

C/F 7564

Amended
appendix
in this copy

HOROWHENUA COUNTY COUNCIL

CHANGE N°3

HEARING

MONDAY 25th MAY 1970

HOROWHENUA COUNTY COUNCIL

Hearing of Objections to Proposed Change No.3
Monday, 25 May 1970

PROGRAMME

1. 10.15 a.m. Amendment No. 3 (Waikanae County Town)
Land $\frac{1}{4}$ mile South-West of Waimeha Lagoon,
A14B1 Ngarara West Block, designated "Maori
Cemetery". Designation to be deleted.
Underlying Residential Zoning to remain.

Objection 3/1 by Mrs A. Kauri
Opposition 3/1/1 to objection by Mrs S. Tamati
Opposition 3/1/2 to objection by Waikanae Land Co.

Note: Objections were also lodged by Mr J. Thomas,
Mrs J.C. Simmons and Mrs S. Tamati. These were
not filed within the stipulated time and the
'objectors' were advised of their rights to
support the objection lodged by Mrs A. Kauri.

2. 11.00 a.m. Amendment No. 2 (Levin)
Land on North side of Mako Mako Road, Pt. Lot 3
D.P. 15701 and Lot 1 D.P. 19818 zoned Limited
Rural to be zoned Industrial B and C.

Objection 2/1 by Horowhenua County Council.
Objection 2/2 by Levin Borough Council.

Note: No objection was lodged to amendment No. 1,
the designation of the land required for a refuse
tip in Tararua Road.

3. Decisions and recommendations to Council on objections heard.

HOROWHENUA COUNTY COUNCIL

Operative District Scheme: Proposed Change No.3

Amendment No. 3: Deletion of designation "Maori Cemetery" on Ngarara West A14B1 Block and existing underlying Residential zoning to remain. (Waikanae County Town).

The land affected comprises an area of 20 acres which is located approximately mid-way between the Waimeha Lagoon and the Waikanae River and some 13 chains from the sea front.

Messrs Rowe, O'Sullivan and Co., advised in a letter dated 26 August 1969, that their client company, Messrs Waikanae Land Company Ltd, were negotiating for the purchase of this block and as enquiries made indicated that the land had never been used as a burial ground, they asked Council to take the necessary step to remove the designation and allow the land to be developed for residential purposes. They subsequently forwarded a letter dated 23 September 1969 from the Deputy Registrar, Maori Land Court. In this letter the Deputy Registrar, stated that the block was partitioned in 1919 for the purpose of cutting out a grave-yard. No subsequent action had been taken to have the land set apart as a Maori Reservation for the purposes of a Cemetery and trustees had never been appointed. Their records showed the block to be ordinary Maori Freehold Land with ownership vested in beneficial owners.

The Company submitted a report and scheme plan for ultimate residential development of this block and adjoining land owned by the Company. The total area in the scheme is about 70 acres and it is anticipated that 200 to 250 residential lots will be developed.

After noting the letter received from the Deputy Registrar of the Maori Land Court, and examining the proposed development scheme, the Waikanae County Town Committee at its meeting held on 17 October 1969, recommended the Council to promulgate a change of the District Scheme providing for the removal of the designation "Maori Cemetery" from Ngarara West A14B1 block. Council adopted the recommendation and on 11 February recommended approval for Change No. 3 and public notification has been made.

One objection from Mrs A. Kauri was received prior to the closing of objections on Monday, 6 April 1970.

The summary of objections received and the date for the hearing of objections was published and by Thursday, 14 May, the last day fixed for receipt of objections in support or opposition to the objection lodged, two further objections had been received. Both opposed the objection, one being from Mrs S.R. Tamati and the other from Waikanae Land Company.

J.N. Hall,
COUNTY ENGINEER.

Received
8.40 am
6/4/70
GAG

objection 3/1

File 19/17
change 8 am 2.

3

FORM E

TOWN AND COUNTRY PLANNING ACT 1953

STATEMENT OF OBJECTIONS TO (CHANGE NO.)

AMENDMENT NO.: OF THE HOROWHENUA COUNTY

DISTRICT SCHEME

(PLEASE PRINT CLEARLY)

To: The Council Clerk,
Horowhenua County Council,
Bath Street,
LEVIN.

