings 670m<sup>2</sup> and so forth.</p> <p>15.6 Conditions For Permitted activities.</p> <p>15.6.1 (a) states that a second dwelling can be built on a site that complies with the minimum notional net site area as if the site were subdivided as a controlled activity (Table15.4).</p> <p>15.6.6 Private Outdoor Living Area (b)</p> <p>has special living circle provisions for sections less than 330m<sup>2</sup>.</p> <p>15.6.8 Accessory Buildings (e)</p> <p>refers to sites less than 330m<sup>2</sup>.</p> <p>It becomes obvious that the council wants to encourage more intensive development in the region.</p> <p>My suggestion is that instead of trying to micromanage infill subdivision just leave it as a permitted or controlled activity and use the rules for permitted activities such as those stated above to manage the buildings. This would create a lot more certainty for developers. A point that can be overlooked is that developers are endeavouring to construct attractive buildings with good amenity because they need to sell them to make money.</p>

Question	Response
	<p>The same comments would apply to any subdivision. It seems odd that the council wants to retain a minimum net lot size of 600m<sup>2</sup> in a new subdivision on one hand and then actively encourage lot sizes down to 250m<sup>2</sup> in infill subdivision and 225m<sup>2</sup> in medium density zones. Surely it would be easier to design a new subdivision from scratch to meet the amenity objectives of the council at the smaller lot sizes.</p> <p>As a developer my goal is to maximise site coverage within the rules. If I have an average subdivision lot size of 600m<sup>2</sup>, at 35% site coverage I will build houses around 200m<sup>2</sup>. This doesn't necessarily fit with the objective of creating affordable, economical dwellings. At a lot size of 250m<sup>2</sup> and 40% site coverage I can build a 100m<sup>2</sup> house that will be much more affordable.</p> <p>The restriction on building closer than 4m to the road fence should be reduced to 1.5m to allow greater flexibility with living spaces. A comment about smaller lots having privacy screens around outdoor living areas in the plan information is a direct response to peoples desire for privacy. Allowing more space behind the house would help mitigate this problem.</p> <p>If developers can't make a profit commensurate with the risk of developing land there will be no development. The more restrictions and discretion the council retains the harder they make the job of providing economical housing.</p> <p>From reading the council comments on development there does seem to be a significant focus on street appeal. My impression is that there may be too much focus on looking from the street in rather than from the house out. Beauty is in the eye of the beholder, too many areas of discretion allow individual planners to express their own personal view, that then impacts on consistency and can lead to frustration.</p>
<p>6. I/We seek the following decision from the Horowhenua District Council:</p>	<p>What I seek as a developer is to have the rules for permitted activities applied evenly over infill subdivisions and new subdivisions. I would like to see both activities classed as controlled activities ( providing they meet the rules for permitted activities) and with the minimum lot size of 250m<sup>2</sup> evenly applied. I would like to see the 4m rule from the front of the section to the house replaced by 1.5m consistent with the other boundaries allowing more flexibility to have larger private living areas away from the road.</p> <p>I would like to see the smaller living circle provisions applied evenly over all new houses as this again makes for consistency. The same can be said for site coverage. If small lots can support 40% site coverage, why can't larger lots.</p> <p>The aim of my suggestions are to allow more flexibility for developers to meet the housing needs of the people with reasonable, clearly defined rules that give clarity, consistency and transparency to the development of land in the Horowhenua district.</p>
Submission Attachments:	
7. Proposed Plan Change Hearing	
Do you wish to attend a Council hearing for the Proposed Plan Change?	Yes



Question	Response
Do you wish to speak in support of your submission at the hearing?	No
If others make a similar submission would you be prepared to consider presenting a joint case at the hearing?	No
Would you like to make your verbal submission in Te Reo Maori?	No
Sign language interpretation required?	No
Declaration	
Signature of Submitter:	Name of signatory: Geoffrey Maurice McGruddy <a href="#">Link to signature</a>
Date:	02/12/2017
Office Use Only	
Date Received:	
RM8 Number:	
Submission No:	



**SUBMISSION BY POWERCO LIMITED ON PROPOSED PLAN CHANGE 2 OF  
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.)*

**Feedback on the Plan Change closes 5 December 2017.**

1. This is a submission by Powerco limited on the Proposed Plan Change 2 of the Horowhenua District Plan.
2. The reasons for Powerco's submission are set out in the attached schedule (Schedule 1). In summary, this submission seeks to ensure that an adequate and secure supply of gas can be supplied to any new development and that inappropriate development around our assets is avoided.
3. Powerco **does not wish to be heard** in support of this submission.
4. If others make a similar submission, Powerco would consider presenting a joint case at any hearing.

Dated at New Plymouth this 4<sup>th</sup> day of December 2017

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

---

Simon Roche

**ADDRESS FOR SERVICE:**

**Powerco: Private Bag 2065,  
New Plymouth 4342  
Attention: Simon Roche  
Phone: 64 06 968177  
Email: [simon.roche@powerco.co.nz](mailto:simon.roche@powerco.co.nz)  
Ref: SUB/2017/49**

**Schedule 1 – Submission by Powerco**

## **SCHEDULE 1**

### **REASON FOR POWERCO'S SUBMISSION**

#### **1. INTRODUCTION TO POWERCO LIMITED**

- 1.1 This submission has been prepared on behalf of Powerco Limited (*Powerco*). Powerco is New Zealand's largest electricity and second largest gas distributor in terms of network length, and has been involved in energy distribution in New Zealand for more than a century. The Powerco network spreads across the upper and lower central North Island servicing over 400,000 consumers. This represents 46% of the gas connections and 16% of the electricity connections in New Zealand.
- 1.2 Powerco's gas distribution networks are split into six regions – Manawatu, Taranaki, Wellington, Hutt Valley/ Porirua and Hawkes Bay. The Horowhenua area affected by the proposed plan change has gas gates, regulator stations and underground gas pipes within Levin and Foxton. We currently do not have any gas assets in Foxton Beach or Shannon.

#### **2. POWERCO'S SUBMISSION**

- 2.1 Powerco is neutral to the proposed plan change but seeks to ensure that:
- it does not result in unreasonable constraints being placed on its established gas assets, including its below ground distribution networks.
  - we are contacted to facilitate the provision of gas services in concert with development to enable a more orderly and timely provision of gas supply.
- It is important that any new buildings, ground cover or excavations recognise the presence of existing Powerco assets and provides for the development, operation, maintenance and upgrading of such assets and that new infrastructure is provided for. As such, Powerco seeks to ensure that the Council takes the following matters into account when considering this plan change:

##### ***Recognition of Powerco Gas Assets/ Future Development***

- 2.2 As noted above, Powerco's has existing live gas pipes in the areas shown for infill housing and subdivisions. Powerco wishes to ensure that it has the ability to continue to operate and maintain our gas pipes and ensure continuity of supply. To enable this to happen, damage to the pipe or inappropriate development within close proximity, to the pipeline, that restricts Powerco's access should be avoided. As such, Powerco seeks to be involved in early consultation in relation to future development proposals

for the area. This will enable the early identification and resolution of any potential effects on Powerco infrastructure.

- 2.3 Should any work be proposed near our pipes then the 'Dial Before You Dig' service, should be used. This can be found online at [www.beforeudig.co.nz](http://www.beforeudig.co.nz) and provides information on the location of underground services, so that such services can be identified before works commence.
- 2.4 Any new buildings, structures or concrete surfaces must be set back a minimum of two metres from existing underground gas pipes.
- 2.5 Powerco also seeks to ensure that the council manage the adverse effects of subdivision, use and development on our gas networks, by ensuring new sensitive activities are appropriately separated to minimise conflict and/or reverse sensitivity effects on the safe and efficient operation, upgrading, maintenance and replacement of existing lawfully established network utilities.

### ***Ensuring adequate supply of gas to new developments***

#### ***The New Zealand Energy Strategy (NZES) (2011-2021)***

- 2.6 The NZES provides a vision of New Zealand's energy future and has a core focus of moving towards a low emission energy system. The vision is for a reliable and resilient system delivering New Zealand sustainable, low emissions energy services, through:
  - Providing clear direction on the future of New Zealand's energy system
  - Utilising markets and focused regulation to securely deliver energy services at competitive prices
  - Reducing greenhouse gas emissions, including through an emissions trading scheme
  - Maximising the contribution of cost-effective energy efficiency and conservation of energy
  - Maximising the contribution of cost-effective renewable energy resources while safeguarding our environment
  - Promoting early addition of environmentally sustainable energy technologies

- Supporting consumers through the transition.

The New Zealand Energy Strategy 2011-2021 sets out four priority areas:

- Diverse resource development
- Environmental responsibility
- Efficient use of energy; and
- Secure and affordable energy.

Powerco supports the overall vision of the NZES, while recognising that the transition to a more sustainable energy system will involve trade-offs and compromises. The NZES recognises that gas has a significant role to play in this transition as it produces fewer emissions than other fossil fuels and will provide increased diversity and flexibility of supply. Powerco seeks to ensure that Plan Change 2 provisions give effect to this National Policy Statement.

- 2.7 For the potential new sites or increased density that may be created, it is necessary for Powerco to have some forewarning to plan for the laying of new pipes and establishment of locations for utility street furniture/above-ground assets. It is therefore best if any new infrastructure provision can occur simultaneously with the new development to minimise disruption to other infrastructure (e.g. particularly having to dig up roads) and also reduce costs to end consumers. Furthermore, the earlier this is addressed the more readily such facilities can be accommodated within the overall design of an area.

#### ***Upgrades required by Powerco for infill housing***

- 2.8 In order to accommodate this proposed increase in housing density, Powerco will need to upgrade the regulator station at 128A Hokio Beach Road (Appendix A) and main gas pipes in the road between 55 and 95 McArthur Street and 3 and 27 Fairfield Road. These reinforcements are assuming a full uptake of gas for the increase in density mentioned. Some further points on upgrading needed to provide gas to proposed new future lots includes:
- The regulator station is expected to require an upgrade at about 35% uptake of the described increase.
  - The mains would require reinforcement at about 57% uptake of the described increase.

