

Proposed Plan Change 27 - Subdivision, Earthworks, Infrastructure - Submission Summary

Sub No.	Name	Address	Date Received	Submission Summary	Decision Requested	Heard	Consider Joint Case
1	New Zealand Fire Service Commission	c/- Alexandra Strawbridge Beca Carter Hollings & Ferner Ltd P O Box 3942 Wellington 6140	04/12/12	Submitter supports the inclusion of provisions for adequate fire fighting water supply in P141, P142, R270, R286, SPC8 - Site Serviceability SPC2 (Design Qualities, Quantity, Fire fighting, Storage), and the Proposed Land Development and Subdivision Engineering Document 2012. With regard to adequate fire fighting access, the submitter also supports R272, C7 and SPC2 (Fire fighting).	Submitter seeks the retention of the following provisions as stated in PC7, P141, P142, R270, R272, C7, R286, SPC8 - Site Serviceability SPC2 (Design Qualities, Quantity, Fire fighting, Storage), and the Proposed Land Development and Subdivision Engineering Document 2012,	Y	N
2	Transpower New Zealand Limited	c/- Georgina McPherson Burton Planning Consultants Limited P O Box 33-817 Takapuna Auckland	04/12/12	The submitter seeks the District plan 'give effect' to the National Policy Statement on Electricity Transmission 2008 (NPSET), and the relevant infrastructure policies of the Proposed One Plan. Further to this, they seek the recognition of the National Environmental Standard for Electricity Transmission Activities (NESETA) and the removal of any conflict within the Plan with this standard. The submitter also wishes that buffer areas be established to avoid reverse sensitivity issues, a framework for the development new transmission lines be developed, and that the Plan provides for the ongoing operation, maintenance, upgrading and development of existing transmission lines. The submitter requests that this is not delayed until a future Plan Change.	The Submitter seeks the following relief: Retain without modification the sentence referring to special recognition for network utilities in T8, I55, O40(a), O43, P80, R269(b)(vi), advice note for R279, C9 (k), SPC8 (3)(j), Information requirements y, ae, and ag, and the definitions of 'infrastructure facilities', 'network utilities' and 'utilities'. Modify Issue I21 to include electricity transmission, I22 by adding a paragraph referring to linear route selection, O42(viii) to take into account risks of climate change, P81 to identify the broader scale of benefits of network utilities, P156 to include network utilities as matters that the effects of earthworks should avoid, R269 to make reference to the NESETA, R261 by adding a link to R269 in (a) and additional matters of discretion regarding the maintenance, safety, and ongoing ability of the infrastructure network to operate in an uninhibited manner,	Y	Y

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	Transpower New Zealand Limited (Continued)				R263 including two additional clauses making subdivision and earthworks within the proposed setback Non-Complying Activities, and the advice note to R274 to refer to the updated ministry name, R269(b) to refer to the proposed electricity transmission yard. Insert a new objective and policies to provide guidance on undertaking activities under and in close proximity to transmission lines, a new standard which applies to all zones specifying yard setbacks from transmission infrastructure, and an additional clause in information requirements stating 'Existing electricity transmission lines.'. The submitter also requests that the use of 'MVA' be removed from R15 (1.a) and (4.c), and the retention of Discretionary status for new lines.		