(State name of objector and, as a person, the
one property owned or occupied by the objector by
street and house number, valuation roll number,
certificate of title reference, or description of land)

TE APUTA WAIRAU KAURI
4 NGAIO ROAD
WAIKANAE

VALUATION NO. 1494
364

I object to the proposed (Change No. 3 Amendment No. 3
of) the Horowhenua County District Scheme.

My interest is stated as (State whether owner or occupier of
property, giving brief reference to it, or on behalf of ratepayers association,
or football club, or other interest):

FAMILY INTEREST. WE REGARD
THE CEMETERY BLOCK AS SACRED
GROUND.

The specific provisions of the district scheme to which I object,
and the reasons for my objection to each, are as follows:

I HAVE ANCESTORS BURIED IN THIS
CEMETERY. IT IS TAPU LAND.
IT IS THE RESTING PLACE OF MANY PERSONS
CONNECTED WITH THE EARLY HISTORY OF WAIKANAE

My objection would be met by (state action desired):
TO REMAIN AS A MAORI CEMETERY

SIGNATURE: Te Apata Kauri

DATE: 2/4/70

Name & Address for Service: Mrs A. KAURI

Box 14
WAIKANAE

objection 3/1/1
 (~~Supporting~~ objection 3/1)
 opposing

County Ref: _____

Form G Notice
 (Reg. 20(4))

The Town and Country Planning Act 1953

OPPOSITION TO OBJECTION/SUPPORT OF OBJECTION

HOROWHENUA COUNTY DISTRICT SCHEME

To the County Clerk,
 Horowhenua County Council,
 Bath Street,
 LEVIN.

(PLEASE PRINT CLEARLY OR PREFERABLY TYPE)

My name is (State name of opponent or supporter and, if a person, refer to any one property owned or occupied by street and house number, valuation roll number, certificate of title reference, or description of land)

Mr, Mrs, Miss Sylvia Rangiaurahi Tamati
1c Moana Rd. Waikanae.

I oppose (~~or support~~) the objection to the change/scheme made by:

Mrs Arpura Kauri Kauri,

on the 14th day of May 1970

The particular parts of ^{her} his objection which I oppose (~~or support~~) are:

For Ngakara West A14B1. To remain, as a Maori Cemetery.
My interest in this area, is not only personal. I believe in
progress. Progress, where in the whole of Waikanae will benefit.
I sincerely hope, every assistance be given the new Owners of this Block of land.

My grounds for opposition (~~or support~~) are: Ngakara West A14B1. Area (20a. or over)
designated Maori Cemetery, is at present over-grown, with gorse and other
noxious weeds, impossible, action, funds and co-operation of beneficiaries -
nil. For example Ngakara West 24c. Takamore Cemetery, area (2a. or over)
situated, 1 mile East of A14B1. is in a similar state.

Address for service:

1c Moana Rd
Waikanae.

Signature Sylvia L Tamati

Date 12 5 70

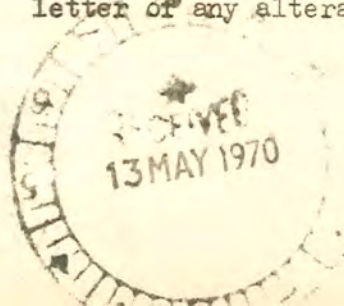
Telephone No.

NOTE: Regulation 20 (4) requires that a copy of this notice shall be served forthwith on the objector by the opposer or supporter of the objection as the case may be.

I have received a copy of the Notice advising the time and place of hearing of the above objection and understand that I will be notified by registered letter of any alteration to the time or place.

Signature Sylvia L Tamati

Date 12 5 1970



Recd
6 May 1970
at

objection 3/1/2
(opposing objection 3/1)

County Ref: 19/17

Form G Notice
(Reg. 20(4))

The Town and Country Planning Act 1953

OPPOSITION TO OBJECTION/~~SUPPORT OF OBJECTION~~

HOROWHENUA COUNTY DISTRICT SCHEME

To the County Clerk,
Horowhenua County Council,
Bath Street,
LEVIN.

