

CHANGES TO STRATEGY DOCUMENT AND MAPS FOLLOWING PUBLIC CONSULTATION

MAY 2024

This document sets out the changes that have been made to the Growth Strategy (including the maps) following the public consultation process.

Changes to Document:

Page	Changes Made	Reason
Title	Updated the date.	
3	Updated Tracy’s blurb to include public consultation and feedback.	
8	Updated table of contents to reflect changes in the document.	
12 Para 9	Changed reference to Design Guidelines to be “development policy recommendations”.	Agreed not to prepare a Design Guidelines document but rather a set of recommendations for policy within DP so that outcomes are embedded rather than referenced.
14 Para 5	Added the word “primary” before “focus” and added a note to say community feedback is incorporated.	To reflect that some changes to the document have occurred because of community and individual feedback.
14 Para 7	Added a sentence referencing that rezoning may impact rates.	This was brought up by many people in the community, so it’s important to acknowledge in the document.
14	Added a paragraph that more clearly outlines the link between the Growth Strategy and the District Plan.	Discussion with the team that this wasn’t as clear as it could be.
15 Para 5	Added paragraph about the consultation process and how feedback is integrated. Have suggested that the feedback be contained in a separate document (this memo) which can be circulated as requested, rather than setting out a whole new page.	
16	Various updates to terminology.	

20/21	Significant updates to legislation, introducing Fast Track Legislation and reducing descriptions of NBA and SPA.	Changes being made by National Government. The Fast Track Bill is relevant because it relates directly to housing and development growth.
23	Added definition about urban environment as defined by NPSUD and added reference to Plan Change 3.	Requested by Horizons.
22/23	Pages Removed.	Legislation changes mean this page spread was no longer required.
NOTE: BELOW THIS LINE PAGES ARE REFERRED TO AS THEY NOW APPEAR IN THE REVISED DOCUMENT		
24	Changed reference to Horizons preparing LUC maps to NZLRI.	Requested by Horizons.
24	Added paragraph to indicate current Government intentions to remove LUC 3.	Promoted under current National Government policy.
25	Changes to Freshwater Management to indicate will be considered under DP review.	Requested by Horizons.
25	Changes to NPS ET.	Requested by Transpower.
26	Changes to text around the One Plan.	Requested by Horizons.
31	Removed reference to Water Services Act and changed to tracking changes.	Act has been repealed.
40	Updated net migration figures to 126,000.	New information released by StatsNZ.
48	Added paragraph on Mixed Use zones to introduce this concept earlier in the document.	The concept of Mixed Use was widely talked about during consultation and the project team agreed it would be a useful zone for each of the towns.
52	Corrected reference to the Ruahine Ranges not the Tararua Ranges west of Dannevirke.	
56	Changed reference to Horizons as authors of LUC maps to NZLRI.	As requested by Horizons.
56	Changed reference to LUC 3.	National Party policy is widely published now to indicated LUC 3 will be removed from the HPL restrictions.
60	Added surface water takes to description of water supply and noted supply is already at allocation levels.	Requested by Horizons.

60	Changed last paragraph to reflect changes to water services.	Government has repealed Water Services Act.
62	Changed last paragraph to reflect changes to water services.	Government has repealed Water Services Act.
66/67	Introduced two new pages (a double-page spread) that covers existing zoning under the existing District Plan.	There were comments from the community about why we were proposing areas which they thought were already zoned for certain activities. In addition, we have determined to proceed with a Mixed Use zone and need a place in the document to clearly discuss this.
NOTE: BELOW THIS LINE PAGES ARE REFERRED TO AS THEY NOW APPEAR IN THE REVISED DOCUMENT		
72/73	Various changes where there are references to Design Guidelines to change this to Development Policy.	No longer preparing Design Guidelines.
72	Changed last para under land ownership to reflect that consultation has been done.	
73	Added “National Grid” to site constraints	Requested by Transpower.
76	Changed wording to reflect development policy rather than design guidelines.	No longer preparing Design Guidelines.
76	Discuss Mixed Use zone concept under design for resilience – change the focus to overall resilience rather than just climate change.	
80	Various changes where there are references to Design Guidelines to change this to Development Policy, including deleting section on District Plan as this is incorporated into the Development Policy section.	No longer preparing Design Guidelines.
80	Expanded on the Mixed Use concept to indicate how this will be applied.	
82 Para 4	Changes to reflect the consultation that has been undertaken.	
82 Para 4	Discuss Mixed Use zone	
82 Bullets	Added reference to National Grid	Requested by Transpower.