- 2.9 Therefore, Powerco request to be kept informed on any new development and when rezoning becomes operative and upgrades to gas supply may be required. Powerco's customer service team can be contacted on ph: 0508 427 428 or by email: [info@thegashub.co.nz](mailto:info@thegashub.co.nz).

## **Relief Sought**

### **1. Chapter 6 - Retain without modification as follows:**

#### ***Policy 6.1.4***

*Ensure that all developments within the urban settlements provide:*

- *Water supply suitable for human consumption and fire fighting;*
- *Facilities for the collection, treatment, and disposal of sewage and other wastes in a manner that maintains community and environmental health;*
- *For the collection and disposal of surface-water run-off in a way which avoids worsening any localised inundation; and*
- *The ability to provide an energy supply, whether this is through connecting to a secure electricity or gas supply, or through an alternative method generated on-site.*

#### ***Policy 6.1.9***

*Ensure that staging of development in the identified urban growth areas is efficient, consistent with and supported by adequate infrastructure and that development is otherwise deferred until the required upgrading of infrastructure has occurred.*

#### ***Policy 6.1.18***

*Enable the establishment and operation of a wide range of activities within the urban settlements whilst avoiding, remedying, or mitigating any adverse environmental effects, and conflicts between incompatible urban activities and environments.*

#### ***Policy 6.3.4***

*Provide residential density for each urban settlement and smaller rural and coastal settlement, taking into consideration the urban and landscape character, existing level of residential amenity and level of infrastructure and its capacity, as well as enabling a range of section sizes and residential development across the Residential Zone.*

#### ***Policy 6.3.34***

*Restrict certain activities which may be incompatible with other activities and/or degrade the character and amenity values of the Commercial Zone.*

#### ***Policy 6.3.56***

*Restrict certain activities which may be incompatible with other activities in the Industrial Zone and to protect the vitality and vibrancy of the town centres.*

## **2. Chapter 6 - Make the following changes:**

Powerco seeks additional wording to include existing utility infrastructure in policy 6.1.15, to avoid reverse sensitivity effects, as shown below (additions are underlined).

### ***Policy 6.1.15***

*Avoid, remedy or mitigate the adverse effects of new development and activities on the safe and efficient functioning of the existing and future roading networks and existing utility infrastructure*

## **3. Chapter 15 - Retain without modification as follows:**

### **15.1 PERMITTED ACTIVITIES**

*The following activities are permitted activities in the Residential Zone provided activities comply with all relevant conditions in Rule 15.6 and Chapters 21, 22, 23 and 24.*

*(j) The following network utilities and energy activities:*

- (i) The construction, operation, maintenance and upgrading of network utilities.*
- (ii) Domestic scale renewable energy devices.*

*(k) Within the Flood Hazard Overlay Areas only, the following activities:*

- (i) Soil conservation, erosion protection, river control or flood protection works undertaken by, or on behalf of, Horizons Regional Council.*
- (ii) Maintenance or minor upgrading of existing network utilities.*
- (iii) Installation of underground network utilities.*
- (iv) New above ground line including support poles.*
- (v) New network utility masts.*
- (vi) New network utility cabinets/buildings.*

*• For the definitions of 'maintenance' and 'minor upgrading' refer to Rules 22.1.10(a) and (c) in relation to existing network utilities.*

*Notes:*

*• For the definitions of 'maintenance' and 'minor upgrading' refer to Rules 22.1.10(a) and (c) in relation to existing network utilities.*

*• Refer to rules in Horizons Regional Council's One Plan relating to activities in the bed of lakes and rivers, for land adjacent to rivers, all land use activities in the coastal marine area, coastal foredunes, areas with flood control and drainage schemes, and erosion protection works that cross or adjoin mean high water springs.*

### **15.4 DISCRETIONARY ACTIVITIES**

*The following activities are discretionary activities in the Residential Zone:*

*(g) Lines and support structures (including towers, masts and poles) for conveying electricity at a voltage exceeding 110kV.*

*(h) Any activities within the Flood Hazard Overlay Areas that are not listed as a permitted or restricted discretionary activities, including but not limited to the following:*

- (i) Any erection, placement, alteration of, or addition to, any habitable building or structure.*
- (ii) Any new network utilities (except installation of underground network utilities, above ground lines, network utility masts, and network utility cabinets/buildings which are a permitted activity under Rule 15.1(j)).*



#### **15.6.27 Network Utilities and Energy**

(a) All network utilities and structures associated with network utilities shall comply with the permitted activity conditions in Chapter 22.

(b) All other relevant conditions specified in this part of the District Plan shall also apply to any network utility or associated structures.

#### **15.6.29 Signs**

(a) All signs shall comply with the Maximum Face Area set out in Table 15-1.

<b>Type of Sign</b>	<b>Maximum Face Area (m<sup>2</sup>) per site</b>
Health and safety signs	N/A

#### **15.7.5 Subdivision of Land (Refer to Rule 15.2(e))**

(a) Matters of Control

(iv) The provision of servicing, including water supply, wastewater systems, stormwater management and disposal, streetlighting, telecommunications and electricity and, where applicable gas.

### **4. Chapter 15 - Make the following changes:**

Powerco seeks additional wording to the matters of discretion for subdivision under rule 15.8.15. This is to allow for the coordination and planning of infrastructure including gas. An extra point has also been added around avoiding reverse sensitivity effects as shown below (additions are underlined).

#### **15.8.15 Infill subdivision (Refer Rule 15.3(k))**

(a) Matters of Discretion

(vi) The provision of servicing, including water supply, wastewater systems, stormwater management and disposal, telecommunications, and electricity and gas

(xvi) Manage the adverse effects of subdivision, use and development on network utilities, and require that new sensitive activities are appropriately separated from network utilities to minimise conflict and/or reverse sensitivity effects on the safe and efficient operation, upgrading, maintenance and replacement of existing lawfully established network utilities.

### **5. Chapter 26 - Retain without modification as follows:**

#### **Chapter 26 –Definitions**

**Network Utility** includes any:

- (a) aerial or mast or antennae or dish antennae;
- (b) tower or pole, including any wind turbine;

(c) pole-mounted street light;  
 (d) line for telecommunication, cable television, transmission, sub-transmission, or any distribution line for conveying electricity, including associated pole, or ground mounted switch gear;  
 (e) transformer, substation, compressor station, or pumping station;  
 (f) water supply or irrigation race, drain, or channel;  
 (g) pipeline for the distribution or transmission of natural or manufactured gas and any necessary incidental equipment, including compressors and gate stations;  
 (h) water supply, irrigation supply, drainage and sewerage systems, including pipes that collect, drain, dispose and convey water, stormwater, sewage and/or other wastes;  
 (i) navigational aid, lighthouse, or beacon;  
 (j) survey peg or survey monument;  
 (k) meteorological installation;  
 (l) telephone booth;  
 (m) Equipment incidental to the household or commercial or industrial connections to such utilities; and  
 (n) Roadline and railway lines.  
 Whether these are for private or public purposes; and includes routine maintenance of these network utilities.

### 3. CONCLUDING COMMENT

- 3.1 Powerco appreciates the opportunity to input to this plan change. As detailed above, Powerco has existing assets in the area and seeks to ensure that they are able to continue to operate, maintain, upgrade and access these assets. The identification of future residential and growth areas and allowing infill subdivision shows potential future service provision. To enable a more orderly and timely provision of gas supply, Powerco should be contacted to facilitate the provision of services in concert with development. Powerco also seeks to ensure new development does not create reverse sensitivity effect on existing network utilities.
- 3.2 Should you wish to discuss any proposals for works in close proximity to Powerco's gas pipelines, please contact Powerco's customer service team on ph: 0508 427 428 or by email: [info@thegashub.co.nz](mailto:info@thegashub.co.nz).
- 3.3 Powerco would be pleased to discuss any of the matters raised above, and comment on any documents produced as a result of this consultation. If you have any queries or require additional information please do not hesitate to contact Simon Roche (06) 9681779.

[illegible]

## Horowhenua District Council

### The problem of existing small sections

- The document draws attention to the equipment and some activity that will increase worker's injury risk of the proposed subdivision from moving heavy equipment into and out of the smaller properties.
- This calculation assumes a regular shape width of 15.8 metres. Not included is a 4m set back for a street if the unit is a street front section.
- If the present 500 M2 could be a different shape (ASSUMED TO BE) **COUNCIL LEGAL** boundary set back of 1.5 m on three sides = 1.5 m is 71.1 m<sup>2</sup> + a drive way of 15.8 x 3m equals 47.4 M<sup>2</sup>.
- 250 m<sup>2</sup> Section less the above. Is 118 M<sup>2</sup> – leaves 53% of the property to be covered with house of 75 Sq m - with 2 two bedroom and two bathroom and 25 Sq m of decks. Example: 32 Graham st inspection invited.
- For bigger houses it will need regulation amendment on the boundary set backs.

Sincerely

Bruce Twidle

4.12.17

*Bf Twidle*





[Type here]



## SUBMISSION FORM: Proposed Plan Changes 1 and 2

Horowhenua District Plan (2015)

Resource Management Act 1991

Form 5 of Resource Management (Forms, Fees, Procedure) Regulations 2003

### Submissions can be:

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

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

**Faxed to:** (06) 366 0983

**Emailed to:** [districtplan@horowhenua.govt.nz](mailto:districtplan@horowhenua.govt.nz)

Submissions **must** be received no later than **5:00pm on 5 December 2017**

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

### 1. Submitter Contact Details

Full Name: ..... Bruce J Twidle - BJ & KV Ltd

Eco Tech Homes

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

Address for S PO Box 1036, Levin .....

5510

Telephone (Day 06 267-0474 .....

Mobile: .....

Email: ..... twidle.bj@xtra.co.nz .....

### 2. Proposed Plan Change

My Submission is in relation to (Please tick the relevant Plan Change):

☐ Proposed Plan Change 1: Historic Heritage

☒ Proposed Plan Change 2: Review of Residential Development Provisions

Property  
Access

(Note: If you are making a submission on more than one Proposed Plan Change please use a separate submission form for each one)

### 3. Trade Competition

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

I am directly affected by an effect of the subject matter that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of

trade competition: Yes ☐ No ☒  
New Property Access - Clause 4 & 6

Please note that if you are a person who could gain an advantage from this submission, your right to make a submission may be limited by Clause 6 of Schedule 1 of the Resource Management Act 1991.