(PLEASE PRINT CLEARLY OR PREFERABLY TYPE)

My name is (State name of opponent or supporter and, if a person, refer to any one property owned or occupied by street and house number, valuation roll number, certificate of title reference, or description of land)

Mr, Mrs, Miss WAIKANAE LAND COMPANY LIMITED as owner of Ngarara West
A14B2B3 and Ngarara West A14B1.

I oppose (~~or support~~) the objection to the change/~~scheme~~ made by:

TE APUTA WAIRAU MAURI

on the 2nd day of April, 1970.

The particular parts of his objection which I oppose (~~or support~~) are:

In toto.

My grounds for opposition (~~or support~~) are: (1) That the land known as Ngarara West A14B1 cannot be shown to be the burial place of any of the ancestors of the objector or of Maoris connected with the early history of Waikanae; and/or (2) that the said land cannot be said to be a traditional Maori burial ground; and/or

(3) that it is in the public interest and the interests of good town planning that the designation be removed.

Address for service:

p.p. WAIKANAE LAND COMPANY LIMITED:
Signature [Signature]

C/- Messrs. Rowe, O'Sullivan and
Co., Solicitors,
P.O. Box 479.
PAIHERSTON NORTH.

Date 1st May, 1970.

Telephone No. 86126.

NOTE: Regulation 20 (4) requires that a copy of this notice shall be served forthwith on the objector by the opposer or supporter of the objection as the case may be.

I have received a copy of the Notice advising the time and place of hearing of the above objection and understand that I will be notified by registered letter of any alteration to the time or place.

p.p. WAIKANAE LAND COMPANY LIMITED:

Signature [Signature]

Date 1st May, 1970.

HOROWHENUA COUNTY COUNCILOperative District Scheme: Proposed Change No.3

Amendment No. 2: Land zoned Limited Rural, Pt. Lot 3 D.P. 15710 (38 acres 3 roods 18 perches) and Lot 1 D.P. 19313 (0 acres 1 rood 00 perches) to be re-zoned part for Industrial B and part for Industrial C.

The land is on the North side of Mako Mako Road and adjoining and immediately West of the Levin Borough boundary. The Levin Borough Sewage Treatment Plant adjoins the Western boundary of the land. The proposal is to re-zone as Industrial B, an area of 24 acres with 15 $\frac{1}{2}$ chain of frontage to Mako Mako Road, lying immediately West of the Borough. The balance area adjoining the Sewage Treatment Plant, comprising approximately 15 acres with 11 $\frac{1}{2}$ chains of frontage to Mako Mako Road is to be re-zoned Industrial C.

Two objections, one from the Horowhenua County Council and one from the Levin Borough Council, were received prior to the closing of objections on Monday, 6 April. No further objections in support or opposition were received following public notification of the date fixed for the Hearing of Objections and of the summary of objections received.

The following summarises events leading to Council's decision to bring down this change to the District Scheme and to subsequently lodge an objection to the change as proposed.

- (1) In a letter dated 20 October 1969, Messrs Park, Cullinane and Turnbull advised that their clients, Messrs Horowhenua Earthworks Limited, had purchased a property of approximately 39 acres fronting the North side of Mako Mako Road and lying between the industrial B zone in the Levin Borough and the Levin Borough Sewerage Treatment Works. They stated that their clients wished to make the land available for industrial purposes and that it was intended that approximately 13 acres situated immediately East of the Sewerage Treatment Works should be available for industrial 'C' uses as those uses are defined in the County Council's Operative District Scheme, the remaining 20 acres to be used for industrial 'B' purposes again as defined in the County Council's Operative District Scheme. The sketch plan accompanying the letter indicated that the industrial 'C' block would have approximately 13 chain of frontage to Mako Mako Road and the industrial 'B' block would have a frontage of approximately 12 chain to Mako Mako Road. They further stated that it seemed a logical extension of the Borough Council's existing industrially zoned land to make the Company's land with frontage to Mako Mako Road available for that purpose, as they could not envisage the area being attractive for the purpose of further residential development. They considered that the block suggested as industrial 'C' would be eminently suitable for an activity such as quarrying.