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3	Victoria Loughlin Drover, Robert Van Bentum, Mike O'Sullivan, Steven Archer	MWH Ltd P O Box 168 Wanganui	04/12/12	Submitters rejects the 'one size fits all' approach to the Plan Change and proposes a 'tiered' system for subdivision representing levels of risk, particularly enabling 'in-fill' type subdivision and reducing the activity status for most development to Controlled Activity. The submitters also state there is both sufficient knowledge and capacity in reticulated services in most circumstances to provide for most development in the District, or that works are underway to remedy most deficiencies. The Submitters do not support additional guides and documentation and prefer industry standards, with the exception of how to apply hydraulic neutrality. The Submitters state that there are significant other methods to control lot size and a minimum is not required. The use of consent notices as a tool is not supported. The proposed legal access width is also not supported with a reduction proposed as they state this will limit infill development potential.	Submitters seek the following relief: Amend R260, R261, R262, R263, R269, R270, and R273 to reflect a tiered approach to managing 'risk' in subdivision development. Amend M302, R270, R285, R286, and R287 to apply to 'large' subdivisions only. Delete R267 and R269, Reduce the legal accessway width for infill developments in R272 to 3.0 metres. Remove references to consent notices in PC27. Develop guidance for implementing hydraulic neutrality.	Y	Y
4	Lance Attrill (Attrill Development Ltd)	12 Clarkson Avenue Wanganui	04/12/12	Pg 1: Submitter opposes P76 as it could make subdivisions too costly to start and complete.	Submitter seeks some way a Developer can retrieve extra costs occurred for future subdivisions.	Y	Y
5	Lance Attrill (Attrill Development Ltd)	12 Clarkson Avenue Wanganui	04/12/12	Pg 2: Submitter opposes P151 as it separates my property and restricts pre planned development.	Submitter seeks Council to redraw Plan.	Y	Y
6	Lance Attrill (Attrill Development Ltd)	12 Clarkson Avenue Wanganui	04/12/12	Pg 3: Submitter opposes R272 and R272(g) as the proposed widths are too wide.	Submitter seeks that crossings are completed once dwellings have been completed in R272(g), and that the widths in R272 are reduced to an unspecified width.	Y	Y

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7	Lance Attrill (Attrill Development Ltd)	12 Clarkson Avenue Wanganui	04/12/12	Pg 4: Submitter opposes R284 not being able to put on segregation strips to retrieve costs over and above a normal subdivision.	Submitter seeks some way a Developer can retrieve added costs.	Y	Y
8	Lance Attrill (Attrill Development Ltd)	12 Clarkson Avenue Wanganui	04/12/12	Pg 5: Submitter opposes R287 as there may be no other way to design the subdivision.	Submitter believes a pump system could be used only in extreme cases.	Y	Y
9	Lance Attrill (Attrill Development Ltd)	12 Clarkson Avenue Wanganui	04/12/12	Pg 6: Submitter opposes R262(b).	Submitter does not want to notify his application for a subdivision.	Y	Y
10	Lance Attrill (Attrill Development Ltd)	12 Clarkson Avenue Wanganui	04/12/12	Pg 7: Submitter opposes P155.	Submitter believes all subdivisions need earthworks some low some high, as long as it is managed correctly.	Y	Y
11	Horizons Regional Council	Ian Lowe Coordinator District Advice Private Bag 11025 Manawatu Mail Centre Palmerston North 4442	04/12/12	Submitter supports Policy P142 (On-site servicing), Rule 267 (Allotment size), Rule 273 (Earthworks) and Criteria C9 (Earthworks), and requests that reference be included in PC27 to the earthworks provisions of the Proposed One Plan.	Submitter wishes and inclusion of a reference in PC 27 to the earthworks provisions to the Proposed One Plan.	Y	N

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12	New Zealand Railways Corporation (KiwiRail)	Pam Butler Senior RMA Advisor P O Box 593 Wellington 6140	04/12/12	Submitter seeks to ensure that adjoining land uses to not compromise the ability of the rail network to operate safely and efficiently day and night in the long term. It seeks the inclusion of rules/controls for managing 'sensitive' uses adjoining the rail network to ensure long term amenity. They state it is the proper role of the District Plan to assist in achieving this.	The submitter wishes to retain as proposed P80 and P137. An additional three policies are also proposed providing for the maintenance of land transport networks, avoiding subdivision and land use activities that are sensitive to railway operations, and securing safety. Amendments are proposed to R24 including proposed sight line diagrams and associated rules, and vehicle crossing separation. Criteria C7 is proposed to be amended regarding traffic and pedestrian safety and suitability of crossings in relation to activity served. Criteria C10 is proposed to be amended to include consideration of level crossing sightlines. Three other Criteria are proposed regarding reverse sensitivity effects. A definition of Noise Sensitive Activities is proposed, along with an additional information criteria, along with a minor correction.	Y	Y

