

FS1

**SUBMISSIONS BY POWERCO LIMITED ON SUBMISSIONS TO PROPOSED PLAN CHANGE 36 (RURAL)
TO THE WANGANUI DISTRICT PLAN**

To: Wanganui District Council
PO Box 637
Wanganui

By E-Mail: Alisha.Huijs@wanganui.govt.nz

Name of further submitter:

Powerco Limited ("Powerco")
Private Bag 2061
NEW PLYMOUTH 4342

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

Dated at AUCKLAND this 25th July 2014



Signature for and on behalf of
Powerco Limited:

Address for service:

BURTON PLANNING CONSULTANTS LTD
Level 1, 2-8 Northcroft Street
PO Box 33-817
Takapuna
AUCKLAND 0740

Attention: Kathryn Akozu
Ph: (09) 917 4302
Email: kakozu@burtonconsultants.co.nz

FURTHER SUBMISSIONS BY POWERCO LIMITED ON PROPOSED PLAN CHANGE 36 – RURAL ZONES TO THE WANGANUI DISTRICT PLAN

Submitter	Relief Sought	Support/Oppose	Reason	Outcome Sought
Transpower New Zealand Limited 56.6	<p>Insert a new issue under the 'Rural A Zone' heading as follows:</p> <p><i>Some infrastructure facilities, especially the roading network, electricity transmission and telecommunications facilities have specific locational and operational requirements resulting in a need to establish in the rural environment.</i></p>	Support in part	Powerco supports the inclusion of a new issue in Section 3. However the relief sought by the submitter should be amended to include reference to electricity distribution lines. Distribution lines are recognised as regionally significant infrastructure in Policy 3-1 of the one Plan and are required to be located in the rural zone to supply electricity to homes and businesses.	Allow the submission but amend the new issue to also include reference to electricity distribution lines.
Transpower New Zealand Limited 56.11	<p>To insert the following to Policy 3.3.5:</p> <p><i>c. regionally or nationally significant infrastructure including National Grid assets;</i></p> <p>Or words to the like effect.</p>	Support	Powerco supports this submission as it is important to ensure that regionally and nationally significant infrastructure is adequately protected from inappropriate subdivision and development. This is consistent with Policies 3-1 and 3-2 of the One Plan.	Allow whole submission and grant relief as sought.
Transpower New Zealand Limited 56.12	<p>Insert a new policy in Section 3.3 as follows:</p> <p><i>Recognise and provide for the development, operation, maintenance and upgrading of essential network utilities, including the National Grid.</i></p> <p>OR words to the like effect.</p>	Support in part	Powerco supports this submission as it is important to recognise and provide for the development, operation, maintenance and upgrading of regionally significant infrastructure. This is consistent with Policies 3-1 and 3-2 of the One Plan. Powerco seeks that reference to "essential network utilities" is replaced with "regionally significant infrastructure" to be consistent with the One Plan and to avoid any confusion over the scope of this term noting that there is no definition of 'essential network utilities' in the Wanganui District Plan.	Allow the submission but remove reference to "essential network utilities" and replace it with "regionally significant infrastructure".

FS2

FURTHER SUBMISSION

WANGANUI DISTRICT COUNCIL PROPOSED PLAN CHANGE 36



To: WANGANUI DISTRICT COUNCIL

From: FEDERATED FARMERS OF NEW ZEALAND

Submission on: Proposed Plan Change 36 - Rural

Date: 2 July 2014

Address for service: Lisa Harper
Regional Policy Advisor
Federated Farmers of New Zealand
PO Box 422
NEW PLYMOUTH 4340

P: 06 757 3425
F: 06 757 3424
E: lharper@fedfarm.org.nz

Federated Farmers **opposes** the submission of Transpower New Zealand Ltd, (submission number 56, address c/o Stephanie Blick, Harrison Grierson Consultants Ltd, PO Box 2313, Wellington 6011).

The particular parts of the submission we oppose are outlined below, along with reasons for our opposition and decisions sought from the Council.

- 1) In section 5.16 (p.15 of Transpower's submission), they describe problems with reverse sensitivity effects caused by increasing residential development close to substations. To solve this issue, they recommend that "buildings within 150m of the yard of a National Grid substation require restricted discretionary resource consent".

Federated Farmers agrees that substations should be protected from reverse sensitivity issues. However, if the recommendation is adopted as written (p.17), it will catch agricultural buildings as well as residences. We do not believe that there are potential reverse sensitivity effects arising from the location of uninhabited agricultural buildings (such as hay barns and implement sheds) within 150m of a substation. For this reason, we strongly recommend that, if the submitter's proposal is accepted, the word 'residential' be added as follows to avoid unnecessarily capturing farm buildings:

Section SP20 (p.17) – “Insert a new restricted discretionary activity rule and matters of discretions into sections 3.4.2 and 3.8.2 as follows: Any residential building within 150m of the secured yard of a National Grid Substation.”

- 2) In sections 5.21 and 5.22 of the submission (p. 18), recommendations are made regarding the potential non-complying status of buildings over 2.5m in height and/or 10m² in area within an electricity transmission yard (Sections 3.4.4 and 3.8.4 in the proposed plan change).

Federated Farmers suggests that a better alternative would be a reference to the New Zealand Electrical Code of Practice for electrical safe distances (NZECP 34: 2001). Of relevance is the recent agreement between the Rangitikei District Council, Federated Farmers, Powerco and a number of oil companies that became the subject of a consent order from the Environment Court late last year. A copy of the consent order is attached for your information. An applicable section is ‘Distance from National Grid Support Structures’, parts B1.13-2 and 13-3. These are reproduced below.

Distance from National Grid Support Structures

B1.13-2 No building* or structure^ shall be located within 12 metres of the outer edge of a National Grid support, other than a fence that may be located within 5 metres. Buildings* and structures^ must not exceed 2.5 metres high and 10 square metres in area

L OF THE

Distance from National Grid conductors (wires)

B1.13-3 No building* or structure^ or alteration to an existing building* or structure^ shall be located within 12 metres from the centreline of a National Grid transmission line unless:

- a) it is a non-habitable building or structure for a primary production activity* and it is not a building for an intensive farming* activity, dairy shed, calf pen or wintering accommodation, or glasshouse; or
- b) It is a network utility or part of electricity infrastructure that connects to the National Grid.

Alterations and additions to buildings* must not involve an increase that would mean the total gross floor area or building envelope would exceed 2.5 metres high or 10 square metres:

B1.13-4 No building* or structure^ shall be located within 12 metres of the outer edge of a

- 3) Section 5.28 (p.21) proposes amendments that “clarify that sensitive activities may be activities that fall outside of the National Grid corridor”. Federated Farmers would appreciate clarification from Transpower as to what activities they are concerned about that could occur outside of the corridor yet affect the national grid network. If these activities relate to subdivision, there may be a case for their position. However, we are concerned that any such amendments if adopted could accidentally capture normal rural land and farming activities.

Given these reservations, we oppose the amendments to the definition of ‘sensitive activities’ (Chapter 13 Definitions) as sought by Transpower.

***Federated Farmers wishes to be heard in support of this submission.
If others make a similar submission
we would be prepared to consider presenting a joint case with them at any hearing.
Thank you***



IN THE MATTER of the Resource Management Act 1991
AND

IN THE MATTER of appeals under clause 14 of the First
Schedule to the Act

BETWEEN FEDERATED FARMERS OF NEW
ZEALAND (PALMERSTON NORTH
BRANCH)

(ENV-2013-WLG-000002)

POWERCO LIMITED

(ENV-2013-WLG-000008)

THE OIL COMPANIES (BP OIL NEW
ZEALAND LIMITED, MOBIL OIL
NEW ZEALAND LIMITED AND
Z ENERGY LIMITED)

(ENV-2013-WLG-000009)

Appellants

AND

RANGITIKEI DISTRICT COUNCIL

Respondent

BEFORE THE ENVIRONMENT COURT

Environment Judge B P Dwyer sitting alone pursuant to section 279 of the Act.

IN CHAMBERS

CONSENT ORDER

Introduction

[1] The Court has read and considered the appeals and the parties' memorandum received 7 August 2013.