They asked Council's advice as to whether or not they should proceed with a Specified Departure or if the Council would be prepared to invoke the machinery of the Town and Country Planning Act for a change in the Operative District Scheme. A copy of the letter was sent to the Borough Council also.

- (2) Representatives of the Borough and County Councils discussed the matter at a meeting held on 25 November. The Borough representatives stated that they would be quite content for 11 acres of the Company's land where it adjoins the Borough Sewerage Treatment Plant to be either re-zoned Industrial 'C' or to be used for a quarry site and that they would be willing to service the area within reason. They were not, however, in favour of the remainder of the Company's land being re-zoned industrial at this stage. They did nowever, consider that eventually the whole of the Company's land would become industrial and probably the balance would become industrial 'B'.

- (3) The Council's Planning Committee considered the matter further at its meeting on 25 November and recommended that Council take steps to bring about a change to the District Scheme providing for the Western portion of the Company's land to be re-zoned Industrial 'C' and for the remainder of the land to be re-zoned Industrial 'B'. The Company were also asked to bring forward a plan showing a possible roading pattern for development of the area with firm boundaries for Industrial 'C' and Industrial 'B' areas.
- (4) Messrs Foster & Foster submitted a scheme of subdivision on behalf of Horowhenua Earthworks Ltd. and Council at its meeting held on 11 February recommended for approval Change No. 3 and the Change was publicly notified.
- (5) On 24 February 1970 a deputation from the Levin Chamber of Commerce waited on the Planning Committee and stated that they were concerned about the limited availability of industrial land in and about Levin. They stated that as far as they could gather there was only 20 to 30 acres of land zoned for industry remaining to be taken up in the Levin Borough. Much of this was held in small allotments. The purpose of their visit was to see whether or not more land could be made available for industrial purposes and they were encouraged to see the recent advertised change in the paper.
- (6) Following an approach from the Levin Borough Council, the Council's Planning Committee met representatives of the Levin Borough on 19 March to discuss generally re-zoning of lands adjacent to the Borough.

The County Chairman, Councillor Blenkhorn, informed the meeting that the County had been given to understand that there was an acute shortage of land within the Borough. Accordingly the County was prepared to do what it could to remedy an apparent shortage of land for industry by re-zoning County land in the fringes of the Borough if the Borough Council would make water supply and drainage services available to these lands, at costs to be met by those who subdivide and sell the land and charges payable by those who receive and make use of the Borough services.

His Worship the Mayor, Mr Fuller, told the meeting that the claim of a shortage of land for industry in Levin had been somewhat exaggerated. Short term the Borough was in a position to meet the reasonable needs of overage size industries requiring up to 10 acres. It was not in a position to provide for the needs of any industry requiring 15 acres or more in one block and in the longer term - 5 years or more - the situation in regard to industrial land might not be so satisfactory.

Borough representatives were of the opinion that at this stage there was no need for the County to consider re-zoning "industrial" any part of the Limited Rural Zone other than the 40 acres in Mako Mako Road for which the change had been notified.

It was agreed that it was desirable that the Code of Ordinances for both Councils be brought into alignment so that subdivisional requirements for adjoining Industrial Zones would be the same. The County's Code specifies minimum standards of 24 ft. frontage and 8 perch areas, whereas the Borough Code specifies 60 ft. frontage and 40 perch areas in an Industrial B Zone and 60 ft. frontage and 80 perch areas in an Industrial C Zone.

It was also agreed that it was desirable for the County to adopt N.Z.S.S.1900 Building By-laws. These have been adopted by the Borough and whilst the County has not done so officially as yet, all plans were checked for conformity with same prior to the issue of a permit.

- (7) The Planning Committee of Council discussed the matter further at its meeting on 24 March and resolved to recommend to Council that it lodge an objection to the proposed change as it considered it desirable that similar standards should apply to industrial zones on the fringe of the Levin Borough to those standards which apply within the Borough and to ensure that any land or industry can be adequately serviced. This objection was lodged by the Chairman and Members of the Planning Committee for and on behalf of the Council on 30 March 1970. Council confirmed the Planning Committee's action at its meeting held on 8 April 1970.