[Type here]



**4. The specific provisions of the Plan Change that my submission relates to are as follows:** *(Please specify the Rule or Map reference your submission relates to)*

**Proposed District plan 2 --- Sub-dividing existing housing property. Hazard.**

As an agent supply contractor responsible for safety to get houses on to the new properties.

- 3 metre access lanes as surveyed **fenced inside the survey**. TRUCKS cannot get a house onto sections.
- Five Trucks each 2.4 metres wide - the 100 tonne cranes the contractors will need nearly 3 metres
- The cranes travel with pilot escorts and with traffic control. (Attached photos)

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

We clearly support the sub-division of housing land –

- The houses we will supply to clients in Levin are Factory manufactured – (example 32 Graham st)
- These houses will survive earthquakes in excess of force 7 approaching 9 predicted by GNS 2017.
- They are welded Corten steel and Q235 Steel both being corrosion resistant. (See attached sheet)
- Site life Approaching 100 years. Approved by M.B.I.E 2012 - Levin has one built at 32 Graham st
- Fire resistant – as there is only built in furniture timber in them
- Levin will be more age friendly with closer and more durable housing.

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

That the fencing of right-a-ways be policed for back section access to be a 3 metre wide clear road.

- It is noted that the 250 M<sup>2</sup> **section plus drive way will require in some cases the present house to be moved**. This reason access for 100 tonne crane is required to assemble the factory manufactured house units. (See attached photos)

**7. Proposed Plan Change Hearing**

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

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

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

I have attached 10 additional pages to this submission.

Signature of Submitter: B. Laidlaw Date: 4-12-17  
(Or person authorised to sign on behalf of submitter)

**Privacy Act 1993**

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



# ECOTECH HOMES

## MODULAR HOUSING SOLUTIONS

her e ny gr Jason inside They affordable safe and robust, tested to exacting New Zealand building standards and certified for multiple consents. Plus the range of uses, setups and fitouts allows for multiple possibilities. The short timeframe from order to onsite assembly makes Ecotech Homes a very desirable reality. They're perfect for homes, bachs, studios, granny flats, teenage retreats, motels, backpackers, multi-leveled apartments, retirement villages and workers units. See some examples of our range below.

### Key Benefits

- Affordable, safe and robust
- Warm, dry and healthy
- Short delivery time
- Multiple consents certified
- Excellent insulation
- Low energy use
- Fitted kitchen/bathroom
- Pre-plumbed and wired to New Zealand standards
- Multiple fit-out options

### 20ft oversize studio



Unit Price \$64,400.00 incl GST.\*

### 136m<sup>2</sup>, four bedroom, two bathroom home



Unit Price \$247,825.00 incl GST.\*

### 105m<sup>2</sup>, three bedroom, two bathroom home



Unit Price \$208,150.00 incl GST.\*

\* Unit Prices include delivered to the port of entry within New Zealand, Clear of Duty, Customs Fee, Shipping Cost, Port Fees & GST.



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Modular Housing solutions  
M.E.T.E. designs  
Sales brochure

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*Smart housing for smart living*

Building supplied by  
**MULTIPOD**  
MODULAR BUILDING SOLUTIONS





## 90m<sup>2</sup> hotel unit, two bedroom, two bathroom



Unit Price \$199,350.00 incl GST.\*



## 165m<sup>2</sup> townhouse units. 4 bedrooms, 3 bathrooms.



### Downstairs Plan



### Upstairs Plan



Unit Price \$282,900.00 incl GST.\*

## 75m<sup>2</sup> two bedroom, two bathroom home



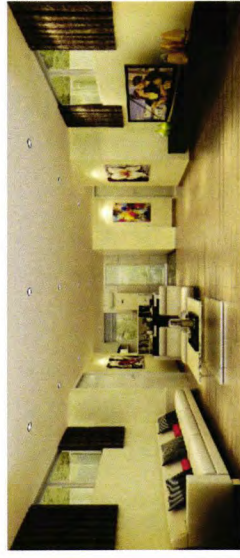
## 67m<sup>2</sup> apartment, ground floor unit



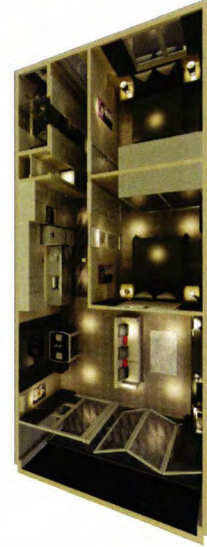
## 44m<sup>2</sup> Workers Pod



Unit Price \$117,875.00 incl GST.\*



Unit Price \$165,025.00 incl GST.\*



Unit Price \$138,575.00 incl GST.\*

## 20ft Workers Pod



Talk to us about your specific needs – anything is possible.

Unit Price \$51,175.00 incl GST.\*



# ECO TECH HOMES

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## Find out more

Find out more about how our modular housing can meet your specific needs. Call our management or your nearest agent to discuss your concept or project today.

### Managing Director / Owner

Tony Frost: 027 444 9740

### Chairman

Derek: 021 0255 0212

### Upper North Island

Tracey Brackebush: 021 273 0515

### Central North Island

Jamie Campbell:  
021 0290 1724

### Lower North Island

Derek Small: 021 0255 0212

### Top of the South Island

Paul Crosbie: 027 225 9023

### Central South Island

Carl Sheehan: 021 469 005

### Lower South Island

Dion Wiremu: 0275 429 149



Building supplied by

**MULTIPOD**  
MODULAR BUILDING SOLUTIONS

1. ECO TECH Homes, Modular housing solutions, M.E.I.E Designs, – sales brochure,
2. Submission form; 2 pgs.
3. Housing unit (lounge), lifted over house .
4. Shipping unit, ex Factory (arriving),
5. Crain arrive, – (50 ton travel weght.),
6. Ensuite Bedroom, Kitchen, 2<sup>nd</sup> Bedroom, – over house.  
House foundation, to right of 3 men,  
(factorybracing showing),
7. Steel Specification, – Corten, and Q235.
8. House view bedroom 3 doors lounge 6 doors,
9. Additions, - decks, steps, sub-floor trim,
10. Additions – 1.2 metre eaves, and 1.3 m disability ramp,
11. Small property section, -- fence clearance 1.5 metre,
12. Disability access, 1.2 M path in 1.5 M set back,



Housing unit (lounge) being lifted  
over next door house



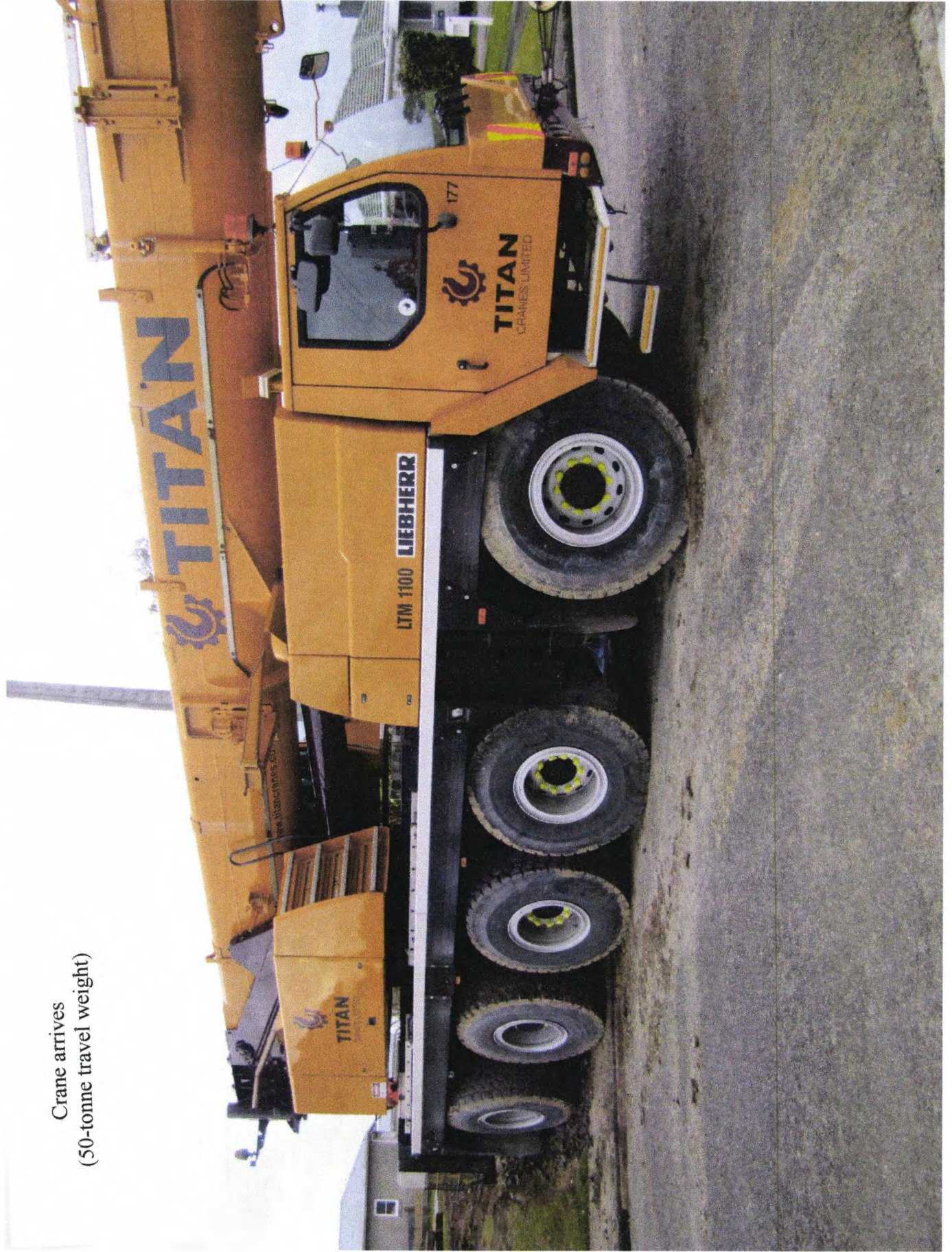


Shipping unit – ex factory -  
arriving





Crane arrives  
(50-tonne travel weight)





Ensuite bedroom, kitchen, 2<sup>nd</sup>  
bedroom – over next door house  
Foundations – to right of 3 men  
(factory bracing showing)





## Corten Steel Atmospheric Corrosion Resistant Corten Steel - Copper Chromium Alloy Steel from Masteel

Sponsored by Masteel UK Ltd Nov 19 2009 Overview

Corten steel (often referred to as Cor-Ten) is a weather resistant steel which could more accurately be termed as an "Atmospheric Corrosion Resistant Steel".