[2] T J Matthews, the Manawatu-Wanganui Regional Council, Meridian Energy Limited and Transpower NZ Limited gave notice of an intention to become parties



under s274 to the aspects of the appeals settled by this consent order, and have signed the consent memorandum setting out the relief sought.

[3] The Court is making this order under section 279(1)(b) of the Act, such an order being by consent, rather than representing a decision or determination on the merits pursuant to section 297. The Court understands for the present purposes that:

- (a) All parties to the proceedings have executed the memorandum requesting this order; and
- (b) All parties are satisfied that all matters proposed for the Court's endorsement fall within the Court's jurisdiction, and conform to relevant requirements and objectives of the Act, including in particular Part 2.

Order

[4] The Court orders, by consent, that the provisions in the table below be amended in the manner shown in Schedule 1 attached.

Table of District Plan Provisions Amended

Section	Provision
A4 Hazards	Policy A4.3-1
A4 Hazards	Policy A4.3-2
A5 Infrastructure	New Objective 21A
A5 Infrastructure	Policy A5-1.8
A5 Infrastructure	New Policy A5-1.8A
A5 Infrastructure	Policy A5-1.9
A6 Special Assessment Policies	Policy A6-1.2
A6 Special Assessment Policies	Policy A6-1.3
B1 General Rules and Standards	B1.13
B1 General Rules and Standards	B1.14
B1 General Rules and Standards	B1.8-1 – Third column heading



B1 General Rules and Standards	B1.12-6
B1 General Rules and Standards	B1.12-7
B1 General Rules and Standards	B1.10-2
B7 Rural Zone	Discretionary Activities
B7 Rural Zone	Discretionary Activity Standards
B11 Subdivision and Development	B11.7
B11 Subdivision and Development	Discretionary activities
B11 Subdivision and Development	Restricted Discretionary Activity Standards – New standard - Energy
Definitions	National Grid
Definitions	Sensitive Activities

[5] The appeals are otherwise dismissed.

[6] There is no order as to costs.

DATED at Wellington this 19th day of September 2013

B P Dwyer
Environment Judge



SCHEDULE 1

Agreed amendments to the Rangitikei District Plan

**NOTE – Amendments in this order are
represented by Yellow Highlight**



Hazardous Substances

Issue 18 *Inappropriate storage, use, disposal ~~or~~ and transportation of hazardous substances has the potential to cause damage to the environment, including ecosystems, and to human health and property.*

Objective 18 Storage, use, containment, disposal ~~or~~ and transportation of hazardous substances is carried out in a manner that protects the environment from adverse effects, such as contamination, toxic discharge and pollution.

Policies

A4-2.1 Hazardous facilities are to be designed, located, constructed and managed to avoid or mitigate adverse effects, including potential risks, to the environment or to human health.

Contaminated Land

Issue 19 *Inappropriate use or development*, or change of use, or intensification of activity on existing contaminated sites in the District* may adversely affect the environment and human health.*

Objective 19 Contaminated land is used, subdivided, developed or managed in a way that avoids or mitigates adverse effects on the environment and human health.

Policies

A4-3.1 Avoid the subdivision[^], use, or development* of land that is contaminated by hazardous substances* unless the Regional District Council is satisfied confirms that management, mitigation, or remedial measures are or will be sufficient to avoid address any adverse effects on environmental or human health, and are in accordance with the NES for Assessing and Managing Contaminants in Soil to Protect Human Health.

A4-3.2 ~~Contain land contamination to within the boundary* of the site, and ensure that any adverse effects from leachate on rivers, lakes* and wetlands[^] is avoided, mitigated or managed.~~



A5 Infrastructure

Network Utilities

Issue 20 *Network utilities* provide important services for the people of the District*, enabling people and communities to provide for their social, economic and cultural wellbeing. Network utilities* have specific technical and locational requirements that may limit their location options. These network utilities* can have adverse effects on the environment and place restrictions on existing land uses.*

Issue 21 *The safe and efficient operation and maintenance of network utilities* can be put at risk by inappropriate subdivision^, use and development (through reverse sensitivity effects).*

Objective 20 Ensure network utilities are designed, located, constructed, operated, maintained and upgraded to:
a) Avoid, remedy or mitigate adverse effects on the environment;
b) Ensure the efficient use of natural and physical resources.

Objective 21 Protect the safety and operation of network utilities from the adverse effects of other land use activities.

Objective 21A Industrial, Residential and Commercial *development** must demonstrate that it can be designed in a manner to avoid *sensitive activities** occurring near National Grid transmission lines.

Policies

- A5-1.1. Enable the establishment, operation and maintenance of *network utilities**.
- A5-1.2. Encourage network utility operators^ to co-locate with other activities or to locate within the existing roading network where possible to minimise cumulative effects.
- A5-1.3. Ensure that new or expanded network utilities* are located underground in urban areas wherever practicable.
- A5-1.4. Avoid, remedy or mitigate adverse effects of *network utility** services on heritage features, outstanding natural features and landscapes, in particular their qualities, values and characteristics and the natural character of the area.
- A5-1.5. Ensure that any planting and plant maintenance does not interfere with essential infrastructure, including transmission and sub-transmission networks.
- A5-1.6. Ensure the safe operation of critical infrastructure and network utilities* by ensuring that appropriate separation distances are maintained.
- A5-1.7. Ensure that subdivision^, use and *development** does not compromise the ability of *network utilities** to function.



Steve Costello
gax

A5-1.8. Ensure that the development is designed to avoid adverse effects on the operation, maintenance, upgrading and long-term development of National Grid transmission lines, electricity transmission corridors.

A5-1.9 Avoid the development of sensitive activities* in areas under and adjacent to National Grid transmission lines.

A5-1.9 A5-1.10 The reverse sensitivity effects generated by land development, particularly sensitive activities*, near National Grid transmission lines – within identified electricity transmission corridors – must be managed in order to avoid, remedy or mitigate the adverse effects on both the safe, secure and efficient use and development of the transmission network and the safety and amenity values of the community.

Renewable Electricity Generation

Issue 22A *Concerns over the potential effects of global warming and climate change will continue to lead to national and international policy directives to increase the proportion of electricity generation* from renewable electricity sources. The use of renewable electricity resources in rural locations is likely to be an increasing feature in the District*. The challenge for the District* is to find a balance between enabling such developments so that Rangitikei plays its part in minimising the impacts of climate change whilst managing the effects of development on the essential character of the District*.*

Issue 22B *The rurally isolated nature of many of the District's* smaller communities and settlements means that it is essential for many to be able to have "off-grid" lifestyles. Therefore, domestic renewable electricity generation* should be enabled.*

Issue 22C *Subdivision, land use and development can, through reverse sensitivity effects, lead to adverse effects on the safe and efficient operation of consented or existing renewable electricity generation activities.*



A6 Special Assessment Policies

Subdivision and Development

There is not currently a significant demand for subdivision[^] in the *District*^{*}. Consequently, the District Plan provides a degree of flexibility as to the form of subdivision[^] in the urban zones, and in the Rural Zone seeks to protect the zone's existing predominant *primary production*^{*} and *open space*^{*} character. Below are a set of additional assessment policies that will inform the exercise of discretions provided for in the rules.

Assessment policies for subdivision

A6-1.1 When assessing a subdivision[^] application, regard must be had to the objectives and policies in the natural hazards[^], transportation and the natural environment sections of the Plan and the provision of public access to rivers, lakes, wetlands and the coast where appropriate.

Residential subdivisions

A6-1.2 *Infill*^{*} subdivision[^] in the Residential Zone that meets the standards for restricted discretionary activities will generally be granted consent subject only to conditions where the *allotment*^{*}:

- a) is to be connected to reticulated essential services;
- b) allows for each *dwelling*^{*} to be isolated from services for maintenance and repair;
- c) can accommodate residential *development*^{*} in accordance with the requirements of the District Plan; and
- d) can provide connection to the roading network is safe and efficient
- e) is capable of being adequately serviced with electricity.

