



Resource Management Act 1991
**Submission on a Publicly Notified Plan Change
 To The Wanganui District Plan**

In accordance with Form 5 – RM (Forms, Fees and Procedure) Regulations 2003



TO: Wanganui District Council, PO Box 637, Wanganui

Name: *(print in full)*

This is a submission on Plan Change No. ...27... to the Wanganui District Plan. Closing Date:
 11/04/14

1. (a) ~~I could/could not~~* gain an advantage in trade competition through this submission. (**please delete one*).

(b) ~~I am/am not~~* directly affected by an effect of the subject matter of the submission that adversely affects the environment; and does not relate to trade competition or the effects of trade competition (**please delete one*).

2. The specific provisions of the proposed plan change that my submission relates to: **Refer attached**.....

.....

Use additional pages if required

3. My submission is that (*Please state in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made. Please give your reasons*):

Support as attached.....

.....

.....

Use additional pages if required

4. I seek the following decision from the Council (*Give clear details stating what amendments you wish to see made to the Plan Change, and your reasons*):

Amend as attached

.....


.....

Use additional pages if required

5. I ~~do/do not~~* wish to be heard in support of this submission (**please delete one*).

6. If others make a similar submission I **would/would not*** be prepared to consider presenting a joint case with them at any hearing (**please delete one*).

7. Address for service:
 ...101 Guyton Street, Wanganui.....

Signature: 

..... (*Person making submission or person authorised to sign on*

Day time phone No: ...549 0001..... (*behalf of person making submission*)

Email:kevin.ross@wanganui.govt.nz..... **Date:** ...10/04/2014.....

Provision	Discussion
<p>RX2 Restricted Discretionary Activities The following are restricted discretionary activities provided they comply with the performance standards:</p> <ul style="list-style-type: none"> a. New buildings and structures in Flood Risk Area B b. Additions and alterations to existing buildings c. Subdivision to create boundary adjustments or conversion of leasehold to freehold titles <p>Council shall restrict its discretion to the following matters:</p> <ul style="list-style-type: none"> i. The establishment of a suitable freeboard above the 200 year flood level on the subject site. ii. The provision of, and ability to achieve safe access/egress iii. The requirement for and provision of building design features that provide resilience for up to a 200 year flood event iv. The avoidance of significant diversion of flood flows as a result of the development <p><u>Note: For the purposes of this rule, critical and non-critical infrastructure are not buildings or structures.</u></p>	<p>The note has been added to ensure that Critical and Non-critical infrastructure are not unintentionally regulated twice.</p>
<p>RX4 Non-Complying Activities The following are discretionary non-complying activities:</p> <ul style="list-style-type: none"> a. Subdivision, excluding boundary adjustments or conversion of leasehold to freehold titles. b. New buildings and structures in Flood Risk Area A c. New buildings and structures and additions to existing buildings and structures that do not comply with performance standard RX5(4) b. Earthworks that do not comply with performance standard RX5(2)6 <p><u>Note: For the purposes of this rule, critical and non-critical infrastructure are not buildings or structures.</u></p>	<p>The term ‘discretionary’ is incorrect where as the Rule refers to non-complying activities. The note has been added to ensure that Critical and Non-critical infrastructure are not unintentionally regulated twice.</p>
<p>RX5 Performance Standards Buildings For all new buildings or additions to existing buildings, the following minimum freeboard level above the 0.5% AEP (200</p>	<p>The earthworks provisions have been separated out as an additional performance standard from RX5 as that standard focusses on buildings.</p>

<p>year event) shall be required:</p> <ul style="list-style-type: none"> a. 0.5 metres for occupied buildings, AND b. 0.2 metres for non-habitable buildings c. No freeboard will be required for carports and other similar non-enclosed structures d. Earthworks shall not alter the finished ground level does not alter the existing ground level when completed. <p><u>RX6 Earthworks</u> <u>Earthworks shall have a finished ground level that does not alter the existing.</u></p>	
<p>Building maintenance and minor works – With regard to the provisions for Flood Area A and B, means activities required to restore <u>buildings or structures</u> to a good or sound condition after decay or damage with similar materials of buildings and structures. This includes internal refurbishment and internal alteration, and excludes additions to the exterior footprint.</p>	<p>The definition has been modified to read more clearly.</p>