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Received 29 MAY 2014

**NOTICE OF SUBMISSION TO PROPOSED PLAN CHANGE 36 (RURAL)
TO THE WANGANUI DISTRICT PLAN**

To: Wanganui District Council
PO Box 637
Wanganui

Via email: adrienne.greenfield@wanganui.govt.nz

Submitter: Powerco Limited
Private Bag 2061
New Plymouth 4342

Address for Service: BURTON PLANNING CONSULTANTS LIMITED
Level 1, 2-8 Northcroft Street
PO Box 33-817, Takapuna,
AUCKLAND 0740

Attention: Kathryn Akozu

Phone: (09) 917-4302

Fax: (09) 917-4311

Email: kakozu@burtonconsultants.co.nz

SCHEDULE ONE: ADVICE NOTES (NEW ZEALAND ELECTRICAL CODE OF PROACTIVE 34:2001 AND ELECTRICITY (HAZARD FROM TREE) REGULATIONS 2003

A. The specific part of the Proposed Plan Change that is subject of this submission is:

- Section 3.4.1 – Permitted Activities Rural A Zone
- Section 3.10.1 Permitted Activities Rural Settlement Zone
- Section 3.8.1 – Permitted Activities Rural C Zone

B. Reason for Submission:

- 1.1 Powerco supports the advice notes at the end of Section 3.4.1 – Permitted Activities Rural A Zone and Section 3.8.1 – Permitted Activities Rural C Zone which read as follows:

Advice Note: works in close proximity to any electricity line can be dangerous. Compliance with the New Zealand Electrical Code of Proactive [sic] 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.

- 1.2 A minor change is required to the first advice note as it should read Compliance with the New Zealand Electrical Code of Practice (not Proactive).
- 1.3 These advice notes are important to alert plan users to the requirements to comply with the New Zealand Code of Practice for Electrical Safe Distances 34:2001 (NZECP 34:2001). NZECP 34:2001 sets out the minimum safe separation distances to control the interface between overhead electric lines and the wider public environment, to ensure public safety, and to preserve the reliability of the electrical supply system for all consumers. NZECP 34:2001 contains minimum safe distances from towers, poles and conductors for some activities, in particular buildings/structures and earthworks. It also provides safe distances for the operation of mobile plant and machinery under and near conductors.
- 1.4 NZECP 34:2001 is an industry standard, developed (externally and independently) and enforced by the Ministry of Economic Development. As a regulation under the Electricity Act 1992, compliance with the NZECP 34:2001 is mandatory and this is not widely recognised.

Trees) Regulations 2003. To discuss works, including tree planting, near any electrical line, contact the line operator.

2. Include the following advice notes in Section 3.10.1 – Rural Settlement Zone:

Advice Note: works in close proximity to any electricity line can be dangerous. Compliance with the New Zealand Electrical Code of Practice 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.

3. Adopt any other such relief, including additions, deletions or consequential amendments necessary to give effect to these submission as a result of the matters raised.



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) Susan (Sue) Huijs

This is a submission on Plan Change No. to the Wanganui District Plan.

Closing Date: 04/06/14

(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:

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):

I support the new changes. I think it is very important to protect our rural, fertile soils for the future.

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):

Use additional pages if required

5. ~~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:

126 No. 2 Line
Wanganui

Signature:

(Person making submission or person authorised to sign on

Day time phone No: 3454347 (behalf of person making submission)

Email: ~~wsh@fairside~~ Date: NZ 30/4/14

Alternatively you can collect a submission form from the Customer Services Desk at the Wanganui District Council, 101 Guyton Street, the public libraries, or online at www.wanganui.govt.nz/shaping



Shaping Wanganui

Have your say, korero mai

Rural & Papakainga

Wanganui District Council

14 MAY 2014

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Consultation Notice 14 May 2014

The District Plan

The Resource Management Act (RMA) requires councils to create a District Plan that explains how effects of land-use on the environment will be managed. Plans contain objectives, policies and rules that address land use, subdivision and other resource management issues within the District.

Especially important are the rules that set out which activities people can do as of right (permitted activities), which activities require resource consent and how certain activities may be carried out.

Proposed Plan Changes

A Proposed Plan Change is the outcome of a public process which requires research, evaluation and partnership between Council and the community. This document is publicly notified and available for submission.

Proposed Plan Change Text

Find the Proposed Plan Change documents on Shaping Wanganui www.wanganui.govt.nz/Shaping or if you would like a hard copy, please contact

Adrienne.Greenfield@wanganui.govt.nz

Proposed Plan Change Maps

Find out if your property is affected by a zone change by checking out the Proposed Maps at the Shaping Wanganui website.

www.wanganui.govt.nz/Shaping

Public Notification of Proposed Plan Changes

Phase 5 of the District Plan Review reviews Flood Hazards, Kai Iwi Coastal Hazard, Airport Enterprise Zone, Rural Zones and Papakainga provisions.