A6-1.3 *Greenfield*^{*} subdivision[^] in the Residential Zone should be designed in a manner that ensures:

- a) that the size and shape and arrangement of lots meets the standards for restricted discretionary activities and generally provides for good pedestrian and vehicular access, and sunlight;
- b) the *development*^{*} is fully serviced and connected to the Council's reticulated essential services, and is connected in a manner that allows for the services to be isolated for maintenance and repair; and
- c) that connection to the roading network is safe and efficient in a manner that provides for sufficient network connectivity.



d) that development is designed, located and managed in such a way as to avoid, remedy or mitigate conflicts with existing network utilities.

e) that development in proximity to an electricity transmission corridor ensures the safe and efficient use and development of the electricity transmission network and the safety and amenity values of the subdivision.

f) That all sites created by subdivision demonstrate that they are capable of being adequately serviced with electricity.

A6-1.4 While residential density requirements in the District Plan express a minimum lot size which is known to be sufficient to provide for residential amenity[^], smaller lot sizes may be allowed where it can be shown by an accompanying application for the construction of a *dwelling(s)** that the higher density makes sufficient provision for the amenity[^] of future residents and adjoining neighbours.

Rural subdivisions

A6-1.5 Subdivision[^] into *allotments** of less than 10 hectares should be avoided, where versatile soils exist as defined in the NZLR LUC as being Class 1 and 2 land, to prevent residential *development** on the most versatile soils in the *District** and to maintain the *primary production** use and character of this land. The minimum lot size will be the principle mechanism for protecting these versatile soils and ensuring that the productive capacity of these soils is preserved for future generations.

A6-1.6 Where land proposed to be subdivided does not contain class 1 and class 2 land, only limited subdivision is provided for.

A6-1.7 Development shall be managed to avoid incompatible development and reverse sensitivity effects upon existing network utilities.



B1.8 Earthworks

B1.8-1 In all zones, all *earthworks**, other than for *critical infrastructure** must comply with the following limits:

Zone	Maximum Volume per Site per Year	Maximum Change in Vertical Height/Depth from between existing and finished Ground Level	Minimum Setback from Boundaries	Minimum Setback from Wetland as identified under Schedule E of the Horizons Regional Council One Plan	Historic Heritage (schedule C3 sites)
Rural (excluding ONFL)	No maximum limit	No maximum change	No minimum setback	No minimum setback <u>10m</u>	0.5m maximum change in vertical height/depth from ground level
Rural (inside an ONFL)	1000m ³	No maximum change	No minimum setback	No minimum setback <u>10m</u>	
Rural Living	1000m ³	1.5m	3m	15m <u>10m</u>	
Residential	500m ³	1m	3m	15m <u>10m</u>	
Commercial and Education	500m ³	1m	3m	15m <u>10m</u>	
Industrial	1000m ³	1.5m	3m	15m <u>10m</u>	

B1.8-2 The maintenance and repair of existing *tracks** is exempt from the maximum volume rule for earthworks in the rural zone.

B1.8-3 The above requirements do not apply to the Bridge Street (Bulls) *Comprehensive Development Area**

B1.8-4 The above requirements do not apply to quarrying, which requires earthworks volumes to be assessed prior to the activity commencing.

B1.8-5 The above requirements do not apply to the removal and/or replacement of underground fuel storage systems where the work is undertaken in compliance with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.



[Rule B1.9-10]

- E) agricultural and fertiliser use, storage and, transportation and disposal where these activities are carried out in compliance with NZS8409:2004 Management of Agricultural and the Fertiliser (Subsidiary Hazard) Group Standard 2006 HSR002571;
- F) storage of fuel for *primary production** activities in the Rural Zone, where it complies with the Guidelines for Safe Above-Ground Fuel Storage on Farms (Dept of Labour, October 2001).

Note: Disposal of hazardous substances is regulated by Horizons Regional Council. Use of agricultural and fertiliser is also regulated by Horizons Regional Council. For more information phone 0508 800 800.

Note: Hazardous substances are also controlled under the Hazardous Substances and New Organisms Act 1996. Any hazardous facility that involves the use or storage of radioactive materials is an exempt activity under the Radiation Protection Regulations 1982:

B1.2 Activities on Contaminated Land

B1.10-1 All activities on contaminated land are to be undertaken in accordance with the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health. The five categories covered by the NES are:

- Removing or replacing all, or part of, a fuel storage system
- Sampling the soil
- Disturbing the soil
- Subdividing the land
- Changing the land use.

~~B1.10-2 For all activities carried out on contaminated land to which the NES does not apply, and where there is a risk that contaminants could be further spread:~~

- ~~a) these activities must be supervised by an appropriately qualified and experienced person; and~~
- ~~b) a report must be provided to the Council confirming that any contaminants have been appropriately managed and/or contained.~~



- B) signs* will be designed to minimise clutter on or viewed from the street. Where possible, signs* for any supermarket and retail activities will be displayed on one centrally located sign adjacent to the road.

Note: The New Zealand Transport Agency controls signs on state highways by means of a bylaw.

Prior to placing a sign on a historic heritage building listed in schedule C3, consideration must be given to guidance provided by the New Zealand Historic Places Trust on signage design, attachment to the site and impact on heritage values.

B1.3 Network Utilities

The zone rules do not apply to network utilities*, which are subject only to the requirements of section B1.12 of this plan. The exception is that the Residential Zone rules in relation to height*, daylight setback* and building setback apply to network utilities* (except masts* and poles) on Residential Zone land and on any site directly adjoining Residential Zone land.

All network utilities* must comply with the following, except for existing transmission lines that are controlled by the National Environmental Standards for Electricity Transmission Activities Regulations 2009, and structures that are controlled by the National Environmental Standards for Telecommunication Facilities 2008:

- B1.12-1 In the case of natural or manufactured gas, the gauge pressure of pipes and other equipment must not exceed 2,000 kilopascals.
- B1.12-2 The voltage of any line or other equipment used for conveying electricity must not exceed 110 kV.
- B1.12-3 Activities emitting radiofrequency fields must comply with NZS2772.1:1999 Radiofrequency Fields: Part 1 Maximum Exposure Levels 3kHz to 300GHz.
- B1.12-4 No antenna dish is to exceed:
- a. 4 metres diameter in any zone, where the total height of the structure does not exceed 6m.
 - b. 1.2 metres in diameter where the total height of the structure does not exceed the height limits specified in rule B1.12-6.
- B1.12-5 Structures^ must not exceed a gross floor area* of 200 square metres.
- B1.12-6 No mast* is to exceed a height* of:

Zone	Maximum Mast Height from existing ground level
Residential Zone	15 metres
Education Zone	15 metres
Commercial Zone (including Comprehensive development area.)	15 metres
Industrial Zone	25 metres
Rural Living Zone	25 metres



Rural Zone	25 metres
------------	-----------

Whether or not they are attached to a building*. No building setback or daylight setback provisions apply to masts in any Zone.

B1.12-7 The Residential Zone rules in relation to *height**, *daylight setback** and building setback apply to *network utilities** (except *masts**) on Residential Zone land and on any site directly adjoining Residential Zone land.

B1.12-8 Where *network utilities** or associated structures[^] are located underground, the ground surface and any vegetation disturbed in the course of installation must be reinstated or replaced as soon as reasonably practicable.

B1.12-9 On sites of less than 200 square metres, any *building** or structure[^] must not be located closer than 1 metre from any *boundary** and is exempt from zone rules for site *coverage** and *building** setback.

B1.12-10 Telecommunication cabinets must not exceed 2 metres in height when measured from the top of the plinth on which the cabinet is mounted.

B1.12-11 The minor upgrading, operation and maintenance of existing electricity and telecommunication lines is exempt from compliance with Rules B1.12-1 to B1.12-10.

B1.12-12 Wind monitoring masts*, for the purpose of investigating renewable electricity generation, shall not exceed 80 metres in height or a maximum width of base diameter of 600 mm at the base of the tower structure. Masts shall only be located within the Rural Zone and not closer than 500 metres to any zone boundary.

B1.4 Activities within 12 metres of the outer edge of a National Grid support structure or 12 metres of the centre line of a National Grid transmission line or Transmission Corridor

B1.13-1 ~~*Buildings**, *structures*[^], *earthworks** or tanks~~ *Earthworks** within 12 metres of the outer edge of National Grid support structure or an *electricity transmission corridor** must comply with the New Zealand Code of Practice for Electrical Safe Distances 2001 (NZECP34:2001); and

Note: Sections 2.2.1-2.2.3 of NZECP34:2001, in relation to earthworks near National Grid structure, do not apply to normal agricultural cultivation or the repair, sealing or resealing of the existing surface of any road (including farm access tracks), footpath, or driveway.