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13	Powerco Limited	Kathryn Lacey c/- Burton Planning Consultants Limited P O Box 33-817 Takapuna Auckland 0740	04/12/12	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 and the recognition and inclusion of a reference to the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001). They state is essential to determine availability of supply prior to development, that NZECP 34: 2001 is adhered to protecting assets, and that vegetation is managed suitable to protect assets through the Electricity (Hazards from Trees) Regulations 2003.	The submitter requests the following: Security of Supply - Retain without modification introduction to Subdivision Chapter (paras 3 and 4) T8 (para 5) O17, P2, P76, P122, P123, P124, P127, P128, P132, P150, P153, R271 R262, R263. SPC 8 (1) and (5), R280, Information requirement (y). Modify SPC6 to remove "wherever possible" to "wherever practical" and any other relief to that effect. Protection of Powerco's Assets From Inappropriate Subdivision and Development - Retain without modification I21, I55, O43, P81, P148, M79, R269, SPC8(3)(j), Definition of 'Building Platform', information requirement (ae) and (ag) and any other relief to that effect. They seek that the Controlled and Restricted Discretionary advice notes be amended to include notification and service on electrical network operators and exempt allotments for network utilities from the minimum lot requirements. Earthworks - Retain without modification the advice note for R274, C9 (k) and any other relief to that effect. Vegetation - Retain without modification SPC 7 and any other relief to that effect.	Y	Y

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Sub No.	Name	Address	Date Received	Submission Summary	Decision Requested	Heard	Consider Joint Case
14	New Zealand Historic Places Trust	Sonia Dolan Heritage Adviser - Planning P O Box 2629 Wellington 6140	04/12/12	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.	The submitter seeks the following: Retain the 'heritage aspects' of T11 and retain O4, O44, M252, M309, SPC1 - Item 10, and information requirements (ab) and (ac). Amend I22, I151, and I152 to include general heritage values and archaeology (Arc). Add a reference to heritage generally to O40 and O42. Add 'existing cultural heritage sites and values' to O45. Retain P157 and include a reference to cultural and archaeological sites. Add policies or methods requiring the identification and protection of historical heritage and compliance with the Historic Places Act (HPA). Include an advice note advising earthworks are subject to the HPA. Link R266(b) to Plan Change 29 - Built Heritage and state a precedence of rules. Retain C9(c) and SPC 5 include a reference to heritage more generally. Include in SPC8 (3) a requirement for the identification, recognition and protection of historic heritage. Acknowledge Arc and cultural sites in SPC8 and SPC9. Include the definition of an Arc site in 1.3.3 of the LDS Document 2012.	Y	NS
	New Zealand Historic Places Trust (Continued)				Amend the following paragraphs to exclude registered sites, and delete the last paragraph entirely. Add a reference to the placing of an advice note in the above section.		

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15	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Georgina McPherson c/- Burton Planning Consultants Limited P O Box 33-817 Takapuna Auckland 0740	04/12/12	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.	The submitters seek the following relief: The retention without modification of I50, O45, and Policies P155, P156, and P157, SPC4 Design Quality c). Amend the definition of earthworks to specifically exclude the removal and/or replacement of Underground Petroleum Storage Systems, and add a consequential rule stating works associated with the removal and /or replacements of these fuel storage are a Permitted Activity when undertaken in Accordance with the NES for Assessing and Managing Contaminants in Soil to Protect Human Health. Modify R259 to identify that consents for contaminated sites may be required from the Regional Council and that information can be found on the Ministry for the Environment's website. Clarification of the advice note below R269 is proposed. The regulation of contaminated land through District Plan with the NES for Assessing and Managing Contaminants in Soil to Protect Human Health is requested.	Y	Y

