

**Proposed Plan Change 28 – Reserves & Open Spaces – Officer Recommendations**

Sub No.	Name	Submission Summary	Decision Requested	Councils reasons for decisions on submissions	Councils decisions on submissions
1	House Movers Section of New Zealand Heavy Haulage Association (Inc)	Relocated structures have not been reviewed in the Residential or Rural Lifestyle Plan Changes. Council has indicated that it will address Rule 21 in the Rural phase of its review, to be notified in 2013. However as Rule 21 applies to the residential and rural lifestyle zones, this submission is made in the residential phase so as to 'cover all bases' and ensure that the Association's concerns are addressed.	Delete General Rule 21 Add New general rule 21, "The placement of any Relocated building and/or accessory building on any site is permitted subject to the conditions at [x.y.z]" Add the following permitted activity standards: Permitted Activity Standards for Relocated Buildings i. Any relocated building intended for use as a dwelling (excluding previously used garages and access ory buildings) must have previously been designed, built and used as a dwelling. ii. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. iii. The building shall be located on permanent foundations approved by building consent, no later than [2] months of the building being moved to the site. iv. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within [12] months of the building being delivered to the site. Without limiting (iii) (above) reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations. v. The proposed owner of the relocated building must certify to the Council that the reinstatement work will be completed within the [12] month period.	1. This provision has not been reviewed as part of this phase of the rolling review. The submitters' comments will be taken into account when the provision is reviewed.	<u>That</u> submission 1 from House Movers Section of New Zealand Heavy Haulage Association (Inc) is appreciated, has been considered, and is <b>rejected</b>  <b>No changes are made to the Plan as a result of this submission.</b>
2	Horizons Regional Council	Submitter is concerned about the lack of Natural Hazard rules, especially in relation to flooding. Submitter supports Policy P142 (On-site servicing), Rule 267 (Allotment size), Rule 273 (Earthworks) and Criteria C9 (Earthworks), and requests that reference be included in PC27 to the earthworks provisions of the Proposed One Plan.	Horizons seek that Plan Change 25 - Natural Hazards be lawfully amended or withdrawn to include rules to manage activities identified as subject to natural hazards and that and consequential amendments be made to Proposed Plan Changes 23, 24, 26, 27,28 and 29 as required to give effect to those rules.  That reference is made is PC 27 to the requirements of the earthworks provisions of the POP to ensure consistency of approach, particularly in regards to land disturbance and sediment control requirements.	1. Council is aware of the requirements of Policy 10-1 of the One Plan. It is acknowledged that flood hazard information is absent from Proposed Plan Change 25. Essentially the information provided by Horizons in relation to flood hazard mapping was not at a scale that was meaningful at a local site specific scale. It was not easily translated into the Council GIS system. Council has been working with Horizons to establish a meaningful flood hazard line for the 1:200 year flood event. The timing of this mapping work has prevented its inclusion in Plan Change 25. Once the mapping and consequent rule drafting is completed it will be included as part of a subsequent phase of the Plan Review.  2. The wider Plan Review is occurring as a phased approach over several years. This means some parts of the Plan are updated prior to others. It is acknowledged that coastal hazards are absent at present. Council has identified resources to do research in relation to coastal hazard mapping and this research will then be incorporated into the Plan in due course.	<u>That</u> submission 2 from Horizons Regional Council is appreciated, has been considered, and is <b>accepted in part</b> .  <b>No changes are made to the Plan as a result of this submission.</b>

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				3. Council has taken a cautionary approach with regard to all hazards. Policy P114 refers to a precautionary approach being taken in respect to all hazards.	
3	Powerco Limited	Submission generally supports the intent of the Plan Change.	<p>Submitter seeks that effect is given to the policies of the One Plan, in particular policies 3-1, 3-2 and 3-3 including specific recognition of the need to comply with NZECP 34:2001</p> <p>Protection of the integrity of electricity lines from earthworks and ensuring compliance with NZECP 34:2001.</p> <p>Health and safety signs associated with network utilities as a permitted activity.</p> <p>1. Include the following advice notes in R200</p> <p>Permitted Activities:</p> <p>Advice Note: works in close proximity to any electricity line can be dangerous. Compliance with the New Zealand Electrical Code of Proactive 34:2001 is mandatory for all buildings, earthworks and mobile plant within close proximity to all electric lines. Vegetation to be planted within near electricity lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. To discuss works, including tree planting, near any electrical line, contact the line operator.</p> <p>2. Include the following performance standard in R206: Identification and/or health and safety signs associated with infrastructure.</p>	<p>1. It is recommended the proposed advice note be accepted.</p> <p>2. The National Environmental Standard for Electricity Transmission Activities states circumstances when health and safety signs for network utilities are permitted activities. This is considered a suitable permitted baseline. Therefore, incorporating it into the District Plan would be unnecessary duplication and signs that do not comply with the NES should be subject to Council's assessment of the effects on the surrounding area.</p>	<p><u>That</u> submission 3 from Powerco Limited to is appreciated, has been considered, and is <b>accepted in part</b>.</p> <p><b>The following changes are made to the Plan as a result of this submission:</b></p> <p><b>Amend rule R200 to read:</b></p> <p>Permitted Activities</p> <p>All activities shall comply with Performance Standards and General Rules where relevant.</p> <p>The following are permitted activities in the Neighbourhood Commercial Zone:</p> <p>.....</p> <p><b>Advice Note:</b> works in close proximity to any electricity line can be dangerous. Compliance with the New Zealand Electrical Code of Proactive 34:2001 is mandatory for all buildings, earthworks and mobile plant within close proximity to all electric lines.</p> <p>Vegetation to be planted within near electricity lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. To discuss works, including tree planting, near any electrical line, contact the line operator.</p>
4	New Zealand Historic Places Trust	Supports Policy P78(f) and Rule R244.	HNZHPT seeks that the Council retains these provisions.	1. No change to the Plan as a result of this submission.	<p><u>That</u> submission 4 from Wanganui District Council is appreciated, has been considered, and is <b>accepted</b>.</p> <p><b>No changes are made to the Plan as a result of this submission.</b></p>
5	Wanganui District Council	A number of technical changes are requested.	<p>In reference to R202, Remove "result in added" and put in "measured in the vertical plane" at the windows of any residential building in the residential zone.</p> <p>Remove R208b(ii) as not all sites are required to achieve hydrological neutrality.</p>	<p>1. The statement "result in added" was repeated, this needs to be removed for the sentence to make sense.</p> <p>2. Inserting the words "measured in the vertical plane" will give the rule clarity on how the standard will be measured.</p> <p>3. R208b(ii) can create unnecessary restrictions on development and should be removed.</p>	<p><u>That</u> submission 5 from New Zealand Historic Places Trust is appreciated, has been considered, and is <b>accepted</b>.</p> <p><b>The following changes are recommendations to the Plan:</b></p> <p><b>Amend rule R202 to read:</b></p> <p>Any artificial lighting system shall ensure that its use does not result in an added illuminance, over and above the measured ambient level, in excess of 8 lux measured in the vertical plane of any Residential, Coastal Residential, Rural or Rural Settlement Zones.</p> <p>No light source shall cause glare which may adversely affect the vision of motorists on a road.</p> <p><b>Delete R208 b (ii)</b></p>