

Report to the Statutory Management Committee for Decision

Date: 19 February 2014

Councillors
WANGANUI DISTRICT COUNCIL

Subject: Proposed Plan Change 32 – Verandah Posts

Meeting Date: 18 and 19 March 2014

Prepared for Chief Executive by: Clive Aim

1.0 SUMMARY

- 1.1 Council is presently reviewing the District Plan in Phases. This Plan Change is part of the fourth phase of changes proposed to the Plan.
- 1.2 The purpose of Proposed Plan Change 32 is to make the installation of verandah posts a permitted or controlled activity.
- 1.3 Six submissions have been received supporting the Plan Change.

2.0 RECOMMENDATIONS

That the Statutory Management Committee:

1. receives the report.
2. adopts the Decisions Report including the evaluation required under section 32 of the Resource Management Act 1991
3. accepts, accepts in part or rejects the submissions as set out in Section 7 of the Decision Report for the reasons given
4. adopts Proposed Plan Change 32 to the Wanganui District Plan.

Appendices:

- 1: Copy of the Public Notice
- 2: Copies of Submissions Received
- 3: Plan Change Proposal and Section 32 Report

3.0 INTRODUCTION

- 3.1 The Resource Management Act 1991 (RMA) requires each part of the District Plan to be reviewed not later than 10 years after the Plan becomes operative. The Operative Plan was made operative on 27 February 2004. In accordance with Section 73(3) of the RMA, the Wanganui District Council is undertaking a review of the District Plan in phases.
- 3.2 Proposed Plan Change 32 proposes amending the existing District Plan rules to make the installation of verandah posts to support existing verandahs a permitted or controlled activity.

4.0 KEY STATISTICS

- 4.1 Proposed Plan Change 32 was publicly notified in accordance with Clause 5 of the 1st Schedule of the RMA on Thursday 12 September 2013, with the period for submissions closing on Friday 11 October 2013. A copy of the public notice is included as Appendix 1.
- 4.2 A total of 6 submissions were received in relation to Proposed Plan Change 32 at the close of submissions. Copies of all submissions received are included in Appendix 2.
- 4.3 All submissions received were summarised and the decisions requested by submitters were publicly notified in accordance with Clause 7 of the First Schedule of the RMA.
- 4.4 The further submission process opened on 12 November 2013 and closed on Friday 29 November 2013. No further submissions were received to Proposed Plan Change 32.
- 4.5 On 19 December 2013, the District Plan was re-formatted and re-numbered. Therefore the format and numbering within the Notified Plan Change 32 may require minor changes to fit into the operative District Plan format.

5.0 BACKGROUND

- 5.1 For a number of years the District Plan has contained contradictory provisions. Rule 10.7.1 restricts the use of verandah posts while the central city design guidelines encourage them.
- 5.2 Many central city building verandahs were originally supported by posts. At some point many were converted to being supported by tie rods from building facades.
- 5.3 The use of verandah posts is helpful in reducing structural loads on buildings, both existing and new, and is in keeping with the character of the central city and other commercial areas.
- 5.4 It is probable that verandah posts will provide a safer environment during earthquakes, by reducing stress on buildings, increasing support and reducing the likelihood of veranda collapse under load from falling parapets.
- 5.5 The intention of this Plan Change is to make the re-installation of verandah posts a permitted activity, subject to conditions, and otherwise controlled.

6.0 DISCUSSION

6.1 Consultation

Section 73 (1A) of the RMA enables a district plan to be changed by a territorial authority in the manner set out in the First Schedule.

Pursuant to Clause 3, First Schedule of the RMA, the Council has consulted with relevant parties during the preparation of Draft Plan Change 32. Consultation on Draft Plan Change 32 was undertaken in March - April 2013.

Letters to owners of central city buildings and stakeholders were sent in March 2013 with information and an invitation to a meeting on 16 April 2013 where the matter was discussed.

6.2 Key Issues

Feedback prompted changes to the performance standards to include dimensions and position limits.

6.3 Part II Considerations

The relevant statutory considerations in relation to these submissions are whether the outcomes will be consistent with sections 31 and 32 of the Act, along with Part II of the Act. The recommendations in section 7 are considered both effective and efficient and will ensure that the methods contained in this section are the most appropriate for achieving the objectives of the Plan. This section of the Plan is considered appropriate under Part II of the Act in achieving sustainable management within the Wanganui District.