The Rural and Papakainga topics are open for public submissions from Thursday,

1 May 2014.

Submissions need to be received by Council no later than **5.00pm on Wednesday, 4 June 2014.** Below we explain how to write a submission: for more information visit the Shaping-Wanganui website.

Plan Change 36 updates the existing Rural and Rural Settlement Zones and Plan Change 37 creates new Papakainga provisions. Key points:

Plan Change 36 - Rural

New Proposed Rural A Zone:

- Protects Class 1 and some Class 2 land close to the urban area.
- 10 hectare minimum lot size for subdivision.
- One off subdivision for an allotment between 2500m² and 5000m².

Rural C Zone:

- The balance of existing rural land—excluding land captured by new Rural A or expanding Rural B zone.
- Retains 1 hectare minimum lot size for subdivision.

Extension of Rural B Zone:

- Extend the existing Rural B (lifestyle) zone to include parts of Mosston Road/Tayforth Road, Durie Hill, and Aramoho.

Rural Settlement Zone:

- Minor updates to be consistent with the reviewed Plan.

Proposed Plan Change 37 - Papakainga

- Introduce provision to recognise the special relationship that Tangata whenua have with their ancestral land.
- Performance Standards will only apply to external boundaries of ancestral land.



Making a Submission on a Proposed Plan Change

You can make a written submission about a publicly notified Plan Change if you think it will affect you in a positive or negative way, provided you do so within the time limit specified by the Council. You don't have to be an expert; anyone can make a submission.

For more information on how to make a submission visit the Shaping Wanganui website. For more information on the Plan Change 36—Rural please contact Alisha Huijs on 06 349 001 or Alisha.Huijs@wanganui.govt.nz

For more information on Plan Change 37—Papakainga please contact Clive Aim on 06 349 001 or Clive.Aim@wanganui.govt.nz

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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) BASIL AND BARBARA McCULLOUGH

This is a submission on Plan Change No. 36 to the Wanganui District Plan. Closing Date: 4.6.14

- 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:

PLAN CHANGE 36 RURAL B ZONE

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):

WE SUPPORT THE PROPOSED RURAL B ZONE
PLAN CHANGE 36 (WESTMERE)

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):

/

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:

140 FRANCIS RD

RD 4

WANGANUI

Signature:

B. McCullough

(Person making submission or person authorised to sign on

Day time phone No: 3455897

behalf of person making submission)

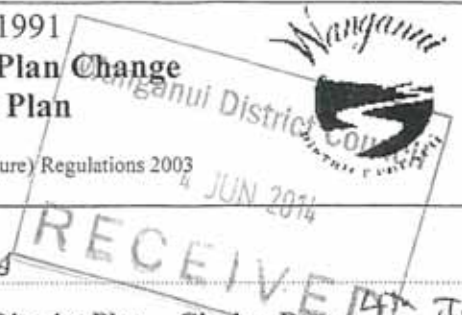
Email:

Date: 3.6.14



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) Leighton Souless

This is a submission on Plan Change No. to the Wanganui District Plan. Closing Date: 15 June 2014

- 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:
189 Massey Rd
Wanganui

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):

We oppose the land at 189 Massey Rd
to be changed to 'Rural-C'

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):

To be placed in the 'Rural-B' zone as
we are next door to the residential zone.

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:
189 Massey Rd
Wanganui.

Signature: 

(Person making submission or person authorised to sign on behalf of person making submission)

Day time phone No: 0211129433

Email: springdale@extra.co.nz Date: 4. 6. 2014

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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



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- 4 JUN 2014

TO: Wanganui District Council, PO Box 637, Wanganui

Name: (print in full) Leighton Minnell

This is a submission on Plan Change No. 36 to the Wanganui District Plan. Closing Date: 4/6/2014

- 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:
10 Clarkson Ave

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):

I oppose my land at 10 Clarkson Ave getting changed from 'Rural' to the 'Rural C' zone

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):

To be placed in the 'Rural B' zone as we are next to the Residential zone

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:
26 Newton St
Fitzroy
New Plymouth

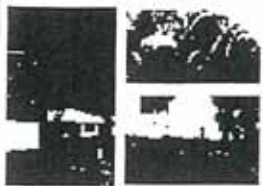
Signature: [Handwritten Signature]

(Person making submission or person authorised to sign on behalf of person making submission)

Day time phone No: 0274444731

Date: 4/6/2014

Email: _____



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



4 JUN 2014

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TO: Wanganui District Council, PO Box 637, Wanganui

Name: (print in full) LANCE ATTRILL

This is a submission on Plan Change No. 36 to the Wanganui District Plan. Closing Date: 4/6/14

- 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:

The land at 12 Clarkson Ave

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):

I oppose my land at 12 Clarkson Ave getting changed from 'RURAL' to the 'RURAL C' Zone

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):

