

**Proposed Plan Change 26 - Residential - Submission Summary**

<b>Sub No.</b>	<b>Name</b>	<b>Address</b>	<b>Date Received</b>	<b>Submission Summary</b>	<b>Decision Requested</b>	<b>Heard</b>	<b>Consider Joint Case</b>
1	Paul McKenna	3 Buxton Road Wanganui 4500	30/11/12	<p>1. Submitter is concerned at lack of knowledge about the proposed changes - it is vital that industry players are well informed.</p> <p>2. No mention is made of "South Springvale" restricted services zone being changed to residential zone.</p> <p>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.</p> <p>4. Concerned about restricting development.</p>	1. Submitter requests more education, perhaps by way of public meetings, to explain the proposals.	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.	R2 Performance Standard - Noise to include: "The above noise standards shall not apply to emergency sirens"	Y	N

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3	Transpower New Zealand Limited	c/- Georgina McPherson Burton Planning Consultants Limited P O Box 33-817 Takapuna Auckland	04/12/12	<p>Plan Change 26 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>1. Amend the planning maps to shown all of Transpower's transmission lines, including where they traverse the Residential 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

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4	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
	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.		

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5	Victor Frederick Sears	22 Toro Street Durie Hill Wanganui 4500	03/12/12	Submitters farm property at 40 Burtt's Road is currently zoned "rural". The proposed plan change does not indicate that land holdings in the rural zone have been reviewed for future classification as either Residential or Lifestyle.	* Submitters seeks a reference to be included in the plan change that makes it clear, that land 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
6	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 to 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
7	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>		
8	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.	<p>Submitter seeks the inclusion of rules which allow:</p> <ol style="list-style-type: none"> <li>1. Radio, television and telecommunications antennas up to and incl. 2m in diameter for an antenna dish.</li> <li>2. Pedestal mounted dish antenna pivoted up to 5.5m above ground level and with a maximum diameter of 5 metres.</li> <li>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.</li> </ol>	Y	Y
9	New Zealand Historic Places Trust	Sonia Dolan Heritage Adviser - Planning P O Box 2629 Wellington 6140	04/12/12	Supports Objective O39, Policy P120 and Method M19.	Council to retain the wording identified in this submission, or like wording, in O39 P120 M19.	Y	Y

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10	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
11	Michael O'Sullivan, Steven Archer, Victoria Laughlin	P O Box 4136 Wanganui	04/12/12	Submitter opposes PC26 because density is adequately controlled by existing yard requirements and site coverage.	Submitters seeks Council to delete minimum site area or maximum density for a second dwelling on a site.	Y	Y
12	Michael O'Sullivan, Steven Archer, Victoria Laughlin	P O Box 4136 Wanganui	04/12/12	Submission is that subdivision should continue to be a controlled activity so as to give greater certainty to subdividers.	Submitter seeks Council to delete this.	Y	Y
13	Michael O'Sullivan, Steven Archer, Victoria Laughlin	P O Box 4136 Wanganui	04/12/12	Submission is Rule restricts off street parking and could have an adverse effect on future development of the property.	Submission is leave previous rule as is - it was sufficient which ensured that any such structure was of similar design to the principal building.	Y	Y

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14	Wanganui District Council	P O Box 637 Wanganui	04/12/12	A number of technical changes are requested.	<p>To insert:</p> <p>Minor Dwellings (Granny Flats)</p> <p>A self-contained unit accessory to the principal dwelling on the same allotment that has a shared access way with principal dwelling.</p> <p>Insert as new rule:</p> <p>Performance standard – Minor Dwellings (Granny Flats).</p> <p>a. One minor dwelling per allotment</p> <p>b. Must not exceed 60m2 in gross floor area. There is a need to enable granny flat development within the residential zone.</p>	Y	Y
	Wanganui District Council (Continued)				<p>R5 Propose to remove struck through text and add underline text.</p> <p><del>Reason</del></p> <p><del>Garages and accessory buildings are encouraged to be located towards the rear of the site unless designed to avoid conflict with the visual quality of the streetscape.</del></p> <p>e. Antenna dishes - antenna dishes shall not exceed <u>3 1.2</u> metres in diameter (except as provided for in General Rule – Utilities (Rule R5) in relation to network utilities).</p> <p>This text was intended to be included in the plan change however it was covered by an image.</p>		