6.4 Horizons Regional Council – Regional Policy Statement

Section 75(2) of the RMA requires that a District Plan must not be inconsistent with the regional policy statement or any regional plan. Horizons Regional Council's One Plan is considered to be relevant to this Proposed Plan Change in that it relates to seismic activity.

- 6.4.1 An assessment of how the provisions in Proposed Plan Change 32 compare with the Objectives and Policies of the Operative Regional Policy Statement and the Proposed One Plan are considered in **Table 1** below.

Table 1

Regional Policy Statement (operative)		Proposed Plan Change 32
Objective 31	Policy	Evaluation
To define appropriate management responsibilities for local authorities for management of natural hazards and hazardous substances.	Policy 31.1c. Seismic, Volcanic and Tsunami In the Manawatu-Wanganui Region: i. District Councils shall be responsible for developing objectives, policies and rules relating to the control of the use of land in their districts for the purpose of avoiding, remedying or mitigating any adverse effects of seismic,	Plan Change 32 satisfies these requirements by mitigating the effects of a natural hazard.

	volcanic and tsunami hazards.	
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Proposed One Plan		Proposed Plan Change 32
Objective 10.3	Policy 10-5	Evaluation
<p>Effects of natural hazard events The adverse effects of <i>natural hazard</i> events on people, property, <i>infrastructure</i>[^] and the wellbeing of communities are avoided or mitigated.</p>	<p>Other types of natural hazards The Regional Council and <i>Territorial Authorities</i> must manage future development and activities in areas susceptible to <i>natural hazard</i> events (excluding flooding) in a manner which: (a) ensures that any increase in risk to human life, property or <i>infrastructure</i> from <i>natural hazard</i> events is avoided where practicable, or mitigated where the risk cannot be practicably avoided,</p>	<p>Plan Change 32 satisfies these requirements by mitigating the effects of a natural hazard.</p>

6.5 Section 32 Evaluation

As there have been no amendments to Proposed Plan Change 32, the S32 has not been re-evaluated. The Section 32 is attached as Appendix 3.

7.0 THE SUBMISSIONS ANALYSIS

Submitter Name: Susan Cooke

Submission No: 1.1c32

Summary:

Supports introduction of verandah posts for heritage and safety reasons.

Decision Sought:

Compulsory structural verandah posts for all verandahs and awnings in the Whanganui CBD. Did not wish to be heard.

Officer comment and recommendation: The request that structural verandah posts be made compulsory should be addressed via the Council’s Earthquake Prone Buildings policy. The intent of this plan change is to enable, rather than to direct. Submission 1.1c32 should be accepted in part and the Plan changed as proposed.

Submitter Name: G Saunders

Submission No: 2.1c32

Summary:

Supports introduction of verandah posts for safety reasons.

Decision Sought:

Adoption of plan change as notified. Did not wish to be heard.

Officer comment and recommendation: Submission 2.1c32 should be accepted and the Plan changed as proposed.

Submitter Name: Mainstreet Wanganui

Submission No: 3.1c32

Summary:

Supports introduction of verandah posts for heritage and safety reasons.

Decision Sought:

Adoption of plan change as notified. Did not wish to be heard.

Officer comment and recommendation: Submission 3.1c32 should be accepted and the Plan changed as proposed.

Submitter Name: New Zealand Historic Places Trust

Submission No: 4.1c32

Summary:

Supports introduction of verandah posts for heritage and safety reasons.

Decision Sought:

Adoption of plan change as notified. Did not wish to be heard.

Officer comment and recommendation: Submission 4.1c32 should be accepted and the Plan changed as proposed.

Submitter Name: Wanganui Earthquake-prone Buildings Community

Taskforce

Submission No: 5.1c32

Summary:

Supports introduction of verandah posts for safety reasons.

Decision Sought:

Adoption of plan change as notified. Wished to be heard.

Officer comment and recommendation: Submission 5.1c32 should be accepted and the Plan changed as proposed.

Submitter Name: John Anderson

Submission No: 6.1c32

Summary:

Supports introduction of verandah posts for heritage reasons.

Decision Sought:

Adoption of plan change but with reference to public safety removed. Wished to be heard.

Officer comment and recommendation: Although the Section 32 report refers to the probability of improved public safety, this is not part of the changes to the Plan. Submission 6.1c32 should be accepted in part and the Plan Change proceed as proposed.

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