It is a copper chromium alloy steel - this alloy displays a greater level of resistance to atmospheric weathering when compared to other unalloyed steels. It's chemical composition promotes the early formation of an adhering protective layer of rust when exposed to the elements.

Applications of Corten Steel

### Chemical Composition of Corten Steel

The chemical composition of Corten steel is provided in the following table.

Content, % (ladle analysis)										
	C	Si	Mn	P	S	Al	N	Cu	Cr	Ni
	(max)									(max)
Corten A	0.12	0.25-0.20	0.07-0.030	0.015	-	0.06	0.06	0.06	0.06	0.06
Corten B	0.19	0.30-0.80	0.035	0.030	0.020-0.02	0.02-0.25	0.40-0.40	0.40	0.40	0.40
	0.65	1.25	max.	0.06	0.10	0.40	0.65	0.65	0.65	0.65

### Example Corrosion Allowances for Untreated Corten B

The example corrosion allowances for untreated Corten B steel are provided in the following table.

Type of atmosphere	Corrosion allowance to be added for one side of the nominal thickness for each 10yr period of working life	
	First 10 year period mm	Each following year period mm
Rural	0.10	0.05
Urban*	0.20	0.05
Industrial**	0.20	0.10

\* With the chief impurity in the air being sulphur dioxide

\*\* In addition to sulphur dioxide the air also contains chlorine. Also for locations in the immediate vicinity of salt water

Load bearing house frame:

1. These are:

- C channel top and bottom of walls (Exceeds CSC shipping standard),
- Rolled corner profiles,
- Rolled Span studs,
- Under floor and roof joists rolled channel profile
- External wall sheeting continuous welded into this frame.
- Strength is to, or exceeds CSC shipping standard.

Walls:

The exterior walls, roof, and floor assembly is a three part layer construction, with a thermal isolation system.

- Internal walls: Framing structure Steel of Q235 type,
  - with plaster board sheet painted or
  - in wet rooms tiles.
- External cladding: Sheet Steel Profile Shiplap,
  - Wall cladding is 1.4 MM Q235 steel.
- Roof and eaves: Sheet Steel.
  - The roof plate 1.4 MM Corten steel

## What is Q235 steel grade?

Gagan Dhawan, Written 26 Jun 2016

Q235 is basically a structural steel grade usually used in bridges. Yield strength is somewhere around 423 MPa and Ultimate Tensile strength about 479 MPa.

Here are chemical composition of different grades of Q235

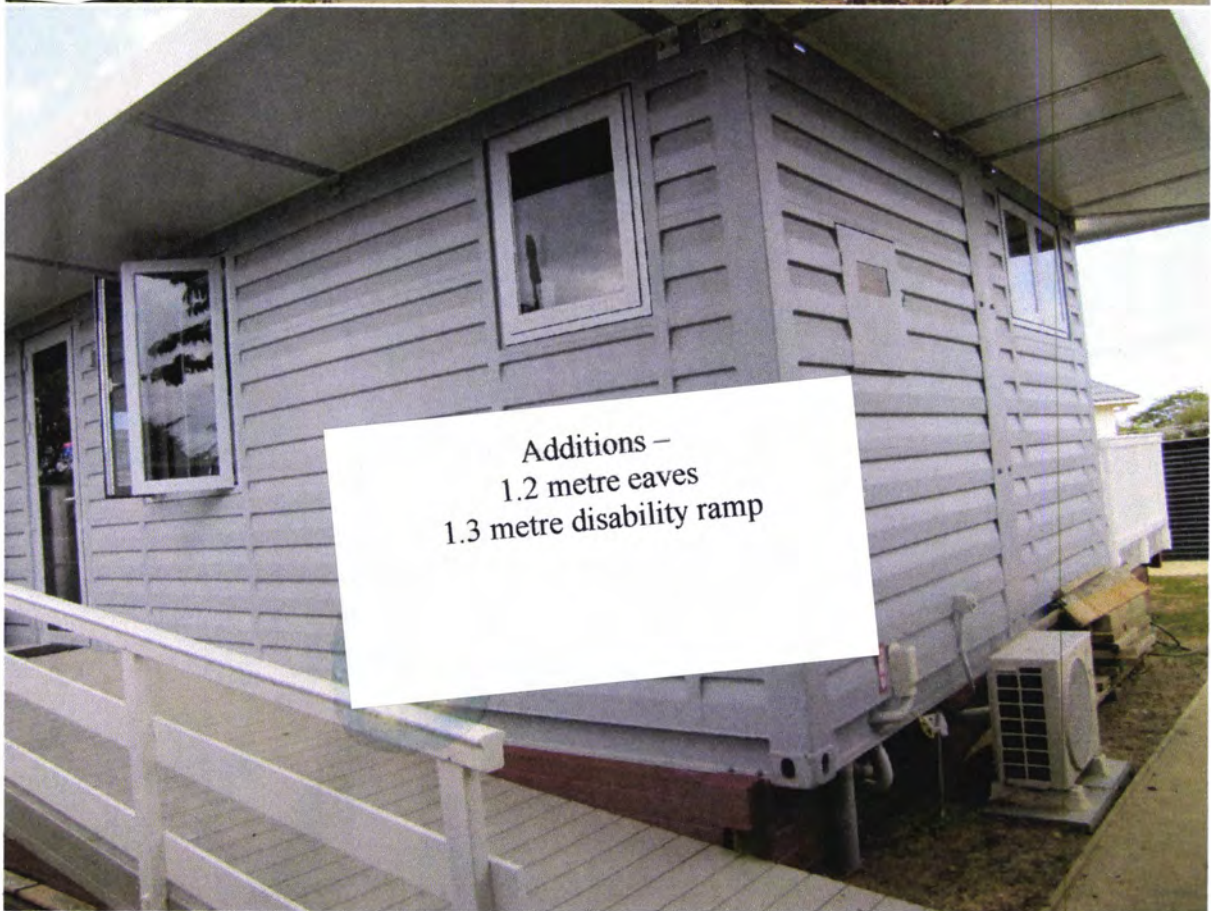
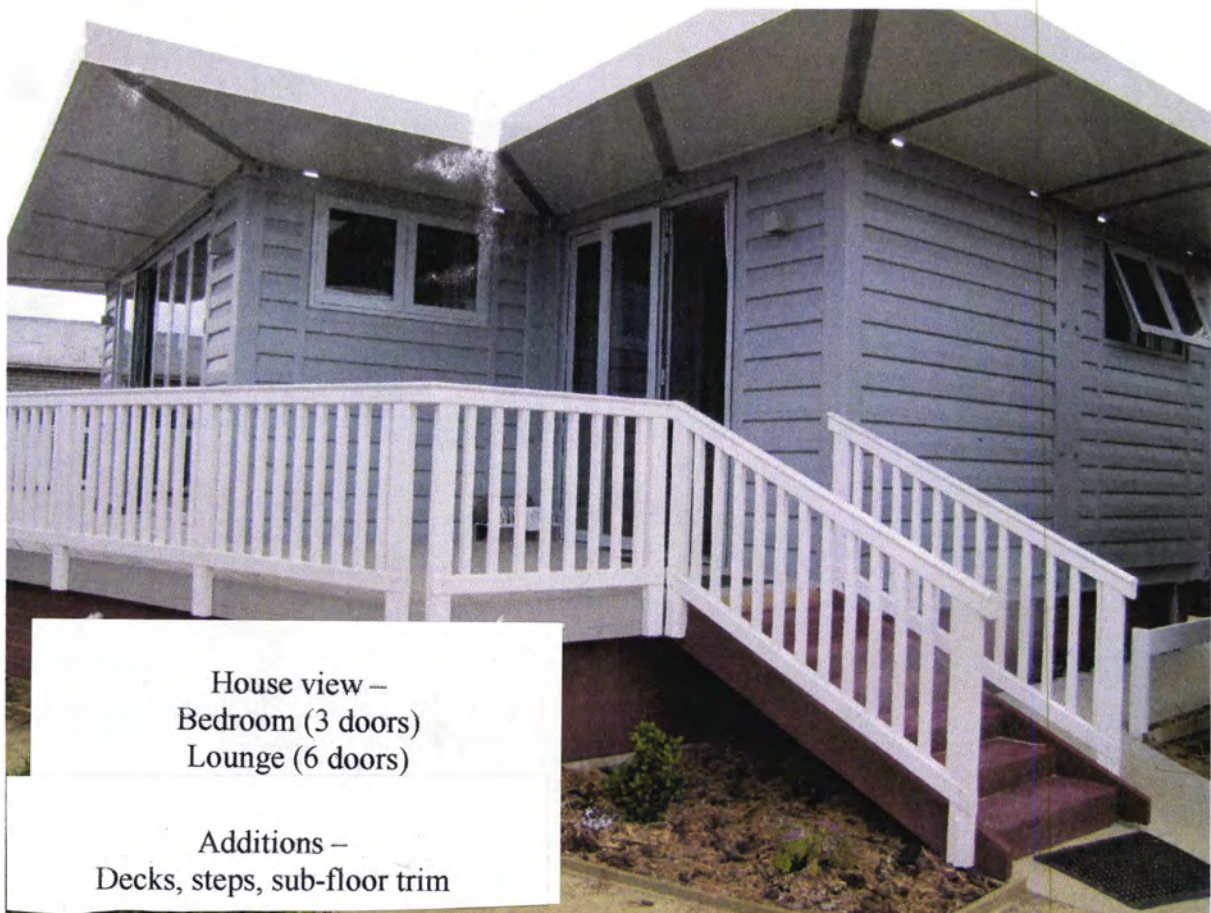
### Q235 Specification