- (8) Appendix 1 attached sets out the recommended changes to the Code of Ordinances. It is proposed to introduce two new zones, Industrial B1 and Industrial C1.

The recommended amendment to the scheme statement, enables all parties to know the procedure to be followed prior to approval of any subdivision or use within the zone.

The ordinances are in general conformity with the Levin Borough Council's Code of Ordinances for Industrial B and C Zones. Whilst there are differences between the uses listed under Appendix A and Appendix B in both Codes, they are generally similar and as the County's list is more lengthy it may be said that it is more restrictive.

J.N. Hall,
COUNTY ENGINEER.

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Recommended Amendments to Existing Operative District Scheme
to provide for Industrial B1 and Industrial C1 Zones.

1. Scheme Statement

Add additional paragraph (5) to Clause 3 Part III.

- (5) Industrial ^{C1}~~B1~~ and Industrial ^{D1 Zones}~~C1~~ have been created to provide for ~~an~~ industry which, in the opinion of the Council, cannot be accommodated within existing industrial zones in adjoining boroughs because sufficient or suitable land is not available in the boroughs. In these zones Council will wish to be assured that any subdivision or industrial use can be adequately serviced.

On receipt of an application for subdivision or for the establishment for an industrial use, ^{within these zones} the Council will ^{where adequate services are not available,} refer the application to the adjoining local authority to ascertain whether or not the proposal can be serviced, and if so, the particular requirements. The applicant will ~~then~~ ^{or the adjoining local authority} be required to enter into a binding agreement with the Council ^{necessary} to meet the full cost of installation of the servicing, and to pay such annual maintenance charges as are deemed necessary.

2. Ordinance II Cl. 5 (P. 22) Add new Cl. ~~3(A)~~ (4A)

(4A)
"3(A) Industrial ^{C1}~~B1~~ Zones

- (a) Predominant Uses: The following shall be predominant uses: not capital

(i) Any trade or industry, ^{other than Quarrying or Stone Crushing,} other than an industry falling within Appendix A or Appendix B hereto. ~~other than~~

(ii) ~~Warehouses, stores and storage yards, but not including bulk stores for fuel oils and lubricating oils.~~

(iii) ~~Any use specified as a predominant use for Industrial A Zones.~~

Stat & X (iv) ~~Living quarters for a caretaker or other person, whose employment requires that he lives on the premises.~~

(v) ~~Canteens, dining-rooms and ablution buildings and buildings intended for the medical and surgical treatment of persons employed in the zone or for their recreation.~~

Stat → (vi) ~~Buildings accessory to use of buildings or land for any predominant use authorised by or under the District Scheme for that site at that time.~~

(iv) Streets Accessways and Service Lanes.

- (b) Conditional Uses: The following shall be conditional uses in Industrial ~~B~~ Zones: There shall here conditional uses in an Industrial C1 Zone.

(i) ~~Vehicle parking buildings and parking lots.~~

(ii) ~~Commercial garages and service stations including panel beating and spray painting.~~

(iii) ~~Any use permitted in an Industrial C Zone (or listed in Appendix B) if the process or operation is so modified that no nuisance is created in relation to adjacent properties and undertakings.~~

(iv) ~~Buildings accessory to use of buildings or land for any conditional use authorised by or under the District Scheme for that site at that time.~~

