

Proposed Plan Change 23 - Rural Lifestyle - Submission Summary

Sub No.	Name	Address	Date Received	Submission Summary	Decision Requested	Heard	Consider Joint Case
1	Graeme Jackson	33 Longbeach Drive Castlecliff Wanganui 4501	12/11/12	Submitter is opposed to Sections R247(a) & (b): (a) Provisions are unworkable for Longbeach Drive. Current sizes are between 1500m ² and 4000m ² . (b) Restricting building to 10m from site boundaries leave many sites no build area at all.	Submitter requests that areas like Longbeach Dr be zoned "Fringe Residential" with section size similar to "Restricted Service Zone" and "Residential" height and boundary rules.	Y	Y
2	Michael Miller	45 Longbeach Drive Castlecliff Wanganui 4501	13/11/12	Submitter is opposed to Sections R247(a) & (b): (a) Provisions are unworkable for Longbeach Drive. Current sizes are between 1500m ² and 4000m ² . (b) Restricting building to 10m from site boundaries leave many sites no build area at all.	Submitter requests that areas like Longbeach Dr be zoned "Fringe Residential" with section size similar to "Restricted Service Zone" and "Residential" height and boundary rules.	Y	Y
3	Renate Schneider	44 Longbeach Drive Castlecliff Wanganui 4501	14/11/12	Submitter is opposed to Sections R247(a) & (b): (a) Provisions are unworkable for Longbeach Drive. Current sizes are between 1500m ² and 4000m ² . (b) Restricting building to 10m from site boundaries leave many sites no build area at all.	Submitter requests that areas like Longbeach Dr be zoned "Fringe Residential" with section size similar to "Restricted Service Zone" and "Residential" height and boundary rules.	Y	Y
4	Keith & Margaret Haitana	Pier 37 Longbeach Drive Castlecliff Wanganui 4501	15/11/12	Submission relates to R247: (a) minimum site area 5,000m ² - All Longbeach Drive sections are under the proposed 5000m ² being 1500m ² - 4,000m ² . (b) Building 10 mtrs from boundaries for new structures - Site irregularities make this impractical. Existing well within the 10 mtr proposal.	Submitter requests that existing developed areas like Longbeach Dr with restricted services. The section size similar to Restricted Services Zone with residential size height-boundary regulations. Perhaps Fringe Residential.	Y	Y
5	Eris Matson	29 Longbeach Drive Castlecliff Wanganui 4501	20/11/12	Submitter is opposed to Sections R247(a) & (b): (a) As Longbeach Drive current sections are between 1500m ² and 4000m ² provisions A & B will not be viable. (b) Restricting building to 10m from boundary will leave many sections not being able to build on.	Submitter requests that areas like Longbeach Dr be zoned "Fringe Residential" with section size similar to "Restricted Service Zone" and "Residential" height and boundary rules.	Y	Y

Proposed Plan Change 23 - Rural Lifestyle - Submission Summary

Sub No.	Name	Address	Date Received	Submission Summary	Decision Requested	Heard	Consider Joint Case
6	Mr Hywel Edwards Senior Planner Beca Carter Hollings & Ferner Ltd on behalf of Seales Winslow Ltd	P O Box 3942 Wellington 6140	23/11/12	Sealeswinslow Ltd supports rezoning of 16 Murray Street & 25 Kelvin Street from residential to manufacturing.	Submitter considers it appropriate to rezone 16 Murray and 25 Kelvin Streets.	Y	Y
7	Ken Barber	43 Longbeach Drive Castlecliff Wanganui 4501	27/11/12	Submitter is opposed to Sections R247(a) & (b): (a) As Longbeach Drive current sections are between 1500m ² and 4000m ² provisions A & B will not be viable. (b) Restricting building to 10m from boundary will leave many sections not being able to build on.	Submitter requests that areas like Longbeach Dr be zoned "Fringe Residential" with section size similar to "Restricted Service Zone" and "Residential" height and boundary rules.	Y	Y
8	Paul McKenna	3 Buxton Road Wanganui 4500	30/11/12	1. Submitter is concerned at lack of knowledge about the proposed changes - it is vital that industry players are well informed. 2. No mention is made of "South Springvale" restricted services zone being changed to residential zone. 3. Proposal limits potential future development. PC26 increases the lot size for sections in town, but PC23 increases the minimum lot size for Restricted Services zones making it harder and impossible to develop. 4. Concerned about restricting development.	Submitter requests more education, perhaps by way of public meetings, to explain the proposals.	Y	Y
9	New Zealand Fire Service Commission	c/- Alexandra Strawbridge Beca Carter Hollings & Ferner Ltd P O Box 3942 Wellington 6140	04/12/12	For the provision for operation of NZ Fire Service properties it is necessary for both fire stations and firefighting appliances use sirens when responding to an emergency which may not comply with the standard noise conditions for various zones.	Submitter seeks R248 Performance Standard - Noise to include: "The above noise standards shall not apply to emergency sirens"	Y	