List 1	Name	grade	C	Mn	Chemical Composition %			
					Si	S	P	
Q235		A	0.14-0.22	0.30-0.65*				0.050
		B	0.12-0.20	0.30-0.70*				0.045
		C	≤0.16	0.35-0.80	0.30			0.040
		D	≤0.17	0.35-0.80				0.035

5. All external walls, roof, and floor have thermal isolation equal to NZ standards.

Steel specification  
Corten & 235

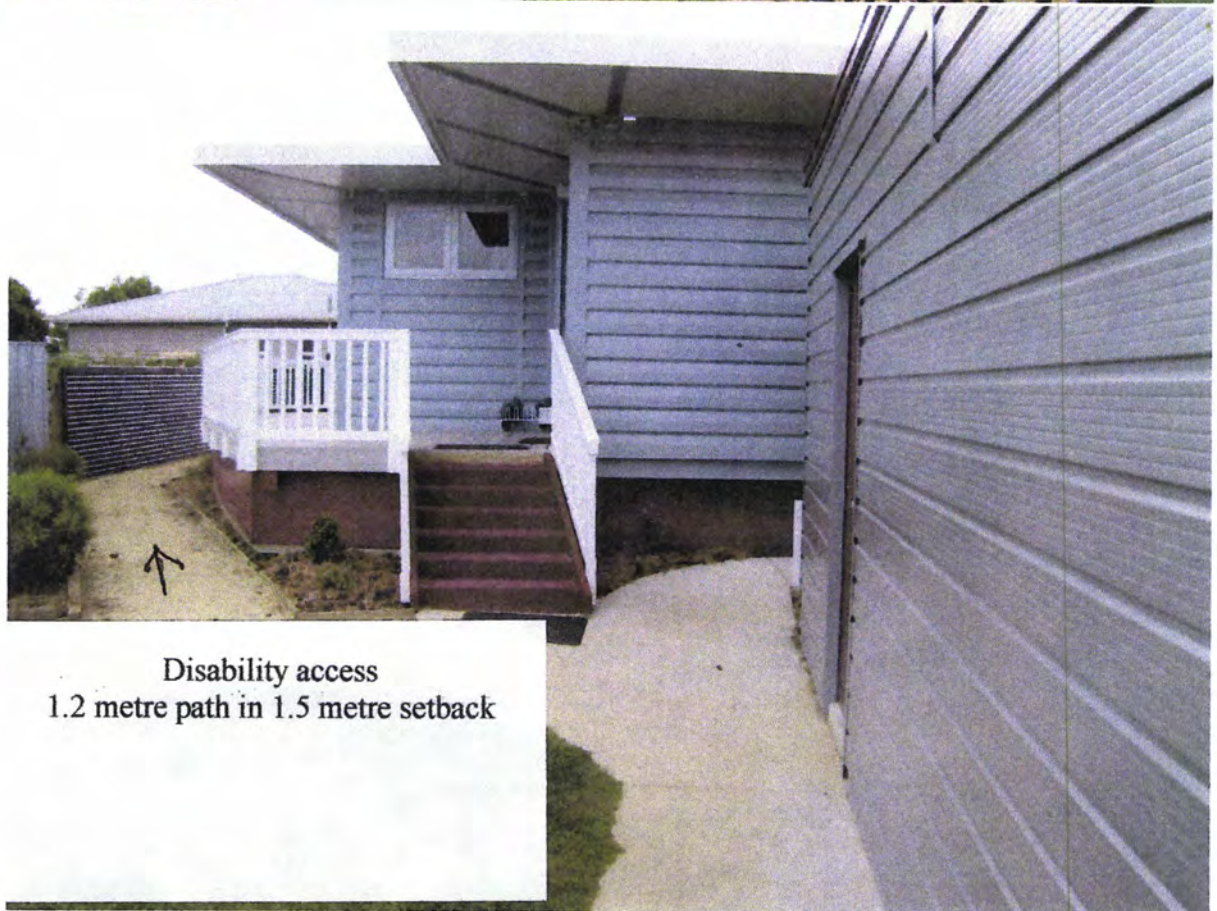
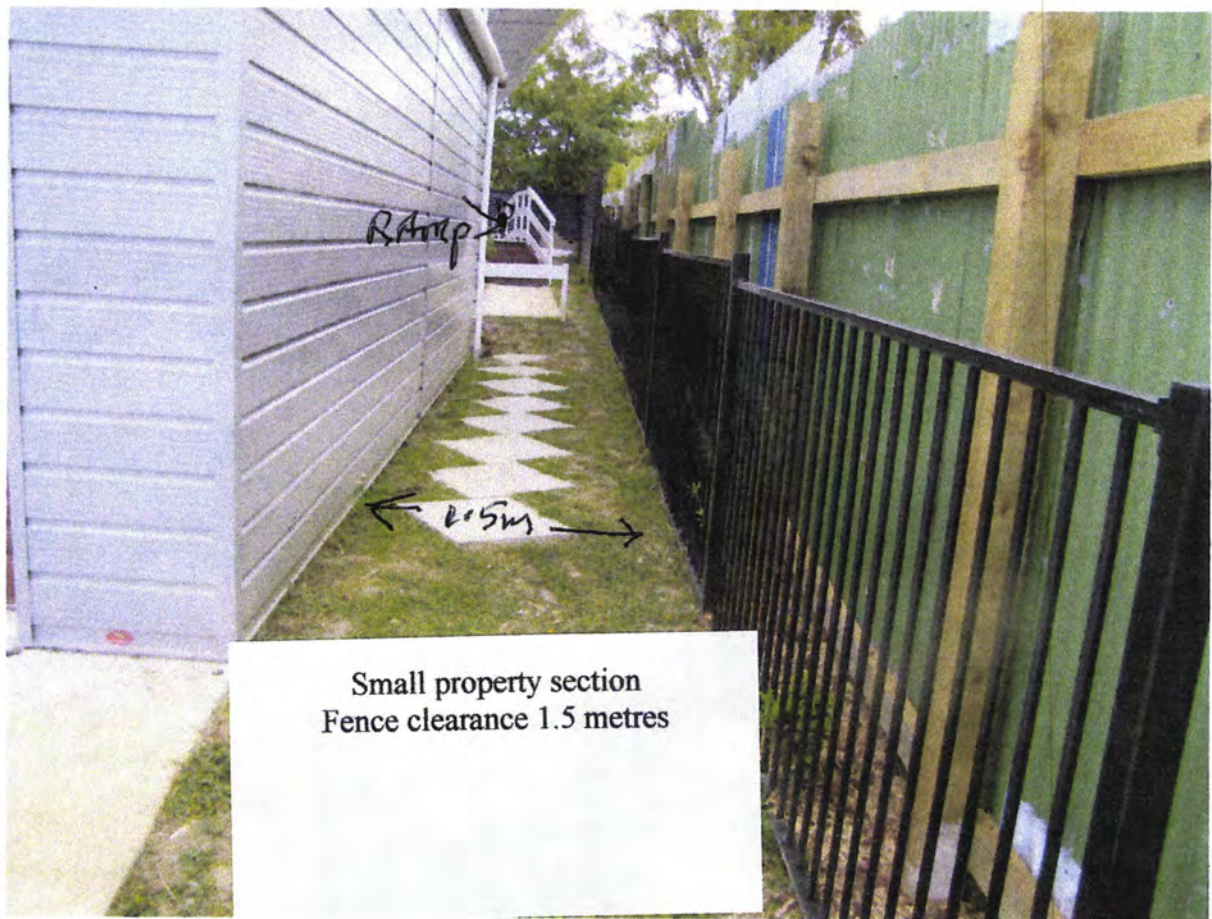




Ramp

↑  
wheel chair  
access







## SUBMISSION FORM: Proposed Plan Changes 1 and 2

Horowhenua District Plan (2015)

Resource Management Act 1991

Form 5 of Resource Management (Forms, Fees, Procedure) Regulations 2003

### Submissions can be:

**Delivered to:** Horowhenua District Council Offices, 126 Oxford Street, Levin  
**Posted to:** Strategic Planning, Horowhenua District Council, Private Bag 4002, Levin 5540  
**Faxed to:** (06) 366 0983  
**Emailed to:** [districtplan@horowhenua.govt.nz](mailto:districtplan@horowhenua.govt.nz)



Submissions **must** be received no later than **5:00pm on 5 December 2017**

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

### 1. Submitter Contact Details

Full Name: Iakopo Toafa  
 Name of Organisation: (If on behalf of an Organisation) Assembly of God Church of Samoa  
 Address for Service: 35 Liverpool street, Levin  
 Post code: 5510  
 Telephone (Day time): 06) 367 2256 Mobile: 027275 7906  
 Email: ennitoafa@gmail.com

### 2. Proposed Plan Change

My Submission is in relation to (Please tick the relevant Plan Change):

- ☐ Proposed Plan Change 1: Historic Heritage  
☒ Proposed Plan Change 2: Review of Residential Development Provisions

(Note: If you are making a submission on more than one Proposed Plan Change please use a separate submission form for each one)



### 3. Trade Competition

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

I am directly affected by an effect of the subject matter that:

- (a) adversely affects the environment; and  
 (b) does not relate to trade competition or the effects of trade competition: Yes ☐ No ☒

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 of Schedule 1 of the Resource Management Act 1991.



**4. The specific provisions of the Plan Change that my submission relates to are as follows:** *(Please specify the Rule or Map reference your submission relates to)*

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

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

*We support the proposal plan.*  
.....  
.....  
.....  
..... *(Continue on a separate sheet if necessary)*

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

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

**7. Proposed Plan Change Hearing**

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

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

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

I have attached ..... additional pages to this submission.

