

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
<b>TOPICS</b>				
<b>T8 Infrastructure Services Development</b>				
S2 - Transpower New Zealand Limited	Generally supports T8.	Retain the following ' <i>...special recognition for network utilities is made in the District Plan because they provide an important function in terms of the viability of the District as a place for people to live and work.</i> '	1. Submitter supports the provision and no relief has been sought to the contrary.	<p><u>That</u> Submissions 2 from Transpower New Zealand Limited and 13 from Powerco Limited be accepted</p> <p>No change to this provision of Plan Change 27.</p>
S13 - Powerco Limited	The submitter notes that the Horizons Regional Council Proposed One Plan sets aside requirements for the management of infrastructure, and that Council must give due regard to those provisions. They note that the Powerco lines are recognised in the Proposed One Plan as infrastructure of regional significance. The submitter generally supports the direction and intent of Plan Change 27 and seeks to ensure the sustainable management of their transmission assets	Retain the following ' <i>Historically most network utility services were provided either by the central government, local or supply authorities and the services were generally known as 'public utilities', reflecting their ownership by the public for the public good. These include telecommunication and electricity networks, and natural gas reticulation.</i> '	1. Submitter supports the provision and no relief has been sought to the contrary.	
<b>T10 Subdivision</b>				
S13 - Powerco Limited	The submitter generally supports the provision.	Retain without modification	1. Submitter supports the provision and no relief has been sought to the contrary.	<p><u>That</u> Submission 13 from Powerco Limited be accepted</p> <p>No change to this provision of Plan Change 27.</p>
<b>T11 Low Impact Urban Design</b>				
S14 - New Zealand Historic Places Trust.	The submitter generally supports the Plan Change, but seeks to include more general and archaeological heritage matters. The cultural and heritage matters in the urban design matters are supported.	Retain ' <i>Character: Reflecting, enhancing and protecting the distinctive natural and physical qualities within the local and broader context of Wanganui in the development proposal. This includes significant cultural and visual landscape features, the surrounding built environment, and historic heritage.</i> '	1. Submitter and further submitter support the provision.	<p><u>That</u> Submission 14 from the New Zealand Historic Places Trust and Further Submission 2 from Horizons Regional Council be accepted</p> <p>No change to this provision of Plan Change 27.</p>
FS2 - Horizons Regional Council	The relief sought will better give effect to the relevant policies and objectives on the Proposed One Plan. Horizons Acknowledge that Phase 5 of the District Plan Review may address issues raised in NZHPT Submission.	Accept the decisions sought in Section 6 of the Submission by NZHPT		
<b>ISSUES</b>				
<b>I21 Conflict With Network and Reticulated Infrastructure</b>				

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S2 - Transpower New Zealand Limited	The submitter supports the provision as it recognises that infrastructure activities have specific locational requirements.	Amend I21 as follows:  “1. <i>Some infrastructure facilities, especially the roading network, airport <u>electricity transmission and telecommunications facilities</u>, have specific locational and operational requirements.</i> ”	1. The decision requested from Submitter 2 to include electricity transmission infrastructure is consistent with the purpose of the issue, namely conflicts with network infrastructure.	<u>That</u> Submission 2 from Transpower New Zealand Limited be accepted  <u>That</u> Submission 13 from Powerco Limited be accepted in part  Changes to Plan Change 27 as a result of these submissions
S13 - Powerco Limited	The submitter generally supports the provision	Retain without modification	1. Submitter 13 generally supports the Issue and changes accepted as response to another submitter will not impact on this submission.	Amend I21 to read:  I21 Conflict With Network and Reticulated Infrastructure,  1. Some infrastructure facilities, especially the roading network, airport, electricity transmission and telecommunications facilities, have specific locational and operational requirements....
I22 – Effects of Infrastructure Development				
S2 - Transpower New Zealand Limited	Supports the provision, but requests additional words to acknowledge that linear infrastructure is best managed through rough and site selection process.	Amend I22 as follows:  ‘...environment from stormwater disposal in the Coastal Residential Zone.  <i>In most cases, the route and site selection method will provide the best opportunity to reduce the environmental effects of linear infrastructure networks such as the national grid.</i> ’	1. For larger scale infrastructure development projects a route and site selection method is an effective way of developing infrastructure that has benefits wider than the immediate area.	<u>That</u> Submission 2 from Transpower New Zealand Limited to this provision be accepted  <u>That</u> Submission 14 from the New Zealand Historic Places Trust and Further Submission 2 from Horizons Regional Council be accepted in part  Changes to Plan Change 27 as a result of these submissions  Amend I22 to read:
S14 - New Zealand Historic Places Trust	The submitter generally supports the Plan Change, but seeks to include more general and archaeological heritage matters. Additional references in the objectives are requested, along with a policy or method to highlight the importance of archaeological sites. The submitter seeks better linkages with other parts of the District Plan and the inclusion of consultation guidance beyond Iwi to include the Historic Places Trust. The cultural and heritage matters in the urban design matters are supported.	Amend I22 as follows:  Amend Issue I22 or create a new Issue that recognises that archaeological sites and other historic heritage items can be at risk from infrastructure development.	1. The Submitter has requested amendments to a number of issues including I22, I51 and I52, or, a new issue. An efficient method of dealing with the submission is to consolidate the concerns of the submitter into one new but separate issue statement that has a primary focus on archaeological sites and historic heritage values.  2. The relief granted is outlined is the same as granted for I51 below.	Insert the following at the end of I22  In most cases, the route and site selection method will provide the best opportunity to reduce the environmental effects of linear infrastructure networks such as the national grid.
FS2 - Horizons Regional Council	The relief sought will better give effect to the relevant policies and objectives on the Proposed One Plan. Horizons Acknowledge that Phase 5 of the District Plan Review may address issues raised in NZHPT Submission.	Accept the decisions sought in Section 6 of the Submission by NZHPT		
I50 Poorly Managed Earthworks				

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S15 - Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	The Submitters generally support the proposed Plan Change subject to minor modification to the provisions for Earthworks, the NES regarding Assessing and Managing Contaminants in Soil to Protect Human Health, contaminated land, and stormwater. The submitter seeks the removal or replacement of underground Petroleum Storage Systems (UPSS) be exempt from the general earthworks provisions of the District Plan. Clarification on the role of the NES for Assessing and Managing Contaminants in Soil to Protect Human Health is also sought.	Retain without modification	1. Submitter supports the provision and no relief has been sought to the contrary.	<u>That</u> Submission 15 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies) be accepted  No change to this provision of Plan Change 27.
I51 Development Works and I52 Maori Values				
S14 - New Zealand Historic Places Trust	The submitter generally supports the Plan Change, but seeks to include more general and archaeological heritage matters. The Submitter has requested amendments to a number of issues including I22, I51 and I52, or, a new issue	Amend I51 and I52 as follows:  Create a new Issue that recognises that archaeological sites and other historic heritage items can be at risk from infrastructure development.	1. An efficient method of dealing with the submission is to consolidate the concerns of the submitter into one new but separate issue statement that has a primary focus on archaeological sites and historic heritage values.	<u>That</u> Submission 14 from the New Zealand Historic Places Trust and Further Submission 2 from Horizons Regional Council be accepted in part  Changes to Plan Change 27 as a result of these submissions  No change to I51 and I52.  Insert New Issue Statement as follows:  Issue IX1 – Archaeological and historic Heritage and Development Archaeological sites and other historic heritage items can be at risk from the effects or works arising subdivision, earthworks, and infrastructure development.
FS2 – Horizons Regional Council	The relief sought will better give effect to the relevant policies and objectives on the Proposed One Plan. Horizons Acknowledge that Phase 5 of the District Plan Review may address issues raised in NZHPT Submission.	Accept the decisions sought in Section 6 of the Submission by NZHPT		
I55 Compatability with Network Utilities				
S2 - Transpower New Zealand Limited	The submitter supports the Issue in that it relates to the potential for incompatible development to compromise the operational requirements of network utilities.	Retain without modification	1. Submitter supports the provision and no relief has been sought to the contrary.	<u>That</u> Submissions 2, 13 and 16 from Transpower New Zealand Limited, Powerco Limited and Ultrafast Fibre Limited be accepted  No change to this provision of Plan Change 27.
S13 - Powerco Limited	The submitter generally supports the Issue.	Retain without modification	1. Submitter supports the provision and no relief has been sought to the contrary.	
S16 - Ultrafast Fibre Limited	The submitter generally supports Plan Change 27	Retain without modification	1. Submitter supports the provision and no relief has been sought to the contrary.	
<b>OBJECTIVES</b>				
O4 Recognition of Maori Culture and Traditions				

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S14 - New Zealand Historic Places Trust.	The submitter generally supports the Plan Change, but seeks to include more general and archaeological heritage matters.	Retain without modification	1. Submitter supports the provision and no relief has been sought to the contrary.	That Submission 14 from the New Zealand Historic Places Trust and Further Submission 2 from Horizons Regional Council be accepted  No change to provision of Plan Change 27.
FS2 - Horizons Regional Council	The relief sought will better give effect to the relevant policies and objectives on the Proposed One Plan. Horizons Acknowledge that Phase 5 of the District Plan Review may address issues raised in NZHPT Submission.	Accept the decisions sought in Section 6 of the Submission by NZHPT		
O17 Infrastructure Development				
S13 - Powerco Limited	The submitter supports that that newly created sites must be adequately services and consideration of servicing must be undertaken at the design stage.	Retain without modification	1. Submitter supports the provision and no relief has been sought to the contrary.	That Submission 13 from Powerco Limited be accepted  No change to this provision of Plan Change 27.
O40 Sustainable Subdivision and Infrastructure				
S2 - Transpower New Zealand Limited	Submitter supports integrated development	Retain without modification the following:  <i>'Sustainable subdivision and infrastructure development in the Residential areas of Wanganui that: a. Appropriately integrates infrastructure with land uses;'</i>	1. Submitter 2 generally supports the Objective and changes proposed as a response to another submitter will not impact on this.	That Submission 2 from Transpower New Zealand Limited be accepted  That Submissions 14, 16 and Further Submission 2 from the New Zealand Historic Places Trust, Ultrafast Fibre Limited and Horizons Regional Council be accepted in part
S14 - New Zealand Historic Places Trust	The submitter generally supports the Plan Change, but seeks to include more general and archaeological heritage matters. Additional references in the objectives are requested, along with a policy or method to highlight the importance of archaeological sites.	Amend O40 as follows:  <i>'...and integrates the natural environment; Avoids or minimises adverse effects on natural and cultural heritage.'</i>	1. The proposed changes are more appropriately located in in O40, and duplicating these provisions in both O40 and O42 is unnecessary.  2. Council acknowledges the responsibilities that it is required to fulfil under S.6 of the Act. However, it notes that the amendment as suggested provides a higher level of protection than could be expected from the Act if heritage is treated homogenously. It is felt that the word 'mitigates' should be included where there are conflicts of values, or heritages with a lessor value than is warranted by solely 'avoiding' or 'minimising'.  3. Further to this, natural heritage is a matter that is now retained by the Horizons One Plan and outside the scope of this Plan Change	Changes to Plan Change 27 as a result of these submissions  Amend Objective O40 to add (f) to read:  f. Avoids or mitigates adverse effects on historic heritage including archaeological sites.
FS2 - Horizons Regional Council	The relief sought will better give effect to the relevant policies and objectives on the Proposed One Plan. Horizons Acknowledge that Phase 5 of the District Plan Review may address issues raised in NZHPT Submission.	Accept the decisions sought in Section 6 of the Submission by NZHPT		
S16 - Ultrafast Fibre Limited	The submitter generally supports Plan Change 27, with the exception that, where the word telephone or Telecom is used, it is replaced with the word telecommunications, and that subdivision in urban areas not currently serviced by fibre are requested to provide suitable ducting to provide it in the	Retain	1. Submitter 16 generally supports the Objective and changes proposed as a response to another submitter will not impact on this.	

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	future. The submitter supports the provisions that recognise the benefits of infrastructure and the potential risks of non-compatible activities to its ongoing ability to function. Further to this, aligning infrastructure provision and capacity with land use is supported as development should be located where there is capacity.			
<b>O42 Subdivision Qualities</b>				
S2 - Transpower New Zealand Limited	Generally supports the provision but states that it is not possible to provide for all the effects of climate change.	Amend O42 as follows:  <i>" O42 Subdivision Qualities</i>  <i>Subdivision and infrastructure development that:</i>  <i>h. Provides for the effects <u>Takes into account the risk of climate change.</u>"</i>	1. Policy 10-6 of the Proposed One Plan seeks to ensure that the implications of climate change are considered as appropriate. Objective O42, as proposed, was a stronger requirement in that the effects of climate change shall be provided for. The amendment proposed by Transpower New Zealand is more closely aligned with the provisions of the One Plan.	<u>That</u> Submission 2 from Transpower New Zealand Limited be accepted  <u>That</u> Submission 14 from the New Zealand Historic Places Trust and Further Submission 2 from Horizons Regional Council be accepted in part  Changes to Plan Change 27 as a result of these submissions
S14 - New Zealand Historic Places Trust	The submitter generally supports the Plan Change, but seeks to include more general and archaeological heritage matters. Additional references in the objectives are requested, along with a policy or method to highlight the importance of archaeological sites.	Amend O42 as follows:  <i>'...the effects of climate change; <u>Avoids or minimises adverse effects on natural and cultural heritage.</u>'</i>	1. The proposed changes are more appropriately located in in O40, and duplicating these provisions in both O40 and O42 is unnecessary.  2. It is therefore recommended that the submission be accepted in part, in that the above relief sought is included in Objective O40 only.	Amend Objective O42 to read:  O42 Subdivision Qualities  Subdivision and infrastructure development that:  g. Achieves lifecycle costs that are affordable to the community; h. Takes into account the risk of climate change.
FS2 - Horizons Regional Council	The relief sought will better give effect to the relevant policies and objectives on the Proposed One Plan. Horizons Acknowledge that Phase 5 of the District Plan Review may address issues raised in NZHPT Submission.	Accept the decisions sought in Section 6 of the Submission by NZHPT		
<b>O43 Subdivision and Network Utilities</b>				
S2 - Transpower New Zealand Limited	Support that it related to subdivision and development that does not compromise the network utilities.	Retain without modification	1. Submitter supports the provision and no relief has been sought to the contrary.	<u>That</u> Submissions 2, 13 and 16 from Transpower New Zealand Limited, Powerco Limited and Ultrafast Fibre be accepted
S13 - Powerco Limited	The submitter generally supports the provision which provides for the protection of existing utilities from inappropriate subdivision and development.	Retain without modification	1. Submitter supports the provision and no relief has been sought to the contrary.	No change to this provision of Plan Change 27.
S16 - Ultrafast Fibre Limited	The submitter generally supports Plan Change 27	Retain without modification.	1. Submitter supports the provision and no relief has been sought to the contrary.	
<b>O44 Development and Maori Values</b>				

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S14 - New Zealand Historic Places Trust	The submitter generally supports the Plan Change	Retain without modification	1. Submitter supports the provision and no relief has been sought to the contrary.	<p><u>That</u> Submission 14 from the New Zealand Historic Places Trust and Further Submission 2 from Horizons Regional Council be accepted in part</p> <p>No changes are recommended to this provision of Plan Change 27.</p>
FS2 - Horizons Regional Council	The relief sought will better give effect to the relevant policies and objectives on the Proposed One Plan. Horizons Acknowledge that Phase 5 of the District Plan Review may address issues raised in NZHPT Submission.	Accept the decisions sought in Section 6 of the Submission by NZHPT		
<b>O45 Quality Earthworks Development</b>				
S14 - New Zealand Historic Places Trust	The submitter generally supports the Plan Change, but seeks to include more general and archaeological heritage matters. Additional references in the objectives are requested, along with a policy or method to highlight the importance of archaeological sites.	<p>Amend O45 as follows:</p> <p><i>'Existing cultural heritage sites and values'.</i></p>	1. The maintenance and enhancement of all cultural heritage sites and values by the District Plan is not what is envisaged by the Act. Instead, protection is only from 'inappropriate' subdivision and development. However, there is a continuum of significance for sites and values that should be recognised.	<p><u>That</u> Submission 14 from the New Zealand Historic Places Trust and Further Submission 2 from Horizons Regional Council, and Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies) be accepted in part</p> <p>Changes to Plan Change 27 as a result of these submissions</p> <p>Amend Objective O45 as follows:</p> <p>O45 Quality earthworks development</p> <p>Earthworks and land modification in Wanganui that:</p> <p>1 Maintains or enhances:</p> <p>a. Amenity values....</p> <p>And</p> <p>2. Has appropriate regard to cultural heritage sites and values</p>
FS2 - Horizons Regional Council	The relief sought will better give effect to the relevant policies and objectives on the Proposed One Plan. Horizons Acknowledge that Phase 5 of the District Plan Review may address issues raised in NZHPT Submission.	Accept the decisions sought in Section 6 of the Submission by NZHPT		
S15- Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	The Submitters generally support the proposed Plan Change.	Retain without modification	1. Submitter 13 generally supports the Objective and relief granted as a response to another submitter will not impact on this.	
<b>New Objective, Policies and Rules Giving effect to the National Policy Statement on Electricity Transmission</b>				
S2 - Transpower New Zealand Limited	<p>Give effect to the National Policy Statement on Electricity Transmission and the OnePlan. Provide clear guidance on undertaking activities under and in close proximity to electrical transmission lines.</p> <p>Provide rules that specifically apply to earthworks in close proximity to electric lines.</p>	<p>Insert the following Objective into the Plan change:</p> <p><u>Objective XX</u></p> <p><u>1 To recognise the importance of the national grid to the local, regional, and national social and economic well-being, including by:</u></p> <p><u>a. Providing for the sustainable, secure and efficient use and development of the electricity transmission network;</u></p> <p><u>b. Minimising risks to safety; and</u></p>	1. Council acknowledges it is required by law to 'give effect' to the National Policy Statement on Electricity Transmission (NPSET), in particular Policies 10 and 11. Policy 10 seeks to avoid sensitivity effects on the Transmission Network, and Policy 11 provides for the establishment of 'buffer corridors'. In addition, the provisions of the Proposed One Plan also give direction in terms of protection of significant infrastructure.	<p><u>That</u> Submission 2 from Transpower New Zealand Limited be accepted in part</p> <p>Changes to Plan Change 27 as a result of these submissions</p> <p>Add new Objective</p> <p>OX1 Recognising the importance of the Electricity</p>

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	<p>Require transmission lines to be shown on application plans for subdivisions.</p>	<p><u>c. Preventing sensitive activities and manage the expansion of existing such activities, from locating within a transmission corridor where they would affect or be affected by the transmission line.</u></p> <p>Insert the following Policy in the Plan Change</p> <p><u>Policy – Subdivision, Use and Development within Transmission Line Corridors</u></p> <p><u>To provide for subdivision, use and development within electricity transmission corridors that achieve the following:</u></p> <p><u>(a). Does not compromise the safe and efficient operation, maintenance and upgrading of the transmission network, including by:</u></p> <p><u>i. Ensuring security of supply and integrity of transmission assets;</u></p> <p><u>ii. not compromising existing access to conductors and support structures for maintenance and upgrading works;</u></p> <p><u>iii. Not foreclosing operation and maintenance options, or the carrying out of planned upgrade works.</u></p> <p><u>iv. Preventing new incompatible built development in close proximity to the support structures and/or under the area of conductor swing during every day wind.</u></p> <p><u>v. Enabling the alteration to and/or extension of existing development already under the area of conductor swing during every day wind where any restrictions or impediments created by that existing development are not further compromised.</u></p> <p><u>(b) Ensure electrical safe distances are maintained.</u></p> <p><u>(c) Manages sensitive activities to avoid exposure to risk and minimise exposure to nuisance and to avoid, remedy or mitigate adverse effects on amenity. Where built development already exists under a particular line span or around an electrical substation, enables additions and/or expansions to such development only where this does not increase, or where it reduces the existing degree of risk or exposure to nuisance and where amenity is maintained or enhanced.</u></p> <p><u>(d) to assist in achieving (a) – (c) above, and to facilitate good amenity and urban design outcomes, takes the proximity of transmission assets into account at the design stage of subdivision including whereby:</u></p>	<p>2. Council also acknowledges that this requires the development of buffer areas in the District Plan. It is noted that relief has been granted in land use provisions for other Plan Changes associated with Phase 2 of the Plan Review and these should be supported by accepting the Objective and Policy proposed by the Submitter.</p> <p>3. There is significant overlap between the relief sought by the submitter to give effect to Policies 10 and 11 of the NPSET and the compulsory New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34) implemented by the Ministry Of Business Innovation and Enterprise. However, this relates to a specific area, being earthworks. In effect, the NZECP gives Transpower the final say on works in the buffer areas proposed. Therefore, any consent granted by Council can effectively be usurped by Transpower in that instance. Therefore, the earthworks provisions are not an effective or efficient method to manage the issues within the NPSET, which, In Council’s view, are already provided for. No relief to impose rules for earthworks is granted.</p> <p>4. In addition, the topic area did not form part of the consultation for Phase 2 and 3, and neither were the provisions requested by the submitter. The proposals have the potential to affect property rights in that a number of land uses are proposed to be regulated, including earthworks. It is considered that allowing these provisions in zones not included in this Phase of work without substantial consultation would result in substantial unfairness to affected parties.</p> <p>5. Council acknowledges that it still has an obligation to meet the provisions of the NPSET for the remainder of the District. Additional Plan Changes will be required, along with meaningful consultation, to complete what is required.</p> <p>6. Policy 12 of the NPSET requires Council to Map the location of the electricity transmission network in the maps. While not a specific request by the submitter, it is a requirement to comply with the NPSET which is the thrust of the submission from Transpower. Council has been supplied with up to date mapping which was previously incomplete and</p>	<p>Transmission Network</p> <p>1 To recognise the importance of the national grid to the local, regional, and national social and economic well-being , including by;</p> <p>a. Providing for the sustainable, secure and efficient use and development of the electricity transmission network.</p> <p>b. Minimising risks to safety; and</p> <p>c. Preventing sensitive activities and manage the expansion of existing such activities, from locating within a transmission corridor where they would affect or be affected by the transmission line.</p> <p>Add a new Policy</p> <p>Policy PXX5 – Subdivision, Use and Development within Transmission Line Corridors</p> <p>To provide for subdivision, use and development within electricity transmission corridors located within the Residential and Rural Lifestyle Zones that achieve the following:</p> <p>(a). Does not compromise the safe and efficient operation, maintenance and upgrading of the transmission network, including by:</p> <p>i. Ensuring security of supply and integrity of transmission assets;</p> <p>ii. not compromising existing access to conductors and support structures for maintenance and upgrading works;</p> <p>iii. Not foreclosing operation and maintenance options, or the carrying out of planned upgrade works.</p> <p>iv. Preventing new incompatible built development in close proximity to the support structures and/or under the area of conductor swing during every day wind.</p> <p>v. Enabling the alteration to and/or extension of existing development already under the area of conductor swing during every day wind where any restrictions or impediments created by that existing development are not further compromised.</p>

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		<p><u>I the ability to maintain and inspect transmission assets is protected, including ensuring for access;</u></p> <p><u>ii. The potential intensity of incompatible development under and in close proximity to a line is minimised and measures are taken to prevent building within the area of conductor swing during every day wind, including that:</u></p> <p><u>a. A suitable building platform and, where appropriate, curtilage area is identified on each new developable lot, having regard to the range of activities that are likely to be subsequently established; and</u></p> <p><u>b. Measures are taken to prevent building within the area of conductor swing during every day wind</u></p> <p><u>iii. A good level of amenity is achievable.</u></p> <p>Insert the following Rule into the Plan Change:</p> <p><b><u>RX Permitted Activities</u></b>  <u>Earthworks within Electricity Transmission Yards shall be:</u></p> <p><u>(i) around pole structures:</u></p> <p><u>(a) no deeper than 300mm within 2.2 metres of transmission pole support structure or stay wire; and</u>  <u>(b) no deeper than 750mm between 2.2 to 5 metres of a transmission pole support structure or stay wire</u></p> <p><u>Vertical holes not exceeding 500mm diameter beyond 1.5 meters from the outer edge of a pole support structure or support stay are exempt from the restrictions in (a) and (b) above.</u></p> <p><u>(ii) Around Towner Support Structures (Towers):</u></p> <p><u>(a) no deeper than 300mm within 6 metres of the outer visible edge of a transmission tower support structure; and</u>  <u>(b) No needer than 3 metres between 6 and 12 metres from the outer visible edge of a transmission tower support structure.</u></p> <p><u>(iii) Earthworks shall not:</u></p> <p><u>(a) create an unstable batter that will affect a transmission support structure; and/or</u>  <u>(b) result in a reduction of the conductor clearance distances below what is requires by Table 4 of NZECP 34:2001</u></p> <p><u>Provided that</u></p>	<p>inaccurate. This is a matter of fact and should apply across the District.</p> <p>7. With regard to the proposed information requirement, it is appropriate to require applicants to show the presence of electricity transmission lines on proposed plans for subdivision and land use. This will aid in identifying non-compliance and also provide for suitable platforms for buildings.</p> <p>8. In order to assist an understanding the purpose of the provisions, a definition of 'reverse sensitivity' is included.</p>	<p>(b) Ensure electrical safe distances are maintained.</p> <p>(c) Manages sensitive activities to avoid exposure to risk and minimise exposure to nuisance and to avoid, remedy or mitigate adverse effects on amenity. Where built development already exists under a particular line span or around an electrical substation, enables additions and/or expansions to such development only where this does not increase, or where it reduces the existing degree of risk or exposure to nuisance and where amenity is maintained or enhanced.</p> <p>(d) to assist in achieving (a) – (c) above, and to facilitate good amenity and urban design outcomes, takes the proximity of transmission assets into account at the design stage of subdivision including whereby:</p> <p>i. the ability to maintain and inspect transmission assets is protected, including ensuring for access;</p> <p>ii. The potential intensity of incompatible development under and in close proximity to a line is minimised and measures are taken to prevent building within the area of conductor swing during every day wind, including that:</p> <p>a. A suitable building platform and, where appropriate, curtilage area is identified on each new developable lot, having regard to the range of activities that are likely to be subsequently established; and</p> <p>b. Measures are taken to prevent building within the area of conductor swing during every day wind</p> <p>iii. A good level of amenity is achievable.</p> <p>Amend Information requirements as follows:</p> <p>ah. Existing electricity transmission lines</p> <p>Add new Definition</p> <p>Reverse sensitivity - The conflict between incompatible land uses where a newly established activity complains about the effects on amenity (environmental qualities i.e. levels of noise) from a legally established pre-existing activity.</p> <p>Amend the relevant District Plan Maps as follows:</p>