Proposed Plan Change 23 - Rural Lifestyle - Submission Summary

Sub No.	Name	Address	Date Received	Submission Summary	Decision Requested	Heard	Consider Joint Case
10	Transpower New Zealand Limited	c/- Georgina McPherson Burton Planning Consultants Limited P O Box 33-817 Takapuna Auckland	04/12/12	<p>Plan Change 23 amended to ensure: Full effect is given to the National Policy Strategy for Electricity Transmission 2008; Effect is given to the policies of the Regional Policy Statement: Recognition of the National Environmental Standards for Electricity Transmission Activities and ensure that there are no conflicts with provision of the District Plan and the NESETA; The protection of the existing network from issues of reverse sensitivity and the effects of others' activities through the provision of appropriate transmission corridors; Provide an appropriate policy framework for the development of new electricity transmission lines; and Provide for the on-going operation, maintenance, upgrading and development of existing transmission lines.</p>	<p>Submitter seeks 1. Amend the planning maps to shown all of Transpower's transmission lines, including where they traverse the Rural Lifestyle Zone. 2. Insert a new definition of 'electricity transmission yard' and 'electricity transmission corridor' as follows: Electricity Transmission Yard (shown in red) Means: - the area located 10 metres either side of the centreline of a 110kV electricity transmission line on poles - the area located 12 metres either side of the centreline of a 110kV electricity line on pi-poles or towers - the area located 8 metres in any direction from the outside visible edge of an electricity transmission pole - the area located 12 metres in any direction from the outside visible edge an electricity transmission tower. Electricity Transmission Corridor (shown in red and green) measured either side of the centreline of the electricity transmission line equals: - 14m for 110kV transmission lines on poles - 16m for 110kV transmission lines on pi-poles or towers - 32m for 110kV transmission lines on towers - 37m for 220kV transmission lines on towers</p>	Y	Y

Proposed Plan Change 23 - Rural Lifestyle - Submission Summary

Sub No.	Name	Address	Date Received	Submission Summary	Decision Requested	Heard	Consider Joint Case
	Transpower New Zealand Limited (Continued)				<p>3. Insert a new definition of sensitive activities, which is based on and accords with the definitions in the NPSET and NESETA. This could be achieved by including a definition along the following lines (additional text underlined): Sensitive Activity: 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 education facilities, residential buildings, hospitals and health care facilities.</p> <p>4. Insert an advice note at the end of R210 Permitted Activities, drawing attention to the need for all activities to comply with NZECP34:2001. This could be achieved by adding the following or text to the same effect (additional text underlined):</p>		

Proposed Plan Change 23 - Rural Lifestyle - Submission Summary

Sub No.	Name	Address	Date Received	Submission Summary	Decision Requested	Heard	Consider Joint Case
	Transpower New Zealand Limited (Continued)				<p>Advice Note: Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) is mandatory under the Electricity Act 1992. All activities regulated by NZECP34, including buildings, structures, earthworks and the operation of mobile plant, must comply with that regulation. Activities should be checked for compliance even if they are permitted by the District Plan.</p> <p>5. Insert an advice note at the end of R210 Permitted Activities drawing attention to the need for all activities to comply with the Electricity Hazards from Trees Regulations. This could be achieved by adding the following or text to the same effect (additional text underlined):</p>		