84	Various changes where there are references to Design Guidelines to change this to Development Policy., including deleting section referencing District Plan.	
84	Outlining Mixed Use zone.	
86	Removed reference to Fonterra as satellite because this is now going to be rezoned as Industrial.	Fonterra submission and also community concerns about industrial in Pahiatua. Will change the maps to rezone Dairy Plant as industrial (see below).
86	Noted impending changes to LUC.	Government is progressing changes detailed in policy.
87	Removed reference to District Plan, design guidelines and NPSHPL as these are now covered in the overview.	Rewording.
88	Changed references to Papakaianga.	Discussed that we will no longer have Papakaianga Guidelines, but rather embed the details of this within the DP.
89	Removed reference to Papakaianga guidelines as these will become embedded in DP policy.	Covered in the overview.
92	Changes to reflect introduction of Mixed Use Zoning, and identifying that we don't have data for all Maori land parcels. Have also made changes to reflect that feedback has already been obtained, and that there remains a process for opposing the changes. And signalled we understand there will be implications on rates.	
94	Added text to recognise issues and opportunities around the waterways within the residential zoning area.	Community comments (written and verbal) concerned about the development of this area.
94	Significant changes to the text under Industrial and Commercial to combine these and set up the Mixed Use Zoning.	
95	Removed Industrial area to the south of town.	Community opposition to the recommendation for industrial activity in this location.
97	Maps to be updated – see below.	

98	Added a note under residential about the racecourse.	Community opposition to including the racecourse as an opportunity so have changed text.
98	Significant changes to the text under Industrial and Commercial to combine these and set up the Mixed Use Zoning.	
98	Added more commentary around the Industrial Hub concept indicating this needs to be confirmed through the District Plan Review.	Land owner submission from the original site indicated it would not be suitable, but alternative sites could be. Further work is needed to determine whether this is suitable for rezoning.
99	Removed reference to Racecourse	Community opposition to including the racecourse as an opportunity.
101	Maps to be updated – see below.	
102	Significant changes to the text under Industrial and Commercial to combine these and set up the Mixed Use Zoning.	
103	Removed reference to industrial area in town and added dairy plant option.	
105	Maps to be updated – see below.	
108	Changes to reflect no design guidelines.	
111	Changed to Revision E	
All References	All references to Rangitāne-o-Tamaki-nui-a-Rua and Ngāti Kahungunu Tāmaki-nui-a-Rua have been checked to ensure they are correct, and all references to Waka Kotahi have been changed to the NZ Transport Agency.	

Changes to Maps:

The below table provides an overview of the submission requests and what has been carried through to the final revision of the document.

Location	Changes sought	Why/Who	Recommendation
Eketahuna	Investigate more residential along SH1 and golf course.	Tom & Tamara Williams submission	Have reviewed this request and do not think the change is appropriate to adopt due to other locations being more suited. This submitter can still use the satellite development route if they wish to undertake more intensive development than zoned. No changes made.
Eketahuna	Consider more residential zoning near Alfredton Road and school	Linda Osborne	Small area with minimal effects and had previously been considered appropriate. Have added this zoning to meet the submitter requirements.
Dannevirke	Review residential by the stream, concerns of flooding.	Samantha McIntosh	Reviewed area and increased the size of residential rezoning to allow future development to have adequate buffers around the streams. Have also strengthened wording in report (Page 94).
Woodville	Show National Grid.	Transpower	The maps now show the national grid.
Pahiatua	Remove industrial zoning in town, consider rural residential extension.	Various submitters	Changed proposed industrial zoning to rural residential to meet residents concerns and requirements. Rezoned Fonterra Dairy Plant and surrounding land as industrial. Also changes made to document wording in this regard (Page 102).
Woodville	Remove industrial satellite hub.	Zoning not sought by landowner – Fern Renewables.	Have altered size of industrial zoning in this area and indicated that it is subject to further investigation.
Dannevirke	Remove industrial south of town.	Rangitane and others	Removed as requested.
Pahiatua	Change dairy plant to industrial.	Fonterra	Added industrial to Dairy Plant and small area adjacent.

Norsewood	Remove sheed paddock from Mixed Use and added Dairy Factory.	Verbal request	Small change made to correct an error.
All towns	Consider areas for Mixed Use zone	Various	Have changed all commercial areas to Mixed Use.
Pahiatua	Check boundaries on residential area as small mistake picked up on boundary.	Verbal submission	Small change to ensure zoning is aligned with boundaries.
Dannevirke	Check boundaries on stream as small mistakes picked up	Noticed in discussion	Small change to ensure zoning is aligned with boundaries.
Pahiatua	Stormwater/Flood Modelling needs updating	Horizons	Have increased the zoning area to allow for future buffer around water. Can be addressed through DP and future development.
All towns	Check fault zones are showing correctly, appears they may not be	Horizons	Updated as required.
New Maps	Prepare new maps showing existing zoning.	Noticed in review – will help support Mixed Use zoning.	Updated as required.
Woodville	Change zoning opposite rail station to Mixed Use.	Verbal discussion with landowners in this location.	Updated as required.
All Maps	Update Area Tables	Consequential changes.	The area tables in all maps have been updated to reflect new areas and now also include area of existing zoning.