**Signature of Submitter:** *[Signature]* **Date:** *5/12/2017*  
*(Or person authorised to sign on behalf of submitter)*

**Privacy Act 1993**

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

## SUBMISSION FORM: Proposed Plan Changes 1 and 2

Horowhenua District Plan (2015)

Resource Management Act 1991

Form 5 of Resource Management (Forms, Fees, Procedure) Regulations 2003

### Submissions can be:

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

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

**Faxed to:** (06) 366 0983

**Emailed to:** [districtplan@horowhenua.govt.nz](mailto:districtplan@horowhenua.govt.nz)

Submissions **must** be received no later than **5:00pm on 5 December 2017**

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

### 1. Submitter Contact Details

Full Name: Resource Consent, HDC

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

Address for Service: HDC

Post code: \_\_\_\_\_

Telephone (Day time): 06 366 0999 Mobile: 027 546 8143

Email: planning.enquiries

### 2. Proposed Plan Change

My Submission is in relation to (Please tick the relevant Plan Change):

☐ Proposed Plan Change 1: Historic Heritage

☒ Proposed Plan Change 2: Review of Residential Development Provisions

*(Note: If you are making a submission on more than one Proposed Plan Change please use a separate submission form for each one)*

### 3. Trade Competition

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

I am directly affected by an effect of the subject matter that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition: Yes ☒ No ☐

*Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 of Schedule 1 of the Resource Management Act 1991.*



**4. The specific provisions of the Plan Change that my submission relates to are as follows:** (Please specify the Rule or Map reference your submission relates to)

Plan change 2 implementation, please find attached submission.

(Continue on a separate sheet if necessary)

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

I support the proposed plan change, it is more the implementation of the changes that we have concerns with. We request more details to help with the implementation of the changes Also to guide developers in the design stages.

(Continue on a separate sheet if necessary)

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

Support with outlined changes to the rules and standards for easier and clear implementation of the standards.

(Continue on a separate sheet if necessary)

## 7. Proposed Plan Change Hearing

Do you wish to attend a Council hearing for the Proposed Plan Change? Yes ☒ No ☒

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

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

I have attached 2 additional pages to this submission.

**Signature of Submitter:** 

**Date:** 5/12/17

(Or person authorised to sign on behalf of submitter)

### Privacy Act 1993

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

## ***Submission on plan change 2***

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### **a. Duplex – semi Detached dwellings**

To add the following to ensure duplex will not require a land use consent, if proposing to subdivide duplex or semi-detached dwellings.

#### **(i) Daylight Setback Envelope**

Where a party wall is proposed along two joined buildings on adjacent sites, then the recession plane standard will not apply along the length and height of that party wall.

#### **(ii) Building Setback from Boundaries**

Where a party wall is proposed between two proposed dwellings on adjacent sites, then the other yard standard will not apply along the length of that party wall.

### **b. Infill subdivision general**

More clarity on which rule to apply for infill subdivision, i.e, pre-requisite conditions

Sites that are between 900m<sup>2</sup> and 1500m<sup>2</sup> shall not create more than three lots, and the minimum net area of each site shall be 330m<sup>2</sup>

Sites larger than 1500m<sup>2</sup> shall not create lots less than 330m<sup>2</sup> and average of lots shall not be less than 600m<sup>2</sup>.

To have specific policies and objectives for each infill subdivision so as to give directions for the developers in the planning stage and also to assist decisions makers in considering affected parties, and the desired environmental outcome. Clearly state the intent and the desired outcome of each infill subdivision, by the pre-requisite condition. The desired outcome guide/assist developers in the design stage. Policies to be established around prescribed pre-requisite conditions.

### **c. Infill subdivision of 250m<sup>2</sup> sections**

To streamline information required for Restricted Discretionary, and provide guidance on areas to concentrate on when assessing potentially affected parties and potential environmental adverse effects. The subdivision of lots between 500-900m<sup>2</sup> will be anticipated, and is going to change the character of areas. Main focus should not be on character but on the desired environmental outcomes, ie design, site layout, access and services (stormwater attenuation systems, detention tanks).

To remove points (ii), (iii),(vii), (ix), (x)(xv – this part of RC consent processing), and proposal/assessment to concentrate on the desired environmental outcomes.

- d. Green field subdivisions in the residential Zone to provide stormwater reticulation or attenuation systems, not only to rely on soak pits.** This is to reduce future needed capital (future proof) when moving away soakpits or on areas soak pits do not work efficiently and there is poor soil drainage or high water table.

- e. Site coverage of more than 40% on Lots that are 250m<sup>2</sup> and less to be treated as a Non-Complying Activity.** This is to discourage developers to overdevelop small lots, as the potential for adverse visual effects is greater on small lots. Need to develop policies and



objectives around the desired developments, encouraged or targeted on smaller lots of 250m<sup>2</sup>. This is also to provide opportunity or options for first home buyers, retirees and those down grading to smaller dwellings.

- f. There appears to be a discrepancy between the proposed amendment to rule 15.6.1 and 15.4(c). This is likely to have occurred as a result of a late alteration to the wording of rule 15.6.1(a) which was not carried through into a consequential change to rule 15.4(c). To redress this situation and ensure clear alignment between the two rules what we suggest to delete rule 15.4(c) and replace with the following:

c. Where the number of residential dwelling units and family flats does not comply with the permitted activity conditions in Rule 15.6.1.'

This change is to improve the clarity of the rule.

30 November 2017



Attention: Caitlin O'Shea  
District Plan Review  
Horowhenua District Council  
Private Bag 4002  
LEVIN 5540

File ref: RAI 04 01  
2017 07547  
SC

Private Bag 11025  
Manawatu Mail Centre  
Palmerston North 4442

P 06 952 2800  
F 06 952 2929

[www.horizons.govt.nz](http://www.horizons.govt.nz)

Dear Caitlin,

## RE: PROPOSED PLAN CHANGES TO THE HOROWHENUA DISTRICT PLAN 2015

Horizons Regional Council (Horizons) thanks the Horowhenua District Council for the opportunity of providing comment regarding proposed Plan Change 1: Historic Heritage and Plan Change 2: Review of Residential Development Provisions.

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

The following submission focuses principally on the relationship between Horizons' One Plan (combined regional policy statement (RPS) and regional plans), and the need for the District Plan to give effect to the regional policy statement components and not be inconsistent with regional plan provisions, as set out in section 75 of the Resource Management Act 1991 (RMA).

### PROPOSED PLAN CHANGE 1

1. Horizons supports the proposal to update Schedule 2: Historic Heritage – Buildings, Structures and Sites, and to amend the methods for Issue 13.1 and Objective 13.1.1. These changes give effect to One Plan Policy 6-12(a), which sets out that "Territorial Authorities must develop and maintain a schedule of known historic heritage for their district to be included in their district plan" (emphasis added).

Kairanga

Marton

### PROPOSE PLAN CHANGE 2

2. Horizons generally supports HDC's PC2 as giving effect to One Plan Policy 3-4, which states:

Palmerston North

Taihape

*Territorial Authorities must proactively develop and implement appropriate land use strategies to manage urban growth, and they should align their infrastructure asset management planning with those strategies, to ensure the efficient and effective provision of associated infrastructure.*

Taumarunui

Wanganui

Woodville

We note that the proposed amendments will allow increased development in some areas within Flood Hazard Overlay Areas (FHOA). One Plan Policy 9-2 sets out the framework for development in areas prone to flooding. This policy provides for the establishment of new (or increases in the scale of) structures or activities where flood hazard is mitigated for a 0.5% Annual Exceedance Probability (1 in 200 year) event. We consider that the existing provisions relating to FHOA will continue to give effect to Policy 9-2.

The need to give effect to the RPS is, effectively, a minimum requirement in planning processes under the RMA. However, we acknowledge that the One Plan, like all such planning documents, reflects community values and understandings at the time at which was developed. The nature of plan development processes means there is likely to be some lag between the provisions and the most current thinking.

With regard to management of development in areas subject to natural hazards you may therefore wish to consider whether it is sensible, in terms of a risk reduction approach, to exclude the areas within FHOA in the Residential Zone from the proposed provisions allowing increased density.

We acknowledge that, for infill subdivisions, council has retained discretion to place conditions on consents for the avoidance or mitigation of natural hazards. Horizons supports the reference to the Risks and Responsibilities: Report of the Manawatu-Wanganui Regional Lifelines Project (GNS Science Consultancy Report 2016/40). This report includes a regional-scale map that identifies areas where liquefaction might be damaging to buildings and infrastructure. Reference to the report will draw attention to the fact that parts of Foxton Beach and Foxton have a very high susceptibility to liquefaction. This map may identify and prioritise areas where more fine-scale analysis of liquefaction hazard is warranted.

Horizons wishes to be heard in support of this submission. If others make a similar submission we would be willing to consider presenting a joint case with them to any hearing.

Thank you again for the opportunity to make a submission on this proposed Plan Change. Please do not hesitate to contact the Coordinator District Advice (email: [sarah.carswell@horizons.govt.nz](mailto:sarah.carswell@horizons.govt.nz)) if you would like to discuss or clarify any aspect of this submission.

Yours sincerely



Sarah Carswell  
**COORDINATOR DISTRICT ADVICE**

# Submission Form: Proposed Plan Changes 1 and 2



Submission date: 05/12/2017 12:06 PM

Receipt number: 18

Question	Response
<b>Horowhenua District Plan (2015)</b>	
<b>1. Submitter Contact Details</b>	
Title:	Ms
Full Name:	Susan Elaine Viivi Ingle
Name of Organisation:	Trubridge Associates Limited
Postal Address for Service:	522 Queen Street Levin
Postcode:	5540
Telephone:	06 3686249
Mobile:	027 7733682
Email:	sue@truebridge.co.nz
<b>2. Proposed Plan Change</b>	
My Submission is in relation to:	Proposed Plan Change 2: Review of Residential Development Provisions
<b>3. Trade Competition</b>	
I could gain an advantage in trade competition through this submission:	No
I am directly affected by an effect of the subject matter that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition:	No
<b>My submission</b>	
4. The specific provisions of the Plan Change that my submission relates to are as follows:	Section 32 15.3, Table 15-4, Table 15-5, 15.6.1, 15.6.7(b), 15.6.8 (d), 15.8.15 and 15.8.16 (b) Medium Density Design Guide
5. My submission is that:	We are generally in support of the Proposed Plan Change however seek clarification on some matters and that other matters are also addressed at this time. The submission points are attached.