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16	Ultrafast Fibre Ltd	Jack Ninnes P O Box 925 Hamilton	04/12/12	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 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.	The submitter supports and wishes to retain without modification I55, O40, I O43, P1, P2, P122, P127, P132, P80, R268, SPC6 (Criteria 1, 4 and 5). The submitter requests that P150 is amended by removing the word 'consider' and replacing it with 'include'. That R271 is amended replacing the reference to telephone and broadband fibre with 'telecommunications' and including a requirement for urban areas to provide ducting for fibre where not currently serviced. SP6 (criteria 3) and 9.23(c) and 9.4.4 of the WDC Land Development and Subdivision Engineering Document 2012 (Part 9) is requested to be amended by replacing 'telephone' with 'Telecommunications'.	Y	Y
17	Michael O'Sullivan, Steven Archer, Victoria Laughlin	P O Box 4136 Wanganui	04/12/12	Submitter opposes lot size.	Submitter seeks to delete the proposed minimum lot size in R267.	Y	Y
18	Michael O'Sullivan, Steven Archer, Victoria Laughlin	P O Box 4136 Wanganui	04/12/12	Submitter opposes PC26 because density is adequately controlled by existing yard requirements and site coverage.	Submitter seeks to delete the proposed minimum lot size in R267.	Y	Y
19	Michael O'Sullivan, Steven Archer, Victoria Laughlin	P O Box 4136 Wanganui	04/12/12	Submission is that subdivision should continue to be a controlled activity so as to give greater certainty to subdividers.	Submitter seeks to amend Rule 261 and retain subdivision as a Controlled Activity.	Y	Y
20	Michael O'Sullivan, Steven Archer, Victoria Laughlin	P O Box 4136 Wanganui	04/12/12	Submission is that legal widths suggested are in excess of that actually required and will significantly restrict infill development within residential areas.	Submitter seeks than the minimum access requirements in R272 and R24(2.3)(a) be reduced to practical formation widths which vary in relation to topography. The submitter also requests vehicle crossings form part of the building consent application.	Y	Y

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21	Michael O'Sullivan, Steven Archer, Victoria Laughlin	P O Box 4136 Wanganui	04/12/12	Submission is that cul-de-sac dimensions are too prescriptive and should have flexibility depending on topography etc. This also applies to the requirements for connectivity.	Submitter seeks to amend R284 (g) to allow greater flexibility.	Y	Y
22	Michael O'Sullivan, Steven Archer, Victoria Laughlin	P O Box 4136 Wanganui	04/12/12	Submitter opposes the prohibition of segregation strips because it requires more discussion with the development community.	Submitter seeks to delete Rule 284.	Y	Y
23	Michael O'Sullivan, Steven Archer, Victoria Laughlin	P O Box 4136 Wanganui	04/12/12	Submitter opposes provisions prohibiting additional mechanical pumping stations as they may provide the best environmentally friendly option.	Submitter seeks to delete the reference to mechanical pumping stations in in R285 and 287.	Y	Y
24	Michael O'Sullivan, Steven Archer, Victoria Laughlin	P O Box 4136 Wanganui	04/12/12	Submitter opposes this rule because it is too prescriptive and does not allow for developing technology or intuitive design.	Submitter seeks to amend R269 to make it less prescriptive.	Y	Y
25	Michael O'Sullivan, Steven Archer, Victoria Laughlin	P O Box 4136 Wanganui	04/12/12	Submitter opposes this rule because it there is no certainty for landowners until Structure Plan is further developed to enable development to proceed within more defined parameters.	Submitter seeks to amend R262 and R263 to relax the activity status to a Restricted Discretionary. In conjunction with further development of the Structure Plan.	Y	Y
26	Michael O'Sullivan, Steven Archer, Victoria Laughlin	P O Box 4136 Wanganui	04/12/12	Submitter opposes this Policy and seeks to keep the old policy as there are occasions when it is appropriate for Council to fund infrastructure to service a catchment area wider than the proposed development.	Submitter seeks that the amended P76 be deleted and the operative provision be retained.	Y	Y