Proposed Plan Change 23 - Rural Lifestyle - Submission Summary

Sub No.	Name	Address	Date Received	Submission Summary	Decision Requested	Heard	Consider Joint Case
	Transpower New Zealand Limited (Continued)				<p>Advice Note: Vegetation to be planted within the Electricity Transmission Corridor, should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003 or preventing access to support structures. To discuss works, including tree planting near any electricity line, especially works within the Electricity Transmission Corridor, contact the relevant network utility operator.</p> <p>6. Insert two new clauses to R255 Non-Complying Activities such that the establishment or expansion of any sensitive activity within an electricity transmission yard and any building or structure over 2.5m in height and/or 10m² in area within an electricity transmission yard will require non-complying activity consent. This could be achieved by adding the following or text to the same effect (additional text underlined):</p>		
	Transpower New Zealand Limited (Continued)				<p>R255 Non Complying Activities The following are Non Complying activities:</p> <ul style="list-style-type: none"> a. Activities that require connection to reticulated water services, wastewater services and stormwater services b. Manufacturing activities. c. The establishment or expansion of any sensitive activity within an electricity transmission yard. d. Buildings and structures located within the electricity transmission yard, which are more than 2.5m in height and/or 10m² in area. 		

Proposed Plan Change 23 - Rural Lifestyle - Submission Summary

Sub No.	Name	Address	Date Received	Submission Summary	Decision Requested	Heard	Consider Joint Case
11	House Movers Section of New Zealand Heavy Haulage Association (Inc)	c/- Stuart Ryan P O Box 1296 Shortland Street Auckland 1140	04/12/12	Relocated structures have not been reviewed in the Residential or Rural Lifestyle Plan Changes. Council has indicated that it will address Rule 21 in the Rural phase of its review, to be notified in 2013. However as Rule 21 applies to the residential and rural lifestyle zones, this submission is made in the residential phase so as to 'cover all bases' and ensure that the Association's concerns are addressed.	<p>Submitter seeks the deletion of General Rule 21 Add New general rule 21, "The placement of any Relocated building and/or accessory building on any site is permitted subject to the conditions at [x.y.z]"</p> <p>Add the following permitted activity standards: Permitted Activity Standards for Relocated Buildings</p> <p>i. Any relocated building intended for use as a dwelling (excluding previously used garages and accessory buildings) must have previously been designed, built and used as a dwelling.</p> <p>ii. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building.</p> <p>iii. The building shall be located on permanent foundations approved by building consent, no later than [2] months of the building being moved to the site.</p>	Y	Y
	House Movers Section of New Zealand Heavy Haulage Association (Inc) continued				<p>iv. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within [12] months of the building being delivered to the site. Without limiting (iii) (above) reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.</p> <p>v. The proposed owner of the relocated building must certify to the Council that the reinstatement work will be completed within the [12] month period.</p>		

Proposed Plan Change 23 - Rural Lifestyle - Submission Summary

Sub No.	Name	Address	Date Received	Submission Summary	Decision Requested	Heard	Consider Joint Case
12	William John Simmons	20 Dickens Lane R D 1 Whanganui 4571	04/12/12	Submitter supports the proposed name of the zone. Proposes some amendment to the zone purpose and extension of existing infrastructure Disagrees with: subdivision and allotment size, structures proximity to boundary, light spill, dish antennae, noise Fencing provisions are required.	Submitter seeks Council to: *Amend the zone purpose to protect the full range of rural activities. *Maintain subdivision rights of property owners *Reduce the distance to boundary rule to 5 metre with 10 meters from the front boundary. * Amend light standard to read:" In order to prevent light spill nuisance in the RLZ, any light placed on the exterior of any structure or on the ground of any property must provide illumination only to that property and not to the public roadway nor over neighbouring properties. Artificial lighting shall not increase luminance on neighbouring properties or on roadways. Where necessary to achieve this standard, directional and other lighting must be fitted with screens or deflectors to prevent light being projected beyond the property on which the light is located"	Y	Y
	William John Simmons (continued)				*Increase maximum dish size to 3.8 meters *The Residential noise standards are not appropriate for this zone. Amend the evening hours to 8pm-6am. Prohibit the use of lawnmowers, chainsaws etc between these times *Support prohibiting infrastructure extensions in this zone. *A requirement for stock-proof fencing and gating of road frontages needs to be included in the plan. *Remove from Policy 107 subclause (g) and (h).		
13	Malcolm & Mairi Lamb	19 Dickens Lane R D 1 Wanganui	03/12/12	Submitters endorse William John Simmons Submission #12 (D-260373)	Submitter seeks the same outcome as William John Simmons.	NS	NS