- 10
- (c) Bulk and Location Requirements: The normal bulk and location requirements shall be:
- (i) Front yards minimum depth 25 ft.
 - (ii) Rear yards minimum depth 25 ft. if adjoining a residential zone without intervention of a street, service lane or public open space.
 - (iii) Side yards minimum width 15 ft. on each side which adjoins a residential zone without intervention of a street, service lane, or public open space, provided that where the building exceeds 40 ft. in height the width of the side yard shall be increased by 1 ft. for every additional 2 ft. of height.
 - (iv) Coverage: 80%
 - (v) Minimum open space: Where any commercial or industrial use is combined with a residential use the site shall have not less than 1000 square feet of open space adjoining and immediately available from each dwelling unit; provided that the required 1000 square feet referred to may be located, with the consent of the Council, on other than ground level by utilising part of a flat roof or other structure.
 - (vi) Angle of height control - 65° .
(For graph showing heights permitted for various distances from the middle line of the street, see Appendix C of this Code).
 - (vii) Maximum height - 80 feet.
- (d) Special Conditions Relating to all Permitted Uses and Subdivisions:
- (i) The special conditions as prescribed in Appendix D shall be met and maintained at all times by all users of land and buildings and these special conditions shall be in addition and supplementary to any other conditions which may be required.
 - (ii) No use of land or buildings shall be permitted where in the opinion of Council that use is likely to be prejudicial to the amenities of the neighbourhood including any adjoining residential area by reason of noise, smell, dust or smoke, vibration or by discharge of trade wastes or effluent or the movement of private and trade vehicles.
 - (iii) No subdivision or industrial use will be approved unless the Council is satisfied that adequate provision has been made for roading, water supply, sewerage reticulation and disposal, stormwater disposal, electricity and telephone reticulation and the owner has entered into a binding contract to pay to Council ^{of the local authority supplying any services,} the requisite construction, installation, maintenance and service charges.
- (e) Subdivision of Land: See Ordinance III
- (f) Parking and Loading of Vehicles: See Ordinance VI. ^{Save that}
- (g) ^{the Council shall not have discretion to modify the provisions of C.2.2)} For special height restrictions in the locality of Paraparaumu Airport, see Ordinance V.3(6)."

3. Ordinance III Cl. 5(P.22) Add new clause 4 (A) (SA)

"4 (A) Industrial D1 Zones:

(a) Predominant Uses: The following shall be predominant uses:

(i) Any industry ~~other than an industry~~ listed in Appendix A hereto.

(ii) ~~Canteens, dining-rooms and ablution buildings and buildings intended for the medical and surgical treatment of persons employed in the zone or for their recreation.~~ *Quarrying, Stonecrushing and uses accessory to either of these uses*

(iii) ~~Streets Accessways and Service lanes.~~

(b) Conditional Uses: The following shall be conditional uses:

(i) ~~Residential accommodation~~ *Living Quarters* for a proprietor or a caretaker or other person whose employment is such that he is required to live on the premises.

(ii) Any industry ~~listed in Appendix B hereto, if the process or operation is so modified as to preclude every element of noxiousness or danger in relation to adjacent properties and undertakings.~~ *other than stonecrushing, Quarrying*

(iii) ~~Buildings accessory to use of building or land for any conditional use authorised by or under the District Scheme for that site at that time.~~ *Copy (ii) on first page of this Appendix. Deleted*

(c) Bulk and Location Requirements: The normal bulk and location requirements shall be:

(i) Front yards minimum depth 25 ft.

(ii) Rear yards minimum depth 25 ft. if adjoining a residential zone without intervention of a street, service lane or public open space.

(iii) Side yards minimum width 15 ft. on each side if adjoining a residential zone without intervention of a street, service lane or public open space provided that where the building exceeds 40 ft. in height the width of the side yard shall be increased by 1 ft. for every additional 2 ft. in height.

(iv) Coverage: 80%.

(v) Minimum open space: Where industrial and commercial uses are combined the site shall have not less than 1000 square feet of open space about the building for each household unit provided that the required 1000 square feet of open space referred to may be located, with the consent of Council on other than ground level by utilising part of a flat roof or other structure.

(vi) Angle of height control - 65°.
(For graph showing heights permitted for various distances from middle line of street, see Appendix C of this code).

(vii) Maximum height - 80 feet.

(d) Special Conditions Relating to all Permitted Uses and Subdivisions:

(i) The special conditions as prescribed in Appendix D shall be met and maintained at all times by all users of land and buildings and these special conditions shall be in addition and supplementary to any other conditions which may be required.

(ii) No subdivision or industrial use will be approved unless the Council is satisfied that adequate provision has been made for roading, water supply, sewerage reticulation and disposal, stormwater disposal, electricity and telephone reticulation and the owner has entered into a binding contract to pay to Council the requisite construction, installation, maintenance and service charges.

(e) Subdivision of Land: See Ordinance III.