Distance from National Grid Support Structures

B1.13-2 No *building** or *structure*[^] shall be located within 12 metres of the outer edge of a National Grid support, other than a fence that may be located within 5 metres. ~~*Buildings** and *structures*[^] must not exceed 2.5 metres high and 10 square metres in area~~



Distance from National Grid conductors (wires)

B1.13-3 No building* or structure^ or alteration to an existing building* or structure^ shall be located within 12 metres from the centreline of a National Grid transmission line unless:

- a) It is a non-habitable building or structure for a primary production activity* and it is not a building for an intensive farming* activity, dairy shed, calf pen or wintering accommodation, or glasshouse; or
- b) It is a network utility or part of electricity infrastructure that connects to the National Grid.

~~Alterations and additions to buildings* must not involve an increase that would mean the total gross floor area or building envelope would exceed 2.5 metres high or 10 square metres.~~

B1.13-4 No new sensitive activity* shall establish within 12 metres of the outer edge of a National Grid support structure or 12 metres from the centreline of a National Grid transmission line. Rule B1.13-1 does not apply to the following matters:

- a. ~~vertical holes, not exceeding 500mm diameter, or beyond 1.5 metres from a pole support structure.~~
- b. ~~earthworks* undertaken by network utility operators.~~
- c. ~~normal agricultural or domestic cultivation or repair, sealing, resealing of an existing road, footpath or driveway.~~

Note: Buildings*, structures^, earthworks* or tanks must comply with the New Zealand Code of Practice for Electrical Safe Distances 2001 (NZECP34:2001).

Note: Vegetation planted within an electricity transmission corridor* near National Grid transmission lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

Note: Compliance with NZECP34:2001 is mandatory under the Electricity Act. Compliance with section B1.13 will not necessarily ensure compliance with the NZECP34:2001. Additional requirements may apply.

B1.5 Activities in close proximity to electricity lines other than the National Grid transmission lines

The following advice notes apply to all buildings, structures and vegetation near an electricity sub-transmission and/or distribution line that does not form part of the National Grid:



Note: Vegetation planted within the vicinity of any sub-transmission or distribution line should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

Note: Works in close proximity to any electricity sub-transmission or distribution can be dangerous. Compliance with the New Zealand Electrical Code of Practice 34:2001 is mandatory for all buildings, earthworks and mobile plant within close proximity to any electricity sub-transmission or distribution line.

B1.6 Temporary Military Activities

The following rules apply to all *temporary military training** activities:

B1.15-1 The written consent of the landowner must be obtained.

B1.15-2 Permanent structures[^] must not be constructed.

B1.15-3 The total activity duration must not exceed 31 days.

B1.15-4 Sound levels measure at any point within the notional boundary* of any residential dwelling* must not exceed the noise limits as follows:

Zone	Time	Noise Limits
All zones	Day time 6.30am – 7.30am	60 dB L _{Aeq} (15 min) 70 dB L _{AFmax}
	Day time 7.30am – 6pm	75 dB L _{Aeq} (15 min) 90 dB L _{AFmax}
	Day time 6pm – 8pm	70 dB L _{Aeq} (15 min) 85 dB L _{AFmax}
	Night time 8pm – 6.30am	55 dB L _{Aeq} (15 min) 70 dB L _{AFmax}
Provided the limits for impulsive noise arising from any use of explosives, simulators, ammunitions, munitions or pyrotechnics at any time, must not exceed 122 dB (Peak) with either a C or Z flat frequency weighting.		

B1.7 Notable Trees and Culturally Significant Flora

B1.16-1 Notable Trees listed in Schedule C2 may be maintained through trimming to ensure the general health of the tree, provided that the trimming maintains the natural shape and form of the tree. This excludes pollarding or any other hard pruning practices.

B1.16-2 Notable Trees listed in Schedule C2 must not be removed without obtaining resource consent, unless:



Discretionary Activities [B7 Rural Zone]

The following are discretionary activities in the Rural Zone:

- a) any activity that is not a permitted, or restricted discretionary activity[^] in the Rural Zone, and any activity that is not specifically provided for in this Plan;
- b) any *new primary production** activity within outstanding natural features and landscapes (as identified within Schedule C4);
- c) any *renewable energy** generation, other than domestic scale wind turbines, including any new wind farm or extension to an existing wind farm; and
- d) activities within ~~an electricity transmission corridor~~ 12 metres of the outer edge of a National Grid support structure and 12 metres from the centreline of a National Grid transmission line which do not meet the permitted activity standards in B1.13.

Discretionary Activity Standards

~~Assessment criteria for activities within an electricity transmission corridor~~
Assessment criteria for activities within 12 metres of the outer edge of a National Grid support structure and 12 metres from the centreline of a National Grid transmission line

~~For buildings* and structures^ within an electricity transmission corridor~~
For buildings* and structures^ within 12 metres of the outer edge of a National Grid support structure and 12 metres from the centreline of a National Grid transmission line which do not meet the permitted activity standards in B1.13, the following assessment criteria apply:

- a) extent of compliance with NZECP34: 2001
- b) the location, height, scale, orientation and use of buildings and structures to ensure the following effects are addressed:
 - i. the risk to the structural integrity of the transmission line;
 - ii. the effects on the ability of the transmission line owner to operate, maintain and upgrade the transmission network;
 - iii. the risk of electrical hazards affecting public or individual safety, and risk of property damage;
 - iv. the extent of associated earthworks, and use of mobile machinery near transmission line which may put the line at risk;
 - v. the intended use of the building, including whether it is for a sensitive activity*

~~For earthworks* within an electricity transmission corridor~~
For earthworks* within 12 metres of the outer edge of a National Grid support structure and 12 metres from the centreline of a National Grid transmission line which do not meet the permitted activity standards in B1.13 the following assessment criteria apply:



- a) any effects on structural integrity of the transmission line;
- b) volume, area and location of the works, including temporary activities such as stockpiles;
- c) time of the works;
- d) site remediation;
- e) the use of mobile machinery near transmission lines which may put the line at risk; and
- f) compliance with NZCEP 34:20012

For buildings*, structures^ and earthworks within 20 m of a sub-transmission network the following assessment criteria apply:

- a. extent of non-compliance with NZCEP34:2001
- b. the effects on the ability of the transmission line owner to operate, maintain and upgrade the transmission network;
- c. the proximity of buildings and structures to electrical hazards;
- d. the risk of electrical hazards affecting public safety, and the risk of property damage;
- e. the risk of electrical faults causing disruption to electricity supply;
- f. the extent of earthworks required, and use of mobile machinery near the line that may put the line at risk;
- g. the risk to the structural integrity of the sub-transmission line; and
- h. outcomes of any consultation with the relevant line owner.



- a) For land within an identified Outstanding Natural Feature or Landscape (ONFL) no subdivision is provided for as a restricted discretionary activity. All subdivision within an identified ONFL shall be considered as a discretionary activity.
- b) 10 hectares for lots containing only versatile soils defined in the NZLR LUC as being Class 1 and 2 land.
- c) For lots not containing Class 1 or 2 land:
 - (i) For existing titles of 10 hectares or less, no additional titles can be created, but boundary alterations between existing titles can occur;
 - (ii) For existing titles of more than 10 hectares, but less than 20 hectares, one additional title of 2 hectares can be created.
 - (iii) For existing titles of more than 20 hectares, two additional titles of 2 hectares can be created.

B11.6 Energy

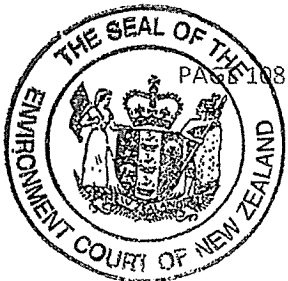
B11.6-1 It must be demonstrated that any new allotment that is intended to contain a dwelling* can be serviced by an adequate supply of energy. Where reliance is via connection to an existing network, confirmation will be required from the relevant provider.