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		<p><u>(a) Earthworks undertaken by a Network Utility Operator;</u>  <u>Or</u>  <u>(b) Earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a road, footpath or driveway.</u></p> <p><u>Are exempt from (i) and (ii) above.</u></p> <p>Add a new information requirement as follows:                      Existing electricity transmission lines</p>		<p>Add the location of the National Grid lines on the planning maps as shown in the Appendix.</p>
<b>POLICIES</b>				
<b>P1 Urban Development</b>				
S16 - Ultrafast Fibre Limited	Supports the provision as it promotes efficient use of land and infrastructure services.	Retain	1. Submitter supports the provision and no relief has been sought to the contrary.	<p><u>That</u> Submission 16 from Ultrafast Fibre Limited be accepted</p> <p>No change to this provision of Plan Change 27.</p>
<b>P2 Development Within the Urban Boundary</b>				
S13 - Powerco Limited	The submitter supports that that newly created sites must be adequately services and consideration of servicing must be undertaken at the design stage.	Retain without modification	1. Submitter supports the provision and no relief has been sought to the contrary.	<p><u>That</u> Submissions 13 and 16 from Powerco Limited and Ultrafast Fibre Limited be accepted</p> <p>No change to this provision of Plan Change 27.</p>
S16 - Ultrafast Fibre Limited	Support as it will ensure that new development is located where infrastructure is available.	Retain	1. Submitter supports the provision and no relief has been sought to the contrary.	
<b>P74 Optimal use of existing infrastructure</b>				
S27 - Wanganui District Council	The proposed amendments improve readability and clarifies that suitable levels of service is required to be provided. Policy P74 has also been amended to highlight that density need not be limited by conventional infrastructure, and that alternative infrastructure provision may augment efficiency in maximising existing infrastructure investment	<p>Amend P74 as follows:</p> <p><i>'Optimal use of existing infrastructure</i>  <i>Promote the optimal use of existing reticulated infrastructure by identifying <u>and supporting</u> areas of increased density where; is</i>  <i>a. <u>Infill and higher density development</u> does not compromise environmental quality and amenity values; <u>AND, prior to developing extended or new infrastructure.</u></i>  <i>b. <u>Suitable levels of service can be achieved.</u>'</i></p>	1. It is agreed that density need not be limited by conventional infrastructure, and that alternative infrastructure provision may augment efficiency in maximising existing infrastructure investment. The amendments proposed achieve a more efficient use of infrastructure.	<p><u>That</u> Submission 27 from the Wanganui District Council be accepted</p> <p>Changes to Plan Change 27 as a result of these submissions</p> <p>Amend Policy P74 as follows:</p> <p><b>P74 Optimal use of existing infrastructure</b>                      Promote the optimal use of existing reticulated infrastructure by identifying and supporting areas of increased density where:                      a. Infill and higher density development does not compromise environmental quality and amenity values; AND,                      b. Suitable levels of service can be achieved.'</p>
<b>P76 Infrastructure for New Subdivisions</b>				

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
S4 - Lance Attrill (Attrill Development Ltd)	Oppose this 'rule' as it would make subdivisions too costly.	Provide a way for developers to be some way a developer to retrieve the extra costs accrued for future subdivisions.	1. The relief accepted would correct any impression that developers are liable for the costs outside that which is required to service their own developments in terms of on-site infrastructure and contributions for network capacity upgrades.	<p><u>That</u> Submissions 4, 13 and 26 from Lance Attrill, Powerco Limited and Victoria Loughlin Drover, Mike O'Sullivan, Steven Archer , and Further Submission 1 from Jamie O'Leary be accepted in part</p> <p>Changes to Plan Change 27 as a result of these submissions</p> <p>Amend Policy P76 as follows:</p> <p><b>P76 Infrastructure for New Subdivisions.</b> Ensure on-site infrastructure facilities, and the portion of the cost of providing upgrades or extensions to Council owned infrastructure relating to growth are paid for by the developer.</p>
S13 - Powerco Limited	The submitter supports that that newly created sites must be adequately services and consideration of servicing must be undertaken at the design stage.	Retain without modification	1. Submitter 13 generally supports the Policy and accepting in-part relief sought another submitter will not impact on this.	
S26 - Victoria Loughlin Drover, Mike O'Sullivan, Steven Archer	Retain unmodified version of P76 as it is appropriate on some occasions that Council still fund infrastructure.	Keep previous version of the Policy	1. The submitter is correct in noting that Council does provide infrastructure in some instances. Where new or upgraded infrastructure is related to providing a level of service to existing uses this is funded by Council.	
FS1 - Jamie O'Leary	Agree with the points made by the submitter	Retain the operative provision	<p>1. However, where this is related to growth, or at least a proportion of infrastructure development is related to growth, the Development Contributions Policy provides for the remainder of the cost to be allocated to those who directly benefit from that infrastructure in relation to growth and development.</p> <p>2. To acknowledge the above, relief is granted in part to reflect that Council, in some circumstances do fund new or upgraded infrastructure, but generally to meet existing deficiencies in levels of service.</p> <p>3. In making its decision, Council identifies the limits to its current knowledge of the current capacity of the reticulated services network.</p>	
<b>P80 Protect reticulated and network utility infrastructure</b>				
S2 - Transpower New Zealand Limited	Supported the provision in that it protects infrastructure from the effects of other land uses and subdivision development that may compromise its effectiveness.	Amend P80 as follows:  "Protect reticulated and network utility infrastructure resources in the District from the adverse effects from inappropriate land use and subdivision activities development which compromises their <del>effectiveness</del> <u>operation, maintenance and upgrading.</u> "	1. Submitter 2 generally supports the Policy and changes proposed as a response to another submitter will not impact on this.	<p><u>That</u> Submission 13 from Powerco Limited be accepted</p> <p><u>That</u> Submissions 2, 12, 16 and 27 from Transpower New Zealand Limited, New Zealand Railways Corporation, Ultrafast Fibre Limited and Wanganui District Council and Further Submitter 3 from New Zealand Transport Agency to this provision be accepted in part</p> <p>Changes to Plan Change 27 as a result of these submissions</p> <p>Amend Policy P80 as follows:</p> <p><b>P80 <u>Protect reticulated and network utility infrastructure</u></b> Protect reticulated and network utility infrastructure resources in</p>
S12 - New Zealand Railways Corporation (KiwiRail)	Supports the policy to avoid reverse sensitivity effects from sensitive activities to network operations and maintenance.	Retain without modification	1. Submitter 12 generally supports the Policy and relief granted to another submitter will not impact on this.	
FS3 - New Zealand Transport Agency (NZTA)	Supports recognising reverse sensitivity effects that development next to land transport networks can have.	Retain as notified with KiwiRail's suggested amendments incorporated.		

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
S13 - Powerco Limited	The submitter generally supports the provision which provides for the protection of existing utilities from inappropriate subdivision and development.	Amend P80 as follows:  “Protect reticulated and network utility infrastructure resources in the District from the adverse effects from inappropriate land use and subdivision activities development which compromises their <del>effectiveness</del> <u>operation, maintenance and upgrading.</u> ”	1. The amendments proposed are more specific and appropriate than the wording proposed in the Plan Change.	the District from the adverse effects of from inappropriate land use and subdivision development which compromises operation, maintenance and upgrading.
S16 - Ultrafast Fibre Limited	Supports the policy to avoid reverse sensitivity effects from sensitive activities to network operations.	Retain	1. Submitter 16 generally supports the Policy and relief granted to another submitter will not impact on this.	
S27 - Wanganui District Council	Policy P80 is proposed to have a title in order to align it with the format of the other policies within the Plan Change and the text is no longer bold.  One minor change is proposed in that the word ‘which’ has been removed and replaced by the word ‘would’ to make the Policy read better.	Amend P80 as follows:  <del>“Protect reticulated and network utility infrastructure resources in the District from the adverse effects of from inappropriate other land use and subdivision activities development which compromises their effectiveness</del>  <u>Protect reticulated and network utility infrastructure resources in the District from the adverse effects of from inappropriate other land use and subdivision activities development that compromises their effectiveness”</u>	1. The formatting proposed is more consistent with the formatting of the rest of the Plan Change.	
<b>P81 Provide for Network Utilities</b>				
S2 - Transpower New Zealand Limited	Supports but wishes the Policy makes reference to the benefits of network utilities that may go beyond the local context.	Amend P81as follows:  “Provide for the establishment, maintenance and repair of network utilities to meet the needs of the community <u>including at a local, regional and national scale</u> , in a manner that enables adverse environmental effects to be avoided, remedied or mitigated, including effects on natural, cultural and amenity values.”	1. The submission is consistent with the approach in Objective 3-1 and Policy 3-1 in the Proposed One Plan.	<u>That</u> Submission 2 from Transpower New Zealand Limited be accepted  <u>That</u> Submission 13 from Powerco Limited be accepted in part  Changes to Plan Change 27 as a result of these submissions  Amend Policy P81 as follows:
S13 - Powerco Limited	The submitter generally supports the provision which provides for the protection of existing utilities from inappropriate subdivision and development.	Retain without modification	1. Submitter 13 generally supports the Policy and relief granted as a response to another submitter will not impact on this.	<b>P81 Provide for network utilities</b> Provide for the establishment, maintenance and repair of network utilities to meet the needs of the community, including at a local, regional and national scale, in a manner that enables adverse environmental effects to be avoided, remedied or mitigated, including effects on natural, cultural and amenity values
<b>P122 Residential Levels of Service</b>				
S13 - Powerco Limited	Support	Retain without modification.	1. Submitter supports the provision and no relief has been sought to the contrary.	<u>That</u> Submission 13 from Powerco Limited and 16 from Ultrafast Fibre Limited be accepted
S16 - Ultrafast Fibre Limited	Supports in that development will be located where infrastructure is available.	Retain	1. Submitter supports the provision and no relief has been sought to the contrary.	No changes to this provision of Plan Change 27.

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
<b>P123 Allocated infrastructure</b>				
S13 - Powerco Limited	The submitter supports that that newly created sites must be adequately services and consideration of servicing must be undertaken at the design stage.	Retain without modification	1. Submitter supports the provision and no relief has been sought to the contrary.	<u>That</u> Submission 13 from Powerco Limited be accepted  No change to this provision of Plan Change 27.
<b>P124 Reduction in Residential Allotment Size</b>				
S13 - Powerco Limited	Support	Retain without modification	1. Submitter 13 generally supports the Policy relief granted as a response to another submitter will not impact on this.	<u>That</u> Submission 27 from Wanganui District Council be accepted  <u>That</u> Submission 13 from Powerco Limited be accepted in part
S27 - Wanganui District Council	Minor change to clarify that the reduction in allotment size affects the Residential Zone only.	<b>Amend P 124 as follows:</b>  "Reduction in residential allotment size Provide for a reduction in minimum residential allotment size <i>in the residential zone</i> where the entire infrastructure catchment can support both:...."	1. The submission from Submitter 27 removes any ambiguity around when the policy applies. Rather than applying to all residential allotment sizes, the proposed amendment clarifies that it should apply to allotments in the Residential Zone only.	Changes to Plan Change 27 as a result of these submissions  Amend Policy P124 as follows:  P124 Reduction in residential allotment size Provide for a reduction in minimum allotment size in the residential zone where the entire infrastructure catchment can support both:....
<b>P127 Provide Adequate Information</b>				
S13 - Powerco Limited	The submitter supports that that newly created sites must be adequately services and consideration of servicing must be undertaken at the design stage.	Retain without modification	1. Submitter supports the provision and no relief has been sought to the contrary.	<u>That</u> Submissions 13 and 16 from Powerco Limited and Ultrafast Fibre Limited to this provision be accepted  No change to this provision of Plan Change 27.
S16 - Ultrafast Fibre Limited	Support – as it requires adequate information to be provided prior to the granting of consent and demonstrate that there is provision for additional connections.	Retain	1. Submitter supports the provision and no relief has been sought to the contrary.	
<b>P128 Infrastructure Qualities</b>				
S13 - Powerco Limited	The submitter supports that that newly created sites must be adequately services and consideration of servicing must be undertaken at the design stage.	Retain without modification	1. Submitter 13 generally supports the Policy relief granted as a response to another submitter will not impact on this.	<u>That</u> Submission 27 from Wanganui District Council be accepted  <u>That</u> Submissions 13 and 14 from Powerco Limited, and New Zealand Historic Places Trust and Further Submission 2 from Horizons Regional Council be accepted in part
S14 - New Zealand Historic Places Trust	Needs to be amended to reflect the need to be respectful of natural and cultural heritage.	<b>Amend P128 as follows:</b>  "... respectful of natural and cultural heritage"	1. Policy P128 Infrastructure qualities, refers to the more functional matters of infrastructure than effects based matters such as natural and cultural heritage.	Changes to Plan Change 27 as a result of these submissions

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
FS2 - Horizons Regional Council	The relief sought will better give effect to the relevant policies and objectives on the Proposed One Plan. Horizons Acknowledge that Phase 5 of the District Plan Review may address issues raised in NZHPT Submission.	Accept the decisions sought in Section 6 of the Submission by NZHPT	<p>2. However, there it is reasonable to address the effects of infrastructure regarding those matters. As such, it is more appropriate to propose a stand-alone Policy addressing those matters excluding natural heritage which is a matter for the Regional Council.</p> <p>3. Further to this, the scope of the submission includes subdivision and earthworks also. Therefore, one policy can address each of those matters. Given that the Historic Places Act is the primary regulatory framework for historic heritage, respectful development will be that which complies with the requirements of that Act.</p>	<p>Amend Policy P128 as follows:</p> <p><b>P128 Infrastructure qualities</b> Require Infrastructure to be designed, constructed, and able to be maintained in a manner that is:</p> <p>a. Effective in meeting its functional purpose b. Able to be maintained in an efficient manner. .....</p> <p>Include a new Policy as follows:</p> <p><b>PXX1 – Cultural Heritage and Development</b> <u>Ensure subdivision, infrastructure and earthworks are respectful of and cultural historic heritage, including archaeological sites.</u></p>
S27 - Wanganui District Council	The amendment proposed to P128 removes overlap between P128 (a) and (b) around efficiency and focuses (a) on effectiveness of infrastructure function.	<p>Amend P128 as follows:</p> <p>“P128 Infrastructure qualities Require Infrastructure to be designed, constructed, and able to be maintained in a manner that is:</p> <p>a. Effective <del>and efficient.</del> in meeting its functional purpose.....”</p>	<p>1. The repetition of terms appears unnecessary to meet the purpose of the Policy. It is noted that there is still overlap between a. and b. Given the scope of the submission is to remove duplication</p> <p>2. It is recommended that the submission be accepted and additional relief be granted (but within the scope of the submission) in removing the word effective from b. as follows:</p> <p>b. Able to be maintained in an <del>effective,</del> efficient manner.</p>	
<b>P132 Appropriate level of infrastructure</b>				
S13 - Powerco Limited	The submitter supports that that newly created sites must be adequately services and consideration of servicing must be undertaken at the design stage.	Retain without modification	1. Submitter supports the provision and no relief has been sought to the contrary.	<p><del>That</del> Submission 13 from Powerco Limited and 16 from Ultrafast Fibre Limited be accepted</p> <p>No change to this provision of Plan Change 27.</p>
S16 - Ultrafast Fibre Limited	Support as it ensures that suitable infrastructure is in place to enable connections to telecommunications.	Retain	1. Submitter supports the provision and no relief has been sought to the contrary.	
<b>P135 –Roding Hierarchy</b>				
S12 - New Zealand Railways Corporation (KiwiRail)	The railway network is compatible to the state highway network in that it provides for movement of passengers and freight.	Provision is supported. A new Policy is sought to be added as follows:  <i><u>‘Maintenance of the ability of land transport networks to efficiently and safely move people through and goods within the District.’</u></i>	1. The submitter proposes a new Policy that seeks to maintain the key functions of land transport networks in general. This is consistent with Objective 3 – 1 and Policy 3 – 1 of the One Plan.	<p><del>That</del> Submission 12 from New Zealand Railways Corporation (KiwiRail) and Further Submission 2 from Horizons Regional Council be to this provision accepted in part</p> <p>No change to this provision of Plan Change 27.</p>
FS3 - New Zealand Transport Agency (NZTA)	Supports the view of recognising reverse sensitivity effects that development adjacent to the land transport networks can have.	Retain as notified with KiwiRail’s suggested amendments incorporated.		<p>Changes to Plan Change 27 as a result of these submissions</p> <p>Add a new policy as follows:</p>

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
				PXX4 Maintenance of Land Transport Networks Maintain the ability of land transport networks to efficiently and safely move people and goods through and within the District.
<b>P137 Legal and Physical Access</b>				<u>That</u> Submissions 1 and 12 from New Zealand Fire Service Commission and New Zealand Railways Corporation (KiwiRail) and Further Submission 3 from New Zealand Transport Agency (NZTA) to this provision be accepted
S1 - New Zealand Fire Service Commission	Support to ensure adequate access for fire fighting is made available.	Retain	1. Submitter supports the provision and no relief has been sought to the contrary.	No change to this provision of Plan Change 27.
S12 - New Zealand Railways Corporation (KiwiRail)	The railway network is compatible to the state highway network in that it provides for movement of passengers and freight.	Retain without modification	1. Submitter supports the provision and no relief has been sought to the contrary.	
FS3 - New Zealand Transport Agency (NZTA)	Supports the view of recognising reverse sensitivity effects that development adjacent to the land transport networks can have.	Retain as notified with KiwiRail's suggested amendments incorporated.		
<b>P140 Reticulated Wastewater</b>				
S27 - Wanganui District Council	P140 has been amended to better align with existing provisions, including the zones not included in this phase of review.  Without the proposed amendment a range of urban zones are not required to have wastewater connections. This is considered inappropriate.	Amend P140 as follows:  Reticulated wastewater Require new allotments <del>in the Residential and Neighbourhood Commercial Zones</del> <u>within the urban boundary</u> to connect to the reticulated wastewater network, <u>excluding lots for network utilities.</u>	1. The proposed amendments will align better with existing provisions. Without the proposed amendment a range of urban zones are not required to have wastewater connections. This is considered inappropriate as the health and safety of the community will not be provided for without these services, with the exception of sites solely for network utilities that do not require servicing.	<u>That</u> Submission 27 from Wanganui District Council to this provision be accepted  Changes to Plan Change 27 as a result of these submissions  Amend Policy P140 as follows:  <b>P140 Reticulated wastewater</b> Require new allotments within the urban boundary to connect to the reticulated wastewater network, excluding lots for network utilities.
<b>P141 Reticulated potable water</b>				
S1 - New Zealand Fire Service Commission	Support to ensure proactive response to fire safety.	Retain	1. Submitter 1 generally supports the Policy and relief granted as a response to another submitter will not impact on this.	<u>That</u> Submission 27 from Wanganui District Council to this provision be accepted  <u>That</u> Submission 1 from New Zealand Fire Service Commission to this provision be accepted in part  Changes to Plan Change 27 as a result of these submissions  Amend Policy P141 as follows:  <b>P141 Reticulated potable water</b> Require new allotments within the urban boundary to connect to the reticulated potable water network, excluding lots for network utilities."
S27 - Wanganui District Council	P141 has been amended to better align with existing provisions, including the zones not included in this phase of review.  Without the proposed amendment a range of urban zones are not required to have water connections. This is considered inappropriate.	Amend P141 as follows:  "Reticulated potable water Require new allotments <del>in the Residential and Neighbourhood Commercial Zones</del> <u>within the urban boundary</u> to connect to the reticulated potable water network, <u>excluding lots for network utilities.</u> "	1. The proposed amendments will align better with existing provisions. Without the proposed amendment a range of urban zones are not required to have wastewater connections. This is considered inappropriate as the health and safety of the community will not be provided for without these services, with the exception of sites solely for network utilities that do not require servicing.	
<b>P142 Onsite Servicing</b>				

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
S11 - Horizons Regional Council	Support	Retain	1. Submitter supports the provision and no relief has been sought to the contrary.	<u>That</u> Submission 11 from Horizons Regional Council to this provision be accepted  No change to this provision of Plan Change 27.
<b>P145 Quality Urban Design</b>				
S27 - Wanganui District Council	Policy 145 has been amended to improve readability.	Amend P145 as follows:  "Quality urban design Promote subdivision and infrastructure development that demonstrates the <del>good urban design qualities of the</del> New Zealand Urban Design Protocol <i>qualities of good urban design.</i> "	1. The proposed amendments by the submitter do not alter the intent of the Policy and improves readability.	<u>That</u> Submission 27 from Wanganui District Council to this provision be accepted  Changes to Plan Change 27 as a result of these submissions  Amend Policy P145 as follows:  <b>P145 Quality urban design</b> Promote subdivision and infrastructure development that demonstrates the New Zealand Urban Design Protocol qualities of good urban design."
<b>P148 Site Suitability</b>				
S13 - Powerco Limited	The submitter generally supports the provision which provides for the protection of existing utilities from inappropriate subdivision and development.	Retain without modification	1. Submitter 13 generally supports the Policy and relief granted as a response to another submitter will not impact on this.	<u>That</u> Submission 27 from Wanganui District Council to this provision be accepted  <u>That</u> Submission 13 from Powerco Limited to this provision be accepted in part  Changes to Plan Change 27 as a result of these submissions
S27 - Wanganui District Council	Policy P148 is proposed to be amended to clarify that all allotments intended for future development are expected to provide suitable building platforms, not just those intended for residential development.	Amend P148 as follows:  "Site suitability Require subdivision creating additional <del>residential</del> allotments <i>intended to support building development</i> to provide safe and stable building platforms suitable for <del>residential</del> <i>building</i> development."	1. This is appropriate as allotments for building purposes occur in most zones and each should be capable of supporting building development.	Amend Policy P148 as follows:  <b>P148 Site suitability</b> Require subdivision creating additional allotments intended to support building development to provide safe and stable building platforms suitable for building development."
<b>P149 Engineered Building Platforms</b>				
S27 - Wanganui District Council	Policy P145 is proposed to be amended to clarify the purpose of the control is to manage the amount of development required to provide for residential building development, as opposed to the timing of works which may have been inferred by the use of the word 'prior'.	Amend P149 as follows:  "Engineered building platforms Avoid the creation of new residential allotments that require significant additional engineering works <del>prior to</del> <i>provide for</i> to building development."	1. The Policy, P149, as notified could be read to prevent works to create building platforms prior to building development and was not the intension. The provision is intended to control the amount of works required to make a suitable building platform on a site, and seeks to limit overly complex and expensive site development engineering and costs, and site hazards.	<u>That</u> Submission 27 from Wanganui District Council to this provision be accepted  Changes to Plan Change 27 as a result of these submissions  Amend Policy P149 as follows:  <b>P149 Engineered building platforms</b> Avoid the creation of new residential allotments that require significant additional engineering works to provide for to building development.
<b>P150 Telecommunicatio</b>				

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
<b>n, Electricity and Gas Networks</b>				
S13 - Powerco Limited	The submitter supports that that newly created sites must be adequately services and consideration of servicing must be undertaken at the design stage.	Retain without modification	1. Submitter 13 generally supports the Policy and relief granted as a response to another submitter will not impact on this.	That Submission 13 and 16 from Powerco Limited and Ultrafast Fibre Limited to this provision be accepted in part  Changes to Plan Change 27 as a result of these submissions
S16 - Ultrafast Fibre Limited	UFL requests that policy P150 is amended to delete the word 'consider' and include the word 'include'. Currently the policy holds little weight as the applicant is only required to consider the requirements for these essential utilities. Furthermore the amendment will be consistent with R271.	Amend P150 as follows:  " <del>Consider</del> <u>Include</u> the requirements for telecommunication, electricity and gas networks in the assessment of land use and subdivision consents."	1. The policy is intended to state the timing at which the assessment of the ability of a proposal to be serviced by those utilities and the specific needs around how they are provided.  2. The change proposed by the submitter does address the issue of the requirement for utilities. However, the timing and nature of the assessment anticipated by the proposed policy is removed. The amended Policy more explicitly achieves the purpose of the Policy.	Amend Policy P150 as follows:  <u>P150 Telecommunication, electricity and gas networks</u> Ensure that applications for subdivision and intensified land use activities:  a. Can achieve an appropriate level of service for Telecommunication, electricity and gas networks for that allotment and/or use prior to the granting of subdivision consent, AND b. That any specific technical requirements to achieve (a.) are considered prior to the issue of a Certificate pursuant to Section 224 of the Resource Management Act.
<b>SPRINGVALE POLICIES</b>  P151 Springvale Indicative Development Plan  P152 Conflict with Indicative Infrastructure  P153 Limited Development  P154 Springvale Indicative Future Development Area				



Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
<p>S3 - Victoria Loughlin Drover, Robert Van Bentum, Mike O'Sullivan, Steven Archer</p>	<p>Opposed to P151 to P154</p>	<p>Delete – Proposed alternative framework</p> <p><u>Alternative approach</u></p> <ul style="list-style-type: none"> <li>- Four risk based categories                             <ul style="list-style-type: none"> <li>• Level 1 – Three or less new lots</li> <li>• Level 2 – Four or more new lots</li> <li>• Category 1 – Low risk area</li> <li>• Category 2 – High risk area</li> </ul> </li> <li>- Low risk – Controlled Activities</li> <li>- High risk – Restricted Discretionary Activities</li> <li>- Reduce additional information required</li> <li>- Provide clarity for developers</li> </ul>	<p>1. The submitter proposes an alternative subdivision framework based around risk and numbers of lots per subdivision. However, it is noted in the submission that, in the current circumstances, subdivision in the Springvale Indicative Future Development Area is distinct and may not yet fall into their proposed framework. It is agreed that the area is intended to be subject to a range of comprehensive measures in terms of design, location and type of infrastructure. This information, along with full funding for infrastructure has not yet been finalised. Further to this, the underlying zoning of 'Rural Lifestyle' provides for development of around 5000m<sup>2</sup> which could affect the future design and location of infrastructure.</p> <p>2. While it is not recommended that the move to a solely risk based approach be accepted at this point in time, the separate treatment of land within the Springvale indicative Development area is supported.</p> <p>3. It is not recommended that the move to a fully risk based approach with the current level of information available. Council is also not in a position to finalise the necessary details within the Springvale Indicative Future Development Area to provide for residential zoning at this point.</p>	<p><b><u>Policy P151, 152, 153 and 154</u></b></p> <p><u>That</u> Submission 27 from Wanganui District Council to this provision be accepted</p> <p><u>That</u> Submissions 3, 5 and 13 from Victoria Loughlin Drover, Robert Van Bentum, Mike O'Sullivan, Steven Archer, Lance Attrill (Attrill Development Limited) and Powerco Limited (Powerco) to this provision be accepted in part</p> <p>Changes to Plan Change 27 as a result of these submissions</p> <p>Amend Rule R267 to the following amendment to Table 1 in R267:</p> <p>Springvale Indicative Future Development Area</p> <p>Refer to the underlying zoning except that the Residential Zone provisions apply to land subject to Rule R262(b).</p> <p>Amend Policy P152 as follows:</p> <p><b>Avoid Development within the Springvale Indicative Future Development Area that:</b></p> <p>a. ....</p> <p>c. Proceeds in advance of a comprehensive plan for managing infrastructure in the Springvale Indicative Development Area.”</p>
<p>S5 - Lance Attrill (Attrill Development Limited)</p>	<p>Opposed to P151 as the proposal separates the submitter's property and restricts 'pre planned' development.</p>	<p>Redraw Plan so it does not restrict pre-planned development.</p>	<p>1. The area identified as being within the Springvale Indicative Development Plan is the same as the Study area that is used to identify the Springvale Indicative Future Development Area. As the complete servicing plan is not complete it has not been embedded in the District Plan. The area is identified as being indicative only.</p> <p>2. Council is aware of the development intentions of the submitter and has had discussions with them regarding the 'fit' of the Springvale Indicative Development Plan and their intentions. Additional consultation will be required prior to the embedment of any infrastructure plans. This will include land owners and developers and will assist in helping to align infrastructure and design outcomes of the development intentions of landowners and developers.</p> <p>3. Any subdivision consents that have been granted prior to the proposed provisions becoming operative</p>	<p>Amend Policy P153 as follows:</p> <p><b>Enable limited development within the area identified as within the Springvale Indicative Future Development Area that is zoned Rural Lifestyle only where:</b></p> <p>a. It directly adjoins existing areas of residential density development and gains access directly or indirectly from Kelsi Street....</p>

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
			<p>are not affected by the proposed rules and will proceed as granted. Ultimately the intent of the work being undertaken is that the area owned by the submitter will be rezoned to residential and enable development on that land.</p> <p>4. The land is currently zoned Restricted Services Residential (being amended to Rural Lifestyle) and will be subject to a minimum allotment size of 5000m<sup>2</sup>. Recognising this, in the interim Policy P153 and Rule R262(b) identify and enable development in that area recognising that there is residential scale development occurring there presently.</p> <p>5. The minimum allotment size provisions in R267 are amended to enable development as requested by the submitter, and to be consistent with the provisions referred to above.</p>	
S13 - Powerco Limited (Powerco)	Supports Policies(P153) relating to Springvale Indicative Future Development Area	Retain without modification	1. Submitter 13 generally supports P153 and changes proposed as a response to another submitter will not impact on this.	
S27 - Wanganui District Council	<p>Policy P152 is proposed to be amended to reflect that, while the Proposed Plan Change incorporates an Indicative Development Plan, more comprehensive planning will be required to support development.</p> <p>The proposed amendments to P153 are intended to clarify that development subject to this provision is intended to adjoin existing development on the same or similar density. In addition, the development provided for in the provision need not have a crossing onto Kelsi Street, but it is intended that development is required use the road to access any proposed site.</p>	<p>Amend P152 as follows:</p> <p>“Conflict with Indicative infrastructure</p> <p>Avoid Development within the Springvale Indicative Future Development Area that:</p> <p><i>c. Proceeds in advance of a comprehensive plan for managing infrastructure in the Springvale Indicative Development Area.”</i></p> <p>Amend P153 as follows:</p> <p>‘Limited development</p> <p>Enable limited development within the area identified as within the Springvale Indicative Future Development Area that is zoned Rural Lifestyle only where:</p> <p><i>a. It directly adjoins existing areas of residential density development and gains access <u>directly or indirectly</u> from Kelsi Street;....’</i></p>	<p>1. The submitter proposes an additional requirement for P152 that seeks to ensure plans for infrastructure are in place prior to further development occurring within the Springvale Indicative Development Area.</p> <p>2. This work is currently being undertaken by Wanganui District Council’s Infrastructure Services department, along with external consultants. If ad hoc development is otherwise allowed to continue this could adversely affect the ability of the area to be developed in a manner that is efficient and provides for quality design and infrastructure at a cost affordable to the community.</p> <p>3. The submitter seeks to broaden the scope of Policy P153 by enabling sites to gain access via Kelsi Street directly or indirectly. The policy is intended to support and enable an area of existing development within the Springvale Indicative Future Development Area in the interim prior to any future rezone that may or may not occur. This development is relatively minor in scale and, subject to management of future infrastructure requirements, likely to be appropriate.</p>	
P155 Low impact earthworks and land modification				

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
S10 - Lance Attrill (Attrill Development Limited)	Opposed	Amend P155 to reflect the following:  <i>"All subdivisions need earthworks some low some high, as long as it is managed correctly."</i>	1. The submitter is opposed to the Policy noting that, rather than the volume, the management of earthworks is the most important part. It is agreed that this is, at least in part, correct. The submitter does incorrectly refer to the provision as a Rule.  2. The policy as proposed does not seek to 'require' low impact, works, rather it 'promotes' works that are managed correctly and limited in scope and scale. There are several methods to achieve this which are included in the Plan Change both regulatory and non-regulatory.	<u>That</u> Submission 15 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies) to this provision be accepted  <u>That</u> Submission 10 from Lance Attrill (Attrill Development Limited) to this provision be accepted in part  No change to this provision of Plan Change 27.
S15 - Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Generally supports the Plan Change	Retain without modification	1. Submitter supports the provision and no relief have been given to the contrary.	
<b>P156 Effects of earthworks</b>				
S2 - Transpower New Zealand Limited	Amend Policy P156 to recognise the need to avoid earthworks and land modification that may result in damage to network utilities.	Amend P156 as follows:  P156 Effects of earthworks Avoid earthworks and land modification that result in damage to property, <i>network utilities</i> or significant nuisance effects.	1. Including network utilities in the Policy the policy would be more consistent with O45 in that the efficiency and effectiveness of infrastructure is maintained or enhanced.	<u>That</u> Submission 2 from Transpower New Zealand Limited to this provision be accepted  <u>That</u> Submission 15 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies) to this provision be accepted in part  Changes to Plan Change 27 as a result of these submissions
S15 - Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Generally supports the Plan Change	Retain without modification	1. Submitter 15 generally supports the Issue and relief granted as a response to another submitter will not impact on this.	Amend Policy P156 as follows:  <b>P156 Effects of earthworks</b> Avoid earthworks and land modification that result in damage to property, network utilities or significant nuisance effects.
<b>P157 Maori values and earthworks</b>				
S14 - New Zealand Historic Places Trust	Policies P151 to P157 relate to the Springvale development area. Supports the recognition of Maori cultural values, but seeks a policy to address natural and cultural heritage, including archaeological sites.	Add new Policy as follows:  <i>'Identify and protect areas and values relating to historic heritage, including archaeological values.'</i>	1. Council agrees with the reporting officer in that the intent of the provision is to apply more broadly than just the Springvale area.  2. Council acknowledges its responsibilities pursuant to Section 6 of the Act, and note that this does not provide for absolute protection of all heritage sites, items or values.	<u>That</u> Submission 15 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies) to this provision be accepted  <u>That</u> Submission 14 from New Zealand Historic Places Trust and Further Submission 2 from Horizons Regional Council to this provision be accepted in part
FS2 - Horizons Regional Council	The relief sought will better give effect to the relevant policies and objectives on the Proposed One Plan. Horizons Acknowledge that Phase 5 of the District Plan Review may address issues raised in NZHPT Submission.	Accept the decisions sought in Section 6 of the Submission by NZHPT	3. The additional policy proposed by the submitter seeks a higher level of protection than may be warranted in all cases. However, amending the policy to 'promote' the identification and protection ..... of such items and values there is a requirement to be active to seek protection, but not in all cases.	No change to this provision of Plan Change 27.  Changes to Plan Change 27 as a result of these submissions  Add a new policy as follows:  <b>PXX2 Promote Historic Heritage</b> Promote the Identification and protection of areas and values

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
			4. It is an appropriate role of Council to promote these matters through other methods including providing information, liaison, and identifying known archaeological sites for information purposes.	relating to historic heritage, including archaeological sites.
S15 - Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Support	Retain without modification	1. Submitter 15 generally supports the Policy and changes proposed as a response to another submitter will not impact on this.	
<b>New Policy, Rules and Assessment Criteria – Land Transport</b>				
S12 - New Zealand Railways Corporation (KiwiRail)	<p>Noise sensitive activities can compromise the operation of established land uses such as land transport networks. It is important that newly established sensitive receivers of noise are encouraged to protect themselves from noise by way of acoustic insulation. Applications for consent should demonstrate the extent to which the proposal achieves the avoidance of reverse sensitivity effects on land transport infrastructure.</p> <p>There is no policy specifically addressing the internal noise amenity of noise sensitive development adjacent to land transport corridors. Internal noise can be controlled by construction design. These should apply within 30 metres of the road corridor.</p> <p>Propose rules Residential and Rural Lifestyle Zones to manages noise sensitive activities within 30 metres of the rail corridor.</p> <p>Providing a definition of 'noise sensitive activities; recognises that sensitive receiving environments and need to achieve a reasonable level of internal acoustic amenity.</p>	<p>Amend the Plan Change to include the following new Policies:</p> <p><u>Avoid, remedy and mitigate any adverse effects generated by land use activities, subdivision and development adjoining the roads or railways lines where such adverse effects have the potential to reduce the safety and efficiency of road users (drivers, pedestrians and cyclists). Adverse effects include glare, inappropriate lighting, smoke or discharges onto the road or railway.</u></p> <p><u>Ensure that land use activities, subdivision and development and adjoining land transport networks including; the railways 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.</u></p> <p>Amend the Plan Change to include the following Rule:</p> <p><u>RXXX</u>  <u>Any habitable room in a new noise sensitive activity or any activity or alteration(s) to an existing noise sensitive activity constructed within 30 metres (measures from the nearest edge of of the rail corridor) shall be designed, constructed and maintained to meet the internal noise level of :</u></p> <ul style="list-style-type: none"> <li>(i) <u>35dBA LA<sub>eq</sub> (1hour) inside bedrooms</u></li> <li>(ii) <u>40dBA LA<sub>eq</sub> (1hour) inside other habitable rooms</u></li> <li>(iii) <u>Compliance with this Rule XXX shall be achieved by, prior to the construction of any noise sensitive activity, an acoustic design</u></li> </ul>	<p>1. The Council acknowledges the importance of Land Transport infrastructure such as rail and state highways, which are identified as important infrastructure within the provisions of Objective 3-1 and Policies 3-1, 3-2 and 3-3 of the One Plan.</p> <p>2. However, discussions with Council's Environmental Health staff, it was noted that there are few, if any, noise complaints based upon the movement of trains through the rail corridors which appeared to question the need for provisions.</p> <p>3. However, evidence tabled at the hearing by the submitter identified that adjoining and surrounding Local Authorities have adopted similar if not identical provisions. Given the regional and national significance of the infrastructure it is appropriate to include provisions within the Plan.</p> <p>4. However, given that the scope of the Plan Change is within the urban boundary (residential in particular), it is not appropriate to grant relief in this Plan Change. A future Plan Change, along with suitable consultation is more appropriate.</p>	<p><u>That</u> Submission 12 from New Zealand Railways Corporation (KiwiRail) and Further Submission 3 from New Zealand Transport Agency (NZTA) regarding these provisions be rejected</p> <p>No changes are recommended to this provision of Plan Change 27.</p>

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
		<p><u>certificate from a suitable qualified acoustic engineer is to be provided to Council demonstrating the above internal sounds levels can be achieved</u></p> <p>Amend the Plan Change to include the following Assessment Criteria:</p> <p><u>Whether the proposed activity will have reverse sensitivity effects on adjacent activities or zones; including on the operation of land transport networks including railways.</u></p> <p><u>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 railways corridors, the design of building or structure, the use of materials, design, installation and maintenance of landscaping.</u></p> <p><u>The degree to which the proposal addresses reverse sensitivity effects caused by vibration from adjacent zones and/or activities.</u></p> <p>Amend the Plan Change to include the following Definition:</p> <p><u>Noise sensitive activities: Means buildings or parts of buildings used for, or able to be used for the following purposes:</u></p> <ul style="list-style-type: none"> <li>• <u>Residential activity; or</u></li> <li>• <u>Education activity; or</u></li> <li>• <u>Healthcare activity; or</u></li> <li>• <u>Marae activity</u></li> </ul>		
FS3 - New Zealand Transport Agency (NZTA)	NZTA supports the view of recognising the issue of maintaining level crossing sightlines and reverse sensitivity effects.	Retain as notified with KiwiRail's suggested amendments incorporated.		
<b>METHODS</b>				
<b>M79 Encourage exchange of information</b>				
S13 - Powerco Limited	Supports as it will encourage early exchange of information and consultation with landowners and industry groups regarding development proposals.	Retain without modification	1. Submitter supports the provision and no relief has been sought to the contrary.	<p><u>That</u> Submission 13 from Powerco Limited to this provision be accepted</p> <p>No change to this provision of Plan Change 27.</p>
<b>M252 Identify environmentally sensitive areas</b>				

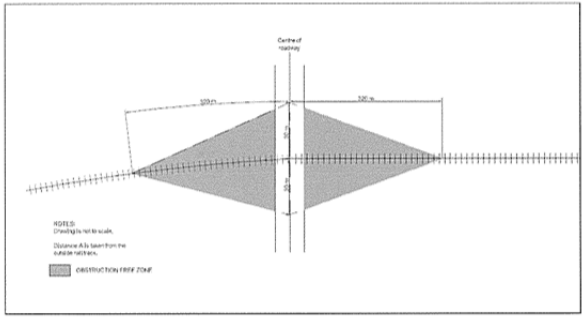
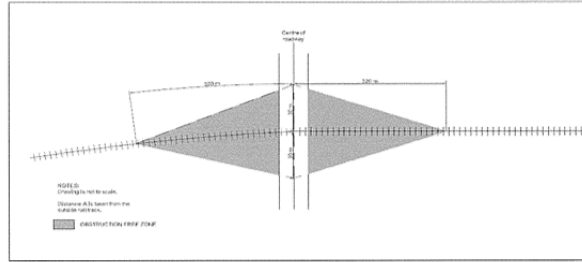
Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
S14 - New Zealand Historic Places Trust	The submitter supports the provision as notified by there are no policies or methods that relates to the identification and protection or archaeological sites. No mention of the role the New Zealand Historic Places Trust in liaison with developers, utility providers in identifying heritage resources.	Retain without modification and additional Methods and/or Policies to give effect to the following:  <i>“Ensure subdivision, infrastructure and earthworks recognise and provide for the identification and protection of historic heritage, including archaeological sites,” and</i>  <i>“Ensure the requirements of the Historic Places Act 1993 relating to archaeological sites are met in all subdivision, infrastructure and earthworks activities. Encourage liaison with the New Zealand Historic Places Trust.”</i>	1. The submitter supports the provision and requests its retention. There are no other submissions to this provision.  2. The additional Methods and/or Policies that relate to identifying and protecting historic heritage and compliance and liaison around the Historic Places Act are accepted as shown, except that the words ‘ensure’ is removed from the third item below (MX2) and replaced with ‘promote compliance with’ given that Council’s role is not to enforce the Historic Places Act.	<u>That</u> Submission 14 from New Zealand Historic Places Trust and Further Submission 2 from Horizons Regional Council to this provision be accepted in part  No changes are recommended to this provision of Plan Change 27.  Changes to Plan Change 27 as a result of these submissions  Add the following:  <b>PXX3 Identification and Protection of Historic Heritage</b> Ensure subdivision, infrastructure and earthworks recognise and provide for the identification and protection of historic heritage, including archaeological sites,”  <b>MX1 Liaison with Historic Places Trust.</b> Encourage liaison with the New Zealand Historic Places Trust.”  <b>MX2 Promotion of Historic Places Act</b> Promote compliance with the requirements of the Historic Places Act 1993 relating to archaeological sites for subdivision, infrastructure and earthworks activities.  <b>MX3 Subdivision and Earthworks Archaeological Advice Note</b>  The following advice note may be placed on land use and subdivision consent decisions where there archaeological sites are present or likely to be present:  <b>Advice note:</b> It is possible that archaeological sites may be affected by work authorised under this District Plan. Evidence of archaeological sites may include burnt and fire cracked stone, charcoal, rubbish heaps including shell, bone and/or glass and crockery, ditches, banks, pits, old building foundations, artefacts of Maori and Europeans origin or human burials. The applicant is advised that to contact the New Zealand Historic Places Trust if the presence of an archaeological site is suspected. Work affecting by archaeological sites is subject to a consenting process under the Historic Places Act 1993. If an activity such as earthworks, fencing, or landscaping may modify, damage or destroy any archaeological site(s) an authority (consent) from New Zealand Historic Places Trust must be obtained for work to proceed lawfully. The Historic Places Act 1993 contains penalties for unauthorised site damage.”
FS2 - Horizons Regional Council	The relief sought will better give effect to the relevant policies and objectives on the Proposed One Plan. Horizons Acknowledge that Phase 5 of the District Plan Review may address issues raised in NZHPT Submission	Accept the decisions sought in Section 6 of the Submission by NZHPT		
M302 Catchment Capacity				

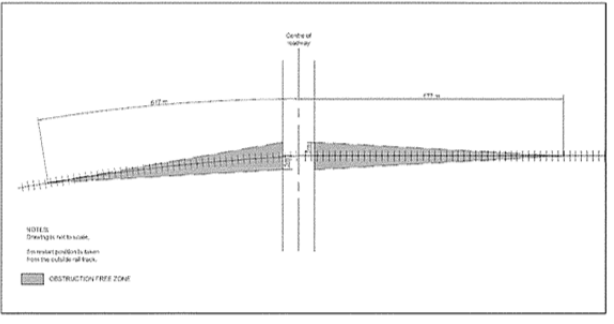
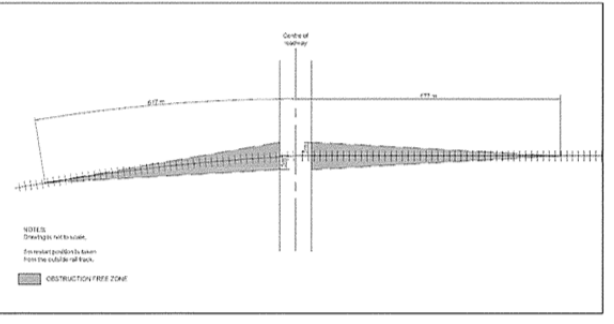
Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
S3 - Victoria Loughlin Drover, Robert Van Bentum, Mike O'Sullivan, Steven Archer	<p>The submitter states that they are familiar with Council's companion document to NZS 4404: 2004, and while there is a need to update these documents there is no need for Wanganui specific guidance. The submitter does support the documentation of simplified alternative and acceptable solutions.</p> <p>The submitter states that there is more than sufficient capacity in water and wastewater to provide for ongoing development</p> <p>Blanket requirements proposed are an 'excuse' for not developing area specific level or service.</p>	Support modelling but caution that any outputs should be used to provide direction in developing catchment servicing requirements which vary across the city.	1. The 2012-2022 Long Term Plan has provided funding for modelling of Council's reticulated infrastructure. It is agreed that modelling is a key tool in identifying available levels of service for development in various parts in infrastructure catchments. This is anticipated within Plan Change 27. It should be noted that the flexibility in the provisions for subdivision and infrastructure provide for alternative infrastructure solutions to enable more intensive development if there is not enough capacity in infrastructure, or uncertainty where an appropriate level of knowledge of capacity exists.	<p><u>That</u> Submission 3 from Victoria Loughlin Drover, Robert Van Bentum, Mike O'Sullivan, Steven Archer to this provision be accepted</p> <p>No change to this provision of Plan Change 27.</p>
<p>M303 Transition to NZS 4404:2010 and</p> <p>M304 Subdivision and Urban Design Guides and</p> <p>M305 Low impact stormwater guide/manual and</p> <p>M306 Developers Forum</p> <p>M307 Earthworks Best Practice Guide</p>				
S3 - 3 from Victoria Loughlin Drover, Robert Van Bentum, Mike O'Sullivan, Steven Archer	The submitter states that they are familiar with Council's companion document to NZS 4404: 2004, and while there is a need to update these documents there is no need for Wanganui specific guidance. There are other guide and industry standards available. They state that there is no need for other documents which may cause confusion and be time consuming. However, the submitter does support the documentation of simplified alternative and acceptable solutions, in particular to provide clarification of the interpretation and implementation of hydraulic neutrality.	<p>Amend to reflect the following:</p> <p><i>"...that a single sub-division guide document be provided to sit alongside NZS:4404...."</i></p>	<p>1. The updated version of the Standard has a different focus than the previous 2004 version and if Council were to decide adopt the 2010 version of the standard the existing document would not be appropriate in its current form.</p> <p>2. Furthermore, each standard is not stand alone. Both explicitly state that the standard is made to work in conjunction with supplementary requirements for local conditions.</p> <p>3. A developers forum creates and avenue for Council and the development community to work together to provide information and evolve practice. This includes identifying problem areas and working</p>	<p><u>That</u> Submission 15 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies) to these provisions is accepted</p> <p><u>That</u> Submission 3 from Victoria Loughlin Drover, Robert Van Bentum, Mike O'Sullivan, Steven Archer to this provisions be rejected</p> <p>No changes are recommended to these provisions of Plan Change 27.</p>

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
			together to achieve practical low cost solutions.  4. The forum developed to assist in consultation for plan change 27 has proved successful in making more appropriate provisions and in improving working relationships between Council and the development industry.	
S15 - Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Generally support M307 of the proposed earthworks provisions in Plan Change 27.	No specific relief sought	1. Submitter supports the provision and no relief has been granted to the contrary.	
<b>M308 – New Active Monitoring</b>				
S15 - Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Generally support the proposed earthworks provisions in Plan Change 27.	No specific relief sought	1. Submitter supports the provision and no relief has been sought to the contrary.	<u>That</u> Submission 15 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies) to this provision be accepted  No change to this provision of Plan Change 27.
<b>M309 Tangata Whenua Monitoring</b>				
S14 - New Zealand Historic Places Trust	The submitter supports the provision as notified by there are no policies or methods that relates to the identification and protection or archaeological sites. No mention of the role the New Zealand Historic Places Trust in liaison with developers, utility providers in identifying heritage resources.	Retain without modification and additional Methods and/or Policies to give effect to the following:  <i>“Ensure subdivision, infrastructure and earthworks recognise and provide for the identification and protection of historic heritage, including archaeological sites,” and</i>  <i>“Ensure the requirements of the Historic Places Act 1993 relating to archaeological sites are met in all subdivision, infrastructure and earthworks activities. Encourage liaison with the New Zealand Historic Places Trust.”</i>	1. The submitter supports the provision and there is no other relief sought to the contrary.  2. The submitter also request additional Methods and/or Policies that relate to identifying and protecting historic heritage and compliance and liaison around the Historic Places Act. It is recommended that these be accepted in the same way that they are accepted in M252 above.	<u>That</u> Submission 14 from New Zealand Historic Places Trust and Further Submission 2 to this provision be accepted in part  No changes to this provision of Plan Change 27.
FS2 – Horizons Regional Council	The relief sought will better give effect to the relevant policies and objectives on the Proposed One Plan. Horizons Acknowledge that Phase 5 of the District Plan Review may address issues raised in NZHPT Submission.	Accept the decisions sought in Section 6 of the Submission by NZHPT		
<b>RULES</b>				
<b>R15 General Rule – Utilities</b>				
S2 – Transpower New Zealand Limited	The submitter notes that MVA is a measure of current going through a circuit that has no environmental effects, other than electric and magnetic field increases. However, the	<b>Amend R15 as follows:</b>  Delete the references to MVA from Rule 15 1. a. and 4.c.	1. It is agreed the reference to MVA is not a relevant consideration when managing transmission lines, and therefore a reference is not required.	<u>That</u> Submission 2 from Transpower New Zealand Limited to this provision be accepted  Changes are made to Plan Change 27 as a result of these



Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
	submitter notes that there are statutory requirements that manage those aspects of transmission lines and duplication is not required.			<p>submissions</p> <p>Amend Rule R15 as 1(a) to read:</p> <p>1. Permitted activities</p> <p>a. Pole and ground mounted transformers and switchgear, and lines and support structures for conveying electricity at a voltage up to and including 110kV</p> <p>Amend Rule R15 as 4(c) to read:</p> <p>4. Unrestricted discretionary activities</p> <p>c. Transformers and lines and support <i>structures*</i> for conveying electricity at a voltage exceeding 110kV....</p>
<b>R24 General Rule - Transportation</b>				
S12 - New Zealand Railways Corporation (Kiwi Rail)	Conflicts at level crossings can result in misuse of level crossings. A 30 metre buffer reduces cueing, increases visibility, and avoids congestion.	<p>Add new rule to 2.3 of Rule R24 as follows: Vehicle separation from railway level crossings</p> <p>New vehicle access ways shall be located a minimum of 30 metres from a railway level crossing.</p> <p>Add the following to R24</p> <p><u>1. Developments Near Existing Level Crossings</u></p> <p><u>It is important to maintain clear visibility around level crossings to reduce the risk of collisions. All the conditions set out in this standard apply during both the construction and operation stages of development.</u></p> <p><u>Approach sight triangles and level crossings with Stop of Give Way signs</u> <u>On sites adjacent to rail level crossings controlled by Stop or Give Way signs, no building, structure or planting shall be located within the shaded areas of figure 1. These are defined by a sight triangle taken 30 metres from the outside rail and 320 metres along the railway track.</u></p> <p><u>Figure 1: Approach Sight Triangles for Level Crossings with "stop" or "Give Way" Signs</u></p>	<p>1. The relief requested by the submitter addresses health and safety concerns regarding conflicts with vehicle and level crossings. However, the location in rule R24 may be amended and placed at the end. Material in the sight triangles is proposed to be amended to remove superfluous and unnecessary material that is not required in a rule.</p>	<p><u>That</u> Submission 27 from Wanganui District Council to this provision be accepted</p> <p><u>That</u> Submissions 12 and 20 from New Zealand Railways Corporation (Kiwi Rail) and Michael O’Sullivan, Steven Archer, Victoria Loughlin and Further Submission 3 from Horizons Regional Council to this provision be accepted in part</p> <p>Changes to Plan Change 27 as a result of these submissions</p> <p>Amend Rule R24 2.2 as to read:</p> <p>R24 General Rule - Transportation</p> <p>2.2 Loading</p> <p>1. All commercial and industrial uses shall demonstrate adequate access to an area for the loading and unloading of goods and shall meet the following requirements:</p> <p>2.5.1 Vehicle separation from railway level crossings</p> <p>a. New vehicle access ways shall be located a minimum of 30 metres from a railway level crossing.</p> <p>2.10.–Developments Near Existing Level Crossings</p>

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
		 <p><u>Advice Note:</u> The approach sight triangles ensure that clear visibility is achieved around rail level crossings with Stop or Give Way signs so that a driver approaching a rail level can either:</p> <ul style="list-style-type: none"> <li>□ See a train and stop before the crossing; or</li> <li>□ Continue at the approach speed and cross the level crossing safely.</li> </ul> <p><u>Of particular concern are the developments that include shelter belts, tree planting, or a series of building extensions. These conditions apply irrespective of whether any visual obstructions already exist.</u></p> <p><u>No approach sight triangles apply for level crossings fitted with alarms and/or barrier arms. However, care should be taken to avoid developments that have the potential to obscure visibility of these alarm masts. This is particularly important where there is a curve in the road on the approach to the level crossing, or where the property boundary is close to the edge of the road surface and there is the potential for vegetation growth.</u></p> <p><u>Restart sight triangles at level crossings</u></p> <p><u>On sites adjacent to all rail level crossings, no buildings, structure or planting shall be located within the shaded areas shown in Figure 2. These are defined by a sight triangle taken 5 metres from the outside rail and distance A along the railway track. Distance A depends on the type of control (Table 1).</u></p> <p><u>Figure 2 Restart Sight Triangles for all Level Crossings</u></p>		<p>1. All the conditions set out in this standard apply during both the construction and operation stages of development.</p> <p>a. Approach sight triangles and level crossings with Stop of Give Way signs</p> <p>i. On sites adjacent to rail level crossings controlled by Stop or Give Way signs, no building, structure or planting shall be located within the shaded areas of figure 1. These are defined by a sight triangle taken 30 metres from the outside rail and 320 metres along the railway track.</p> <p>Figure 1: Approach Sight Triangles for Level Crossings with "Stop" or "Give Way" Signs</p>  <p>No approach sight triangles apply for level crossings fitted with alarms and/or barrier arms.</p> <p>b. Restart sight triangles at level crossings</p> <p>i. On sites adjacent to all rail level crossings, no buildings, structure or planting shall be located within the shaded areas shown in Figure 2. These are defined by a sight triangle taken 5 metres from the outside rail and distance A along the railway track. Distance A depends on the type of control (Table 1).</p> <p>Figure 2 Restart Sight Triangles for all Level Crossings</p>

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions																		
		 <p><b>Table 1: Required Restart Sight Distances for Figure 2</b></p> <table border="1" data-bbox="893 730 1466 814"> <thead> <tr> <th colspan="3">Required approach visibility along tracks A (m)</th> </tr> <tr> <th>Signs only</th> <th>Alarms only</th> <th>Alarms and barriers</th> </tr> </thead> <tbody> <tr> <td>677 m</td> <td>677 m</td> <td>60 m</td> </tr> </tbody> </table> <p><u>Advice Note:</u> The restart sight line triangles ensure that a road vehicle driver stopped at a level crossing can see far enough along the railway to be able to start off, cross, and clear the level crossing safely before the arrival of any previously unseen train.</p> <p><u>Of particular concern</u> are developments that include shelter belts, tree planting, or a series of buildings extensions. These conditions apply irrespective of whether any visual obstructions already exist.</p> <p><u>Notes:</u></p> <ol style="list-style-type: none"> <li>Figures 1 and 2 show a single set of rail tracks only. For each additional set of tracks add 25 m to the along-track distance in Figure 1, and 50 m to the along-track distance in Figure 2</li> <li>All figures are based on the sighting distance formula used in NZTA Traffic Control Devices manual 2008, Part 9 Level Crossings. The formulae in this document are performance based; however, the rule contains fixed parameters to enable easy application of the standard. Approach and restart distances are derived from a: <ul style="list-style-type: none"> <li>Train speed of 110km/h</li> <li>Vehicle approach speed of 20 km/h</li> <li>Fall of 8% on the approach to the level crossing and a rise of 8% at the level crossing</li> <li>25 m design truck length</li> <li>90° angle between road and rail.</li> </ul> </li> </ol>	Required approach visibility along tracks A (m)			Signs only	Alarms only	Alarms and barriers	677 m	677 m	60 m		 <p><b>Table 1: Required Restart Sight Distances for Figure 2</b></p> <table border="1" data-bbox="2062 730 2635 827"> <thead> <tr> <th colspan="3">Required approach visibility along tracks A (m)</th> </tr> <tr> <th>Signs only</th> <th>Alarms only</th> <th>Alarms and barriers</th> </tr> </thead> <tbody> <tr> <td>677m</td> <td>677m</td> <td>60m</td> </tr> </tbody> </table> <p><u>Advice Notes:</u></p> <ol style="list-style-type: none"> <li>Figures 1 and 2 show a single set of rail tracks only. For each additional set of tracks add 25 m to the along-track distance in Figure 1, and 50 m to the along-track distance in Figure 2</li> <li>All figures are based on the sighting distance formula used in NZTA Traffic Control Devices manual 2008, Part 9 Level Crossings.</li> </ol>	Required approach visibility along tracks A (m)			Signs only	Alarms only	Alarms and barriers	677m	677m	60m
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FS3 - Horizons Regional Council	Supports recognising the issue of level crossing sightlines and reverse sensitivity effects on land transport networks.	Retain as notified with KiwiRail's suggested amendments incorporated.		
S20 - Michael O'Sullivan, Steven Archer, Victoria Loughlin	Vehicle crossings should form part of the Building Consent for individual lots to allow for flexibility in house design and to avoid unnecessary damage during construction.	<p><b>Amend R24 to reflect the following:</b></p> <p>R24(2.3)(a)</p> <p><i>"Vehicle crossings should form part of the Building Consent for individual lots to allow for flexibility in house design and to avoid unnecessary damage during construction"</i>.</p>	<p>1. The relief sought is not always reasonable or practical, and there are existing measures in place to assist in achieving the relief. In particular, a subdivider can apply to bond the formation of a crossing if they do not wish to establish a crossing at the time of subdivision. This is at the discretion of the Road Controlling Authority when Council is that authority. Accesses to State Highways are controlled by New Zealand Transport Agency and are unlikely to be bonded.</p>	
FS1 - Jamie O'Leary	Supports the points made in the submission	Reduce the minimum access requirements and vehicle crossings form part of the Building Consent.	<p>2. There are instances where, for safety purposes, or when there is shared access that the formation of the crossing is more suitable at the time of subdivision. Where there is only one option for location this should be constructed.</p> <p>3. The construction of crossings should be encouraged in greenfield subdivisions at the time of subdivision to minimise damage to new infrastructure.</p> <p>4. While it is acknowledged that, in some instances, the crossing may get damaged as a result of construction, in the first instance the crossing shall be provided for by the subdivider. If not, it should be bonded to ensure the construction is completed to the Standards required.</p>	
S27 - Wanganui District Council	It is proposed to amend Rule R24 to better clarify that there is a requirement to ensure suitable loading facilities are provided.	<p><b>Amend R24 as follows:</b></p> <p><b><i>"2.2 Loading</i></b>  <i>1. All commercial and industrial uses shall demonstrate adequate access to an area for the loading and unloading of goods and shall meet the following requirements:</i></p> <p><i>a. Loading bays....."</i></p>	<p>1. The relief sought by the submitter clarifies what is required from business for loading of goods and services. It should be noted that the use of active lanes of traffic should not be considered 'adequate' with regard to this provision.</p>	
R259 General Rule – National Environmental Standards				

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
S2 - Transpower New Zealand Limited	Refer to the National Environmental Standard for Electricity Transmission Activities (NESETA).	<p>Include a reference to the National Environmental Standard for Electricity Transmission Activities (NESETA). As follows:</p> <p><u>b. The National Environmental Standards for Electricity Transmission Activities</u></p> <p><u>Note:</u></p> <p>1. <u>The National Environmental Standard for Electricity Transmission Activities (NESETA) contains provisions that apply to the operation, maintenance, upgrading, relocating, or removal of National Grid assets existing as at 14 January 2010. Except as provided for by the NESETA, no rules in the District Plan apply to such activities.</u></p> <p><u>2. A copy of the Standard can be found on the website for the Ministry for the Environment.</u></p>	<p>1. The addition of a reference to the National for Electricity Transmission Activities (NESETA).is appropriate in that it demonstrates that the District Plan will not amend its provisions and is consistent with it.</p>	<p><u>That</u> Submission 2 from Transpower New Zealand Limited to this provision be accepted.</p> <p><u>That</u> Submission 2 from Transpower New Zealand Limited and Submission 15 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies) to this provision be accepted</p> <p>Changes to Plan Change 27 as a result of these submissions</p> <p>Amend Rule R259 as follows:</p> <p>R259 General Rule - National Environmental Standards The provisions of the following National Environmental Standards shall apply with no further alteration or modification by this Plan:</p> <p>a. The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.</p> <p>1. The above National Environmental Standard only applies to the actual or potential effects of contaminants in soil on human health. Additional resource consents may be required by that standard, or by the Regional Council. All other provisions within this Plan that do not manage the effects of contaminants in soil on human health will still apply</p> <p>2. A copy of the Standard can be found on the website for the Ministry for the Environment.</p> <p>b. The National Environmental Standards for Electricity Transmission Activities</p> <p>Note:</p> <p>1. The National Environmental Standard for for Elecdsfricity Transmission Activities (NESETA) contains provisions that apply to the operation, maintenance, upgrading, relocating, or removal of National Grid assets existing as at 14 January 2010. Except as provided for by the NESETA, no rules in the District Plan apply to such activities.</p> <p>2. A copy of the Standard can be found on the website for the Ministry for the Environment.</p>
S15 - Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Support the intent of the Standard, but it should be expanded to provide additional guidance.	<p>Amend R259 as follows:</p> <p>R259 General Rule - National Environmental Standards The provisions of the following National Environmental Standards <del>for</del> shall apply with no further alteration or modification by this Plan:</p> <p>a. The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.</p> <p>Notes:</p> <p>1. The above National Environmental Standard only applies to the actual or potential effects of</p>	<p>1. The submitter proposes a range of additional notes to Rule R259 that promotes a better understanding and guidance around the implementation and compliance with the National Environmental Standard.</p>	<p>1. The National Environmental Standard for for Elecdsfricity Transmission Activities (NESETA) contains provisions that apply to the operation, maintenance, upgrading, relocating, or removal of National Grid assets existing as at 14 January 2010. Except as provided for by the NESETA, no rules in the District Plan apply to such activities.</p> <p>2. A copy of the Standard can be found on the website for the Ministry for the Environment.</p>

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		<p>contaminants in soil on human health. <u>Additional resource consents may be required by that standard, or by the Regional Council.</u> All other provisions within this Plan that do not manage the effects of contaminants in soil on human health apply <u>will still apply</u></p> <p><u>2. A copy of the Standard can be found on the website for the Ministry for the Environment.</u></p>		
<p><b>SUBDIVISION ACTIVITY STATUS</b></p> <p>R260 Controlled Activities</p> <p>R261 Restricted Discretionary Activities</p> <p>R262 Discretionary Activities</p> <p>R263 Non-Complying Activities</p>				
<p>S2 -Transpower New Zealand Limited</p>	<p>Council is required by law to 'give effect' to the National Policy Statement on Electricity Transmission (NPSET), in particular Policies 10 and 11. Policy 10 seeks to avoid sensitivity effects on the Transmission Network, and Policy 11 provides for the establishment of 'buffer corridors'.</p> <p>Subdivision in the Electricity Corridor should be Restricted Discretionary status, provided a building platform can be provided outside the corridor. Where this cannot be achieved this should be a Non-Complying activity.</p>	<p>Amend R261 as follows:</p> <p><b>"R261 Restricted Discretionary Activities:</b> The following are restricted discretionary activities: a. Subdivision in the Residential Zone, Rural Lifestyle Zone, Neighbourhood Commercial Zone, and Reserves and Open Space Zone unless otherwise stated: <u>where a complying building platform can be provided for each allotment in accordance with Performance Standard R269.</u></p> <p>Council restricts its discretion to the following matters: 1. the ability and the requirement for a proposal to meet all the relevant Subdivision and Infrastructure Performance Standards, Policies. 2. the ability of the proposal to meet the relevant General Urban Design Criteria, General and infrastructure specific Assessment Criteria.</p> <p><u>3. The extent to which the design, construction and layout of the subdivision (including landscaping) allows for activities to be set back from Electricity Transmission Assets to ensure adverse effects on and from them and on public health and safety are appropriately avoided.</u></p>	<p>1. The relief sought for R261 related to matters addressed in Rule R269 which refers to site suitability. There are a number of matters covered in the Rule, however, the most relevant to the submitter is R269(b)(vi) which refers to the ability to achieve compliance with NZECP 34: 2001. Failure to meet that standard results in a Discretionary Activity status.</p> <p>2. The assessment criteria proposed are relevant to any activity that does not comply with R261 (b)(vi). These are retained, but located in the Subdivision Assessment Criteria SPC8.</p> <p>3. NZECP 34 applies to all lines and to any line owner. R261 has been amended to reflect this.</p> <p>4. It is acknowledged that Council is required to 'give effect' to the NPSET and that the Electricity Transmission Corridor is appropriate in the Residential and Rural B zones.</p> <p>5. However, the request to include a reference to earthworks is not accepted. In particular, the Committee noted that, pursuant to NZECP 34, where</p>	<p><u>That</u> Submissions 2, 3, 13, 19, 25, and 27 from Transpower New Zealand Limited; Victoria Loughlin Drover, Robert Van Bentum, Mike O'Sullivan, Steven Archer; Powerco Limited; Victoria Loughlin Drover, Mike O'Sullivan, Steven Archer; Victoria Loughlin Drover, Mike O'Sullivan, Steven Archer and Wanganui District Council and Further Submission 1 from Jamie O'Leary be accepted in part</p> <p><u>That</u> Submission 9 from Lance Attrill (Attrill Development Limited) be rejected</p> <p>Changes to Plan Change 27 as a result of these submissions</p> <p>Amend Rule R261 to read:</p> <p><b>R261 Restricted Discretionary Activities:</b> The following are restricted discretionary activities: a. Subdivision in the Residential Zone, Rural Lifestyle Zone, Neighbourhood Commercial Zone, and Reserves and Open Space Zone, unless otherwise stated.</p> <p>Council restricts its discretion to the following matters: 1. the ability of a proposal to comply with the General, Subdivision</p>

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
		<p><i>remedied or mitigated.</i></p> <p><u>4. The provision for the ongoing operation, maintenance and planned upgrade of Electricity Transmission Assets.</u></p> <p><u>5. The risk to the structural integrity of the Electricity Transmission Network.</u></p> <p><u>6. The extent to which the subdivision design and consequential development will minimise the risk of injury and/or property damage from Electricity Transmission Assets.</u></p> <p><u>7. The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity and nuisance effects of Electricity Transmission Assets.</u></p> <p><u>8. Outcomes of consultation with Transpower.”</u></p> <p><b>Amend R263 to reflect the following:</b></p> <p>The following are non-complying activities:</p> <p><u>x. Subdivision of land within the Electricity Transmission Corridor where the identified building platform cannot be located wholly outside the Electricity Transmission Yard.</u></p> <p><u>x. Earthworks within the Electricity Transmission Yard that do not comply with RX [reference to new permitted activity earthworks standard sought under 18 below]</u></p>	<p>a pole owner does not give written approval for earthworks in required by the Code, the works cannot proceed regardless of whether Council grants resource consent or not</p> <p>6. The Committee determined the proposed provisions for earthworks relating to poles and support structures were unnecessary, ineffective and inefficient and should not be included.</p>	<p>and Infrastructure Performance Standards and Rules.</p> <p>2. the ability of the proposal to meet the relevant General Urban Design Criteria, Subdivision General and Infrastructure Assessment and Performance Criteria....</p> <p>Add the following to SPC8:</p> <p><b>13. Building Platforms, NZECP:34 2001, and the Electricity Transmission Corridor</b></p> <p>For subdivision that creates allotments that do not comply with Rule R269 (b) (vi) and (vii), the following assessment criteria apply</p> <p>1. The extent to which the design, construction and layout of the subdivision (including landscaping) allows for activities to be set back from Electricity lines to ensure adverse effects on and from them and on public health and safety are appropriately avoided, remedied or mitigated.</p> <p>2. The provision for the ongoing operation, maintenance and planned upgrade of Electricity lines.</p> <p>3. The risk to the structural integrity of the Electricity lines and support structures.</p> <p>4. The extent to which the subdivision design and consequential development will minimise the risk of injury and/or property damage from Electricity lines.</p> <p>5. The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity and nuisance effects of Electricity lines.</p> <p>6. Outcomes of consultation with the affected lines owner.</p> <p><b>Amend Rule R262 to read:</b></p> <p><b>R262 Discretionary Activities:</b> The following are discretionary activities:</p> <p>...b. All subdivision within the Springvale Indicative Future Development Area that:</p> <p>i) Gains legal and physical access from Kelsi Street. AND;</p> <p>ii) Are in general accordance with the key infrastructure linkages and indicative roading layout, detailed in the Springvale Indicative Development Plan.</p>
<p>S3 - Victoria Loughlin Drover, Robert Van Bentum, Mike O'Sullivan, Steven Archer</p>	<p>The submitter is opposed to the changes in this provision and wishes to retain subdivision as a controlled activity and proposes a new risk based framework. Ten year planning cycle with these provisions is unbalanced. Provide areas of development where there is excess capacity to enable higher density development.</p>	<p>Delete – Alternative Framework <u>Alternative approach</u></p> <ul style="list-style-type: none"> <li>- Four risk based categories <ul style="list-style-type: none"> <li>• Level 1 – Three or less new lots</li> <li>• Level 2 – Four or more new lots</li> <li>• Category 1 – Low risk area</li> <li>• Category 2 – High risk area</li> </ul> </li> <li>- Low risk – Controlled Activities</li> <li>- High risk – Restricted Discretionary Activities</li> <li>- Reduce additional information required</li> <li>- Provide clarity for developers</li> <li>- Provide flexibility</li> <li>- No minimum allotment size.</li> </ul>	<p>1. The Restricted Discretionary Rule for subdivision will exclude the need for notification, service, or written approvals from affected parties.</p> <p>The Committee determined that the Restricted Discretionary activity status is the most appropriate method to address subdivision in the Wanganui District at this time.</p> <p>2. The change in activity status is driven by several factors which include:</p> <ul style="list-style-type: none"> <li>- The increase in complexity in the matters the Plan is now required to address, improving the quality of subdivision and infrastructure development, in particular, introducing urban design matters the inability to decline poor quality subdivision, improving flexibility, avoiding pass/fail provisions,</li> </ul>	<p>5. The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity and nuisance effects of Electricity lines.</p> <p>6. Outcomes of consultation with the affected lines owner.</p> <p><b>Amend Rule R262 to read:</b></p> <p><b>R262 Discretionary Activities:</b> The following are discretionary activities:</p> <p>...b. All subdivision within the Springvale Indicative Future Development Area that:</p> <p>i) Gains legal and physical access from Kelsi Street. AND;</p> <p>ii) Are in general accordance with the key infrastructure linkages and indicative roading layout, detailed in the Springvale Indicative Development Plan.</p>
<p>S19 - Victoria Loughlin Drover, Mike O'Sullivan, Steven Archer</p>	<p>Subdivision should continue to be a controlled Activity so as to give greater certainty to subdividers.</p>	<p>Delete R261 Subdivision to continue to be Controlled Activity</p>		

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FS1 Jamie O’Leary	Agree with the points made in the Amend R261 to retain subdivision as a Controlled Activity submission		<p>3. It is unlikely that the same flexibility could be achieved through a Controlled Activity status, particularly where supporting provisions are pass/fail.</p> <p>4. Much of the flexibility requested by the submitter is built in to matters within the Plan as Polices, Rules, and Assessment Criteria.</p> <p>5. While there is some merit in the claim that the change in activity status may increase uncertainty from a developer’s perspective, the framework proposed is considered to mitigate that impact in several ways including the following:</p> <ul style="list-style-type: none"> <li>- Excluding the need for notification, service, or written approvals from affected parties</li> <li>- Specifically stating the matters in which the Plan retains discretion and therefore needing to be addressed</li> <li>- Providing increased flexibility across the board in terms of site size, servicing options and a range of other matters.</li> </ul> <p>6. Included in the considerations for the change is the relationship between Council and the development community. The Committee believes the changes will promote closer relationships between the two groups.</p> <p>7. Work is continuing on modelling and ‘ground truthing’ Council’s infrastructure assets. The Committee agreed that more targeted areas of development should be promoted once this investigation is complete.</p> <p>8. With regard to R263, work is continuing on the Springvale Indicative Future Development Area regarding infrastructure location, design and funding.</p> <p>10. Until such time as this work is complete and affected landowners are consulted, it is inappropriate to encourage additional development. The provisions protect future the development capability of the area. In addition, there is uncertainty as to the funding required for capital works to service the site.</p>	<p>c. Subdivision in the Residential Zone that does not meet the minimum net allotment size of 400m<sup>2</sup></p> <p><b>Amend Rule R263 (a), (c), and (d) to read:</b></p> <p><b>R263 Non-Complying Activities:</b></p> <ul style="list-style-type: none"> <li>a. Subdivision in the Springvale Future Development Area not provided for by Rule R262(b).</li> <li>c. Subdivision and/or Infrastructure development that fails to comply with any Performance Standard or Rule where the result of non-compliance is stated as determining an application a Non-Complying Activity”.</li> <li>d. Subdivision of land within the Electricity Transmission Corridor where the identified building platform cannot be located wholly outside the Electricity Transmission Yard.</li> </ul>



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S9 - Lance Attrill (Attrill Development Limited)	Oppose this change to R262	Amend R262 as follows:  "I do not want to notify my application for a subdivision".	1. Any application will be considered on its merits with regard to notification and affected persons.  2. Where this issue is provision of infrastructure, it is unlikely that notification would be deemed necessary. Development that compromises the ability of a comprehensive plan to be implemented would more likely be notified.	
S13 - Powerco Limited	Opposed to R260 and R261 as non-notification/ no affected persons provisions apply which may lead to applications in close proximity to sub transmission and distribution infrastructure being adversely affected.  Support R262 and R263	Amend the advice note in R620 and R261 as follows:  "Note: Applications subject to this rule shall be considered without service, public notification or written approvals from affected persons, <u>except that the Council will notify the owners or managers of the electrical network of consent applications that may adversely affect the resources that they own or manage (i.e. where there may be an issue in relation to compliance with the NZECP 34:2001) in accordance with Policy 3-2 of the One Plan.</u> "  Retain without modification. R262 and R263	1. Rule R269, specifically R269(b)(vi) requires those building platforms to show they can comply with NZECP 34:2001. If not be demonstrated then a Discretionary Activity status.  2. Submitter 13 generally supports R262 and R263 and relief granted as a response to another submitter will not impact on this.	
S25 - Victoria Loughlin Drover, Mike O'Sullivan, Steven Archer	Oppose and R262 R263 as there is no certainty for land owners until Structure Plan is further developed to enable development to proceed within more defined parameters.	Amend R262 to reflect the following:  "Relax activity status to Restricted Discretionary in conjunction with further development of Structure Plan."	1. Work is continuing on the Springvale Indicative Future Development Area regarding infrastructure location, design and funding. Until such time as this work is complete and affected landowners are consulted, it is inappropriate to encourage additional development.	
FS1 - Jamie O'Leary	Agree with the points made in the submission	Relax activity status to Restricted discretionary	2. Further to this, the provisions are intended to protect future development capability. Until such time as this work is complete and affected landowners are consulted, it is inappropriate to encourage additional development. The provisions protect future the development capability of the area. In addition, there is uncertainty as to the funding required for capital works to service the site.	
S27 - Wanganui District Council	The changes proposed to R261 ensure that the references to the specific requirements are accurate and avoid confusion and ambiguity.  There are also corrections of some minor typographical errors, but no changes to the substantive intent and meaning of the Rule. The exception being all other zones being referenced which would have otherwise had no framework.	Amend R261 as follows:  "...a. Subdivision in the Residential Zone, Rural Lifestyle Zone, Neighbourhood Commercial Zone, and Reserves and Open Space Zone, unless otherwise stated.  Council restricts its discretion to the following matters:  1. the ability and the requirement for a of a proposal to meet all comply with the relevant General, Subdivision and Infrastructure Performance Standards, Policies, and	1. The amendments improve the clarity of R261.  2. Reference to 'all other zones is excluded as this is outside the scope of the Plan Change.  3. The Committee agreed that R262 and R263 be amended to improve clarity.  4. The proposed relief sought to R263 simplifies and clarifies the provision	

