

Sub No.	Name	Submission Summary	Decision Requested	Councils reasons for decisions on submissions	Councils decisions on submissions
1	Progressive Enterprises Ltd	Submitter generally supports PC24 particularly the removal of Outline Development Plans however the signage rule is too restrictive.	Submitter seeks the total sign face area per activity be changed to 80m ² inclusive of wall signs and pylons. Examples are attached to submission.	<p>1. 80m² for signage per activity is too large. Allowing this will detract from the predominately residential surrounding areas. It would be visually intrusive and overwhelming.</p> <p>2. An example of a supermarket was used in the submission.</p>	<p><u>That</u> submission 1 from Progressive Enterprises Ltd is appreciated, has been considered, and is accepted in part.</p> <p>No changes are made to the Plan as a result of this submission.</p>
2	New Zealand Fire Service Commission	For the provision for operation of NZ Fire Service properties it is necessary for both fire stations and fire fighting appliances use sirens when responding to an emergency which may not comply with the standard noise conditions for various zones.	R54 Performance Standard - Noise to include: "The above noise standards shall not apply to emergency sirens"	<p>1. NZS 6802:2008 Acoustics - Environmental noise gives examples of appropriate exemption from general noise limits and uses the wording - "in any part of the District where the noise source is a warning device used by emergency services."</p> <p>2. As we progress with the review of the District Plan, we will make the stated change to each zone.</p>	<p><u>That</u> submission 2 from New Zealand Fire Service Commission is appreciated, has been considered, and is accepted</p> <p>Changes are made to the Plan by amending R54 to read:</p> <p>R54 Performance standard - Noise</p> <p>Sound emissions from any activity shall not exceed the following limits when measured on, or within, the boundary of any other site zoned for residential purposes.</p> <p>7am to 6pm 55 dBA(L10g)</p> <p>All other times 45 dBA(L10) Lmax: the lower of L95 background sound plus 30 dBA, or 70 dBA</p> <p>The above noise standards shall not apply to temporary military training activities as these activities are subject to separate standards contained in General Rule – Temporary Military Training Activities (Rule R23).</p> <p>The above noise standards shall not apply to emergency sirens.</p> <p>These conditions shall be read with and are subject to the provisions of Appendix A4 – Noise.</p>
3	House Movers Section of New Zealand Heavy Haulage Association (Inc)	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>Delete General Rule 21</p> <p>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:</p> <p>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> <p>iv. All other reinstatement work required by the</p>	<p>1. This provision has not been reviewed as part of this phase of the rolling review and is therefore outside of the scope of the Plan Change. The submitters' comments are being taken into account during the review of this provision as part of Phase 4 – Rural. This will include a review of the implications for activities in the Residential and Rural B zones.</p>	<p><u>That</u> submission 3 from House Movers Section of New Zealand Heavy Haulage Association (Inc) is appreciated, has been considered, and is rejected.</p> <p>No changes are made to the Plan as a result of this submission.</p>

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			<p>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>		
4	Horizons Regional Council	<p>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.</p>	<p>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.</p> <p>That reference is made in 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.</p>	<p>1. Council is aware of the requirements of Policy 10-1 of the One Plan. It is acknowledged that flood hazard information is absent from Proposed Plan Change 25. Essentially the information provided by Horizons in relation to flood hazard mapping was not at a scale that was meaningful at a local site specific scale. It was not easily translated into the Council GIS system. Council has been working with Horizons to establish a meaningful flood hazard line for the 1:200 year flood event. The timing of this mapping work has prevented its inclusion in Plan Change 25. Once the mapping and consequent rule drafting is completed it will be included as part of a subsequent phase of the Plan Review.</p> <p>2. The wider Plan Review is occurring as a phased approach over several years. This means some parts of the Plan are updated prior to others. It is acknowledged that coastal hazards are absent at present. Council has identified resources to do research in relation to coastal hazard mapping and this research will then be incorporated into the Plan in due course.</p> <p>3. Council has taken a cautionary approach with regard to all hazards. Policy P114 refers to a precautionary approach being taken in respect to all hazards.</p>	<p><u>That</u> submission 4 from Horizons Regional Council is appreciated, has been considered, and is accepted in part.</p> <p>No changes are made to the Plan as a result of this submission</p>
5	Powerco Limited	<p>Submission generally supports the intent of the Plan Change</p>	<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> <p>1. Include the following advice notes in R210 Permitted Activities:</p> <p>Advice Note: works in close proximity to any electricity line can be dangerous. Compliance with the New Zealand Electrical Code of Proactive 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</p>	<p>1. It is recommended the proposed advice note be accepted.</p> <p>2. The National Environmental Standard for Electricity Transmission Activities states circumstances when health and safety signs for network utilities are permitted activities. This is considered a suitable permitted baseline. Therefore, incorporating it into the District Plan would be unnecessary duplication and signs that do not comply with the NES should be subject to Council's assessment of the effects on the surrounding area.</p>	<p><u>That</u> submission 5 from Powerco Limited to is appreciated, has been considered, and is accepted in part.</p> <p>Changes are made to the Plan by amending R53 to read:</p> <p>Permitted Activities</p> <p>All activities shall comply with Performance Standards and General Rules where relevant.</p> <p>The following are permitted activities in the Neighbourhood Commercial Zone:</p> <p>.....</p> <p>Advice Note: works in close proximity to any electricity line can be dangerous. Compliance with the New Zealand Electrical Code of Proactive 34:2001 is mandatory for all buildings, earthworks and mobile plant within close proximity</p>

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6	New Zealand Historic Places Trust	Supports the inclusion of "retention of natural and cultural heritage features" in policy P11 as a characteristic to be maintained within the Zone, and where "natural and cultural heritage features are valued and protected" under policy P88.	The NZHPT seeks that the Council retains this, or likes, wording.	1. No change to the plan as a result of this submission.	<p><u>That</u> submission 6 from New Zealand Historic Places Trust is appreciated, has been considered, and is accepted.</p> <p>No changes are made to the Plan as a result of this submission.</p>
7	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	<p>Submission is that:</p> <ol style="list-style-type: none"> Existing performance standards for permitted activities in the Neighbourhood Commercial Zone include standards in respect of Air Discharges (R57) and Hazardous Substances (R60). Rule 57 is unnecessary. Rule 60 plan change deletion - submitter supports part of Appendix A6 but does not consider it necessary in the context of other legislation such as HSNO and the NES. It is not clear that hazardous substances are to be controlled outside of the District Plan. 	<ol style="list-style-type: none"> Submitter seeks deletion of Hazardous Substance Rule (R60) Include a statement to the effect that Appendix A6 does not apply in the Neighbourhood Commercial Zone and that hazardous substances are controlled outside of the District Plan. Delete Air Discharges Rule R57. Make any additions, deletions or consequential amendments that are made necessary as a result of the matters raised in this submission. Adopt any other such relief as to give effect to this submission. 	<ol style="list-style-type: none"> Rule R57 – Air Discharge is proposed to be deleted through this plan change. Rule R60 – Hazardous Substances is proposed to be deleted through this plan change. Hazardous substances and hazardous facilities have not been reviewed under this phase. The submitter's comments will be taken into account when this section is under review. Due to this no changes are recommended to Appendix 6 – Hazardous Facility Screening Procedure. 	<p><u>That</u> submission 7 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies) is appreciated, has been considered, and is accepted in part.</p> <p>No changes are made to the Plan as a result of this submission.</p>