

Proposed Plan Change 24 - Neighbourhood Commercial - Submission Summary

Sub No.	Name	Address	Date Received	Submission Summary	Decision Requested	Heard	Consider Joint Case
1	Progressive Enterprises Ltd	c/- M Foster Zomac Planning Solutions Ltd P O Box 103 Whangaparaoa	27/11/12	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.	Y	Y
2	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.	R54 Performance Standard - Noise to include: "The above noise standards shall not apply to emergency sirens"	Y	N
3	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.	Delete 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]" Add the following permitted activity standards: Permitted Activity Standards for Relocated Buildings 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. 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. 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.	Y	Y

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	House Movers Section of New Zealand Heavy Haulage Association (Inc) (Continued)				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. 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.		
4	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 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
5	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	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 Protection of the integrity of electricity lines from earthworks and ensuring compliance with NZECP 34:2001. Health and safety signs associated with network utilities as a permitted activity.	Y	Y

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	Powerco Limited (Continued)				<p>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 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 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>		
6	New Zealand Historic Places Trust	Sonia Dolan Heritage Adviser - Planning P O Box 2629 Wellington 6140	04/12/12	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.	Y	Y

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7	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Georgina McPherson c/- Burton Planning Consultants Limited P O Box 33-817 Takapuna Auckland 0740	04/12/12	Submission is that: 1. Existing performance standards for permitted activities in the Neighbourhood Commercial Zone include standards in respect of Air Discharges (R57) and Hazardous Substances (R60). 2. Rule 57 is unnecessary. 3. 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. 4. It is not clear that hazardous substances are to be controlled outside of the District Plan.	1. Submitter seeks deletion of Hazardous Substance Rule (R60) 2. 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. 3. Delete Air Discharges Rule R57. 4. Make any additions, deletions or consequential amendments that are made necessary as a result of the matters raised in this submission. 5. Adopt any other such relief as to give effect to this submission.	Y	Y