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27	Wanganui District Council	P O Box 637 Wanganui	04/12/12	<p>The submitter seeks to amend typographical errors in the Plan Change, improve readability, and in many instances clarify which zones are affected by some subdivision, earthworks and infrastructure provisions. A number of overlaps are proposed to be removed, including the deletion of some criteria that are no longer required. Matters around the development of the Springvale Area are also clarified. Matters in network utilities have been separated into 'connections' and 'supply', along with a desire to align the provisions to the 'urban boundary'. There are several more exclusions from the earthworks provisions proposed, particularly for enabling infrastructure. An equitable approach to allocating infrastructure capacity is also introduced, along with a clarification that some provisions only apply to vested infrastructure. The minimum width for the cycle and pedestrian walkways is proposed to be reduced, and indicative roads are given effect to and amended. Loading requirements clarified.</p>	<p>Submitter seeks the following relief: Delete R267(b) and C10. Format P80. Delete R280 and replace with R180 (a) and (b) seeking to require the equitable allocation of servicing capacity and self sufficiency, Delete 285 (c) and replace with new (c) preventing stormwater discharge into sewers. Insert (c) in P152 identifying that comprehensive infrastructure plan will be required prior to development proceeding in the area, Insert (f) in R284(j) to give effect to indicative roading layouts and to amend the layouts shown in the Plan Maps, Insert (c) in R24(2.2) to require loading spaces for industrial and commercial uses. Make minor amendments to correct typographical errors or readability in P124, P128, P145, R261a (1) and (2), R262(b), and R263(a) and (c). Amend P74 is amended to further encourage increased density, P140, P141, P148, to include all zones within the urban boundaries, but exclude lots for network utilities.</p>	Y	

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	Wanganui District Council (Continued)			Requirements addressing fill are amended to be consistent with the Building Act. Provisions for heritage and archaeological assessments are clarified to reduce the perception that they are compulsory. Standardisation of lamp post designs are included to enable the amendment of the Land Development and Subdivision Engineering Document.	P153 to clarify residential development and access via Kelsi Street, R268(a) minor change referring to 'the subdivider', R269(a)(i) clarifies that the requirement applies to the residential zone only, R270 to include the Rural Zone, and improve readability, R271 to include telecommunications and make distinctions between supply and connections, R272 to delete (d), re-number, and rewording for clarity, R274 to include Neighbourhood Commercial Zones and, minor corrections and to add further exemptions to complying with that provision, R275 to add neighbourhood commercial and works for subdivision, R276 to apply to all zones, R277 to simplify and clarify and apply to particular zones, R278 to apply to all zones, R283 to clarify it applies to infrastructure vested or to be vested in Council, R284(a) to change 'connection' to 'connectivity' and to correct minor typographical errors, R284(f) to reduce the width from 6m to 4m, R273 to apply to 0.6m as opposed to 0.5m, C9 and SPC 8 (3).		
	Wanganui District Council (Continued)				to clarify that geotechnical reports and lwi monitoring are not compulsory, and only intended to be used where necessary, SPC8 (8) for readability and clarify level of service provision, and Clause 3.3.1.5 of the Land Development and Subdivision Engineering Document 2012 to standardise road lighting structure design.		

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28	Cathal Siew	101 Guyton Street Wanganui	11/12/12	Submitter requests to amend Clause 4.3.7.1(a). The reasons for the amendment are to ensure that Greenfield developments are provided with reticulation which will not have an adverse impact on the surrounding infrastructure and will not increase maintenance costs.	The submitter seeks the inclusion of an additional clause in 4.3.7.1(a) stating "In a Greenfield development, all lots shall be connected to a main or a swale".	Y	