B11.7 Outdoor Space

B11.7-1 Each *dwelling* site** must be provided with a private and exclusive outdoor area formed in the shape of a rectangle with a minimum area of 55 square metres and a minimum width of 4.5 metres.

B11.8 Activities within Electricity Transmission Corridors

B11.8-1 Where a proposed subdivision ~~extends into an electricity transmission corridor~~, that subdivision must be able to identify identifies an indicative building platform (being a 20 metre diameter circle exclusive of any yard requirements) entirely outside of the electricity transmission corridor beyond 12 metres from the outer edge of a National Grid support structure and beyond 12 metres from the centreline of a National Grid transmission line for each lot created.



Discretionary Activities

B11.1 The following are *Discretionary Activities*[^]:

B11.9-1 Any *subdivision*[^] and all associated *earthworks*^{*} and construction are a *Discretionary Activity*[^] within an Outstanding Natural Feature or Landscape (ONFL) contained in Schedule C4.

B11.9-2 Any *subdivision* and associated *earthworks*^{*} and construction that does not meet the standards for a *Restricted Discretionary Activity*[^] under this plan is a *Discretionary Activity*[^].

B11.9-3 Where the proposed subdivision is a *Discretionary Activity*[^] because it does not comply with the standards to activities (Rule B11.8-1), then that application need not be publicly notified and need not be served on any affected party other than the transmission line owner.

Subdivision within sites listed as ONFLs in Schedule C4

~~B11.7.1~~ Any *subdivision* and all associated *earthworks*^{*} and construction are a *Discretionary Activity*[^] within an outstanding natural feature or landscape (ONFL) contained in Schedule C4.

~~B11.7.2~~ Where a proposed subdivision is discretionary because it does not comply with the standards for activities within an electricity transmission corridor (Rule B11.7-1), then that application need not be publicly notified and need not be served on any affected party other than the transmission line owner.

~~B11.7.3~~ All *subdivision*[^] and associated *earthworks*^{*} and construction that does not meet the standards for a *restricted discretionary activity*[^] under this plan is a *discretionary activity*[^].



Dwelling means a self-contained home or residence of a single household, whether or not joined to another dwelling.

Earthworks means any movement of earth, including the excavation or deposition of earth or cleanfill, that results in changes to the existing ground level. This includes, but is not limited to, earth movement associated with subdivision and site works as defined by the Building Act 2004.

Educational Activity means the use of any land or buildings for educational purposes, and includes any primary or secondary or tertiary school, kindergarten, or kohanga reo, and any hostel or accommodation ancillary to and incidental to the principal education purpose.

Effect has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.

~~Electricity Transmission Corridor means land located within 32 m either side of the centreline of a high voltage transmission line owned or used by Transpower New Zealand Ltd.~~

Entertainment Activity means any land or buildings used for the purpose of entertainment, or social or cultural enjoyment, and includes any premises licensed for the sale of liquor, any cinema, theatre, electronic games facility, or recreational activity which is not otherwise a community activity.

Environment has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.

Erection means in relation to any building, including the re-erection or structural alteration of or the making of any addition to any building, or the placement of any building on a site, or the movement of any building from one position on a site to another position on the same site. "Erect" and "erected" have corresponding meanings.

Esplanade Reserve has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.

Essential Services means Council's reticulated sewage and water supply systems and stormwater systems.

Existing Primary Production within an Outstanding Natural Feature and/or Landscape means any existing primary production activity (that would otherwise be a permitted activity within areas of the Rural Zone that are not within an ONFL) commenced before 31 October 2012.

Face Area (of a sign) means the total visible area of the face or faces of a sign, which are exposed or displayed for view.

Farm Track means a formed route for the movement of people, animals and vehicles and does not include a road.

Floor Level means the minimum floor level in a building.

Forestry means the establishment, management and harvesting of an area of trees greater than 2 hectares for commercial wood production, and any associated activities.

Fuel Service Facility means any land or premises used principally for the retail sale of motor vehicle fuels and for the refuelling and servicing of vehicles, incorporating activities which are incidental to the principal refuelling activity including the retail sale of motor vehicle accessories, oils, spare parts, and convenience goods, and ancillary services including mechanical repairs, warrant of fitness testing, tyre servicing, and the hire of vehicles. This includes self-service refuelling facilities - being facilities that are automated and unmanned.



L_{AFmax} means the maximum A-frequency-weighted fast-time-weighted sound level in decibels (dB) recorded in a given measuring period.

Lake has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.

Loading Bay means a space on a site available for a vehicle while being loaded or unloaded, including also the adjustment or covering of any load and the fuelling of the vehicle.

Manufacturing Activity means any activity which involves the packaging, processing, assembly, storage, repair, or manufacture of goods or materials for sale or gain or service, but excluding any activity which involves the use of machinery or any process which gives rise to noxious or offensive smells or noise, or electrical interference which adversely affects adjoining activities, and including the wholesale and retail sale of goods manufactured on the site.

Marae means a site reserved under the Maori Affairs Act 1953 which is owned or administered by legally appointed trustees or a trust body for the common benefit of a defined group of Maori people, and includes marae based facilities and activities as follows:

- wharehau and halls, hui, meetings, and social gatherings;
- accommodation, kitchen, dining, and ablution facilities associated with any marae;
- churches and church activities;
- kaumatua flats or elderly persons' housing or kainga housing for people associated with the marae;
- education and training facilities and activities;
- childcare and kohanga reo facilities and activities;
- medical health services; and
- urupa and burial services and activities.

Mast means any mast, pole or similar structure designed to carry aerials or antenna dishes or to otherwise operate as an aerial or to facilitate radio communication or telecommunication.

Minor Upgrading in relation to network utilities means to expand the capacity of an existing utility, where the effects of that utility remain the same or similar in character, scale and intensity as those that existed at the (date of notification of Plan review) or prior to the commencement of the minor upgrading for activities established after (date of notification of Plan review). This includes an increase in the power-carrying capacity, efficiency or security of any line (such as adding additional circuits, reconductoring with higher capacity conductors, resagging of conductors, fitting longer or more efficient insulators, or the addition of earth wires which may contain telecommunication lines, earth peaks and lightning rods), utilising existing support structures or structures of a similar scale and character. A change in voltage will only be included when there is no physical change to the line, e.g. where a line has been constructed to operate at a certain voltage but has been operating at a lesser voltage. It also includes the installation of fibre-optic cables onto existing transmission lines.

National Grid means the assets owned or operated by Transpower New Zealand Limited.

Natural Hazard has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.



Road-Side Sales means the use of land or premises for the retail sale of goods or foods produced and grown on the property from which they are offered for sale.

Residential Unit means the self-contained residence of a single household, including a dwelling house, flat, home unit, apartment, town house, and house.

RTS 6 means the Road and Traffic Standards 6: Guidelines for visibility at driveways, prepared by the New Zealand Transport Agency.

Sensitive activity means the following activities where they occur within 12 metres of the outer edge of a National Grid support structure and 12 metres from the centreline of a National Grid transmission line: ~~electricity transmission corridors~~: residential activities^{*}, educational activity^{*}, childcare facility, visitor accommodation^{*}, home occupation, wharehau, halls, accommodation, education and training facilities, childcare and kohanga reo facilities and activities, and medical health services associated with *marae*^{*} and community activity^{*}.

Shelterbelt means the planting and maintenance of trees for shelter.

Sign means any device, apparatus, or structure for displaying or advertising to the public any information or illustration relating to any place, person, goods, services, land, premises, or other property, including any information or illustration that is painted, printed, written, carved, inscribed, endorsed, projected onto, or otherwise fixed to or upon any building, wall, fence, hoarding, rock, structure, or stationary vehicle of any kind (whether moveable or not), that is visible from any public place. Refer also to definitions for Temporary and Official Signs.

Site means an area of land comprised wholly of one certificate of title, or the area of land contained within an allotment on a plan of subdivision, or the area of land which is intended for exclusive occupation by one residential unit.

Soil Conservation and Erosion Works includes surface and subsurface drainage, earthwork, sills, debris dams, flumes and revegetation and tree planting.

Sports and recreation activities means any amateur sport, whether played with or without equipment installed on the sports ground; and any recreation activity that is engaged in without payment to a commercial operator or organiser.