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	<p>Clarify and simplify the language, highlight access via Kelsi Street is required for R262(b).</p> <p>Amend Rule R263(a) and (c) are to simplify the language used.</p>	<p><u>Rules.</u></p> <p>2. the ability of the proposal to meet the relevant General Urban Design Criteria, <u>Subdivision General and Infrastructure specific Assessment and Performance</u> Criteria.</p> <p>Amend R262 to reflect the following:</p> <p>The following are discretionary activities:</p> <p>a. Any subdivision or infrastructure development that results in non-compliance with any Performance Standard or Standards unless otherwise stated.</p> <p>b. <del>All</del> <u>Subdivision within the Springvale Indicative Future Development Area, including boundary adjustments; that</u>  <u>i) that gains legal and physical access from Kelsi Street.</u>  <u>AND;</u>  <u>ii) Are in general accordance with the key infrastructure linkages and indicative roading layout, detailed in the Springvale Indicative Development Plan.</u></p> <p>Amend R263 as follows:</p> <p><del>... a. All other sSubdivision in addition to R262(b) in the Springvale Indicative Future Development Area: not provided for by Rule R262(b)</del></p> <p><del>...c. Any sSubdivision and/or Infrastructure development that fails to comply with any Performance Standard or Rule where and is not specified as provided for as discretionary activities: where the result of non-compliance is stated as determining an application a Non-Complying Activity."</del></p>		
<p><b>R266 Performance Standard - Existing Buildings</b></p>				
<p>S14 - New Zealand Historic Places Trust</p>	<p>Other Rules have effect other than the ones lists in the provision. The reference need to be broader and contain a discussion on precedence of Rules.</p>	<p>Amend as follows:</p> <p><i>"Replace the reference in R266(b) with a general note that all other relevant rules must be achieved. Add a note on precedent in Rules."</i></p>	<p>1. A general reference will be more beneficial to identify that there are other rules within the Plan that may also apply, encouraging the user to have a more detailed examination.</p>	<p><u>That</u> Submission 14 from New Zealand Historic Places Trust and Further Submission 2 from Horizons Regional Council to this provision be accepted in part</p> <p>Changes to Plan Change 27 as a result of these submissions</p>

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FS2 - Horizons Regional Council	The relief sought will better give effect to the relevant policies and objectives on the Proposed One Plan. Horizons Acknowledge that Phase 5 of the District Plan Review may address issues raised in NZHPT Submission.	Accept the decisions sought in Section 6 of the Submission by NZHPT	2. A statement on precedence of Rules is not required as each Rule applies equally. Any matter regarding the overall activity status, for a proposal is determined based on the particular details of development.	Amend Rule 266 (b) to read:  b. Subdivisions shall comply with all other relevant and remaining Rules and provisions of the Plan.
<b>R267- Performance Standard - Allotment Size</b>				
S3 - Victoria Loughlin Drover, Robert Van Bentum, Mike O'Sullivan, Steven Archer	The submitter objects to the use of minimum allotment size for the urban area stating that there is no need for minimum allotment size, that other mechanisms are available to manage amenity, and that a minimum will complicate and provide a brake on development. The submitter also suggests that the use of minimum allotment sizes will limit desirable intensive development, limit infill, does not take into account cross lease conversions, or make use of any surplus capacity in existing infrastructure. The submitter goes further to say that this is inconsistent with objectives of low impact design and intensification.	Delete <u>Alternative approach</u>  - Four risk based categories <ul style="list-style-type: none"> <li>• Level 1 – Three or less new lots</li> <li>• Level 2 – Four or more new lots</li> <li>• Category 1 – Low risk area</li> <li>• Category 2 – High risk area</li> </ul> - Low risk – Controlled Activities - High risk – Restricted Discretionary Activities - additional information required - Provide clarity for developers - Provide flexibility - No minimum allotment size.	1. In reaching its decision on subdivision the Committee wishes to acknowledge the limitations placed on it with regard to the lack of quantifiable information regarding the performance and capacity of the reticulated services network. The 2012 – 2022 Ten Year Plan has programmed funding for a modelling of Council's reticulated infrastructure network. The Committee agrees that the modelling exercise will allow more specific and better informed management of subdivision including minimum allotment sizes.  2. This will result in a re-examination of the appropriateness of the subdivision framework, and where deemed necessary, result in future changes to the District Plan.	<u>That</u> Submissions 11 and 27 from Horizons Regional Council and Wanganui District Council to this provision be accepted  <u>That</u> Submissions 3 and 13 from Victoria Loughlin Drover, Robert Van Bentum, Mike O'Sullivan, Steven Archer and Powerco Limited to this provision be accepted in part  <u>That</u> Submissions 17, 18, from Victoria Loughlin Drover, Mike O'Sullivan, Steven Archer and Further Submission 1 and 4 from Jamie O'Leary and William John Simmons to this provision be rejected  Changes to Plan Change 27 as a result of these submissions  Delete R267 (b) and Amend Rule R267 (Table 1) to read:  <u>R267- Performance Standard - Allotment Size</u>  a. New allotments, including balance allotments, shall meet the requirements of the following table:  Table 1 Minimum net allotment area
S17 - Victoria Loughlin Drover, Mike O'Sullivan, Steven Archer	Lot size should reflect area required to mitigate effects on site. Note that it is possible to obtain resource consent from the Regional Council for effluent disposal on sites less than 5000m <sup>2</sup>	Delete minimum lot size for Rural Lifestyle Zone	3. It is noted that there are no high density options currently provided for in the plan. However, a number of methods have identified the work that is needed to identify capacity and locate areas more suitable for higher density development. There is insufficient information to achieve this now across the residential area or within specific areas.	
FS1 - Jaime O'Leary	Agrees with the points made in the submission	Delete lots size proposed		
S18 - Victoria Loughlin Drover, Mike O'Sullivan, Steven Archer	Density is adequately controlled by existing yard requirements and site coverage.	No minimum site area.	4. It is noted that SPC8 (11) provides for reductions of site size where there is sufficient levels of service	

Zone	Site Allotment Size Requirements - Net Site Area – Metres <sup>2</sup> (m <sup>2</sup> )
Rural Lifestyle	Minimum 5000m <sup>2</sup>

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions																
FS1 - Jamie O'Leary	Supports the points made in eh submission	Delete proposed minimum site size.	<p>available or, in conjunction with an alternative infrastructure provision in SPC8 (9). The Plan provides guidance on a case by case basis to provide for development that is less than the minimums specified.</p> <p>5. Council has to 'take into account' any Proposed Regional Policy Statement (RPS) and 'give effect' to Operative RPS, and 'not be inconsistent with' any and all Regional Plans.</p> <p>6. In addition, the location of the Rural lifestyle Zone (formally the Restricted Services Residential Zone), in the most part, adjoins the Residential Zone. With no minimum lot size historically, it blurred the boundary between residential type development and rural lifestyle development and created an unrealistic expectation for residential levels of service in an ad-hoc and inefficient manner.</p> <p>The committee preferred a minimum allotment side to averaging as they believed this was clearer. In addition, they preferred a 400m<sup>2</sup> as opposed to the 450m<sup>2</sup> proposed as this would go some ways to address the issues raised by the development community.</p>	<table border="1"> <tr> <td>Residential</td> <td>Minimum 400m<sup>2</sup></td> </tr> <tr> <td>Neighbourhood Commercial</td> <td>None</td> </tr> <tr> <td>Reserves and Open Spaces</td> <td>None</td> </tr> <tr> <td>Otamatea Development Overlay</td> <td>Minimum 1000m<sup>2</sup></td> </tr> <tr> <td>Springvale Indicative Future Development Area</td> <td>Refer to the underlying zoning <i>except that the Residential Zone provisions apply to land subject to Rule R262(b)</i></td> </tr> <tr> <td>Sites Specifically for Network Utilities</td> <td>No Minimum</td> </tr> <tr> <td>Rural</td> <td>10,000m<sup>2</sup> (1 Hectare)</td> </tr> <tr> <td>All other zones</td> <td>Allotments shall be of sufficient size and shape to contain an activity or development in a manner that complies with the rules and standards for the zone concerned.</td> </tr> </table> <p><b>Amend R262 (c) to read:</b></p> <p>R262 – Discretionary activities</p> <p>c. Subdivision in the Residential Zone that does not meet the minimum net allotment size of 400m<sup>2</sup></p>	Residential	Minimum 400m <sup>2</sup>	Neighbourhood Commercial	None	Reserves and Open Spaces	None	Otamatea Development Overlay	Minimum 1000m <sup>2</sup>	Springvale Indicative Future Development Area	Refer to the underlying zoning <i>except that the Residential Zone provisions apply to land subject to Rule R262(b)</i>	Sites Specifically for Network Utilities	No Minimum	Rural	10,000m <sup>2</sup> (1 Hectare)	All other zones	Allotments shall be of sufficient size and shape to contain an activity or development in a manner that complies with the rules and standards for the zone concerned.
Residential	Minimum 400m <sup>2</sup>																			
Neighbourhood Commercial	None																			
Reserves and Open Spaces	None																			
Otamatea Development Overlay	Minimum 1000m <sup>2</sup>																			
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Rural	10,000m <sup>2</sup> (1 Hectare)																			
All other zones	Allotments shall be of sufficient size and shape to contain an activity or development in a manner that complies with the rules and standards for the zone concerned.																			
S11 - Horizons Regional Council	Support	Retain	<p>1. With regard to Submission 11, the provision is accepted in part as amendments are made as a result of other submissions, and Further submission 4 rejected for the same reasons as Submission 3 above.</p>																	
FS4 - William John Simmons	Rules are unnecessary in areas not specifically zoned for slope protection and deny the right of landowners to use and develop their own land safely.	Submitter seeks Council to withdraw minimum lot size provisions																		
S13 - Powerco Limited (Powerco)	Minimum lot sizes are unnecessary for utilities as their size will be linked to the nature of the activity.	<p>Amend as follows:</p> <p><i>"These rules do not apply to allotments created for network utilities".</i></p>																		
S27 - Wanganui District Council	Rule 267(b) is an exact duplicated of the material in Table 1 of Rule 267(a) and is therefore redundant.	<p>Amend R267 as follows:</p> <p><del>"...b. In all other zones without a minimum lot size, allotments shall be of sufficient size and shape to contain an activity* or development in a manner that complies with the rules and standards for the zone concerned.</del></p>	<p>1. The provision is a replication of what is in Table 1 and is therefore redundant.</p>																	
R268 Performance Standard - Easements																				

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
S16 - Ultrafast Fibre Limited	Support	Retain	1. Submitter 16 generally supports the Rule and relief granted as a response to another submitter will not impact on this.	<u>That</u> Submission 27 from Wanganui District Council to this provision be accepted
S27 - Wanganui District Council	The proposed amendment removes duplication in the Rule and amends subdivision to subdivider to more accurately reflect the actions required	<p>Amend R268 as follows:</p> <p>“...a. Where private service connections, the diversion of overland flows, and vehicle access will be located over private property, <del>including the diversion of overland flowpaths, subdivision</del> <u>the subdivider</u> shall be required to provide suitable easements in respect of any of the following:...”</p>	1. The proposed amendments by Submitter 27 removes unnecessary duplication within the provision, while retaining its intent.	<p><u>That</u> Submission 16 from Ultrafast Fibre Limited to this provision be accepted in part</p> <p>Changes to Plan Change 27 as a result of these submissions</p> <p>Amend Rule R268 (a) to read:</p> <p><b>R268 Performance Standard - Easements</b>  a. Where private service connections, the diversion of overland flows, and vehicle access will be located over private property, the subdivider shall be required to provide suitable easements in respect of any of the following:...”:</p>
<b>R269 Performance Standard - Site suitability</b>				
S2 - Transpower New Zealand Limited	Support	<p>Amend R269 as follows:</p> <p>“... b. In addition, the identified Building Platform shall be required to meet the following requirements:  ....  x. shall be located outside of the electricity transmission yard (refer to definitions).</p>	<p>1. Council acknowledges it is required by law to ‘give effect’ to the National Policy Statement on Electricity Transmission (NPSET), in particular Policies 10 and 11. In addition, the provisions of the Proposed One Plan also give direction in terms of protection of significant infrastructure.</p> <p>2. The Committee noted that relief has been granted on this issue within Plan Change 23 (Rural Lifestyle Zone) and Plan Change 26 (Residential Zone).</p> <p>3. The topic area did not form part of the consultation for Phase 2. The proposals have the potential to affect property rights as land uses would be regulated, including earthworks. This goes against natural justice.</p> <p>4. However, Council acknowledges that the submission regarding avoidance of the transmission yard for Residential and Rural Lifestyle zones is appropriate. In addition, the deletion of SR3 inadvertently removed an existing requirement that would have otherwise required a setback for building platforms from network assets of 20 metres.</p> <p>5. The retention of the provision in SR3 and its relocation into R269 (building platform requirements) better meets the requirements of the NPSET in the interim until future plan changes more specifically address the remaining zones of the Plan..</p>	<p><u>That</u> Submissions 13, 15 and 27 from Powerco Limited, Z Energy Ltd, DP Oil NZ Ltd, Mobil Oil NZ Ltd. (The Oil Companies) and Wanganui District Council to this provision be accepted</p> <p><u>That</u> Submission 2 from Transpower New Zealand Limited to this provision be accepted in part.</p> <p><u>That</u> Submissions 3 and 24 from Victoria Loughlin Drover, Robert Van Bentum, Mike O’Sullivan, Steven Archer and Victoria Loughlin Drover, Mike O’Sullivan, Steven Archer and Further Submission 1 from – Jamie O’Leary to this provision be rejected</p> <p>Changes to Plan Change 27 as a result of these submissions</p> <p>Amend Rule R269 (a)(i, ii, vii, viii and advice note 3) to read:</p> <p><b>R269 Performance Standard - Site suitability</b>  a. Each allotment intended to accommodate building development in the future shall identify at least one potential Building Platform that meets all of the following:</p> <p>i. In the Residential Zone the Building Platform shall be a rectangular area of land for building purposes measuring no less than 10 metres by 15 metres;  iv. For unit title and multiple unit developments in the Residential Zone, a building platform shall identify the area that is intended for future building.  vii. For allotments in the Residential and Rural Lifestyle Zones, shall be located outside the Electricity Transmission Yard.</p>

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
S3 - Victoria Loughlin Drover, Robert Van Bentum, Mike O'Sullivan, Steven Archer	<p>The submitter does not support the 'one size fits all' approach, increasing levels of information to be supplied.</p> <p>The submitter also objects to the reference to the use of consent notices within the Plan Change, stating it will be leading to confusion in buyers and loss in value of an affected allotment.</p>	<p><u>Proposed changes</u> The submitter does not support the 'one size fits all' approach, increasing levels of information to be supplied, and also state that minor infill applications pose low risk and should be encouraged.</p> <p><u>Alternative approach</u> - Four risk based categories</p> <ul style="list-style-type: none"> <li>• Level 1 – Three or less new lots</li> <li>• Level 2 – Four or more new lots</li> <li>• Category 1 – Low risk area</li> <li>• Category 2 – High risk area</li> </ul> <p>- Low risk – Controlled Activities - High risk – Restricted Discretionary Activities - additional information required - Provide clarity for developers</p>	<p>1. R269 identifies basic and fundamental tests to determine that an allotment is suitable for development. The Committee ruled that engineering reports and consent notices are only required in specific circumstances when these provisions can't be met and not in all applications.</p> <p>2. The use of Consent Notices is provided for to ensure that incomplete or on-going conditions of subdivision consent are enforced after the issue of a Completion Certificate pursuant to Section 224 of the RMA, and registered on the new Certificate of Title. This is a fair and effective means of communicating to a purchaser these requirements prior to, or at time or purchase.</p> <p>3. Property value is not a matter for consideration under the RMA, and further to this, any perceived loss in value is a fair and open market response to any potential costs on an owner arising from development or use of that allotment</p>	<p>vii. Excluding Allotments in the Residential and Rural Lifestyle Zone, each allotment shall be able to be provided with a building platform that is not within 20 metres of the centreline of any electrical transmission lines which are designed to operate at or above 110kV.</p> <p>3. Allotments that have been assessed pursuant to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health are deemed to be suitable for activities that have been assessed, pursuant to that NES to be acceptable on that land.</p>
S24 - Victoria Loughlin Drover, Mike O'Sullivan, Steven Archer	Oppose as provision is too prescriptive, does not allow for developing technology or intuitive design.	<p>Amend to reflect the following:</p> <p>"Amend to make less prescriptive."</p>		
FS1 - Jamie O'Leary	Supports the points made in the submission.	Amend to make less prescriptive		
S13 - Powerco Limited (Powerco)	Support	<p>Retain without modification the following:</p> <p><i>"...b. In addition, the identified Building Platform shall be required to meet the following requirements:</i></p> <p>....</p> <p><i>vi. Have the ability to achieve compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZCEP:34 2001) for the likely activities on any such allotment.</i></p> <p>.....</p> <p><i>c. The following are exempted from identifying a Building Platform;</i></p> <p><i>i. Subdivision to create allotments for the sole purpose of accommodating network utilities, parks and open spaces, and roads;"</i></p> <p><i>Tabled</i></p>	<p>1. Submitter 13 generally supports the Rule and changes proposed as a response to another submitter will not impact on this.</p>	
S15 - Z Energy Ltd, DP Oil NZ Ltd, Mobil Oil NZ Ltd. (The Oil Companies)	Support	<p>Amend as follows:</p> <p>"Note: 1. The above requirements ....</p> <p>3. Allotments that have been assessed pursuant to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human</p>	<p>1. The proposed amendments by the submitter more accurately reflect the provisions in the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.</p>	

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
		Health are deemed to be suitable for <u>activities that have been assessed, pursuant to that NES to be acceptable on that land. the matters in which the Standard controls only.</u>		
S27 - Wanganui District Council	<p>Rule 269(a) is proposed to be amended to reflect that (a)(i) is intended to apply to the Residential Zones and not all zones.</p> <p>Rule 269(a)(iv) is proposed to be added in order to recognise that not all residential development is the same, and identified that multiple unit developments, including cross lease and unit title developments for activities such as retirement villages need to be addressed differently.</p>	<p>Amend R269 as follows:</p> <p>“...Performance Standard - Site suitability</p> <p>a. Each allotment intended to accommodate building development in the future shall identify at least one potential Building Platform that meets <u>all of</u> the following:</p> <p>i. <u>In the Residential Zone</u> <del>the</del> Building Platform shall be a rectangular area of land for building purposes measuring no less than 10 metres by 15 metres;.....</p> <p>iv. <u>For unit title and multiple unit developments in the Residential Zone, a building platform shall identify the area that is intended for future building.</u></p>	<p>2. The relief addresses the range of development types that do occur. Further to this, the minimum area identified for a building platform in (a)(i) is generally only appropriate for residentially zoned areas.</p>	
<b>R270 Performance Standard - Site serviceability</b>				
S1 - New Zealand Fire Service Commission	Support	No relief sought, but notes in submission at the hearing that the correct reference is not made to the Standard in the provision.	1. The correction of the names of the standard refers to is minor and improves accuracy.	<u>That</u> Submissions 1 from New Zealand Fire Service Commission to this provision be accepted
S3 - Victoria Loughlin Drover, Robert Van Bentum, Mike O'Sullivan, Steven Archer	<p>The submitter does not support the 'one size fits all' approach, increasing levels of information to be supplied, and also state that minor infill applications pose low risk and should be encouraged.</p> <p>Blanket requirements proposed are an 'excuse' for not developing area specific level or service. Plan Rules on a ten year cycle based on capacity issue are not justified.</p>	<p><u>Proposed changes</u></p> <p>The submitter does not support the 'one size fits all' approach, increasing levels of information to be supplied, and also state that minor infill applications pose low risk and should be encouraged.</p> <p><u>Alternative approach</u></p> <ul style="list-style-type: none"> <li>- Four risk based categories <ul style="list-style-type: none"> <li>• Level 1 – Three or less new lots</li> <li>• Level 2 – Four or more new lots</li> <li>• Category 1 – Low risk area</li> <li>• Category 2 – High risk area</li> </ul> </li> <li>- Low risk – Controlled Activities</li> <li>- High risk – Restricted Discretionary Activities</li> <li>- Reduce additional information required</li> <li>- Provide clarity for developers</li> </ul>	<p>1. Alternative solutions are a cornerstone of the framework for Plan Change 27 and provide the flexibility referred to by the submitter.</p> <p>2. In addition, it is intended to further identify area specific requirements once sufficiently certain information is provided as a result of the modelling exercise being undertaken by Council over the next several years.</p>	<p><u>That</u> Submission 3 from Victoria Loughlin Drover, Robert Van Bentum, Mike O'Sullivan, Steven Archer to this provision be accepted in part</p> <p><u>That</u> Submissions 27 from New Zealand Fire Service Commission to this provision be rejected</p> <p>Changes to Plan Change 27 as a result of these submissions</p> <p>Amend Rule R270 (d)(ii) to read:</p> <p><b>R270 Performance Standard - Site serviceability</b></p> <p>d. ii. Demonstrate the ability to comply with New Zealand Fire Service Fire Fighting Water Supplies Code of Practice 2008 SNZ PAS 4509:2008</p>

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
S27 - Wanganui District Council	<p>Support Rule R270(a) is proposed to include allotments in the Rural Zone which are also required to be serviced on an on-site basis.</p> <p>A minor amendment is proposed to R270(c) in that 'to be' is deleted in order to simplify the provision.</p>	<p>Amend R270 as follows:</p> <p>Performance Standard - Site serviceability</p> <p>a. Each new allotment shall connect to reticulated water services (sewer, stormwater and water supply) excluding the Rural Lifestyle <u>and Rural zones</u> which shall be required to demonstrate is can provide those services within the proposed allotment.</p>	<p>1. The relief is outside the scope of the Plan Change and can not be incorporated.</p>	
R271 Performance Standard - Network Utilities				
S13 - Powerco Limited (Powerco)	<p>Supports as it provides for connections and above ground connections where there is overhead supply.</p>	<p>Retain without modification</p>	<p>1. Submitter 13 generally supports the Rule and relief granted to another submitter will not impact on this.</p>	<p>That Submissions 13, 16 and 27 from Powerco Limited, Ultrafast Fibre Ltd and Wanganui District Council to this provision be accepted in part</p>
S16 - Ultrafast Fibre Ltd	<p>Remove the word 'telecom' and replace with 'telecommunications'. Ensure that areas not currently served by fibre infrastructure can connect in the future.</p>	<p>Amend R271 as follows:</p> <p>R271 Performance Standard - Network utilities</p> <p>"...  c. Connections to telecommunications infrastructure <del>including land line telephone and broadband fibre</del> shall be required in all zones, except the Rural Zone. In urban areas this should be by means of an underground system wherever possible. <u>For new subdivision where fibre reticulation is not presently available, red or green ducting shall be installed (both sides of the road) to allow for future fibre installation.</u></p> <p>Note: <del>Crown Fibre Holdings and UFB Partners</del> may be required to install infrastructure. Developers should discuss the requirements of the subdivision with a representative of the relevant UFB Partner prior to lodging an application. If fibre is to be included then it must be installed during construction.</p> <p>d. Design and construction of gas, <del>telephone</del> <u>telecommunication</u> and electricity facilities shall be to the requirements and approval of the respective network utility operators. Design and construction shall recognise the operating access and service requirements of other adjacent utilities.</p> <p>e. A compliance certificate shall be provided from the relevant network utility operator, stating that the design and construction of gas, <del>telephone</del> <u>telecommunications</u> or electricity facilities is satisfactory in standard and level of service and that the network utility operator has</p>	<p>1. In coming to its decision, Council acknowledges the importance of IT infrastructure for the future prosperity of the community. However, where there is no practical ability to connect to the fibre network there is no link between the effects of a subdivision and applying a condition of subdivision consent in order to comply with the provision. It is not clear who would own the ducts, there is no guarantee that they will be used, and could result in the creation of a mix and match patchwork of unconnected ducting work.</p> <p>2. However, where the future build of the fibre network identifies the provision of reticulation to greenfield sites where there are currently no reticulation and all infill allotments, in the residential zone this is considered reasonable.</p> <p>3. The submitter also seeks to modify the word Telecom to Telecommunications to acknowledge that there are other service providers available now.</p> <p>4. The request to amend Objective O40 was outside the scope of the original submission and therefore given no weight.</p> <p>5. The amendment to the advice note is considered minor and appropriate.</p>	<p>Changes to Plan Change 27 as a result of these submissions</p> <p>Amend Rule R271 as follows:</p> <p>R271 Performance Standard - Network Utilities</p> <p>Supply – Electricity and Telecommunications</p> <p>a. Electricity supply and telecommunications services are required for all development within the urban <del>area</del> boundary and shall provide a suitable level of service and/or capacity to serve each allotment created by that development.</p> <p>b. In commercial and industrial zones the supply of network utilities shall recognise the operational requirements of the probable occupation and use.</p> <p>Supply – Gas</p> <p>c. Provision should be made to ensure that gas connections can be provided to each allotment within the urban boundary, unless the network utility operator does not wish to supply that area.</p> <p>Connections</p> <p>d. Connections to electricity and telecommunications infrastructure shall be required in all zones, excluding the Rural Zone. Within the urban boundary, connections may be provided above ground only where there is an existing overhead supply.</p> <p>e. For greenfield subdivision where fibre reticulation is not presently available, red or green ducting shall be installed (both sides of the road) to allow for future fibre installation where the subject site directly adjoins, or is opposite, and connects to existing fibre reticulation.</p>



Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
		undertaken to take over operation and maintenance of the facilities at no cost to <i>Council</i> .		Note: Crown UFB Partners may be required to install infrastructure. Developers should discuss the requirements of the subdivision with a representative of the relevant UFB Partner prior to lodging an application. If fibre is to be included then it should be installed during construction.
S27 - Wanganui District Council	Substantial amendments are proposed to Rule R271 to clarify that that supply or capacity in network infrastructure and connections to network infrastructure are different matters. Some terminology has changed to reflect the urban boundary as identifies on the District Plan Maps as opposed to a generic term referred to as the 'urban area'	<p>Amend R271 as follows:</p> <p>"Performance Standard - Network utilities</p> <p>a. Electricity supply <u>and telecommunications services must shall be sufficient to be provided for a sufficient level of service to</u> for each <u>new allotment created</u> within the urban <u>area boundary</u> in the Residential, Rural Lifestyle, Reserves and Open Spaces, Neighbourhood Commercial, and all Industrial and Commercial Zones.</p> <p><del>In the case of power and telecommunications connections, individual customer connections may be provided above ground only where there is an existing overhead supply.</del></p> <p>In commercial and industrial zones the supply <u>of network utilities shall</u> recognise the operational requirements of the probable occupation and use.</p> <p>b. Provision should be made to ensure that gas and <del>telephone</del> connections can be provided to each <del>urban</del> allotment <u>within the urban boundary</u>, unless the network utility operator does not wish to supply that area.</p> <p>c. Connections to <u>electricity and</u> telecommunications infrastructure including land line telephone and broadband fibre shall be required in all zones, <del>except excluding</del> the Rural Zone. <del>In urban areas this should be by means of an underground system wherever possible. within the urban boundary, connections may be provided above ground only where there is an existing overhead supply....."</del></p>	1. The relief granted enables a split into supply and connections, improvement to readability and clarification that within the urban boundary is the required location as defined on the planning maps.	<p>Design and construction</p> <p>f. Design and construction of gas, telecommunication and electricity facilities shall be to the requirements and approval of the respective network utility operators. Design and construction shall recognise the operating access and service requirements of other adjacent utilities.</p> <p>Compliance</p> <p>g. A compliance certificate shall be provided from the relevant network utility operator, stating that the design and construction of gas, telecommunication or electricity facilities is satisfactory in standard and level of service and that the network utility operator has undertaken to take over operation and maintenance of the facilities at no cost to <i>Council</i>."</p>
R272 Performance Standard - Site access				
S1 - New Zealand Fire Service Commission	Support	Retain	1. Submitter 1 generally supports the Rule and relief granted as a response to another submitter will not impact on this.	<u>That</u> Submission 27 from Wanganui District Council to this provision be accepted
S3 - Victoria Loughlin Drover, Robert Van Bentum, Mike O'Sullivan, Steven Archer	The submitter objects to the new table of minimum access widths and states that historically access width has been 3 metres and any areas have allotments with narrow widths, but long back sections, will not be developed They also note that NZS 4404	Amend to reflect the following:  Encourage intensification by reducing accessway widths.	1. There are no current engineering standards that Council has examined that provides for 3.0 metres in legal width. NZS 4404 2004 and 2010, both refer to 3.6 metres legal width. Council felt that this standard was appropriate.	<u>That</u> Submissions 1, 3, 6, 20 from New Zealand Fire Service Commission, Victoria Loughlin Drover, Robert Van Bentum, Mike O'Sullivan, Steven Archer, Lance Attrill (Atrill Development Limited) and Victoria Loughlin Drover, Mike O'Sullivan, Steven Archer and Further Submission 1 from New Zealand Fire Service Commission be accepted in part

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions														
	2004 and 2010 have minimum widths for shared access 3.6 metres, but not private access. They assert that the new widths will prevent infill development potential for some properties.		2. Further to this, to meet the requirements of Section 106 of the Act for access, where lots require a 'dog leg' type access (rear sites), for a single allotment it is necessary to require a minimum access width.	<p>Changes to Plan Change 27 as a result of these submissions</p> <p>Delete R272(d) and Amend Rule R272 Table 1, (e) and (f) to read:</p> <p>R272 Performance Standard - Site access</p> <p>-Rights of way and shared access</p> <p>e. The construction of shared accessways and Rights of Way shall be required prior to the issue of a certificate pursuant to Section 224 of the Resource Management Act 1991, for the actual number of dwelling units it shall serves only, except, in the Residential Zone vacant allotments shall be considered as one dwelling unit.</p> <p>f. For development where a fire appliance is not able to reach either the dwelling or the source of fire fighting water supply from a public road in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice 2008 SNZ PAS 4509:2008, the minimum access way width shall be 4m as required under this code.</p> <p>Table1</p> <table border="1"> <thead> <tr> <th>Access type</th> <th>Number of potential household units</th> <th>Minimum legal width – Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Single user</td> <td>1</td> <td>3.6m</td> </tr> <tr> <td rowspan="2">Shared accesses</td> <td>1-3</td> <td>3.6m</td> </tr> <tr> <td>4-6</td> <td>6.5m</td> </tr> <tr> <td></td> <td>7 and above</td> <td>Road</td> </tr> </tbody> </table>	Access type	Number of potential household units	Minimum legal width – Metres (m)	Single user	1	3.6m	Shared accesses	1-3	3.6m	4-6	6.5m		7 and above	Road
Access type	Number of potential household units	Minimum legal width – Metres (m)																
Single user	1	3.6m																
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	4-6	6.5m																
	7 and above	Road																
S20 - Victoria Loughlin Drover, Mike O'Sullivan, Steven Archer	Legal widths proposed are in excess of what is actually required and will restrict infill development.	Amend to reflect the following:  "Reduce legal widths to correspond with practical formation widths which, may vary depending on topography. Vehicle crossings form part of the Building Consent"																
FS1 - Jamie O'Leary	Supports the points made in the submission	Minimum access way requirements be reduced and vehicle crossings for part of the building consent application.																
S6 - Lance Attrill (Attrill Development Limited)	Proposed widths are too wide	<p>Amend R272 to reflect the following:</p> <p>Amend the minimum legal width as follows:</p> <p>1 – 3.5m 1-3 – 3.5m 4-6 - 6.0m 7 and above – Road</p> <p>Crossings to be built when dwelling is erected.</p>	<p>1. The Committee agreed that to be consistent with NZS 4404 2004 and 2010 the legal width be amended to 3.6 metres.</p> <p>2. The relief sought by the submitter is not always reasonable or practical, and there are existing measures in place to assist in achieving the relief.</p> <p>3. The construction of crossings should be encouraged in greenfield subdivisions at the time of subdivision to minimise damage to new infrastructure.</p> <p>4. While it is acknowledged that, in some instances, the crossing may get damaged as a result of construction, in the first instance the crossing shall be provided for by the subdivider. If this is not appropriate it will be bonded.</p>															
S27 - Wanganui District Council	<p>Provision R272(d) is proposed to be deleted. The provision was not sufficiently certain enough to determine compliance. The numbering of R272 has been amended to reflect that deletion.</p> <p>There are also minor corrections proposed to ensure the timing of provisions is accurate.</p>	<p>Amend R272 as follows:</p> <p>R272 Performance Standard - Site access</p> <p>- Rights of way and shared access</p> <p><del>d. Where there is more than one access the legal width requirement can be allocated between each access provided that access retains the ability to comply with this Plan.</del></p> <p><u>f. The construction of shared accessways and Rights of Way shall be required prior to the issue of a certificate pursuant to Section 224 of the Resource Management Act 1991, but only for the actual number of dwelling units it shall serves only, except, in the Residential Zone that any</u></p>	<p>1. The relief granted clarifies the expectation and timing in which shared accessways are to be constructed. The provision ensures that allotments should be 'development ready' at the stage a Certificate pursuant to Section 224 of the RMA is granted.</p>															

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
		vacant allotments in the Residential Zone shall be considered as one dwelling unit.		
<b>R273 Earthworks</b>				
S3 - Victoria Loughlin Drover, Robert Van Bentum, Mike O'Sullivan, Steven Archer	The submitter does not support the 'one size fits all' approach, increasing levels of information to be supplied, and also state that minor infill applications pose low risk and should be encouraged.	<p><u>Proposed changes</u> The submitter does not support the 'one size fits all' approach, increasing levels of information to be supplied, and also state that minor infill applications pose low risk and should be encouraged.</p> <p><u>Alternative approach</u> - Four risk based categories</p> <ul style="list-style-type: none"> <li>• Level 1 – Three or less new lots</li> <li>• Level 2 – Four or more new lots</li> <li>• Category 1 – Low risk area</li> <li>• Category 2 – High risk area</li> </ul> <p>- Low risk – Controlled Activities - High risk – Restricted Discretionary Activities - Reduce additional information required - Provide clarity for developers</p>	<p>1. The Committee determined that the alternative proposed by the submitter does not ensure risks regarding site suitability are adequately managed.</p> <p>2. R273, ensures that risks to buildings, future land owners are avoided or mitigated.</p>	<p><u>That</u> Submissions 11 and 27 from Horizons Regional Council and Wanganui District Council to this provision be accepted</p> <p><u>That</u> Submission 15 Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies) to this provision be accepted in part</p> <p><u>That</u> Submission 3 from Victoria Loughlin Drover, Robert Van Bentum, Mike O'Sullivan, Steven Archer and Further Submission 4 from William John Simmons to this provision be rejected</p> <p>Changes to Plan Change 27 as a result of these submissions</p> <p>Amend the last sentence of Rule R273 to read:</p> <p>R273 Earthworks .... Where land is being filled to a level that exceeds 0.6m in depth measured vertically:</p> <p>Insert the following at the end of rule R273:</p> <p>Note: Persons considering large scale earthworks are advised to contact the Horizons Regional Council. Chapter 12 of the Proposed One Plan may contain additional requirements for large scale earthworks.</p>
S11 - Horizons Regional Council	Support but note that there are provisions in the One Plan that apply to bulk earthworks.	Include a reference to the Provisions of the Proposed One Plan	1. Provision of an advice note is supported	
FS4 – William John Simmons	Rules are unnecessary in areas not specifically zoned for slope protection and deny the right of landowners to use and develop their own land safely.	Amend earthworks rules and criteria to apply to high risk areas only.	2. FS4 goes beyond the scope of Submission 11.	
S15 - Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Neutral	No relief requested	1. Submitter 15 generally supports the Rule and relief granted as a response to another submitter will not impact on this.	
S27 - Wanganui District Council	Rule R273 incorrectly identified 0.5m in depth. This is inside the parameters of the Building Act. Only fills exceeding 0.6 in depth are intended to be monitored.	<p>Amend R273 as follows:</p> <p>“R273 Earthworks In addition to the earthworks land use standards and rules, the following standards also apply for subdivision, Subdivision in residential zones, earthworks and land modification shall not exceed the removal of topsoil for the purpose of establishing building platforms, construction of roads, and trenching and back filling ancillary to the installation of utilities and services. Where land is being filled to a level that exceeds 0.56m in depth measured vertically:.....”</p>	1. The requirement to identify fill in the Building Act is 0.6 metres. This is important when identifying future building platforms as they may not comply with NZS 3604 in terms of soils suitable for standard timber framed buildings.	
<b>R274 Permitted Activities</b>				

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
S2 - Transpower New Zealand Limited		<p>Amend R274 as follows:</p> <p>Note: Works in close proximity to any electricity line or support structure can be dangerous. The Electrical Code of Practice for Electrical Safe Distances 34: 2001 may apply and should be referred to. This Code is enforced by the Ministry of <del>Economic Development</del> <u>Business Innovation and Employment</u>, and compliance is mandatory.</p>	<p>1. The submitter correctly notes the change of name for the Ministry responsible for administering the Code.</p>	<p><u>That</u> Submissions 2 and 27 from Transpower New Zealand Limited and Wanganui District Council to this provision be accepted</p> <p><u>That</u> Submissions 13 and 15 from Powerco Limited and Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies) to this provision be accepted in part</p> <p>Changes to Plan Change 27 as a result of these submissions</p>
S13 - Powerco Limited (Powerco)	Support	Retain the advice note without modification.	<p>1. Submitter 13 generally supports the Rule and changes proposed as a response to another submitter will not impact on this.</p>	<p>Amend Rule R274 to read:</p> <p>R274 Permitted Activities - Earthworks:</p> <p>The following are Permitted Activities:</p>
S15 - Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Neutral	<p>Modify as follows:</p> <p>“Earthworks and/ land modification - means modification of land surfaces by blading, contouring, ripping, moving, removing, placing or replacing soil or earth, or by excavation, or by cutting or filling operations, including the importation of fill. <u>Earthworks do not include the replacement and/or removal of fuel storage system at a service station as defined in the Resource Management Act (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health).</u>” <u>OR</u></p> <p>Add a new Rule as follows:</p> <p><u>Earthworks associated with the replacement and/or removal of a fuel storage system at a service station as defined by the Resource Management Act (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 are permitted and not subject to any other earthworks standards of the District Plan.</u></p>	<p>1. There is no reason to exempt works associated with the replacement or removal of a fuel storage system from the definition of earthworks, nor from the performance standards of the Plan.</p> <p>2. The matters in the Resource Management Act (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 allow Councils to regulate matters that are not managed by those Regulations. The performance standards in the Plan Change 27 are not managed by the Regulation, such as Noise and dust.</p> <p>3. However, it is appropriate to provide for the activity as permitted, but subject to compliance with the remaining performance standards.</p>	<p>a. Earthworks in the Residential, Rural Lifestyle Zone and Neighbourhood Commercial Zones, subject to meeting the Performance Standards.</p> <p>b. Earthworks required for piling, road maintenance or widening, trenching and back filling ancillary to the installation of and connections to network utilities and reticulated services.</p> <p>c. Earthworks for the establishment of water and effluent tanks, effluent disposal fields, domestic gardening and landscaping, where the finished ground levels are the same as prior to works occurring, and the establishment of boundary fences</p> <p>d. Earthworks required for the formation of an accessway, Road, Right Of Way and vehicle crossings, unless otherwise stated.</p> <p>e. Earthworks required for the installation of connections to reticulated services and network utilities unless otherwise stated.</p> <p>f. Earthworks in all other zones, unless otherwise stated.</p> <p>g. Earthworks associated with the replacement and/or removal of a fuel storage system at a service station as defined by the Resource Management Act (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011</p>
S27 - Wanganui District Council	<p>The proposed amendments to R274 seek to include Neighbourhood Commercial Zones that were excluded as an oversight, and to include matters that were initially set side as performance standards as part of the Rule. As written, did not enable earthworks for connections to services, but the installation of services was provided for. Being specific by adding (d) and (e) has clarified the matter.</p> <p>Also, (f) is proposed to be included as this reflects the current situation, where there are no specific provisions. Now, with specific</p>	<p>Amend R274 as follows:</p> <p>Permitted Activities:</p> <p>The following are Permitted Activities:</p> <p>a. Earthworks in the Residential <del>and</del> Rural Lifestyle Zone <u>and Neighbourhood Commercial Zones</u>, subject to meeting the Performance Standards.</p> <p>b. Earthworks required for piling, road maintenance or widening, trenching and back filling ancillary to the installation of and connections to network utilities and <del>connections to water services.</del> <u>and reticulated services.</u></p> <p>c. Earthworks for the establishment of water and effluent tanks, effluent disposal fields, domestic gardening and landscaping <del>subject to the finished ground levels</del></p>	<p>1. The additional activities that should be permitted are considered small scale works and unlikely to be inconsistent with the low impact Objectives and Policies in the Proposed Plan Change.</p>	<p>Note: Works in close proximity to any electricity line or support structure can be dangerous. The Electrical Code of Practice for Electrical Safe Distances 34 : 2001 may apply and should be referred to. This Code is enforced by the Ministry of, Business, Innovation and Employment, and compliance is mandatory.</p>

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
	provisions, for some areas at least, would imply that works are not provided for. This would unnecessarily alter the existing situation.	<p><del>remaining the same where the finished ground levels are the same as prior to works occurring. the establishment of boundary fences</del></p> <p><u>d. Earthworks required for the formation of an accessway, Road, Right Of Way and vehicle crossings, unless otherwise stated.</u></p> <p><u>e. Earthworks required for the installation of connections to reticulated services and network utilities unless otherwise stated.</u></p> <p><u>f. Earthworks in all other zones, unless otherwise stated.</u></p> <p>Note: Works in close proximity to any electricity line or support structure can be dangerous. The Electrical Code of Practice for Electrical Safe Distances 34 : 2001 may apply and should be referred to. This Code is enforced by the Ministry of <del>Economic</del> <u>Development, Business, Innovation and Employment</u>, and compliance is mandatory.</p>		
<b>R275 Restricted Discretionary Activities</b>				
S27 - Wanganui District Council	The proposed amendments to R275 seek to include Neighbourhood Commercial Zones that were excluded as an oversight.	<p>Amend R275 as follows:</p> <p>Restricted Discretionary Activities: The following are restricted discretionary activities in the Residential Zone</p> <p>'a. Earthworks in the Residential Zone, <del>and Rural Lifestyle Zone and Neighbourhood Commercial Zones</del> that do not comply with a Performance Standard, unless otherwise stated.</p> <p><u>b. Earthworks required for subdivision development.....'</u></p>	1. The relief requested by the submitter more appropriately include the Neighbourhood Commercial, and provides a link to the subdivision section for works associated with subdivision development. The link ensures that works associated with subdivision are adequately managed.	<p><del>That</del> Submission 27 from Wanganui District Council to this provision be accepted</p> <p>Changes to Plan Change 27 as a result of these submissions</p> <p>Amend Rule R275 (a) and (b) to read:</p> <p>R275 Restricted Discretionary Activities - Earthworks:</p> <p>a. Earthworks in the Residential Zone, <del>and Rural Lifestyle Zone and Neighbourhood Commercial Zones</del> that do not comply with a Performance Standard, unless otherwise stated.</p> <p>b. Earthworks required for subdivision development Council restricts its discretion to the following matters....</p>
<b>R276 Non-Complying Activities</b>				
S27 - Wanganui District Council	It is proposed to amend R276 to clearly indicate that discharges into reticulated infrastructure are undesirable in all zones.	<p>Amend R276 as follows:</p> <p>Non-Complying Activities: The following activities are non-complying activities in the Residential Zone:</p> <p>a. Earthworks that do not comply with a Performance Standard or Standards that specifically states failure to meet that standard is a Non-Complying Activity.</p>	1. This is considered appropriate to avoid damage to reticulated infrastructure.	<p><del>That</del> Submission 27 from Wanganui District Council to this provision be accepted</p> <p>Changes to Plan Change 27 as a result of these submissions</p> <p>Amend Rule R276 as follows:</p> <p>R276 Non-Complying Activities:</p>

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
		Note: Quarrying is excluded from the provisions of this section.		The following are non-complying activities:
R277 Performance Standards - Scale of Earthworks				
S15 - Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Generally supports Plan Change	No specific relief requested	1. Submitter 15 generally supports the Rule and relief granted to another submitter will not impact on this.	<p><u>That</u> Submission 15 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies) to this provision be accepted</p> <p><u>That</u> Submission 27 from Wanganui District Council to this provision be accepted in part</p>
S27 - Wanganui District Council	The amendments proposed to R277 clarify that they are standards that apply to specific zones, and are also around the management of scale. It is proposed that the numbering is changed to reflect amendments, and also is a clearer explanation around the calculation of the area of works is proposed.	<p>Amend R277 as follows:</p> <p>Performance Standards - <del>Residential Zone and Rural Lifestyle Zone only</del>: <u>Scale of Earthworks</u></p> <p>a. <u>Earthworks in the Residential, Rural Lifestyle, and Neighbourhood Commercial Zones shall not exceed the following:</u></p> <p>a i. <del>Earthworks shall not exceed what is required for the establishment of building foundations, boundary fences, and the formation of the initial accessway subject to the excavations not exceeding the extent of foundations by a maximum of 2 meters measured horizontally in accordance with Diagram 1.</del></p> <p>Diagram 1</p> <p>b. ii. <del>Subject to (a) above, eEarthworks that do not exceed the lesser of up to and including 50% of the area of the site any allotment, or up to a maximum area of 500m2. This is measured cumulatively across the subject site or sites of works. Where there is more than one allotment are subject to works as part of a development project, the area of works shall be calculated cumulatively across those allotments affected.</del></p> <p>e iii. The erection of retaining walls shall not either singularly or cumulatively, exceed 1.5 metres in height. Refer to Diagram 2</p>	<p>1. The proposed amendments relating to the specific zones are suitable as several were omitted from notification. Reworking the provision make it simpler and easier to read is also appropriate.</p> <p>2. However, it is noted that there are activities that may occur within the Rural Lifestyle Zone that may be unnecessarily restricted by the proposal. In particular the movement of ground for rural type activities which are permitted in the zone.</p> <p>3. It is recommended that the following advice note be added advising that these activities are excluded and not meant to be restricted by these provisions.</p>	<p>Changes to Plan Change 27 as a result of these submissions</p> <p>Amend Rule R277 to read:</p> <p>R277 Performance Standards - Scale of Earthworks</p> <p>a. Earthworks in the Residential, Rural Lifestyle, and Neighbourhood Commercial Zones shall not exceed the following:</p> <p>i. Earthworks exceeding the extent of foundations by a maximum of 2 meters measured horizontally in accordance with Diagram 1.</p> <p>ii. Earthworks up to and including 50% of the area of any allotment up to a maximum area of 500m2. - Where there is more than one allotment are subject to works as part of a development project, the area of works shall be calculated cumulatively across those allotments affected.</p> <p>Note: Earthworks associated with rural activities including tilling, harvesting, planting, ploughing, regrassing, or similar activity in the Rural Lifestyle Zone are exempt from the above provisions.</p>
R278 Performance Standard – General Earthworks Standard				

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
S15 - Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Neutral	No specific relief	1. Submitter 15 generally supports the Rule and relief granted to another submitter will not impact on this.	<u>That</u> Submissions 15 and 27 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies) and Wanganui District Council to this provision be accepted in part
S27 - Wanganui District Council	Proposed amendments to R278 include clarifying that the provisions apply to all zones, renumbering diagrams, a more consistent use of rule structure, and the grouping of some standards where they are closely related for improved readability and usability.	<p><u>Amend R278 as follows:</u></p> <p><del>R278 Performance Standard – General (Due to phased District Plan Review applies only to Residential Zone and Rural Lifestyle Zone only)</del>  <u>Earthworks Standards</u></p> <p><u>1. The following standards apply to earthworks in all zones:</u></p> <p>e. The toe of a fill or cut slope shall be at least 3 times the depth/height of the slope from an upslope boundary and at least 1.5 times the depth/height of the slope from a downslope boundary. Refer Diagram 5 &amp; 6</p> <p>Diagram 5 &amp; 6</p> <p>f. <del>Works</del> <u>Earthworks</u> shall not:</p> <p><u>i.</u> result in visible evidence of settled dust beyond the boundaries of the subject site to which the works relate.</p> <p><del>g. Any earthworks shall not</del>  <u>ii</u> alter overland flow paths, including swales and low impact stormwater devices, in a manner that causes damage to property through inundation, erosion, or subsidence.</p> <p><del>h. Any earthworks shall not</del>  <u>iii.</u> cause excessive vibration on surrounding sites.</p> <p><del>i. Any earthworks shall not</del>  <u>iv</u> create, encourage, or exacerbate erosion or instability.</p> <p><del>j. There shall not be any</del>  <u>iv.</u> discharge any materials such as soils, sediment or vegetation into reticulated infrastructure or onto roads as a result of earthworks. Non compliance with this Standard shall be deemed a Non-Complying Activity.</p>	<p>1. There are a number of areas within the provision that should not apply to all zones. In particular, there may be reasonable grounds to exclude the provision managing earthworks from steep slopes and overland flows from applying to the Rural Zone.</p> <p>2. Requirement 1(f) (iv) is amended to a degree where the sentence is not finished. The deletion of erosion and instability appears to be a mistake and is now included.</p>	<p>Changes to Plan Change 27 as a result of these submissions</p> <p>Amend Rule R278 as follows:</p> <p>R278 Performance Standard – General Earthworks Standards</p> <p>1. The following standards apply to earthworks in all zones except that provision 1(a) to 1(e) shall not apply to the Rural Zone:</p> <p>e. The toe of a fill or cut slope shall be at least 3 times the depth/height of the slope from an upslope boundary and at least 1.5 times the depth/height of the slope from a downslope boundary. Refer Diagram 6</p> <p>Diagram 6</p> <p>f. Earthworks shall not:</p> <p>i. result in visible evidence of settled dust beyond the boundaries of the subject site to which the works relate.</p> <p>ii alter overland flow paths, including swales and low impact stormwater devices, in a manner that causes damage to property through inundation, erosion, or subsidence.</p> <p>iii. cause excessive vibration on surrounding sites.</p> <p>iv create, encourage, or exacerbate erosion or instability.</p> <p>v. discharge any materials such as soils, sediment or vegetation into reticulated infrastructure or onto roads as a result of earthworks. Non compliance with this Standard shall be deemed a Non-Complying Activity.</p> <p>g. Construction noise from a site in any zone shall not exceed the limits recommended in, and shall be measured and assessed in accordance with, NZS 6803:1999 Acoustics Construction Noise.</p>
R279 Subdivision Engineering Basis				
S2 - Transpower New Zealand	Support	Retain without modification the advice note for R279.	1. Submitter supports the provision and no relief has been sought to the contrary.	<u>That</u> Submission 2 from Transpower New Zealand Limited to this provision be accepted