Question	Response
6. I/We seek the following decision from the Horowhenua District Council:	<p>A timeline of when infrastructure will be provided to those areas that are zoned Residential and are not currently serviced.</p> <p>Clarification on the Activity Status of residential subdivision with the new rules in place.</p> <p>Clarification of Medium Density Design Guide.</p> <p>Clarification of notional net site area.</p> <p>Amendment of 15.6.7(b) to allow 40% site coverage on rear sites with a net area under 500m<sup>2</sup> and a total area of over 500m<sup>2</sup></p> <p>Clarification of whether building plans etc would be a requirement for the new 250m<sup>2</sup> infill subdivision applications.</p> <p>Deletion of 8) 15.8.16 (b)</p>
Submission Attachments:	<a href="#">Plan Change 2 Submission points1.docx</a>
<b>7. Proposed Plan Change Hearing</b>	
Do you wish to attend a Council hearing for the Proposed Plan Change?	Yes
Do you wish to speak in support of your submission at the hearing?	Yes
If others make a similar submission would you be prepared to consider presenting a joint case at the hearing?	No
Would you like to make your verbal submission in Te Reo Maori?	No
Sign language interpretation required?	No
<b>Declaration</b>	
Signature of Submitter:	Name of signatory: Sue Ingle <a href="#">Link to signature</a>
Date:	05/12/2017
<b>Office Use Only</b>	
Date Received:	
RM8 Number:	
Submission No:	

## Plan Change 2 Submission points:

- 1) Section 32 (1.1.2 second paragraph) report states that Council is actively seeking to ensure that appropriate infrastructure is in place to cater for the projected growth. There are currently large amounts of Residential zoned land which has no infrastructure in place to allow for residential growth ie. Roslyn Road, western end of Gordon Place among others and other areas with insufficient infrastructure for the increased capacity, ie. Fairfield Road. The Plan Change only amends policy and planning provisions to enable additional properties to be created within these areas. 4.1.1 Option 2 under the economic cost of not carrying out this plan change talks about “unintended/unbudgeted infrastructure costs if demand for existing ‘greenfield’ sites outstrips supply and additional residential land needs to be released earlier than anticipated.” This creates an assumption that infrastructure costs of residential land are budgeted. This development cannot be achieved without the infrastructure and this plan change would increase the amount of allotments that can be created within these areas. Council should also give an indication of timeline to provide this so landowners and developers have some certainty about when they will be able to subdivide and develop these areas.
- 2) Uncertainty about Activity Status. Plan Change 2 adds Infill subdivision to 15.3 as a Restricted Discretionary Activity. The definition of Infill subdivision is not proposed to be changed and is rather vague being “the subdivision of an existing residential site and would usually involve a site that has already been developed.” So, could be any subdivision of a residential property involving no more than 3 infill allotments as the area and building pre-requisite conditions have been deleted from Table 15-4. New Table 15-5 has been added containing Infill subdivision standards with lots needing to be between 500m<sup>2</sup> and 900m<sup>2</sup>. We need certainty of activity status for subdivision. As Infill is listed as RD does this mean that an infill subdivision of a property larger than 900m<sup>2</sup> is now a RD Activity rather than controlled as is the case now? Or a 2-lot sub of 800m<sup>2</sup> that meets the 330m<sup>2</sup> minimum lot size? Maybe the new Infill rule could have a different name to avoid confusion? If it is supposed to capture both scenarios this will make subdivision of larger residential lots more difficult as to have a controlled activity subdivision will mean not doing infill and attaining an 18m diameter shape factor rather than 13m. Many of the residential subdivision we apply for are larger as there are many quarter acre sections in our towns.
- 3) 15.6.1 Does notional net site area mean 250m<sup>2</sup> or 330m<sup>2</sup> as it talks about minimum area required if the site were to be subdivided as a controlled activity subdivision, goes back to what is a controlled activity subdivision with these new rules.
- 4) The amended Medium Density Design Guide 2.1 on Conventional Infill Subdivision talks about allowing 250m<sup>2</sup> subdivision in the towns where 330m<sup>2</sup> is currently the minimum. It states that “Where an infill subdivision complies with the standards, an Applicant may apply for a Controlled Activity subdivision” and where infill does not comply the activity status changes to Restricted Discretionary. This adds to the confusion as the Design Guide is specifically talking about the new 250m<sup>2</sup> Infill but this is listed as RD so does not make sense.

- 5) The Medium Density Design Guide had been amended but not the rules that go with it. The definition of a medium density development means three or more units and lots although p.17 of the guide shows different layout configurations for 2 lots with different widths. This does not match up. Council officers spoke about doing a test medium density development to see if this type of development could work in the District, given no Medium Density Development has so far been approved within or close to the existing areas. Not sure if this was ever carried out.
- 6) 15.6.8 (d) We support the rule around accessory buildings not projecting forward of a residential dwelling being amended to allow for this on rear sites as it would not be visible from the street. Could the same change be made for site coverage for rear lots? Currently 15.6.7 (b) requires sites under 500m<sup>2</sup> to cover no more than 40% of the site with buildings and sites over 500m<sup>2</sup> to cover no more than 35% of the entire site with buildings. This can be an issue with rear sites where they have a long right of way or access leg as this could make the net area much smaller than the site area. We have had advice from Council that this rule would be interpreted as follows “the way that Rule 15.6.7 will be interpreted will be based on the net site area of the site. Therefore, if a property has a total site area that exceeds 500m<sup>2</sup>, yet the net site area of the same site is less than 500m<sup>2</sup>, Rule 15.6.7(b) shall be applied enabling the site to have a maximum building coverage of 40%. It is noted that this is likely to only affect those properties that are rear lots or those that include a right-of-way.” It would be good to tidy this up in the DP now also to avoid uncertainty. Could be as simple as changing “sites” to “sites with net site area of”.
- 7) 15.8.15 – Infill subdivision (matters of discretion). The location of building sites, separation distances, orientation of buildings, and screening/landscape treatment is listed as a matter of discretion and the note at the end of this section states “Council encourages applicants to submit building plans (i.e. site plan and floor plan) at the time of subdivision where lots of less than 330m<sup>2</sup> in net site area are proposed, to demonstrate that a complying dwelling unit can be sited on each proposed lot.” Will these details be required at time of subdivision or would this just make for a better application? Most subdividers are wanting to create a new section to sell but not develop it which is one of the reasons there have not been many medium density applications.
- 8) 15.8.16 (b) should be deleted as it is not in line with the current RMA. Refers to out of date Sections, also public notification is now precluded for residential activities.

# Submission Form: Proposed Plan Changes 1 and 2



Submission date: 05/12/2017 12:02 PM

Receipt number: 19

Question	Response
<b>Horowhenua District Plan (2015)</b>	
<b>1. Submitter Contact Details</b>	
Title:	Ms
Full Name:	Janice Fay Swanwick
Name of Organisation:	
Postal Address for Service:	8 Laura Ave Brooklyn Wellington
Postcode:	6021
Telephone:	04 3856339
Mobile:	027 6123438
Email:	janswanwick@hotmail.com
<b>2. Proposed Plan Change</b>	
My Submission is in relation to:	Proposed Plan Change 2: Review of Residential Development Provisions
<b>3. Trade Competition</b>	
I could gain an advantage in trade competition through this submission:	No
I am directly affected by an effect of the subject matter that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition:	Yes
<b>My submission</b>	
4. The specific provisions of the Plan Change that my submission relates to are as follows:	4.1 Amendments to residential infill subdivision and extension of the Medium Density Overlay in Levin
5. My submission is that:	I oppose, in its entirety, Proposed Plan Change 2 to extend medium density housing provisions.



Question	Response
<p>6. I/We seek the following decision from the Horowhenua District Council:</p>	<p>Withdraw Proposed Plan Change 2 and revisit proposals to increase section availability.</p> <p>250 square metres is far too small, possibly the smallest proposed by any district council.</p> <p>It would significantly change the character of Levin and the other towns by cramming more houses on to sections, affecting sun, privacy and views of existing owners.</p> <p>It would have a considerable effect on biodiversity, as is already happening with large developments and existing infill housing where mature trees and extensive home gardens have gone.</p> <p>The impact on infrastructure is significant in terms of stormwater runoff (more hard surfaces such as concrete and roofs to channel heavy rain events into the already struggling stormwater system. This would set back the efforts to improve the state of Lake Horowhenua.</p> <p>Disposing of fill from demolition of existing houses to the already debatable town tip with its problems caused by leaching and poorly performing lining in sand country. This was evidenced only recently by the dumping of dirty fill from houses moved or demolished to make way for a development in the northeast, beside the Ohau River above the intake for Levin's water treatment plant.</p> <p>Town water supplies are struggling to cope as shown by last month being one of the driest on record.</p> <p>The district does not have enough sustainable resources to support a significant rise in the population.</p> <p>Levin and the smaller towns in the district would be in danger of becoming bland, crowded satellite towns for greater Wellington - with most of the employment and business investments out of the area.</p> <p>Changing their nature would make them far less attractive to retirees - currently a big part of the economy particularly in Levin.</p> <p>Health services are already struggling to cope, and would require significant investment to upgrade the hospital - which at the moment basically only serves maternity patients, and recuperation and rehabilitation of the elderly.</p> <p>Extending the medium density housing area would also, I suspect, make sections more valuable and increase rates, forcing many people to subdivide or sell.</p> <p>The ability of the district to attract young families would be reduced, as many homes suitable for families would become unaffordable.</p>
Submission Attachments:	
7. Proposed Plan Change Hearing	
Do you wish to attend a Council hearing for the Proposed Plan Change?	No

Question	Response
Do you wish to speak in support of your submission at the hearing?	No
If others make a similar submission would you be prepared to consider presenting a joint case at the hearing?	No
Would you like to make your verbal submission in Te Reo Maori?	No
Sign language interpretation required?	No
Declaration	
Signature of Submitter:	Name of signatory: Janice Swanwick <a href="#">Link to signature</a>
Date:	5/12/2017
Office Use Only	
Date Received:	
RM8 Number:	
Submission No:	