(f) Parking and Loading of Vehicles: See Ordinance VI. *Save that the Council shall not have the discretion to modify the provisions of Clause 2.(2).*

(g) For special height restrictions in the locality of Paraparaumu Airport, see Ordinance V.3(6)."

4. Ordinance III.(P.24) to tabulation in clause 2 insert letters "A, A1, B, C, D" after the word Industrial, and add new section

Industrial B ^{C1}	Front site only permitted.	80 perches 60 ft.
Industrial B ^{D1}	Front site only permitted	80 perches 60 ft.

5. Appendix - Add new appendix D to code of ordinances

See Appendix D Attached

Shah M. Anderson report to Council

County Ref. 19/17

FORM E

TOWN AND COUNTRY PLANNING ACT 1953STATEMENT OF OBJECTIONS TO CHANGE NO. 3
AMENDMENT NO. 2 OF THE HOROWHENUA COUNTY
DISTRICT SCHEME .

The Chairman and Members of the Planning Committee of the Horowhenua County Council for and on behalf of the said Council and pursuant to a resolution made on the 24th day of March 1970 object to the proposed Change No. 3 Amendment No. 2 of the Horowhenua County District Scheme.

The Council's interests are affected as a local authority having jurisdiction in the area to which the change relates.

The specific provisions of the change to which the Council objects is to the land being re-zoned Industrial B and C respectively. The reason for Council's objection is that Council considers it desirable that similar standards should apply to industrial zones on the fringe of the Levin Borough to those standards which apply within the Borough and to ensure that any land or industry can be adequately serviced.

Council's objection would be met by:

1. The land proposed to be re-zoned Industrial B and C being re-zoned Industrial B1 and C1 respectively.
2. Appropriate new ordinances being prepared for the Industrial B1 and C1 zones. The uses being made conditional uses and not predominant uses, if necessary, and being generally complimentary to the ordinances for Industrial B and C zones in the Levin Borough District Scheme.

SIGNATURE: 

Clerk for the Horowhenua
County Council

DATE: 30 March 1970

Name and Address for Service:

The County Clerk,
Horowhenua County Council,
Bath Street,
LEVIN.

Recd
1st April 1970
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IN THE MATTER of The Town and Country Planning Act 1953 and its amendments and the regulations made thereunder

AND

IN THE MATTER of the HOROWHENUA COUNTY OPERATIVE DISTRICT SCHEME and a proposed change thereto in respect of land situated in Mako Mako Road within the County of Horowhenua.

TAKE NOTICE that the Mayor, Councillors and Citizens of the Borough of Levin duly constituted under the Municipal Corporations Act, 1954, hereby objects to the proposed change to the Horowhenua County Operative District Scheme insofar as the change proposes that certain land comprising an area of 24 acres 18 perches zoned "Industrial B" and that certain land comprising an area of 15 acres be zoned "Industrial C" and the said land being situated on the North side of Mako Mako Road between the Levin Borough Council's Treatment Works site and the Borough boundary upon the following grounds:

1. THAT the proposal is in respect of land situate in the limited rural zone surrounding the Borough of Levin which the Levin Borough Council considers should not be developed for other than limited rural purposes.

2. IN view of the fact that it is probable that at some stage in the near future the land in question will be included within the boundaries of the Levin Borough, the Levin Borough Council considers it desirable that those provisions of the Levin Borough District Planning Scheme be made applicable to industrial land to be included in the Borough the provisions of the Horowhenua County Operative District Scheme in respect of industrial zones being different from those contained in the Levin Borough Operative District Scheme and in the Levin Borough District Scheme proposed for the remainder of the Borough in which an Operative District Scheme is not yet enforced.

3. THE Council considers that land (of which the land above forms part) in the general area between Mako Mako Road and Queen Street West should be planned for further roads on an overall basis and a plan for all major servicing of the area should be prepared ~~by~~ ^{before} any re-zoning that takes place.

The Levin Borough Council desires to be heard at any

2.

hearings to take place to consider the proposed change
and objections thereto.

DATED at Levin this 1 day of *April* 1970.

For and on behalf of the Mayor,
Councillors and Citizens of Levin



Town Clerk

Address for service: Bath Street,
Levin.