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
Limited				No change to this provision of Plan Change 27.
<b>R280 Servicing Capacity</b>				
S13 - Powerco Limited (Powerco)	Support	Retain without modification	1. Submitter 13 generally supports the Rule and relief granted in response to another submitter will not impact on this.	<del>That</del> Submission 27 from Wanganui District Council to this provision be accepted
S27 - Wanganui District Council	<p>The amendments proposed to R280 look to make the provision more readable.</p> <p>Also, the provision wasn't clear in terms of how developments that use a significant proportion of remaining capacity in constrained networks is to be treated. The amendments seek to ensure that an equitable proportion of remaining capacity is allocated only. This is to avoid single developments limiting the remainder of the catchment from development, or requiring other developments to provide capacity that they may not have otherwise been required to. It is likely that alternative designs will be used to accommodate this.</p>	<p>Amend R280 as follows:</p> <p><b>Servicing capacity</b>  <del>Where there is not sufficient capacity in the servicing catchment to provide the specified levels of service required the subdivider shall, at their own cost, undertake to provide that capacity to provide for their proposed development, or provide a suitable alternative solution.</del></p> <p><u>1. Where subdivision occurs within any reticulated servicing catchment for water, wastewater, or stormwater and there is not sufficient capacity to meet the specified level of service, or the ability of that infrastructure catchment to provide that level of service to the remaining area of developable land within that catchment is reduced:</u></p> <p><u>The subdivider shall,</u>  <u>a. be required to provide that level of service for their development at their own cost; AND,</u>  <u>b. only be allocated an equitable proportion of existing servicing capacity based on land area, unless;</u></p> <p><u>Where additional capacity is available in an infrastructure catchment in excess of what is required to provide the specified level of service for the remaining areas of developable land, this may be allocated subject to approval from the Manager, Infrastructure Services.</u></p>	<p>1. The provision is expanded to include allocation of capacity where there are deficiencies or excess capacity available.</p> <p>2. The proposed amendments are consistent with Policy P123 which refers to allocating capacity to particular areas or uses and P129 and P154</p>	<p><del>That</del> Submission 13 from Powerco Limited to this provision be accepted in part</p> <p>Changes to Plan Change 27 as a result of these submissions</p> <p>Amend Rule R280 to read:</p> <p><b>R280 Servicing capacity</b></p> <p>1. Where subdivision occurs within any reticulated servicing catchment for water, wastewater, or stormwater and there is not sufficient capacity to meet the specified level of service, or the ability of that infrastructure catchment to provide that level of service to the remaining area of developable land within that catchment is reduced:</p> <p>The subdivider shall,  a. be required to provide that level of service for their development at their own cost; AND,  b. only be allocated an equitable proportion of existing servicing capacity based on land area, unless;</p> <p>Where additional capacity is available in an infrastructure catchment in excess of what is required to provide the specified level of service for the remaining areas of developable land, this may be allocated subject to approval from the Manager, Infrastructure Services.</p>
<b>R283 Catchment Management Basis</b>				
S27 - Wanganui District Council	The proposed amendments to R283 clarify that the provision applies to the creation of new infrastructure to be vested in Council or private infrastructure that will connect into Council's reticulated network.	<p>Amend R283 as follows:</p> <p><b>Catchment Management Basis</b></p> <p>'a. The design, construction and operation of stormwater, water, and wastewater infrastructure <u>to be vested in council or where it will connect to Council owned infrastructure shall take a whole of</u> catchment based approach and shall meet the following requirements...'</p>	1. The proposed amendments by Submitter 27 serves to clarify that this relates to Council owned infrastructure, and also promotes the term 'whole' when to further clarify that the en entire catchment of infrastructure is needed for the catchment based approach.	<p><del>That</del> Submission 27 from Wanganui District Council to this provision be accepted</p> <p>Changes to Plan Change 27 as a result of these submissions</p> <p>Amend Rule R283 to read:</p> <p><b>R283 Catchment Management Basis</b></p>



Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
				a. The design, construction and operation of stormwater, water, and wastewater infrastructure to be vested in council or where it will connect to Council owned infrastructure shall take a whole of catchment based approach and shall meet the following requirements:
<b>R284 Transport</b>				
S7 - Lance Attrill (Attrill Development Limited)	I oppose not being able to put on segregation strips to retrieve costs over and above a normal subdivision.	Amend to give effect to the following: "There needs to be a way the developer can retrieve added costs"	1. The objectives and policies of the Plan Change promote connectivity between developments and granting relief would be inconsistent with this.  2. Provision R284 (g) (ii) provides flexibility for situations where development is constrained by topography or existing road patterns, partially addressing the submitters concerns.	<p><u>That</u> Submission 27 from Wanganui District Council to this provision be accepted</p> <p><u>That</u> Submission 21 from Victoria Loughlin Drover, Mike O'Sullivan, Steven Archer and Further Submission 1 from Jamie O'Leary to this provision be accepted in part</p> <p><u>That</u> Submission 7 and 22 from Lance Attrill (Attrill Development Limited) Victoria Loughlin Drover, Mike O'Sullivan, Steven Archer and Further Submission 1 from Jamie O'Leary to this provision be rejected</p> <p>Changes to Plan Change 27 as a result of these submissions</p> <p>Amend Rule R284 (a)(ii) to read:</p> <p>ii. Prevents connectivity or connections to a proposed road in the</p>
S21 - Victoria Loughlin Drover, Mike O'Sullivan, Steven Archer	Cul de sac dimensions and requirements for connectivity are too prescriptive and should have flexibility depending on topography	Delete		
FS1 - Jamie O'Leary	Support the points made in the submission	Delete the reference to segregation strips		
S22 - Victoria Loughlin Drover, Mike O'Sullivan, Steven Archer	. Oppose The prohibition of segregation strips requires greater discussion with the development community.	Amend to give effect to the following: "Amend to allow greater flexibility".		
FS1 - Jamie O'Leary	Supports the points made in the submission	Amend to allow greater flexibility		

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
S27 - Wanganui District Council	<p>Minor amendments are proposed to widen the scope from 'connections' to a proposed road and add 'connectivity' which has a broader focus. Minor typographical errors are also proposed.</p> <p>Rule 284(f)(i) to reduce the requirement for cycle and pedestrian accessways from 6 metres width to 4 metres. The same outcome can be achieved. Include reference to indicative roads in R284(j) to create provisions requiring their inclusion into subdivision layouts. The proposed amendment requires effect to be given to Indicative Rooding in a general sense. In addition, additional linkages have been identified in the Otamatea that are proposed to be included.</p>	<p><b>Amend R284 as Follows:</b></p> <p><b>Transport</b></p> <p>a. Any applications for subdivision shall not include the creation of segregation strips or any other mechanism that:</p> <p>ii. Prevents <u>connectivity</u> or connections to a proposed road in the Springvale Indicative Future Development Area, or;</p> <p>iv. The above does not apply where the <del>R</del>oad <del>e</del>Controlling <del>a</del>Authority requires access to a road or public pedestrian or cycle accessway to be prevented for health and safety purposes, or where access would adversely affect the purpose of a road or public pedestrian or cycle accessway.</p> <p>f. Cycle and pedestrian accessways and cycle accessways shall be vested in Council.</p> <p>ii. Be a minimum of <del>6</del> 4 metres in width for its length.</p> <p>Insert the following into R284  <u>Rooding layouts shall generally give effect to the Indicative Rooding layouts as shown on the Plan Maps.</u>                      Amend the relevant Plan Maps to include the Indicative Rooding Layouts attached in Appendix A.</p>	<p>1. The relief granted to the submitter is considered minor in scope. However, while the proposed reduction in pedestrian access width is significant, the outcome of connectivity and safety can still be met, while providing more efficient use of land for development.</p>	<p>Springvale Indicative Future Development Area, or;</p> <p><b>Amend Rule R284 (b)(iii))to read:</b></p> <p>iii. Rooding layouts shall generally give effect to the Indicative Rooding layouts as shown on the Plan Maps.</p> <p><b>Amend Rule R284 (f)(ii))to read:</b></p> <p>ii. Be a minimum of 4 metres in width for its length.</p> <p><b>Advice note:</b> For (g) (i) and (ii) above, 'no practical and physical means' refers to constraints regarding topography, ground conditions and existing rooding and development layouts. This does not include land in different ownership</p>
<b>R285 Stormwater</b>				
S3 - Victoria Loughlin Drover, Robert Van Bentum, Mike O'Sullivan, Steven Archer	<p>Provision has arisen through a perceived lack of knowledge of infrastructure capacity. Council does have sufficient knowledge. Some areas of capacity issues, but limited to wet periods. Rules that are in place for ten years on this basis are incorrect.</p>	<p>'Amend to reflect the following:</p> <p>'Develop hydrological neutrality and affordable detention options. Develop area specific requirements. Remove restrictive development rules. Use modelling to develop requirements that vary across the city'</p>	<p>1. Methods M302 and M305 provide the modelling and guidance around infrastructure and low impact development sought by the submitter. It is also noted that, as a result of the infrastructure modelling project, catchment specific development provisions will be developed over time.</p>	<p><u>That</u> Submission 27 from Wanganui District Council be accepted</p> <p><u>That</u> Submissions 3, 23 from Victoria Loughlin Drover, Robert Van Bentum, Mike O'Sullivan, Steven Archer and Victoria Loughlin Drover, Mike O'Sullivan, Steven Archer and Further Submission 1 from Jamie O'Leary to this provision be accepted in part</p>
S23 - Victoria Loughlin Drover, Mike O'Sullivan, Steven Archer	<p>Oppose provisions prohibiting additional mechanical pump stations as they may provide the best environmentally friendly option.</p>	<p>Delete</p>	<p>1 The costs of maintaining and replacing pump stations are a significant one for asset managers.</p>	<p>Changes to Plan Change 27 as a result of these submissions</p> <p><b>Amend Rule R285 as follows:</b></p>
FS1 - Jamie O'Leary	<p>Supports the points made in the submission</p>	<p>Delete reference to mechanical pump stations</p>	<p>2. It is the view of the Council that the use of mechanical pump stations need not be classed as a Discretionary Activity. However, the Assessment Criteria proposed by the Officer are relevant matters that should be considered prior to the development of a proposal that relies on mechanical pumping. This provides incentive for the use of any other practical alternative means in the first instance. This is more enabling, but also addresses the issues in contention.</p>	<p>a. Post development stormwater run-off rates shall not exceed those prior to development in catchments required to achieve hydraulic neutrality.</p> <p>b. New stormwater infrastructure shall be designed and constructed to ensure no discharges to the reticulated wastewater system.</p>

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
S27 - Wanganui District Council	It is proposed to amend R285(c) to make the focus of the provision on ensuring the design of stormwater focuses on avoiding discharges, as opposed to the design of wastewater infrastructure.	Amend R285 as follows;  <u>Stormwater</u> c. <del>New wastewater infrastructure shall not discharge stormwater into the wastewater network.</del> <u>New stormwater infrastructure shall be designed and constructed to a standard that ensures stormwater is not discharged into the reticulated wastewater system.</u>	1. The provision, as notified, incorrectly referred to wastewater infrastructure discharging stormwater. It now correctly identifies that stormwater infrastructure should not discharge into the reticulated water system.	c. The design capacity of any piped stormwater facilities shall be sufficient to accommodate the surface water flows resulting without relying on secondary flowpaths in accordance with the Table 1 below.  Amend SPC8 as follows”  SPC8 14. Mechanical Pump Stations 1. Subdivision proposing or requiring the installation of additional mechanical pump stations shall be assessed on the following:  i. The availability and viability of alternative servicing arrangements for that land; ii. Whether the land is developable without the use of a pump station; iii. The costs of operation and maintenance over the lifetime of the station; iv. Whether or not the land serviced by the pump station is zoned for further intensive development v. The degree of risk associated with failure of that pump station
<b>R286 Water</b>				
S1 - New Zealand Fire Service Commission	Supports for its proactive approach to fire safety	Retain	1. The submitter supports the provision and no relief is granted to any other submitter.	<u>That</u> Submission 1 from New Zealand Fire Service Commission be accepted
S3 - Victoria Loughlin Drover, Robert Van Bentum, Mike O'Sullivan, Steven Archer	Provision has arisen through a perceived lack of knowledge of infrastructure capacity. Council does have sufficient knowledge. Some areas of capacity issues, but limited to wet periods. Rules that are in place for ten years on this basis are incorrect.	Amend to reflect the following:  'Develop area specific requirements. Remove restrictive development rules.'	1. Methods M302 and M305 provide the modelling and guidance around infrastructure and low impact development sought by the submitter. It is also noted that, as a result of the infrastructure modelling project, catchment specific development provisions will be developed over time.	<u>That</u> Submission 3 from Victoria Loughlin Drover, Robert Van Bentum, Mike O'Sullivan, Steven Archer and Further Submission 1 from Jamie O'Leary be accepted in part  No changes are recommended to this provision of Plan Change 27.
<b>R287 Wastewater</b>				
S3 - Victoria Loughlin Drover, Robert Van Bentum, Mike O'Sullivan, Steven Archer	Provision has arisen through a perceived lack of knowledge of infrastructure capacity. Council does have sufficient knowledge. Some areas of capacity issues, but limited to wet periods. Rules that are in place for ten years on this basis are incorrect.	Amend to reflect the following:  'Develop area specific requirements. Remove restrictive development rules.'	1. Methods M302 and M305 provide the modelling and guidance around infrastructure and low impact development sought by the submitter.  2. It is also noted that, as a result of the infrastructure modelling project, catchment specific development provisions will be developed over time.	<u>That</u> Submissions 3, 8 23 from Victoria Loughlin Drover, Robert Van Bentum, Mike O'Sullivan, Steven Archer, Lance Attrill (Attrill Development Limited) and Victoria Loughlin Drover, Mike O'Sullivan, Steven Archer and Further Submission 1 from Jamie O'Leary be accepted in part  Changes to Plan Change 27 as a result of these submissions
S8 - Lance Attrill (Attrill Development Limited)	May be no other way to design a subdivision.	Amend to reflect the following:  "A pump system can be used only in extreme cases".	3. The costs of maintaining and replacing pump stations are a significant one for asset managers.	Amend R287 as follows:
S23 - Victoria Loughlin Drover, Mike O'Sullivan, Steven Archer	Oppose provisions prohibiting additional mechanical pumping stations as these may provide the best environmentally friendly option.	Delete	4. It is the view of the Council that the use of mechanical pump stations need not be classed as a Discretionary Activity. However, the Assessment	R287 Stormwater  a. Wastewater systems shall not provide for the direct discharge of stormwater into the reticulated system.

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
FS1 - Jamie O’Leary	Supports the points made in the submission	Delete the reference to mechanical pump stations.	Criteria proposed by the Officer are relevant matters that should be considered prior to the development of a proposal that relies on mechanical pumping. This provides incentive for the use of any other practical alternative means in the first instance. This is more enabling, but also addresses the issues in contention.	
<b>ASSESSMENT CRITERIA</b>				
<b>Subdivision Performance Criteria SPC1, 2, 3, 4 and 7</b>				
S1 - New Zealand Fire Service Commission	Support	Retain SPC2 Design qualities, (1)(f), (2), (3), and (4)	1. Submitter supports the provision and no relief has been sought to the contrary.	<p><u>That</u> Submissions 1, 13, 14,15 from New Zealand Fire Service Commission, Powerco Limited (Powerco), New Zealand Historic Places Trust and Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies) and Further Submission 2 from Horizons Regional Council to this be accepted</p> <p>No change to this provision of Plan Change 27.</p>
S13 - Powerco Limited (Powerco)		Retain without modification		
S14 - New Zealand Historic Places Trust	Support	Retain item 10		
FS2 - Horizons Regional Council	The relief sought will better give effect to the relevant policies and objectives on the Proposed One Plan. Horizons Acknowledge that Phase 5 of the District Plan Review may address issues raised in NZHPT Submission.	Accept the decisions sought in Section 6 of the Submission by NZHPT		
S15 - Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Support	Retain without modification SPC4 (c)		
<b>Subdivision Performance Criteria SPC5</b>				
S14 - New Zealand Historic Places Trust	<i>Supports the provision, but notes that archaeological and cultural matters are not limited to effects on tangata whenua.</i>	<p><i>Split provision into two and include a response to cultural heritage more generally. Including the following:</i></p> <p><i><u>The avoidance or mitigation of adverse effects on historic heritage, including natural and built heritage and archaeological sites, including undertaking investigations as relevant and obtaining appropriate authorities under the Historic Places Act 1993.</u></i></p>	<p>1. The relief requested is reasonable in that there were no criteria regarding historic heritage. It is also an appropriate location for the insertion of an advice note.</p> <p>However, the proposed wording uses the word avoidance which may be a higher level of protection than is warranted for all sites or items with some form of heritage value. This is in excess of the intent of</p>	<p><u>That</u> Submission 14 from New Zealand Historic Places Trust and Further Submission 2 from Horizons Regional Council to this provision be accepted in part</p> <p>Changes to Plan Change 27 as a result of these submissions</p> <p>Amend Rule SPC 6 to read:</p> <p><b>6. Cultural and heritage items</b></p>

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
			<p>Section 6 of the Act. Therefore, mitigation is preferred to avoidance. The merits of the particular instance will be addressed in each individual situation and where avoidance is required this can still be achieved, particularly pursuant to an assessment of Part II matters.</p> <p>It is agreed that matters in SPC5 and C9 should align, and the decision does this by combining content of the two.</p>	<p>1. To ensure that earthworks do not impact on historical and archaeological sites* and that areas of significant botanical importance or animal habitat are preserved.</p> <p>The avoidance or mitigation of cultural effects on Tangata Whenua where necessary, in particular, where there are large areas of excavations proposed, or where there are likely to be cultural values of some significance, including the provision of:</p> <ul style="list-style-type: none"> <li>i. cultural and/or archaeological assessments,</li> <li>ii. enabling site access,</li> <li>iii. appropriate site work observation and</li> <li>iv. any other measures required to avoid effects on cultural heritage and historic heritage by earthworks, where deemed necessary</li> </ul> <p>2 a. The identification of heritage sites and values the avoidance or mitigation of adverse effects on historic heritage, including natural and built heritage and archaeological sites , including undertaking investigations as relevant and obtaining appropriate authorities under the Historic Places Act 1993 where necessary.</p> <p>b. The need to place an advice note on the decision of consent=</p>
FS2 - Horizons Regional Council	<p><i>The relief sought will better give effect to the relevant policies and objectives on the Proposed One Plan. Horizons Acknowledge that Phase 5 of the District Plan Review may address issues raised in NZHPT Submission.</i></p>	<p><i>Accept the decisions sought in Section 6 of the Submission by NZHPT</i></p>		
Subdivision Performance Criteria SPC6				
S13 - Powerco Limited (Powerco)	<p>Opposes the removal of 'wherever possible' from SPC8 (2) as in some cases there are geological constraints or where the existing connections are to above ground lines.</p>	<p>Insert in SPC6 (2) the word 'wherever practicable'.</p>	<p>1. It is accepted that to provide consistency with R271 and to clarify that infrastructure should be underground for other subdivision where practicable. The word practicable is granted. For greenfield developments the expectation is that this will be provided underground.</p>	<p>That Submissions 13 and 16 from Powerco Limited (Powerco) and Ultrafast Fibre Limited to this provision be accepted in part</p> <p>Changes to Plan Change 27 as a result of these submissions</p> <p>Amend Rule SPC6 as follows:</p>
S16 - Ultrafast Fibre Limited	<p>Support SPC6 Criteria 1as it promotes digital connectivity.</p>	<p>No specific relief sought</p>	<p>1. Submitter 16 generally supports the Rule and relief granted as a response to another submitter will not impact on this.</p>	<p>2. Electricity supply Electricity supply must be provided to each allotment within the urban area. This should be by means of an underground system for Greenfield subdivision. For other subdivision new bulk supply should be located underground wherever-practicable.</p>

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
Subdivision Performance Criteria SPC8				
S1 - New Zealand Fire Service Commission	Support	No specific relief sought	1. Submitter 1 generally supports the Rule and relief granted as a response to another submitter will not impact on this.	That Submissions 13 and 27 from Powerco Limited (Powerco) and Wanganui District Council be accepted
S2 - Transpower New Zealand Limited	Criteria SPC8 is supported and considered useful to help achieve integration between subdivision and development and infrastructure. Only applies to infrastructure.	Retain without modification SPC8 3j, and insert the following:  "3..... <u>Integrated with other infrastructure and land uses.</u> "	1. The additional assessment criteria is proposed to be located in SPC8 (3). However, it is more appropriate as an additional General Development Criteria. The proposed amendments is consistent with the propose Objective O40 in that is seeks to integrate infrastructure and land uses.	<u>That</u> Submissions 1, 2, 14 from New Zealand Fire Service Commission, Transpower New Zealand Limited and New Zealand Historic Places Trust and Further Submission 2 from Horizons Regional Council be accepted in part  <u>That</u> Submission 3 from Victoria Loughlin Drover, Robert Van Bentum, Mike O'Sullivan, Steven Archer to this provision be rejected
S3 - Victoria Loughlin Drover, Robert Van Bentum, Mike O'Sullivan, Steven Archer	The submitter objects to the reference to the use of consent notices within the Plan Change, stating it will be leading to confusion in buyers and loss in value of an affected allotment.	<u>Proposed changes</u> The submitter does not support the 'one size fits all' approach, increasing levels of information to be supplied, and also state that minor infill applications pose low risk and should be encouraged.  <u>Alternative approach</u> - Four risk based categories <ul style="list-style-type: none"> <li>• Level 1 – Three or less new lots</li> <li>• Level 2 – Four or more new lots</li> <li>• Category 1 – Low risk area</li> <li>• Category 2 – High risk area</li> </ul> - Low risk – Controlled Activities - High risk – Restricted Discretionary Activities - additional information required - Provide clarity for developers	1. The use of Consent Notices ensures that incomplete or on-going conditions of subdivision consent are enforced after the issue of a Completion Certificate pursuant to Section 224 of the RMA, and registered on the new Certificate of Title.  Property value is not a matter for consideration under the RMA, and further to this, any perceived loss in value is a fair and open market response to any potential costs on an owner arising from development or use of that allotment.	Changes to Plan Change 27 as a result of these submissions  Amend Criteria SPC8 as follows:  SPC 8 Subdivision Performance Criteria Subdivision and Infrastructure Assessment Criteria Subdivision classified as restricted discretionary, discretionary or Non-Complying Activities will be assessed having regard to the following assessment criteria. 1. General infrastructure development criteria. m. Integrated with other infrastructure and land uses  8. Catchment management All subdivision and infrastructure development shall be assessed against its ability to achieve the following; a. The design, construction and operation of stormwater, water, and wastewater infrastructure in a whole of catchment based approach. b. Infrastructure that provides ..... c. ii. provides for the ability to create..... f. Where capacity is constrained downstream in the catchment, the proposal shall either: i. Provide capacity for its own servicing needs to the specified level of service by either performing the works required; or,
S13 - Powerco Limited (Powerco)	Supports the criteria for new infrastructure establishment and connections.	Retain without modification SPC8 (1) and (5). Ensure SPC8 (13) apply to all lines. Include a definition that includes all lines.	1. It is reasonable to include all lines in the provision as it applies to initial building platforms and constraints apply regardless of the type of electricity line. In support of this, a definition of Electricity lines has been provided.	
S14 - New Zealand Historic Places Trust	Welcomes the recognition of cultural features, including landmarks. This should be extended to specific recognition of archaeological and cultural sites and areas.	Include in SPC8 3 the following:  <u>The identification, recognition and, as far as practicable, protection of historic heritage, including archaeological sites.</u>  Add an acknowledgement of the importance of archaeological and cultural sites in SPC8 and SPC9.	1. The relief sought better aligns with the relief granted regarding objectives and policies within this decision.  The provision is more appropriate within its own subsection to give the criteria more prominence.	
FS2 - Horizons Regional Council	The relief sought will better give effect to the relevant policies and objectives on the Proposed One Plan. Horizons Acknowledge that Phase 5 of the District Plan Review may address issues raised in NZHPT Submission.	Accept the decisions sought in Section 6 of the NZHPT submission.		13. Building Platforms, NZECP:34 2001, and the Electricity Transmission Corridor  For subdivision that creates allotments that do not comply with Rule R269 (b) (vi) and (vii), the following assessment criteria apply

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
S27 - Wanganui District Council	<p>It is proposed to amend SPC 8 (8) to improved readability and clarify that development should not be required to</p> <p>provide servicing capacity for undeveloped land elsewhere in the catchment. However, infrastructure should be constructed and located in a manner that allows remaining land in a catchment to be developed. The proposed amendments also highlight that developments can only expect a proportion of any remaining capacity where infrastructure is designed or intended to serve a broader area.</p>	<p><b>8. Catchment management</b> All subdivision and infrastructure development shall be assessed against its ability to achieve the following;</p> <p>a. The design, construction and operation of stormwater, water, and wastewater infrastructure <del>takes</del> <u>takes in a whole of</u> catchment based approach.</p> <p>b. Infrastructure <u>that</u> provides for the maximum potential demand arising from the development the allotments, including future land uses as anticipated by the District Plan, unless that land is constrained by hazards.</p> <p>c. Where land is identified for future development higher in the catchment, infrastructure is:</p> <p>i. located in a manner that enables connections or extensions to that infrastructure in the future.</p> <p>ii. provides for <u>the ability to create</u> sufficient capacity for upstream extensions where additional land is zoned for development higher up in the catchment.</p> <p>d. New and extended reticulation shall is compatible with upstream and downstream infrastructure.</p> <p>e. The identification of any downstream works required to cater for the proposed anticipated use of the allotments.</p> <p>f. Where capacity is constrained downstream in the catchment, the proposal <u>shall</u> either:</p> <p>i. Provides capacity <u>for its own servicing needs to the specified level of service</u> by either performing the works required; or,</p> <p>ii. Provides a suitable alternative method approved by the Alternative Design Procedure; or,</p> <p>iii. Provisions are made for Council to provide that capacity where works are proposed in an existing capital works programme</p>	<p>1. The relief appropriately provides for the consideration infrastructure for adjoining land, unless otherwise stated.</p> <p>This is consistent with the principle of connectivity and, in addition provide guidance on the allocation of infrastructure capacity.</p>	<p>1. The extent to which the design, construction and layout of the subdivision (including landscaping) allows for activities to be set back from Electricity lines to ensure adverse effects on and from them and on public health and safety are appropriately avoided, remedied or mitigated.</p> <p>2. The provision for the ongoing operation, maintenance and planned upgrade of Electricity lines.</p> <p>3. The risk to the structural integrity of the Electricity lines and support structures.</p> <p>4. The extent to which the subdivision design and consequential development will minimise the risk of injury and/or property damage from Electricity lines.</p> <p>5. The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity and nuisance effects of Electricity lines.</p> <p>6. Outcomes of consultation with the affected lines owner.</p> <p><b>14. Mechanical Pump Stations</b> 1. Subdivision proposing or requiring the installation of additional mechanical pump stations shall be assessed on the following:</p> <p>i. The availability and viability of alternative servicing arrangements for that land;</p> <p>ii. Whether the land is developable without the use of a pump station;</p> <p>iii. The costs of operation and maintenance over the lifetime of the station;</p> <p>iv. Whether or not the land serviced by the pump station is zoned for further intensive development</p> <p>v. The degree of risk associated with failure of that pump station.</p> <p><b>15. Historic Heritage</b> The following shall be considered for subdivision that locates on land where there are known archaeological sites and/or historic heritage, or where they are likely to occur:</p> <p>The identification, recognition and, as far as practicable, protection of historic heritage, including archaeological sites.</p> <p><b>Add new definition:</b></p> <p>Electricity lines – All National Grid, sub-transmission and distribution lines that primarily transmit and distribute electricity.</p>
Subdivision Performance Criteria SPC9				

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
S14 - New Zealand Historic Places Trust	Welcomes the recognition of cultural features, including landmarks. This should be extended to specific recognition of archaeological and cultural sites and areas.	Add an acknowledgement of the importance of archaeological and cultural sites in SPC8 and SPC9.	1. The submission provides a means in SPC9 to take into account the contribution that heritage plays in design.	<p><u>That</u> Submission 14 from New Zealand Historic Places Trust and Further Submission 2 from Horizons Regional Council to this provision be accepted</p> <p>Changes to Plan Change 27 as a result of these submissions</p> <p>Amend Criteria SPC9 as follows:</p> <p>2. Context</p> <p>Applications for subdivision shall demonstrate an understanding of the setting in which subdivision occurs by promoting:</p> <p>- The importance of archaeological and cultural sites and areas</p>
FS2 - Horizons Regional Council	The relief sought will better give effect to the relevant policies and objectives on the Proposed One Plan. Horizons Acknowledge that Phase 5 of the District Plan Review may address issues raised in NZHPT Submission.	Accept the decisions sought in Section 6 of the Submission by NZHPT		
<b>Criteria C7</b>				
S1 - New Zealand Fire Service Commission	Support	Retain C7 a. as proposed	1. Submitter 1 generally supports the Rule and changes proposed as a response to another submitter will not impact on this.	<p><u>That</u> Submissions 1 and 12 from New Zealand Fire Service Commission and New Zealand Railways Corporation (Kiwi Rail) and Further Submission 3 from New Zealand Transport Agency (NZTA) to this provision be accepted in part</p> <p>Changes to Plan Change 27 as a result of these submissions</p> <p>Amend Criteria C7 as follows:</p> <p>C7 Vehicle Access, Parking and Signage</p> <p>Vehicle crossing separation from level crossings</p> <p>2. For applications that do not comply with Rule R24 2.5.1 Vehicle crossing separation from railway level crossings applications will need to demonstrate:</p> <p>a. The practicality and adequacy of the proposed access on level crossing safety having regard to the location, nature and operation of the proposed activity and/or development. AND</p> <p>b. The practicality and adequacy of the proposed access on level crossing safety having regard to the location, nature and operation of the proposed activity and/or development</p> <p><b>Activities located within Level Crossing Triangles</b></p> <p>3. For applications that do not comply with the level crossing triangles in Rule R24 – 2.10, the following criteria apply:</p> <p>1. Applications for activities within the level crossing triangles in Rule R24. 2.10 shall demonstrate that buildings and activities within the triangle do not compromise safety within the necessary sight lines for trains and road vehicles at level rail crossings, or of vehicles at road intersections</p>
S12 - New Zealand Railways Corporation (Kiwi Rail)	Add assessment criteria for the accessway control 30 metres from level crossings to allow applicants to or otherwise.	<p>Amend C7 as follows:</p> <p>“Add new assessment criteria as follows:</p> <p><i>Safety for vehicles and pedestrians with particular regard to the effect on the safety and functioning of level crossings.</i></p> <p><i>The practicality and adequacy of the proposed access on level crossing safety having regard to the location, nature and operation of the proposed activity and/or development.</i>”</p>	1. The relief is consistent with what the relief sought for C10. The relief ensures traffic and rail safety is not compromised.	
FS3 - New Zealand Transport Agency (NZTA)	Supports recognising the issue of maintaining level crossing sightlines.	Retain as notified with KiwiRail's suggested amendments incorporated.		



Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
<b>Criteria C9</b>				
S11 - Horizons Regional Council	Support	No specific relief requested	<p>1. Submitter 11 generally supports the provision and relief granted as a response to another submitter will not impact on this.</p> <p>2. The relief sought by the Further submitter 4 is not considered appropriate as there are adverse effects arising from earthworks such as noise and dust effects that may arise regardless of the slope of earth being worked upon.</p>	<p><u>That</u> Submission 27 from Wanganui District Council to this provision be accepted</p> <p><u>That</u> Submissions 11, 13 and 14 from Horizons Regional Council, Powerco Limited (Powerco) and New Zealand Historic Places Trust and Further Submission 2 from Horizons Regional Council to this provision be accepted in part</p> <p><u>That</u> Further Submission 4 from William John Simmons to this provision be rejected</p> <p>Changes to Plan Change 27 as a result of these submissions</p> <p>Amend Criteria C9 as follows:</p> <p><b>C9 Earthworks</b> In relation to assessment of land use consent for earthworks or land modification AND subdivision consents, the following matters shall be considered:</p> <p>...b. The retention of topsoil on proposed allotments, including in-situ where practical.</p> <p>- c. 1.The avoidance or mitigation of cultural effects on Tangata Whenua where large areas of excavations proposed, or where there are likely to be cultural values of some significance including any necessity for the following:.....</p> <p>...iv. any other measures required to avoid effects on cultural and historic heritage by earthworks, where deemed necessary</p> <p>2 a. The identification of heritage sites and values the avoidance or mitigation of adverse effects on historic heritage, including natural and built heritage and archaeological sites , including undertaking investigations as relevant and obtaining appropriate authorities under the Historic Places Act 1993 where necessary.</p> <p>b. The need to place an advice note on the decision of consent</p> <p>...f. The avoidance of the discharge of sediment from earthworks onto roads or into stormwater or wastewater infrastructure by the requirement, where appropriate, and approval of a Sedimentation Management Plan that sets aside the methods used for managing the off-site disposal of soils prior to works taking place.</p> <p>g. The avoidance of instability, .....</p> <p>...- h. The avoidance or mitigation of airborne dust by requiring dampening or specific works where required to avoid or mitigate</p>
FS4 - William John Simmons	Rules are unnecessary in areas not specifically zoned for slope protection and deny the right of landowners to use and develop their own land safely.	Amend earthworks rules and criteria to apply to high risk areas only.		
S13 - Powerco Limited (Powerco)	Support	Retain C9 k. without modification	<p>1. Submitter 13 generally supports the provision and relief granted as a response to another submitter will not impact on this.</p>	
S14 - New Zealand Historic Places Trust	Supports the provision, but notes that archaeological and cultural matters are not limited to effects on tangata whenua.	<p>Amend C9 as follows:</p> <p>Split provision into two and include a response to cultural heritage more generally. Including the following:</p> <p><u>The avoidance or mitigation of adverse effects on historic heritage, including natural and built heritage and archaeological sites , including undertaking investigations as relevant and obtaining appropriate authorities under the Historic Places Act 1993.</u></p> <p>Insert a reference to the following advice note:</p> <p><u>Advice note: It is possible that archaeological sites may be affected by work authorised under this District Plan. Evidence of archaeological sites may include burnt and fire cracked stone, charcoal, rubbish heaps including shell, bone and/or glass and crockery, ditches, banks, pits, old building foundations, artefacts of Maori and Europeans origin or human burials. The applicant is advised that to contact the New Zealand Historic Places Trust if the presence of an archaeological site is suspected. Work affecting by archaeological sites is subject to a consenting process under the Historic Places Act 1993. If an activity such as earthworks, fencing, or landscaping may modify, damage or destroy any archaeological site(s) an authority (consent) from New Zealand Historic Places Trust must be obtained for work to proceed lawfully. The Historic Places Act 1993 contains penalties for unauthorised site damage."</u></p>	<p>1. The relief requested is reasonable in that there were no criteria regarding historic heritage. It is also an appropriate location for the insertion of an advice note.</p> <p>However, the proposed wording uses the word avoidance which may be a higher level of protection than is warranted for all sites or items with some form of heritage value. This exceeds the intent of Section 6 of the Act. Mitigation is preferred to avoidance. The merits of the particular instance will be addressed in each individual situation and where avoidance is required this can still be achieved, particularly pursuant to an assessment of Part II matters.</p> <p>It is agreed that matters in SPC5 and C9 should align, and the decision does this by combining content of the two.</p>	
FS2 - Horizons Regional Council	The relief sought will better give effect to the relevant policies and objectives on the Proposed One Plan. Horizons Acknowledge	Accept the decisions sought in Section 6 of the Submission by NZHPT		

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	that Phase 5 of the District Plan Review may address issues raised in NZHPT Submission.			dust settling off site
S27 - Wanganui District Council	Criteria C9 is proposed to be amended to reflect that consultation and engagement with Iwi, sediment management, dust management and geotechnical reporting is not intended to be compulsory for all earthworks that require resource consent. Rather, a determination should be made on the merits of the application whether or not it is required.	<p>Amend as follows:</p> <p>"In relation to assessment of <del>resource land use</del> consent for earthworks or land modification AND subdivision consents, the following matters shall be considered:</p> <p>b. The retention of topsoil on proposed allotments, including <del>the amount that remains</del> in-situ where practical.</p> <p>- c. The avoidance or mitigation of cultural effects on Tangata Whenua where necessary, in particular, where <del>there are</del> large areas of excavations proposed, including <del>the provision of any necessity for the following:</del></p> <p>iv. any other measures required to avoid effects on cultural and <del>historic heritage</del> by earthworks, where deemed necessary</p> <p>f. The avoidance of <del>the discharging of</del> sediment from earthworks onto roads or into stormwater or wastewater infrastructure by the <del>development requirement, where appropriate,</del> and approval of a Sedimentation Management Plan that sets aside the methods used for managing the off-site disposal of soils prior to works taking place.</p> <p>g. <del>Free</del> <del>The avoidance</del> of instability, erosion, rockfall or any other geotechnical hazards to provide a long term safe and suitable allotment appropriate for the intended future use after earthworks. This may include a requirement for:</p> <p>i- h. The avoidance or mitigation of airborne dust by <del>dust management measures, including requiring dampening or</del> specific works <del>to be</del> where required to avoid or mitigate dust settling off site....."</p>	<p>1. The relief sought better illustrates the principal that the level of information and assessment required of a consent application should be matched by scale and scope of the particular merits of that application.</p> <p>2. Not all earthworks applications will merit Iwi monitoring or archaeological and /or cultural assessments.</p> <p>3. Discretion is available for the party making the assessment to either require these or not, noting that any information or further information request must be reasonable.</p>	
<b>Criteria C10</b>				
S12 - New Zealand Railways Corporation (Kiwi Rail)	While accidents at level crossings make up a small percentage of accidents, they have a greater probability of death. It is important to keep sightline triangles clear of obstructions.	<p>Amend as follows:</p> <p><i>"Ensure that buildings and activities do not compromise the necessary sight lines for trains and road vehicles at level rail crossings, or of vehicles at road intersections."</i></p>	1. The relief granted is complementary to the relief granted for the submitter in R24, subject to some minor amendments in terms of location (C7 as opposed to C10) and rule references.	<p><u>That</u> Submission 27 from Wanganui District Council to this provision be accepted</p> <p><u>That</u> Submission 12 from New Zealand Railways Corporation (Kiwi Rail) and Further Submission 3 from - New Zealand Transport Agency (NZTA) to this provision be accepted in part</p>
FS3 - New Zealand Transport Agency (NZTA)	Supports recognising the issue of maintaining level crossing sightlines	Retain as notified with KiwiRail's suggested amendments incorporated.		Changes to Plan Change 27 as a result of these submissions
S27 - Wanganui District Council	Criteria C10 is proposed to be deleted as it was left in the Proposed Plan Change in error after the corresponding rule was	Delete Criteria C10 as follows: <del>Fences and visual obstruction</del>	1. The provision is not deemed necessary.	<p>Amend Criteria C10 as follows:</p> <p>Delete reference to fences and visual obstruction</p>

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	removed after consultation.	<del>Fences adjoining parks and open space and accessways All subdivision development that adjoins parks and open space and pedestrian and/or cycle accessways shall achieve the provision of passive surveillance opportunities, the avoidance of places of entrapment, and the perception of safety</del>		Amend C7 as to read:  C7 Activities located within Level Crossing Triangles 3..For applications that do not comply with the level crossing triangles in rule R25 2.10, the following criteria apply:  a. Applications for activities within the level crossing triangles in rule R24.210 shall demonstrate that buildings and activities within the triangle do not compromise safety within the necessary sight lines for trains and road vehicles at level rail crossings, or of vehicles at road intersections
<b>Criteria SR3</b>				
S2 - Transpower New Zealand Limited	Oppose the deletion of SR3 as it removed the requirement that building platforms must be 20 metres from the centreline of an electricity transmission line. This could result in non-compliance with NZECP: 34 2001.	No specific relief requested	<p>1. The Committee acknowledges that Council is required to 'give effect' to the NPSET and that the Electricity Transmission Corridor is appropriate in the Residential and Rural B zones.</p> <p>1. That relief has been granted in Plan Change 23 (Rural Lifestyle) and Plan Change 26 (Residential) only as the Committee found that relief outside these zones is outside the scope of the Plan Change.</p> <p>2. In addition, the Committee agrees that the deletion of SR3 inadvertently removed an existing requirement that would have otherwise required a setback for building platforms from network assets of 20 metres.</p> <p>3. The retention of the provision in SR3 and its relocation into R269 (building platform requirements) better meets the requirements of the NPSET in the interim while future plan changes more specifically address the remaining zones of the Plan.. In addition, the provision is linked to the assessment criteria. The assessment criteria proposed are relevant to any activity that does not comply with R261 (b)(vi). These are retained, but located in the Subdivision Assessment Criteria SPC8.</p>	<p><u>That</u> Submission 2 from Transpower New Zealand Limited to this provision be accepted in part</p> <p>Changes to Plan Change 27 as a result of these submissions</p> <p>Amend R269 (b)(viii) to read:</p> <p>R269 b viii Excluding Allotments in the Residential and Rural Lifestyle Zone, each allotment shall be able to be provided with a building platform that is not within 20 metres of the centreline of any electrical transmission lines which are designed to operate at or above 110kV.</p>
<b>OTHER</b>				
<b>Information Req. (y) (ab) (ac) (ae) &amp; (ag)</b>				
S2 - Transpower New Zealand Limited	Support information requirement (y), (ae) and (ag)	Retain	1. Submitter supports the provision and no relief has been sought to the contrary.	<u>That</u> Submissions 2, 13, 14 from Transpower New Zealand Limited, Powerco Limited (Powerco) and New Zealand Historic Places Trust and Further Submission 2 from Horizons Regional Council be accepted
S13 - Powerco Limited (Powerco)	Support information requirement (y), (ae) and (ag)	Retain without modification		

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
S14 - New Zealand Historic Places Trust	Support information requirement (ab) and (ac)	Retain		No change to this provision of Plan Change 27.
FS2 - Horizons Regional Council	The relief sought will better give effect to the relevant policies and objectives on the Proposed One Plan. Horizons Acknowledge that Phase 5 of the District Plan Review may address issues raised in NZHPT Submission.			
<b>New Information requirement – Rail Corridors</b>				
S12 - New Zealand Railways Corporation (KiwiRail)	KiwiRail should be made aware of developments adjacent or near level crossings that require consent to allow reverse sensitivity effects to be addressed.	Add a new information requirement as follows:  <u>The location of any operational or proposed railway corridor including level and crossings.</u>	1. Given that it is recommended that additional rules be put in place regarding sightline triangles adjacent to level crossings, and the potential for safety and reverse sensitivity effects, providing information regarding the location of the rail corridor and level crossings is appropriate.	<u>That</u> Submission 12 from New Zealand Railways Corporation (KiwiRail) and Further Submission 3 from New Zealand Transport Agency (NZTA) to this provision are accepted.
FS3 - New Zealand Transport Agency (NZTA)	NZTA supports the view of recognising the issue of maintaining level crossing sightlines and reverse sensitivity effects.	Retain as notified with KiwiRail's suggested amendments incorporated.		Changes to Plan Change 27 as a result of these submissions  Include Information requirement as follows:  ai. The location of any operational or proposed railway corridor including level and crossings.
<b>Definitions</b>				
S2 - Transpower New Zealand Limited	Support definition of Network Utilities and Utilities	Retain without modification	1. Submitter supports this provision and no relief has been sought to the contrary.	<u>That</u> Submissions 2 and 13 from Transpower New Zealand Limited and Powerco Limited (Powerco) to this provision be accepted
S13 - Powerco Limited (Powerco)	Support definition of Building Platform	Retain without modification	1. Submitter supports the provision and no relief has been sought to the contrary.	<u>That</u> Submissions 15 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies) to this provision be accepted in part
S15 - Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Insert definition of earthworks	Modify as follows:  "Earthworks and/ land modification - means modification of land surfaces by blading, contouring, ripping, moving, removing, placing or replacing soil or earth, or by excavation, or by cutting or filling operations, including the importation of fill. <u>Earthworks do not include the replacement and/or removal of fuel storage system at a service station as defined in the Resource Management Act (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health).</u> " <u>OR</u>  Add a new Rule as follows:  <u>Earthworks associated with the replacement and/or removal of a fuel storage system at a service station as defined by the Resource Management Act (National Environmental Standard for Assessing and Managing</u>	1. There is no reason to exempt works associated with the replacement or removal of a fuel storage system from the definition of earthworks, nor from the performance standards of the Plan.  2. The matters in the Resource Management Act (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 allow Councils to regulate matters that are not managed by those Regulations. The performance standards proposed in the Plan Change are not managed by the Regulation.  3. Effects such as noise, dust and other matters are still relevant and appropriate to manage if there is non-compliance.	Changes to Plan Change 27 as a result of these submissions  Amend R274 as follows:  R274 Permitted activities  d. Earthworks associated with the replacement and/or removal of a fuel storage system at a service station as defined by the Resource Management Act (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

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		<p><u>Contaminants in Soil to Protect Human Health) Regulations 2011 are permitted and not subject to an other earthworks standards of the District Plan.</u></p>		
<p>LDSED – 1.3.1 + 1.33.</p>				
<p>S14 - New Zealand Historic Places Trust</p>	<p>Supportive of 1.3.1 and 1.3.3, however, they are confusing</p>	<p>No specific relief requested for 1.3.1. Amend the 1.3.3 as follows:</p> <p>1.3.3 Historic Places Act            Add the following new clause:  <u>Archaeological sites encompass and place associated with human activity that occurred before 1900 which may provide evidence, thorough archaeological investigation methods, about the history of New Zealand.</u>            The Act makes it unlawful for any person to destroy, damage, or modify the whole or any part of an archaeological site registered with the New Zealand Historic Places Trust (NZHPT), without the prior authority of the NZHPT. This is the case regardless of whether: <del>Furthermore if the site is known to be associated with pre-1900 human activity, or there is reasonable cause to suspect such an association, the developer should consult with the NZHPT prior to undertaking any earthworks or ground disturbance.</del></p> <p>Include the following advice note:</p> <p><u>Advice note: It is possible that archaeological sites may be affected by work authorised under this District Plan. Evidence of archaeological sites may include burnt and fire cracked stone, charcoal, rubbish heaps including shell, bone and/or glass and crockery, ditches, banks, pits, old building foundations, artefacts of Maori and Europeans origin or human burials. The applicant is advised that to contact the New Zealand Historic Places Trust if the presence of an archaeological site is suspected. Work affecting by archaeological sites is subject to a consenting process under the Historic Places Act 1993. If an activity such as earthworks, fencing, or</u></p>	<p>1. Council accepts the evidence provided at the hearing that provisions 1.3.1 and 1.3.3 in the LDSE overlapped. As such relief has been granted to simplify and clarify the information in these sections regarding the RMA, HPA, archaeological sites and the Historic Places Act. In particular, the bulk of the information is to be consolidated in 1.3.1.</p>	<p><del>That</del> Submission 14 from New Zealand Historic Places Trust and Further Submission 2 Horizons Regional Council from to this provision be accepted in part.</p> <p>Amend 1.3.1 of the LDSE to read:</p> <p>1.3.1 Resource Management Act</p> <p>The protection of historic heritage from ...</p> <p>Archaeological sites encompass and place associated with human activity that occurred before 1900 which may provide evidence, thorough archaeological investigation methods, about the history of New Zealand...</p> <p>... Furthermore if the site is known to be associated with pre-1900 human activity, or there is reasonable cause to suspect such an association, the developer should consult with the NZHPT prior to undertaking any earthworks or ground disturbance.</p> <p>The following advice note may be placed on land use and subdivision consent decisions where there archaeological sites are present or likely to be present:</p> <p>Insert the advice note.</p> <p>LDSE 1.3.3 to read:</p> <p>1.3.3 Historic Places Act</p> <p>In addition to the RMA, the Historic Places Act regulates the modification of archaeological sites on all land and provides for substantial penalties for unauthorised destruction, damage or modification of these sites. What constitutes an archaeological site and the requirements of the Historic Places Act are discussed</p>

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
		<u>landscaping may modify, damage or destroy any archaeological site(s) an authority (consent) from New Zealand Historic Places Trust must be obtained for work to proceed lawfully. The Historic Places Act 1993 contains penalties for unauthorised site damage.”</u>		above in 1.3.1
FS2 - Horizons Regional Council	The relief sought will better give effect to the relevant policies and objectives on the Proposed One Plan. Horizons Acknowledge that Phase 5 of the District Plan Review may address issues raised in NZHPT Submission.	Accept the decisions sought in Section 6 of the Submission by NZHPT		
<b>LDSED 1.9.1</b>				
S12 - New Zealand Railways Corporation (Kiwi Rail)	Support	Amend 1.9 as follows:  “1.9 Add the following new clause: 1.9 Other Services 1.9.1 Rail Subdivisions adjoining or crossing a rail line will require the necessary approval from <del>Ontrack</del> <u>KiwiRail</u> (Zealand Railways Corporation).”	1. The submitter correctly notes the change in name of the rail provider.	<u>That</u> Submission 12 from New Zealand Railways Corporation (Kiwi Rail) and Further Submission 3 from New Zealand Transport Agency (NZTA) to this provision be accepted  Changes to Plan Change 27 as a result of these submissions  Update LDSE 1.9.1 to refer to KiwiRail (New Zealand Railways Corporation)
FS3 - New Zealand Transport Agency (NZTA)	Supports the view of recognising the issue of maintaining level crossing sightlines	Retain as notified with KiwiRail’s amendments incorporated.		
<b>LDSED 3.3.15</b>				
S27 - Wanganui District Council	Provision 3.3.15 is proposed to be amended to be more specific as to what is expected from developers, to provide certainty and consistency across development, while retaining an alternative design option.	Amend 3.3.15.1 as follows:  <u>Poles shall be galvanised steel, and of one of the following types:</u>  a) <u>A 7.3m CSP Octolight suburban type with 1m curved outreach or equivalent alternative and ground planted.</u>  b) <u>A 10.0m CSP Octolight pole with 3.0m curved outreach or equivalent alternative and ground planted</u>  c) <u>A 10.0m CSP pole with 3.0m curved outreach or equivalent alternative with a shear base.”</u>	1. The submitter proposes standardising Poles and introducing requirements for energy efficient lighting for street lighting to reduce capital and running costs.	<u>That</u> Submission 27 from Wanganui District Council to this provision be accepted  Changes to Plan Change 27 as a result of these submissions  Amend LDSE 3.3.15.1 as follows  3.3.15.1 General  <u>Poles shall be galvanised steel, and of one of the following types:</u>  a) <u>A 7.3m CSP Octolight suburban type with 1m curved outreach or equivalent alternative and ground planted.</u>  b) <u>A 10.0m CSP Octolight pole with 3.0m curved outreach or equivalent alternative and ground planted</u>  c) <u>A 10.0m CSP pole with 3.0m curved outreach or equivalent alternative with a shear base.”</u>
<b>LDSED 4.3.7.1</b>				
S28 - Cathal Siew (Late)	Support To ensure that greenfield developments are provided with reticulation which will not have	Amend 4.3.7.1 as follows:  “4.3.7.1(a) Individual lots and developments	1. The submitter proposes amendments requiring greenfield development to discharge to mains or swales, as opposed to the kerb.	<u>That</u> Submission 28 from Cathal Siew (Late) to this provision be accepted

Submission No. and Name	Summary of Submission and Further Submission	Decision Requested	Reasons	Council Decisions
	an adverse impact on the surrounding infrastructure and not increase maintenance costs.	<u>In a Greenfield site, all lot connections shall be to a main or swale.</u>	2. Kerb discharges can reduce the life and increase the costs of maintaining kerbs. It is logical to require when new services are being put in that discharges are made directly.	Changes to Plan Change 27 as a result of these submissions  Amend LDSE 4.3.7.1(a) as follows  4.3.7.1(a) Individual lots and developments  Add the following to the clause: In a Greenfield site, all lot connections shall be to a main or swale
LDSED 9.2.3 + 9.4.4				
S16 - Ultrafast Fibre Limited	Remove the reference to Telecom in 9.2.3 and 9.4.4, this is not outdated as there is more than one telecommunications provider.	<p><b>Amend 9.2.3 as follows:</b></p> <p>9.2.3 Context The developer is required to make all arrangement ...</p> <p>(c) ... Ducts will be supplied to the subdividing by the developer at the time of road construction for installation in the carriageway formation to the requirements of the telecommunication supplier and the TA corridor manager. Developers to supply Telecom a Completion Certificate prior to applying for the 224 Certificate from Council. This is required where Telecommunications are required as part of Resource Consent Conditions.”</p> <p><b>Amend 9.4.4 as follows:</b></p> <p>“9.4.4 Industrial and commercial subdivisions ... Telecommunication ducts always installed in industrial/commercial areas so future customers only require Telecommunication companies to pull-in and joint cables. Note: WDC will be requesting the utility provider to certify that the developer has installed the service to the utility’s satisfaction.”</p>	1. It is agreed that there is more than one telecommunications provider in the market, and also identifies that the responsibility for ensuring the provisions of network utilities is that of the developer.	<p><u>That</u> Submission 16 from Ultrafast Fibre Limited to this provision be accepted</p> <p>Changes to Plan Change 27 as a result of these submissions</p> <p><b>Amend LDSE 9.2.3(c) to read:</b></p> <p>...Ducts will be supplied by the developer at the time of road construction for installation in the carriageway formation to the requirements of the telecommunication supplier and the TA corridor manager. Developers to supply a Completion Certificate prior to applying for the 224 Certificate from Council. This is required where Telecommunications are required as part of Resource Consent Conditions....”</p> <p><b>Amend LDSE 9.4.4 to read:</b> ... Telecommunication ducts always installed in industrial/commercial areas so future customers only require Telecommunication companies to pull-in and joint cables. Note: WDC will be requesting the utility provider to certify that the developer has installed the service to the utility’s satisfaction.</p>