# Submission Form: Proposed Plan Changes 1 and 2



Submission date: 05/12/2017 08:18 AM

Receipt number: 17

Question	Response
<b>Horowhenua District Plan (2015)</b>	
<b>1. Submitter Contact Details</b>	
Title:	Mrs
Full Name:	Sharon Freebairn
Name of Organisation:	Waitarere Beach Progressive & Ratepayers Association Inc.
Postal Address for Service:	127 Park Ave, Waitarere Beach
Postcode:	5510
Telephone:	063682241
Mobile:	0274904491
Email:	sharonf@inspire.net.nz
<b>2. Proposed Plan Change</b>	
My Submission is in relation to:	Proposed Plan Change 2: Review of Residential Development Provisions
<b>3. Trade Competition</b>	
I could gain an advantage in trade competition through this submission:	No
I am directly affected by an effect of the subject matter that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition:	Yes
<b>My submission</b>	
4. The specific provisions of the Plan Change that my submission relates to are as follows:	2.1, 4.4,4.5

Question	Response
<p>5. My submission is that:</p>	<p>While recognising that there is little change in the proposed guide specifically for Waitarere Beach we note the following points:</p> <p>Retaining the local character of housing at the beach was strongly advocated at our public planning meeting "Vision Waitarere 2018-2038" held in September 2017. Keeping the beach a "uniquely, traditional NZ beach community" was one of the statements supported by all who attended.</p> <p>As mentioned in 2.1 - terraced housing is better suited to Levin rather than coastal settlements. It was also strongly voiced that there be a height limit of 2 storey for all new builds or renovations at the beach.</p> <p>As written in 4.4.19 &amp; 4.4.20 new developments should reflect the context of the neighbourhood instead of "copying" existing dwelling types - allowing for attached dwellings of different styles would enable residents choosing to "downsize" their housing needs to do so and free up larger homes for families to better cater for future growth requirements.</p> <p>Water tanks - 4.5.27 reducing the visibility of water tanks from the street for water collection &amp; storage is agreed. Adequate size of tank for the footprint of the build should be specified.</p> <p>Planning for grey water usage systems to better conserve &amp; utilise water for garden use is recommended.</p> <p>Horowhenua District wide comments:</p> <p>With the forecast growth statistics we are realistic in the need to change housing development styles area wide but most particularly in the area identified in central Levin.</p> <p>We find no mention of grey water systems being introduced for garden use nor the compulsory installation of rain water collection tanks of adequate size to the development being a requirement. When water supply issues arise - drought causing low catchment to town supply storage, sanitary water in civil emergencies related to flooding etc...</p> <p>Changing the design of the water tanks to possible 'flat packing' would allow for them to be more discreet on the site.</p> <p>Providing provision for more energy efficient dwellings so they receive more mid winter sun and can also store natural heat within the building efficiently and the future installation of solar panels as alternative energy generation and storage.</p> <p>Through out the proposed design guide there is no mention of the added stress on existing infrastructure - most particularly stormwater and sewage.</p> <p>What provisions have been made in these built up areas to cope with the added demand &amp; stress additional housing will create?</p>

Question	Response
6. I/We seek the following decision from the Horowhenua District Council:	We thank you for the opportunity to submit. As above
Submission Attachments:	
7. Proposed Plan Change Hearing	
Do you wish to attend a Council hearing for the Proposed Plan Change?	Yes
Do you wish to speak in support of your submission at the hearing?	Yes
If others make a similar submission would you be prepared to consider presenting a joint case at the hearing?	No
Would you like to make your verbal submission in Te Reo Maori?	No
Sign language interpretation required?	No
Declaration	
Signature of Submitter:	Name of signatory: Sharon Freebairn <a href="#">Link to signature</a>
Date:	05/12/2017
Office Use Only	
Date Received:	
RM8 Number:	
Submission No:	



## Form 5

### Submission on notified proposal for policy statement or plan, change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

**To: Strategic Planning  
Horowhenua District Council  
Private Bag 4002  
Levin 5540**

*Name of submitter:* Landlink Limited

*This is a submission on a change proposed to the following plan (the **proposal**):*

Plan Change 2 to the Horowhenua District Plan

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

*The specific provisions of the proposal that my submission relates to are:*

Refer below

*My submission is:*

#### **The definition of integrated residential development.**

The use of the word 'site' is too restrictive and should be amended to allow for more than 1 site to comprise the 2,000m<sup>2</sup>.

How will the council assess if a development has been designed to function and be managed in a specific way? This requirement provides no certainty for an applicant about what is required to be proposed and should be amended. There are many possible devolved management models that could be used. For example, two multi-unit buildings each on separate unit title plans would not comply.

Why is a mix of housing types required? It does not make any sense that an applicant would need to build a single inefficient detached dwelling alongside a much more efficiently constructed multi-unit building to achieve comply.





Providing for something is not the same as providing it. The simple provision of a vehicle crossing (i.e. “access”) would appear to meet this standard rendering it near irrelevant.

Similarly, the requirement for a development to be constructed in 1 or more stages is superfluous because such an approach is obvious.

#### Policy 6.3.6

The removal of this policy seems unnecessary. A substantial rewording should be considered, perhaps targeting the area adjacent to the expanded medium density housing overlay to create an urban transition.

#### **Policy 6.3.10A**

What does “function in a coherent and integrated way” mean? These terms are contradictory because coherent means forming a unified whole while integrated means with parts linked or coordinated. Integrated seems the more logical word choice.

Complement means to add something in a way that improves or emphasises its quality. Scale and character is not mentioned in the Resource Management Act 1991 and will result in NIMBY arguments against integrated residential development. This reference should be removed.

Environmental amenities should be replaced with the commonly understood term “amenity values”. The maintenance of which are already an other matter in the RMA and need not be repeated in this policy.

### **15.3 Restricted Discretionary Activities**

There does not appear to have been any proposed changes to Chapter 25 to assist with the assessment of infill subdivision and integrated residential development application. This should be considered.

#### 15.6 Conditions for Permitted Activities

The raising of residential dwelling units permitted on a property is applauded but the concept of a notional net site area is ill-conceived. Such a standard imposes a default fee simple subdivision standard on all properties and as such will fail to deliver a greater volume or diversity of housing.



### **15.6.6 Private Outdoor Living Area**

20m<sup>2</sup> with a 2.5m circle is an arbitrary outdoor living area. This standard will result in the smallest of spaces being squeezed in around the largest possible dwelling. The adoption of a ratio to bedrooms or building floor area should be considered to encourage spaces that are fit for purpose rather than off the shelf.

### **15.6.8 Accessory Buildings**

30m<sup>2</sup> is just smaller than a double garage. It should be clear what is expected to be constructed and a double garage seems like a reasonable permitted standard.

### **15.8.15 Infill subdivision**

The list of restricted discretion is too long and generates too much uncertainty for applicants with respect to effects. For example, the safety and efficiency of the street network is too broad to provide any certainty of how effects can be satisfactorily avoided, remedied and mitigated.

References to character should be changed to amenity values.

Some provisions are duplicated with the RMA and NES's including (iii), (iv), (vi), (vii), (ix), (x) and (xv) itself!

Chapter 24 should be a matter of discretion, not a condition to allow flexibility in development proposals.

A lot area approach to subdivision assumes a very simple pattern of development and makes unit title subdivision difficult. A better approach would be to identify the built form outcomes sought and allow boundaries to come naturally from design led development proposals.

Provision should be made for the non-notification of infill subdivision.

*We seek the following decision from the local authority:*

*We wish to be heard in support of our submission.*

Signature of submitter

*(or person authorised to sign on behalf of submitter)*

5/12/2017

Date

*(A signature is not required if you make your submission by electronic means.)*



Electronic address for service of submitter: [ben@landlink.co.nz](mailto:ben@landlink.co.nz)

Telephone: 04 902 6161

Postal address (or alternative method of service under section 352 of the Act): PO Box 370  
Waikanae

Contact person: Ben Addington

***Note to person making submission***

*If you are making a submission to the Environmental Protection Authority, you should use form 16B. If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.*

*Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):*

- *it is frivolous or vexatious:*
- *it discloses no reasonable or relevant case:*
- *it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:*
- *it contains offensive language:*
- *it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.*

# Submission Form: Proposed Plan Changes 1 and 2



Submission date: 05/12/2017 03:01 PM

Receipt number: 20

Question	Response
<b>Horowhenua District Plan (2015)</b>	
<b>1. Submitter Contact Details</b>	
Title:	Mr
Full Name:	Philip Harvey Pirie
Name of Organisation:	Pirie Consultants Ltd
Postal Address for Service:	Box 10050 Palmerston North
Postcode:	4441
Telephone:	06 357 5383
Mobile:	
Email:	phil@pirieconsultants.co.nz
<b>2. Proposed Plan Change</b>	
My Submission is in relation to:	Proposed Plan Change 2: Review of Residential Development Provisions
<b>3. Trade Competition</b>	
I could gain an advantage in trade competition through this submission:	No
I am directly affected by an effect of the subject matter that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition:	No
<b>My submission</b>	
4. The specific provisions of the Plan Change that my submission relates to are as follows:	All matters of PC2

Question	Response
5. My submission is that:	I fully support the proposed plan change and the flexibility it provides for continued development within the Residential zone. The ability to develop sections of small size within the specified controls will enable better utilization of land without the need for an expansion of the zone. The introduction of the integrated development proposals enables a range of developments that will enable more appropriate development especially in the areas zoned Low Density Residential
6. I/We seek the following decision from the Horowhenua District Council:	Approval of the proposal as notified
Submission Attachments:	
7. Proposed Plan Change Hearing	
Do you wish to attend a Council hearing for the Proposed Plan Change?	Yes
Do you wish to speak in support of your submission at the hearing?	Yes
If others make a similar submission would you be prepared to consider presenting a joint case at the hearing?	No
Would you like to make your verbal submission in Te Reo Maori?	No
Sign language interpretation required?	No
Declaration	
Signature of Submitter:	Name of signatory: P. H. Pirie <a href="#">Link to signature</a>
Date:	05/12/2017
Office Use Only	
Date Received:	
RM8 Number:	
Submission No:	