Proposed Plan Change 23 - Rural Lifestyle - Submission Summary

Sub No.	Name	Address	Date Received	Submission Summary	Decision Requested	Heard	Consider Joint Case
14	Victor Frederick Sears	22 Toro Street Durie Hill Wanganui 4500	03/12/12	Submitter believes plan change does not indicate that land holdings in the 'rural zone' have been reviewed for future classification as either Residential or lifestyle.	<ul style="list-style-type: none"> * Submitters seeks a reference to be included in the plan change that makes it clear, that holdings in the rural zone have still be evaluated for inclusion in the Rural Lifestyle Zone as part of the next phase of the District Plan Review. * Submitter seeks Council to amend PC23 to include a specific statement that land holdings in the rural zone will be evaluated for inclusion in the Rural Lifestyle Zone as part of the next phase of the District Plan review. 	Y	N
15	Victor Frederick Sears	22 Toro Street Durie Hill Wanganui 4500	03/12/12	Submitter refers to P110, R247(a) and R253.	<ul style="list-style-type: none"> * Submitters seeks Council to withdraw this proposed plan change. * Submitter believes Council needs to spend the next 3 months getting its infrastructure records up to acceptable standard, so it can support an amended proposed District Plan being released for consultation. * Submitter wants Council to be more open and transparent as to what are the engineering problems that Council is faced with, and to indicate a timeframe. 	Y	N
16	D & M Bennett (Family Trust)	21 Sandcroft Drive Wanganui 4501	04/12/12	<ul style="list-style-type: none"> * Submission is that Sandcroft Drive be re-zoned Residential. * Submitter objects to 5000m² minimum lot size in the lifestyle zoning. 	Submitters seek: <ul style="list-style-type: none"> * Sandcroft Drive be re-zoned Residential * Objects to 5000m² minimum lot size 	Y	Y
17	G & S Young Family Trust	22 Sandcroft Drive Wanganui 4501	04/12/12	<ul style="list-style-type: none"> * Submission is that Sandcroft Drive be re-zoned Residential. * Submitter objects to 5000m² minimum lot size in the lifestyle zoning. 	Submitters seek: <ul style="list-style-type: none"> * Sandcroft Drive be re-zoned Residential * Objects to 5000m² minimum lot size 	NS	NS