Storage Area means an area above ground used to store materials (including refuse) associated with a residential, commercial or industrial activity.

Strategic Roads means roads which form part of a network of strategic national importance, having the highest standards with access control where necessary, and for which a high level of user service must be provided on a continuous basis.

Structure has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.

Subdivision has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.

Supermarket means a store within which retail sales are primarily of food and grocery.

Tangata Whenua has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.



FS3

Further Submission on the Proposed Plan Change 36 to the Wanganui District Plan

(Closing date: Wednesday 9 July 2014 5pm)

To: Wanganui District Council
PO Box 637
Wanganui 4540

Email: alisha.huijs@wanganui.govt.nz

Full Name of Further Submitter:
Horticulture NZ

Full Postal Address:
P O Box 10 232
Wellington 6143

Attn: Chris Keenan

Telephone Number: 04 470 5669
Mobile: 027 668 0142

Fax Number: 04 471 2861

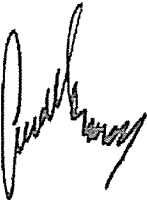
Email: chris.keenan@hortnz.co.nz

Horticulture NZ represents growers in the Wanganui District so represents a relevant aspect of the public interest.

Horticulture NZ is not a trade competitor as per Clause 6 of the First Schedule of the Resource Management Act 1991.

I do wish to be heard in support of my submission

If others make a similar submission, I **would not** be prepared to consider preparing a joint case with them at any hearing.



.....
Signature of person making submission or person authorised to sign on behalf of person making submission.

Date:
9 July 2014

Submitter	Sub No.	Plan Provision	Support/ Oppose	Reason
Anne Jones	6	Building yards	Support in part	Different setbacks should be applied to dwellings where people are located as opposed to farm buildings where the potential for reverse sensitivity effects on people is less.
NZTA	51/7	Definition Sensitive activity	Oppose in part	The definition for sensitive activities is based on the NPS for Electricity Transmission. It would be more appropriate to have a definition for noise sensitive activities that relates to the acoustic issues that NZTA seeks to be addressed.
Wanganui District Council	54/1	Rural A Zone	Oppose	Horticulture NZ does not consider that a zone should be created for the purpose of 'soil protection'. Therefore renaming the zone is not supported.
Wanganui District Council	54/5	3.5.8 b) 3.7.5 b) and 3.9.8 b)	Oppose	Horticulture NZ seeks provisions that enable orchardists the ability to utilise land for horticultural purposes. The tree planting rules restrict the use of land for that purpose.
Wanganui District Council	54/9	3.4.2 c) ii) and 3.10.2 b) ii)	Support	Urban design outcomes are not appropriate for the rural zones.
Transpower NZ Ltd	56/ 1-56/27	Whole submission	Support in part	Horticulture NZ supports the approach in the submission by Transpower NZ particularly in respect of agricultural and horticultural structures which are adjacent to the National Grid.
Federated Farmers of NZ	57/2	3.3.4	Support in part	Horticulture NZ supports strong direction in the plan which addresses potential reverse sensitivity as a result of lifestyle development.
Federated Farmers of NZ	57/3	3.3.10	Support in part	Rural production should be enabled in Rural B Zone.
Federated Farmers of NZ	57/4	3.4.2	Support	Urban design outcomes are not appropriate for the rural zones.
Federated Farmers of NZ	57/6	3.5.8 Trees	Oppose in part	Horticulture NZ wants to ensure that there is adequate provision for orchard trees and shelterbelts to be established, particularly in Rural A Zone where the council seeks to promote use of the land for high value production. The changes sought would limit the optimum use of that land.
Federated Farmers of NZ	57/8	3.5.4 Hazardous facilities	Support	Horticulture NZ does not support the use of Hazardous Facilities Screening Procedure.
Federated Farmers of NZ	57/9	Hazardous facilities Rural B and Rural C Zones	Support	Horticulture NZ does not support the use of Hazardous Facilities Screening Procedure.
Federated Farmers of NZ	57/13	Definition Sensitive Activities	Oppose in part	The definition should be consistent with the NPS for Electricity Transmission.
Federated Farmers of NZ	57/14	Definition Amenity values	Support in part Oppose in part	The definition of amenity values should be the same as the RMA.

Federated Farmers of NZ	57/15	Definition shelterbelt	Support in part	Shelterbelts occur for a range of land uses and not necessarily linked to cultivation activities.
Federated Farmers of NZ	57/16	Definition intensive farming	Support in part Oppose in part	While it may be useful to have a definition for intensive farming submitters should be able to comment on any proposed definition.
NZ Fire Service Commission	68/2	Rules 3.5.5, 3.7.8, 3.9.5, 3.11.5	Oppose in part	While the need to have water for firefighting is acknowledged Council needs to ensure that the COP is relevant, practical and achievable.
Ridgway Trust	69/3	Tree setbacks Rural A Zone	Oppose	Horticulture NZ wants to ensure that there is adequate provision for orchard trees and shelterbelts to be established, particularly in Rural A Zone where the council seeks to promote use of the land for high value production. The changes sought would limit the optimum use of that land.
Tim Matthews	76/3	Tree setbacks Rural A Zone	Oppose in part	Horticulture NZ wants to ensure that there is adequate provision for orchard trees and shelterbelts to be established, particularly in Rural A Zone where the council seeks to promote use of the land for high value production. The changes sought would limit the optimum use of that land.



FS4

Liam and Beverley Graves
527 Rapanui Road
Wanganui

Further submissions re proposed plan change PPC 36 to the Operative Wanganui District Plan

As no specific form has been specified I will follow the councils summary of submissions format so that it will be easily brought into the current work,

I believe that your summary of my submission left out much relevant information including issues that highlight the lack of any significant reason why blocks of land under or close to the 10 hectares block size have been included into the rural a category. All of these blocks should by default be zoned rural C. One significant omission from our submission into the summary also potentially takes away the credibility of my statement re traffic flows there is also one significant misspelling or word substitution resulting in the possibility of the my statement being misunderstood. Overall I am not happy with the manner of this whole process has been carried out.

Spelling mistake in the last submission summary, Financial was replaced with Fanatical

Omission submission summary 4 . The reason why I believe there will be no traffic implications has been completely left out and this is significant and I will state this again in case it has dropped off some how..

Submissions to support our previous submissions

By far the major factor impacting on traffic on Rapanui road is the rural settlement of Mowhanau and its neighbouring properties, the bulk of the remaining traffic would be made up of farm use, heavy vehicles servicing the farming community and a small portion of lifestyle/residential use. Looking at the proposed changes and its impact, it appears that any increases in traffic volumes and noise will come from increased residential activity from the Mowhanau beach community and that any further growth that may come from properties such as ours would have little impact on the overall use of Rapanui road.

After doing some research in regard to property sizes, values, saleability etc the proposed plan changes if carried out as proposed would mean a significant drop in the financial value of properties that fall between 2 and 20 hectares. For many this could mean that they are over capitalised and that their property becomes a liability instead of the investment that they put their life savings into.

I have no problem with the bigger land owners and to some extent can understand why they do not want to support a more dense rural area but they are not losing their current rights to gain financially from subdivision. The changes to the minimum block size in rural A take away the rights of the individuals who own the smaller blocks of land and limit future possibility's for many wanting to purchase smaller or affordable blocks of land.

In my earlier submission I mistakenly agreed that there was merit for the overall growth of Wanganui. After further research I do not believe this to be true. Changing the block sizes (increase to 10 hectare min size) will have no positive growth for Wanganui. How can it? How can farms become more productive because of a paper change ? I believe that the opposite is true that more growth will come to Wanganui from new residents coming into the area as it is viable to have a rural lifestyle and still be close to the industry or business's that employs them and all at a realistically affordable price.

The land classification that you have used is not accurate for many blocks including ours, we have less than 1 hectare of reasonably good soil, a couple of hectares of average to poor soil with the remainder being hills, swamp and clay. It should be classed as C

Small block holders on the whole look after and care for their land, tend to have a more green or organic outlook, use less/less harmful sprays insecticides etc. They are environmentally friendly and do not see the land as just an income stream. Their soil in many cases has improved in quality and has a beneficial effect our environment.