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	Wanganui District Council (Continued)				<p>Home occupation rule to include text with underline and delete text with strike through.</p> <p>means a craft or <u>small business</u>, which typically includes art/pottery studio, dressmaking, hairdressing, <del>and</del> teaching of speech, drama, <u>and music and ballet, 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)</u> and which:</p> <p><del>a. is carried out by a member of the family residing in the dwelling unit;</del></p> <p>b. <u>a.</u> is clearly incidental and secondary to the use of the dwelling (as a dwelling);</p> <p>e. <u>b.</u> conforms to conditions and terms specified in the Plan.</p> <p>This definition includes home stays and farm stays for up to five paying guests.</p>		
	Wanganui District Council (Continued)				<p>R6 to remove</p> <p>a. At all times, the home occupation must remain incidental and secondary to the use of the dwelling for residential purposes.</p> <p>R8 to state "Car parking for Community Activities and Home Occupations (rule R1) shall". . . .</p>		

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15	New Zealand Railways Corporation (KiwiRail)	Pam Butler Senior RMA Advisor P O Box 593 Wellington 6140	4/12/2012	Submitter seeks to ensure that adjoining land uses to not compromise the ability of the rail network to operate safely and efficiently day and night in the long term. It seeks the inclusion of rules/controls for managing 'sensitive' uses adjoining the rail network to ensure long term amenity. They state it is the proper role of the District Plan to assist in achieving this.	<p>Add three further criteria to Resource Consent Assessment Criteria:</p> <ol style="list-style-type: none"> <li>1. Whether the proposed activity will have reverse sensitivity effects on adjacent activities or zones; including on the operation of land transport networks, including railways.</li> <li>2. The proposed methods for avoiding, remedying or mitigating adverse effects including reverse sensitivity effects from locations adjacent to major infrastructure such as transport networks, including railway corridors the design of the building or structure, the use of materials, design, installation and maintenance of landscaping.</li> <li>3. The degree to which the proposal addresses the reverse sensitivity effects caused by vibration from adjacent zones and/or activities.</li> </ol> <p>Add policy:</p> <ol style="list-style-type: none"> <li>1. Ensure that land use activities, subdivision and development adjoining land transport networks including; the railway corridor avoid, remedy or mitigate any adverse effects by protecting themselves from the reverse sensitivity effects</li> </ol>	Y	Y

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	New Zealand Railways Corporation (KiwiRail)				<p>from noise and vibration; particularly in bedrooms and other noise sensitive rooms.</p> <p>Add a further policy:</p> <p>Ensure that land use activities, subdivision and development adjoining land transport networks including; the railway corridor avoid, remedy or mitigate any adverse effects by protecting themselves from the reverse sensitivity effects from noise and vibration; particularly in bedrooms and other noise sensitive rooms. Add a new rule to R1: Residential permitted activities and Rural lifestyle permitted activities Any habitable room in a new noise sensitive activity or any alteration(s) to an existing noise sensitive activity constructed within 30 metres (measured from the nearest edge of the rail corridor) shall be designed, constructed and maintained to meet an internal noise level of: (i) 35dBA LAeq (1 hour) inside bedrooms. (ii) 40dBA LAeq (1 hour) inside other habitable rooms. (iii) Compliance with this Rule XXXX shall be achieved by, prior to the construction of any noise sensitive activity, an acoustic design</p>		

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	New Zealand Railways Corporation (KiwiRail)				<p>certificate from a suitably qualified acoustic engineer is to be provided to Council demonstrating that the above internal sound levels will be achieved ; or Locate this rule in one location in the plan where it will have district-wide applicability (i.e. to all zones). Add Level crossing sightline assessment criteria:</p> <ul style="list-style-type: none"> <li>• visibility and sight distances particularly the extent to which vehicles entering or exiting the level crossing are able to see trains</li> <li>• The extent to which failure to provide adequate level crossing sightlines will give rise to level crossing safety risks.</li> <li>• the intensity, scale and traffic generating nature of the proposal is such that associated vehicle movements are unlikely to have an adverse effect on the safety and efficient.</li> </ul>		