Proposed Plan Change 23 - Rural Lifestyle - Submission Summary

Sub No.	Name	Address	Date Received	Submission Summary	Decision Requested	Heard	Consider Joint Case
18	David McCall	14 Sandcroft Drive Wanganui 4501	04/12/12	* Submission is that Sandcroft Drive be re-zoned Residential. * Submitter objects to 5000m ² minimum lot size in the lifestyle zoning.	Submitters seek: * Sandcroft Drive be re-zoned Residential * Objects to 5000m ² minimum lot size	N	Y
19	Murray Kuzman	6 Sandcroft Drive Wanganui 4501	04/12/12	* Submission is that Sandcroft Drive be re-zoned Residential. * Submitter objects to 5000m ² minimum lot size in the lifestyle zoning.	Submitters seek: * Sandcroft Drive be re-zoned Residential * Objects to 5000m ² minimum lot size	N	NS
20	Rob & Jo Chamberlain	12 Sandcroft Drive Wanganui 4501	04/12/12	* Submission is that Sandcroft Drive be re-zoned Residential. * Submitter objects to 5000m ² minimum lot size in the lifestyle zoning.	Submitters seek: * Sandcroft Drive be re-zoned Residential * Objects to 5000m ² minimum lot size	N	N
21	Ernest Lee Mummery	24 Sandcroft Drive Wanganui 4501	04/12/12	* Submission is that Sandcroft Drive be re-zoned Residential. * Submitter objects to 5000m ² minimum lot size in the lifestyle zoning.	Submitters seek: * Sandcroft Drive be re-zoned Residential * Objects to 5000m ² minimum lot size	N	N
22	Horizons Regional Council	Ian Lowe Coordinator District Advice Private Bag 11025 Manawatu Mail Centre Palmerston North 4442	04/12/12	Submitter is concerned about the lack of Natural Hazard rules, especially in relation to flooding. Submitter supports Policy P142 (On-site servicing), Rule 267 (Allotment size), Rule 273 (Earthworks) and Criteria C9 (Earthworks), and requests that reference be included in PC27 to the earthworks provisions of the Proposed One Plan.	Horizons seek that Plan Change 25 - Natural Hazards be lawfully amended or withdrawn to include rules to manage activities identified as subject to natural hazards and that and consequential amendments be made to Proposed Plan Changes 23, 24, 26, 27,28 and 29 as required to give effect to those rules. That reference is made is PC 27 to the requirements of the earthworks provisions of the POP to ensure consistency of approach, particularly in regards to land disturbance and sediment control requirements.	Y	N

Proposed Plan Change 23 - Rural Lifestyle - Submission Summary

Sub No.	Name	Address	Date Received	Submission Summary	Decision Requested	Heard	Consider Joint Case
23	Ultrafast Fibre Ltd	Jack Nines P O Box 925 Hamilton	04/12/12	UFL is generally supportive of the proposed plan change. However, UFL submits that a number of amendments are required to enhance the provisions within the proposed plan change.	Submitter: Supports R210 Supports in part R247 - amend definition for structures to exclude telecommunications cabinets Support in part definition of "Structure" - amend to say "means any building, equipment, device or other facility made by people and which is fixed to land and includes any raft. Excluding any fence or wall (other than retaining wall) located within 1 metre of a property boundary <i>and telecommunication cabinets.</i>	Y	Y
24	Wanganui Federated Farmers of New Zealand	Kelly Langton Regional Policy Advisor Federated Farmers of New Zealand P O Box 422 New Plymouth 4340	04/12/12	<ul style="list-style-type: none"> * Submitter is generally supportive of the Rural Lifestyle zone provisions but it should not restrict the ability for normal rural activities to be undertaken. * Submitter opposes placing restrictions on noise. * Submitter opposes that buildings used for rural activities should not have height restrictions. * Submitter submits that for clarity the Plan should state that rural activities are not classes as "Home Occupation" and are not subject to the performance standards. 	<ul style="list-style-type: none"> * Submitter seeks that the Rural Lifestyle Zone not restricts rural activities. * Submitter seeks further exemption to R248 * Submitter seeks an exemption to R247 * Submitter seeks additional explanation to R252 that farming and other rural activities are not considered to be "Home Occupation". 	Y	NS

Proposed Plan Change 23 - Rural Lifestyle - Submission Summary

Sub No.	Name	Address	Date Received	Submission Summary	Decision Requested	Heard	Consider Joint Case
25	Powerco Limited	Kathryn Lacey c/- Burton Planning Consultants Limited P O Box 33-817 Takapuna Auckland 0740	04/12/12	Submission generally supports the intent of the Plan Change	<p>Submitter seeks that effect is given to the policies of the One Plan, in particular policies 3-1, 3-2 and 3-3 including specific recognition of the need to comply with NZECP 34:2001</p> <p>Protection of the integrity of electricity lines from earthworks and ensuring compliance with NZECP 34:2001.</p> <p>Health and safety signs associated with network utilities as a permitted activity.</p>	Y	Y
	Powerco Limited (continued)				<p>Submitter seeks 1. Include the following advice notes in R210 Permitted Activities: Advice Note: works in close proximity to any electricity line 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 all electric lines. Vegetation to be planted within near electricity 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. To discuss works, including tree planting, near any electrical line, contact the line operator.</p> <p>2.Include the following performance standard in R251: Identification and/or health and safety signs associated with infrastructure.</p>		