Being only 9.6 hectares under the new plan I would be prevented from subdividing to separate off my business from my residence. I could not sell off the business when I retire and keep my home.

Lifestyle block owners need to understand that they are investing in or living in a rural environment and need accept that it is an industry, operates 24/7 365 days of the year and not complain about Rural noises, smells, animals etc.

Many rural community's are slowly dying due to people continuing to migrate to the larger centres, many rural schools are closing or being kept open because city children are coming out and boosting numbers. A population increase in the rural community's help them be more viable both financially and as a community network or support.

Our block size is 9.6 hectare my closest neighbours are 1 hectare, 1.12 hectares, 2.00 hectares, 1.00 hectares, 1.82 hectares, 2.02 hectares, 1.49 hectares and one of hundreds of

hectares. Apart from one, my neighbours are all of significantly less land than ours yet under the new plan I would not be able to subdivide down to similar block sizes. The other neighbouring property that is hundreds of hectares and which shares my most significant boundary will be classed rural C. In the future I could potentially be a 9.6 hectare block of land sandwiched between 1 and 2 hectare blocks.

Although the council may well be considering long term sustainability from our rural sector it is vital that they balance the costs with the benefits. The current proposed changes will mean considerable costs and in many case loses, both financially and in quality of life for many landowners and family's and contribute little or no gain whatsoever to the plan changes. It would require only a minimum of effort to incorporate the requested changes.

Decisions requested

All land to the west of Rapanui road remain as rural C.

All blocks of land smaller than 10 hectares be classed as rural C

All blocks of land smaller than 20 hectares be classed as rural C

That Location 527 Rapanui Road Property Number 16419 Lot 2 DP 66234 BLK IV Westmere be classed as rural C.

FS 4A

Further submissions to support all other submissions that call for less than 10 hectare blocks to be zoned rural C.

By far the major factor impacting on traffic on Rapanui road is the rural settlement of Mowhanau and its neighbouring properties, the bulk of the remaining traffic would be made up of farm use, heavy vehicles servicing the farming community and a small portion of lifestyle/residential use. Looking at the proposed changes and its impact, it appears that any increases in traffic volumes and noise will come from increased residential activity from the Mowhanau beach community and that any further growth that may come from properties such as ours would have little impact on the overall use of Rapanui road.

After doing some research in regard to property sizes, values, saleability etc the proposed plan changes if carried out as proposed would mean a significant drop in the financial value of properties that fall between 2 and 20 hectares. For many this could mean that they are over capitalised and that their property becomes a liability instead of the investment that they put their life savings into.

I have no problem with the bigger land owners and to some extent can understand why they do not want to support a more dense rural area but they are not losing their current rights to gain financially from subdivision. The changes to the minimum block size in rural A take away the rights of the individuals who own the smaller blocks of land and limit future possibility's for many wanting to purchase smaller or affordable blocks of land.

In my earlier submission I mistakenly agreed that there was merit for the overall growth of Wanganui. After further research I do not believe this to be true. Changing the block sizes (increase to 10 hectare min size) will have no positive growth for Wanganui. How can it? How can farms become more productive because of a paper change? I believe that the opposite is true that more growth will come to Wanganui from new residents coming into the area as it is viable to have a rural lifestyle and still be close to the industry or business's that employs them and all at a realistically affordable price.

The land classification that you have used is not accurate for many blocks including ours, we have less than 1 hectare of reasonably good soil, a couple of hectares of average to poor soil with the remainder being hills, swamp and clay. It should be classed as C

Small block holders on the whole look after and care for their land, tend to have a more green or organic outlook, use less/less harmful sprays insecticides etc. They are environmentally friendly and do not see the land as just an income stream. Their soil in many cases has improved in quality and has a beneficial effect our environment.

Being only 9.6 hectares under the new plan I would be prevented from subdividing to separate off my business from my residence. I could not sell off the business when I retire and keep my home. Others may well be in the same position

Lifestyle block owners need to understand that they are investing in or living in a rural environment and need accept that it is an industry, operates 24/7 365 days of the year and not complain about Rural noises, smells, animals etc.

Many rural community's are slowly dying due to people continuing to migrate to the larger centres, many rural schools are closing or being kept open because city children are coming out and boosting numbers. A population increase in the rural community's help them be more viable both financially and as a community network or support.

Our block size is 9.6 hectare my closest neighbours are 1 hectare, 1.12 hectares, 2.00 hectares, 1.00 hectares, 1.82 hectares, 2.02 hectares, 1.49 hectares and one of hundreds of hectares. Apart from one, my neighbours are all of significantly less land than ours yet under the new plan I would not be able to subdivide down to similar block sizes. The other neighbouring property that is hundreds of hectares and which shares my most significant boundary will be classed rural C. In the future I could potentially be a 9.6 hectare block of land sandwiched between 1 and 2 hectare blocks. Others may well be in the same position.

Although the council may well be considering long term sustainability from our rural sector it is vital that they balance the costs with the benefits. The current proposed changes will mean considerable costs and in many case loses, both financially and in quality of life for many landowners and family's and contribute little or no gain whatsoever to the plan changes. It would require only a minimum of effort to incorporate the requested changes.

Decisions requested

All land to the west of Rapanui road remain as rural C.

All blocks of land smaller than 10 hectares be classed as rural C

All blocks of land smaller than 20 hectares be classed as rural C

That Location 527 Rapanui Road Property Number 16419 Lot 2 DP 66234 BLK IV Westmere be classed as rural C.

Address for service:

.....527 Rapanui road.....

.....RD 4.....Wanganui.....

.....Liam and Beverley Graves..... Signature:

.....

Liam Graves..... (Person making submission or person authorised to sign on

Day time phone No:....027 201 3193, 027 201 3193.. behalf of person making submission)

Email:gpcwanganui@gmail.com..... Date: 04.06.14

D-255183

Location 527 Rapanui Road
Westmere

Property Number 16419 Lot 2 DP 66234 BLK IV

FSS

To: Wanganui District Council

Further Submission by Transpower New Zealand Limited on
Proposed Plan Change 36 to the Wanganui District Plan

25 July 2014

Keeping the energy flowing



TRANSPOWER





**Resource Management Act 1991
Further Submission
on a Publicly Notified Plan Change
To The Wanganui District Plan**

In accordance with Form 6 – RM (Forms, Fees and Procedure) Regulations 2003



TO: Wanganui District Council, PO Box 637, Wanganui

Name: *(print in full)* Transpower.New.Zealand.Limited.....

This is a further submission on Plan Change No. ...36.... to the Wanganui District Plan.

1. I support or oppose the submission of:

See attached table.

(Please state name and address of person making original submission and submission number of original submission)

2. The particular parts of the submission I/we support or oppose are:

See attached table.....

(Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the Proposed Plan Change. Use additional pages if more room is required)

3. The reasons for my/our support or opposition are:

See attached table.

(Please state in summary the nature of your submission giving clear reasons). Use additional pages if more room is required.

4. I seek the following decision from the Council:

See attached table.

(Give precise details. Use additional pages if required)

5. I ~~do~~**do not*** wish to be heard in support of this submission (**please delete one*).

6. If others make a similar submission I ~~would~~**would not*** be prepared to consider presenting a joint case with them at any hearing (**please delete one*).

7. Address for service:

Stephanie Blick, Harrison Grierson Consultants Limited **Signature:**

PO Box 2313 *(Person making submission or person authorised to sign*

Wellington 6011 *on behalf of person making submission)*

Day time phone No: ... 04.385.0005

Email: s.blick@harrisingrierson.com **Date:** ... 25 July 2014

Note: LAST DAY for further submissions is on Friday, 25 July 2014.

A copy of your further submission must be served on the person/organisation who made the original submission within 5 working days after you have lodged your further submission with the Wanganui District Council.