As I am very close to the 'SPRINGVALE INDICTIVE' PLAN PROPOSAL and connect to Mosston Rd I would like to be in the 'RURAL B ZONE'

Use additional pages if required

5. ~~I do~~/~~do not~~* ^{I 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:

12 Clarkson Ave
Wanganui

Signature:

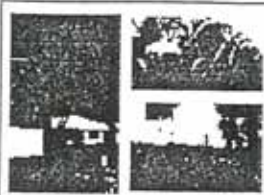
[Handwritten Signature]

(Person making submission or person authorised to sign on

Day time phone No: 027 4408777 behalf of person making submission)

Email: lance.50@xtra.co.nz

Date: 4/6/14



Resource Management Act 1991
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In accordance with Form 5 - RM (Forms, Fees and Procedure) Regulations 2003



TO: Wanganui District Council, PO Box 637, Wanganui

Name: (print in full) Haven Jay

This is a submission on Plan Change No. 36 to the Wanganui District Plan. Closing Date: 4th June 2014

- 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:

10a Clarkson Avenue
Wanganui

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):

We oppose the land at 10a Clarkson Avenue
to be changed to Rural C

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):

To be placed in the Rural B zone as we
are next door to the Residential zone

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:

10a Clarkson Ave
Wanganui 4501

Signature:

(Person making submission or person authorised to sign on behalf of person making submission)

Day time phone No: 023079852

Email:

Date: 4th June 2014

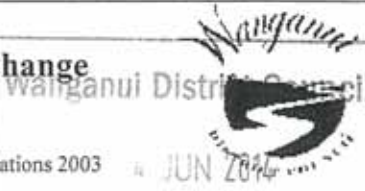
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Resource Management Act 1991
Submission on a Publicly Notified Plan Change
To The Wanganui District Plan

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



JUN 2014

TO: Wanganui District Council, PO Box 637, Wanganui

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Name: (print in full)

This is a submission on Plan Change No. to the Wanganui District Plan. Closing Date: 4 JUNE 2014

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

our land at 5 Clarkson Avenue

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):

We oppose the land at 5 Clarkson Avenue being changed from RURAL to a RURAL 'C' ZONE

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):

AS we are very close to Mosston Rd and the new 'SPRINDALE INDICATIVE PLAN STRUCTURE' We would like to be zoned in the RURAL 'B' ZONE.

Use additional pages if required

5. I ~~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:

8 Clarkson Ave
Whanganui

Signature:

Jan Oua

(Person making submission or person authorised to sign on

Day time phone No: 0277377470 (half of person making submission)

Email: tas.lee@xta.co.nz

Date:

4 June 2014



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

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Wanganui District Council

TO: Wanganui District Council, PO Box 637, Wanganui

Name: (print in full) Alan Davison

- 4 JUN 2014

This is a submission on Plan Change No. 36 to the Wanganui District Plan. Closing Date: 04/06/14

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(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:
Rural A Zone
 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 Rural A Zone changes 3.3.5 - 3.3.8
reasons - protect productivity of District by protecting best soils
- ensure rural activities not effected by
lifestyle neighbours
 Use additional pages if required

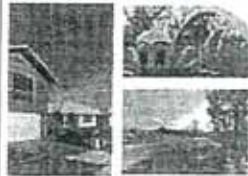
4. I seek the following decision from the Council (Give clear details stating what amendments you wish to see made to the Plan Change, and your reasons):
 Use additional pages if required

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:
270 Rapanui Rd
R.D 4
Wanganui
 Signature: [Signature]
 (Person making submission or person authorised to sign on
 Day time phone No: 06 34 58024 behalf of person making submission)
 Email: atjmdavison@xtra.co.nz Date: 4/6/2014

Alternatively you can collect a submission form from the Customer Services Desk at the Wanganui District Council, 101 Guyton Street, the public libraries, or online at www.wanganui.govt.nz/shaping



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

TO: Wanganui District Council, PO Box 637, Wanganui

Name: (print in full) Margaret & Alan Coops

This is a submission on Plan Change No. to the Wanganui District Plan. Closing Date:

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

3.2.5, 3.3.5, 3.4.2, 3.5

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):

Generally we support the preservation of Class 1 & 2 soils, high producing and arable for future generations of food producers, ^{and related activities} we have tried over the years to bring sanity to this issue but the wholesale subdivision of prime agricultural land has gone unabated. 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):

- ① Preservation of the Class 1 & 2 soils for food production
- ② If houses are permitted to be cut off existing larger properties (ie 1-10ha) then the balance should be joined to neighbouring properties to prevent future house ^{subdivision}

Use additional pages if required

5. I ~~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:

757 Rapanui Road
RD4
Wanganui

Signature: M Coops

(Person making submission or person authorised to sign on behalf of person making submission)

Day time phone No: 063429832

Email: am-coops@coops.co.nz

Date: 4/6/2014