Proposed Plan Change 23 - Rural Lifestyle - Submission Summary

Sub No.	Name	Address	Date Received	Submission Summary	Decision Requested	Heard	Consider Joint Case
26	New Zealand Association of Radio Transmitters (Inc)	M D Newman NZART Local Government Officer 30 Nikau Street Wanganui 4501	04/12/12	Submission is that proposed rules are inadequate to accommodate the reasonable requirements of amateur radio operators and users of C-band satellite television.	Submitter seeks the inclusion of rules which allow: 1. Radio, television and telecommunications antennas up to and incl. 2m in diameter for an antenna dish. 2. Pedestal mounted dish antenna pivoted up to 5.5m above ground level and with a maximum diameter of 5 metres. 3. A lattice mast with a maximum inscribed circle of 700mm at 10 metres of height reducing to 500mm diameter at the maximum height with local enlargements to accommodate rotator and lowering mechanisms.	Y	Y
27	New Zealand Historic Places Trust	Sonia Dolan Heritage Adviser - Planning P O Box 2629 Wellington 6140	04/12/12	NZHPT supports the inclusion of the protection of natural and cultural heritage features in policy 107	NZHPT seeks that the Council retains this, or like, wording.	Y	NS
28	Michael O'Sullivan, Steven Archer, Victoria Laughlin	P O Box 4136 Wanganui	04/12/12	Submitter opposes lot size and 10 metre boundaries are too restrictive.	Submitter seeks Council to delete minimum lot size and reduce 10 metre buffer.	Y	Y
29	Michael O'Sullivan, Steven Archer, Victoria Laughlin	P O Box 4136 Wanganui	04/12/12	Submitter opposes connection to reticulated services - should be a restricted discretionary activity where adverse effects can be mitigated as stated in P110.	Submitters seeks Council to amend activity status.	Y	Y
30	Rachael Dey c/- Winchester Trust	P O Box 4096 Wanganui	06/12/12	Submitter opposed all specified changes in PC23 Rural Lifestyle from Restricted Services Residential.	Submitter seeks that all proposals for Plan Change 23 be withdrawn.	Y	Y
31	Russell Poff	26 Montgomery Road Wanganui 4500	04/12/12	Submission is that Sandcroft Drive be re-zoned Residential.	Submitter seeks Council to: 1. Re-zone Sandcroft Drive as Residential 2. Objects to 5000m2 minimum lot size in the lifestyle zoning.	N	Y

Proposed Plan Change 23 - Rural Lifestyle - Submission Summary

Sub No.	Name	Address	Date Received	Submission Summary	Decision Requested	Heard	Consider Joint Case
32	Wanganui District Council	P O Box 637 Wanganui	04/12/12	A number of technical changes are requested.	<p>Submitter seeks that R248 be amended to be consistent with the Rural Zone noise standards and that P107 be amended to reflect this change. R253 be amended with the correct subdivision standard references.</p> <p>Home Occupation definition be updated to say: means a craft or small business, which typically includes art/pottery studio, dressmaking, hairdressing, teaching of speech, drama, and music, working from home in an office, and the production and sale of goods and services that have been substantially made, repaired, or restored on the site (excluding vehicle repair) and which:</p> <ul style="list-style-type: none"> a. is clearly incidental and secondary to the use of the dwelling (as a dwelling); b. conforms to conditions and terms specified in the Plan. <p>This definition includes home stays and farm stays for up to five paying guests.</p> <p>R252 to remove: a. At all times, the home occupation must remain incidental and secondary to the use of the dwelling for residential purposes.</p> <p>R247 (b) New structures shall be a minimum of 5 metres from any site boundary.</p> <p>R8 minor wording updated.</p>	Y	