SUBMISSION DETAILS					
Details of Original Submitter who you are making a further submission on (Provided in the Summary of Decisions Requested)			Details of Further Submission		
Original Submitter Number	Original Submitter	Plan Section Reference that the original submission relates to	Support/ Oppose the decision sought	Reason for support or opposition State in summary the reasons WHY you support or oppose this submission	I seek that the whole (or part of the submission be allowed (or disallowed):
11	Powerco	1. To amend the advice note in 3.4.1 and 3.8.1 to state New Zealand Code of Practice 34:2001. 2. To include the amended advice note in 3.10.1.	Support	Transpower supports the correction to the advice note and the inclusion of the advice note in 3.10.1 as it alerts plan users to the requirements of NZECP34. Transpower also seeks that the following sentence is added to the end of the advice note: as sought in its original submission: <u>"Compliance with the permitted activity standards of this Plan does not ensure compliance with NZECP34:2001."</u>	Allow
27	Rural Community Board	1. That Council implement Policies that support reverse sensitivity.	Support	Transpower agrees that reverse sensitivity effects need to be appropriately managed and extended to address direct adverse effects.	Allow
48	New Zealand Defence Force	1. That a new objective be added. Suggested wording is below: 'The establishment, operation, maintenance and upgrading of infrastructure and other physical resources of regional or national importance is provided for with the Rural Zones.' Or 'Infrastructure and other physical resources of regional or national importance located within the Rural Zones are protected from reverse sensitivity effects'.	Support	Transpower agrees that it is important to recognise that infrastructure also needs to locate in rural environments and need to be protected from adverse effects (including reverse sensitivity).	Allow

48	New Zealand Defence Force	<p>2. That a new policy be added. Suggested wording is below. "When assessing applications for the establishment, operation, maintenance and upgrading of infrastructure and other physical resources of regional or national importance, significant weight shall be given to the benefits of that facility'. or</p> <p>"Land use and subdivision activities that would establish, or allow the establishment of, activities sensitive to the effects of existing activities, particularly infrastructure and other physical resources of regional or national importance, shall be avoided, as far as is reasonably practicable'.</p>	Support	<p>Transpower agrees that it is important to recognise that infrastructure also needs to locate in rural environments and need to be protected from adverse effects (including reverse sensitivity).</p>	Allow
51	New Zealand Transport Agency	<p>2. 3.3.17b. Objectives, Rural Settlement Zone. Support with inclusion (shown with underline below), ... especially to avoid any potential for reverse sensitivity issue arising, <u>including the noise and vibration from State Highway network</u>; and...</p> <p>Retain with inclusion.</p>	Oppose in part	<p>While Transpower supports the intent it considers that the inclusion sought focuses the policy on one particular form of reverse sensitivity. If the Council chooses to list the types of reverse sensitivity effects to be managed then it should include other examples of reverse sensitivity as well.</p> <p>The National Grid is recognised under the RMA as being nationally significant and Policy 10 of the National Policy Statement on Electricity Transmission requires that reverse sensitivity on the National Grid is managed and this should be included as a specific example of reverse sensitivity should the Council decide to include examples of reverse sensitivity in the policy.</p> <p>Transpower supports the generic policy as notified but would also support wording that included the recognition of reverse sensitivity effects on the National Grid.</p>	Disallow in part

51	New Zealand Transport Agency	<p>7. Definitions, Sensitive Activities. Seek inclusion (shown with underline below),</p> <p><u>Sensitive activities, means those activities within an electricity transmission corridor or within 80 metres from a State Highway. Activities that are particularly sensitive to the risk associated with electricity transmission lines because of either the potential for prolonged exposure to the risk or vulnerability of equipment or population that is exposed to the risk and the exposure from traffic noise and vibration may exceed the desirable limit for a noise sensitive activity if not adequately insulated from noise arising from use of the State Highway Network.</u></p>	Oppose in part	<p>Transpower opposes the amendments sought on the basis that they have no relevance to the rules around sensitive activities which are non-complying activities within an electricity transmission yard ('National Grid Yard') in the notified plan change. (Transpower has sought that the rules and definition be amended in its original submission).</p> <p>If the concept of "sensitive activities" is used in provisions about the State Highway Network Transpower suggests that different phraseology be used to ensure that the rules are workable.</p>	Disallow
57	Federated Farmers of New Zealand	<p>13. Sensitive Activities definition.</p> <p>Sensitive activities, means those activities within an electricity transmission corridor that are particularly sensitive to the risks associated with electricity transmission lines because of either the potential for prolonged exposure to the risk or the vulnerability of the equipment or population that is exposed to the risk. Such activities include childcare and educational facilities, residential buildings, hospitals and health care facilities <u>and exclude normal farming activities (e.g. dairy parlours).</u></p>	Support in Part	<p>Transpower agrees that normal farming practices are not sensitive activities in relation to National Grid infrastructure but prefers the amended definition in its original submission. Transpower considers that the exclusion is not necessary.</p>	Allow in part
57	Federated Farmers of New Zealand	<p>16. That a new definition for intensive farming be added.</p>	Support	<p>Transpower would support a definition of intensive farming being included in the Plan. Defining the term would provide clarity about the farming activities that should be restricted around the National Grid infrastructure.</p> <p>Many non-intensive farming activities</p>	Allow

				should be able to establish as permitted activities.	
71	Horticulture New Zealand	<p>16. Include a permitted activity rule in the Rural A and Rural C Zones for the National Grid Yard. No buildings, structures or Sensitive Activities shall be located within the National Grid Yard except that this shall not apply to the following provided they comply with the requirements of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001), and are located at least 12m from the outer visible edge of a National Grid transmission line support structure unless otherwise specified below:</p> <ul style="list-style-type: none"> i) Fences located at least 5m from a National Grid line support structure ii) A fence located within 5m of a support structure where Transpower has given written approval in accordance with clause 2.3.3 of NZECP34:2001. iii) Alterations and additions to existing buildings that do not involve an increase in the building envelope or floor space. iv) Network utilities (excluding buildings and structures for dams and irrigation schemes). v) Uninhabitable farm buildings and structures for farming activities, but excluding milking sheds and buildings for Intensive Farming including commercial greenhouses. vi) Artificial Crop Protection Structures, located at least 8m from the outer edge of a transmission line support pole (not tower) provided it is no more than 2.5m high, is removable or temporary to allow a clear working space of 12m from the pole when necessary for maintenance purposes, and is located a sufficient distance from a pole to provide unimpeded access for maintenance equipment, 	Support in part	<p>Transpower generally supports the approach of having a permitted activity rule to give effect to the NPSET but prefers the wording in Transpower's original submission.</p> <p>Whether the NPSET is given effect through a rule or permitted activity standard requires further consideration.</p>	Allow in part

		<p>including a crane.</p> <p>vii) Artificial Crop Protection Structures, located within 8m of the outer edge of a transmission line support pole or 12 of the outer edge of a tower where Transpower New Zealand gives its written approval in accordance with clause 2.4.1 of NZECP34:2001.</p>			
71	Horticulture New Zealand	<p>b) All earthworks, quarrying and mining within a National Grid Yard shall meet the following standards:</p> <p>Around poles: Shall not be deeper than 300mm within 2.2 m of a transmission line pole support structure or stay wire; and Shall not be deeper than 750mm between 2.2m to 5m from a transmission line pole support structure or stay wire. Except that vertical holes not exceeding 500mm diameter beyond 1.5m from the outer edge of the pole support structure or stay wire are exempt from these conditions.</p> <p>Around Towers Shall not be deeper than 300mm within 6m of the outer visible edge of a transmission line tower support structure; and Shall not be deeper than 3m between 6m to 12m from the outer visible edge of a transmission line tower support structure.</p> <p>At any location in the National Grid Yard Do not create an unstable batter that will affect a transmission line support structure; and/or Do not increase ground levels such that the</p>	Support in part	<p>Transpower supports the exclusions for many farming and horticultural activities sought by Horticulture New Zealand.</p> <p>However, Transpower's original submission sought more restrictive provisions that are necessary to ensure the operation and maintenance of the National Grid Yard is not compromised.</p>	<p>Allow to the extent many horticultural activities including cultivation are permitted. Otherwise disallow to the extent inconsistent with Transpower's original submission.</p>

		<p>minimum ground to conductor clearance distances in NZECP 34: 2001 are not met.</p> <p>Provided that the following earthworks are exempt from the above: Earthworks undertaken by a network utility operator (complying with NZECP 34: 2001); or Earthworks undertaken as part of normal rural cultivation, or the repair, sealing or resealing of a road (including a farm track), footpath or driveway.</p>			
--	--	---	--	--	--