



**FURTHER SUBMISSIONS BY POWERCO LIMITED ON SUBMISSIONS TO
PROPOSED PLAN CHANGE 2016 TO THE RANGITIKEI DISTRICT PLAN**

Due 22nd April 2016

TO: Rangitikei District Council
Private Bag 1102
Marton

BY EMAIL: info@rangitikei.govt.nz

FROM: Powerco Limited ("Powerco")
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: Georgina McPherson

Phone: (09) 917 4301
Fax: (09) 917 4311
Email: gmcpherson@burtonconsultants.co.nz
File 10/008.1

Further Submission on a Plan Change to the Operative Rangitikei District Plan

Clause 8 of Schedule 1 Resource Management Act 1991

1. Powerco's further submissions are as contained in the attached Tables.
2. Powerco has an interest in the proposed plan change greater than that of the general public.
3. Powerco does wish to be heard in support of its further submissions.
4. Powerco could not gain an advantage in trade competition through this further submission.
5. If others make similar submissions Powerco may be prepared to consider presenting a joint case with them at any hearing.

Dated at AUCKLAND this 19th day of April 2016

Signature of person authorised to sign on behalf of Powerco Limited:



.....
Georgina McPherson

Address for service:

BURTON PLANNING CONSULTANTS LTD

Level 1, 2-8 Northcroft Street

PO Box 33-817

Takapuna

AUCKLAND 0740

Attention: Georgina McPherson

Ph: (09) 917 4301

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File: 10/008.1

**TABLE 1 – FURTHER SUBMISSIONS ON BEHALF OF POWERCO ON SUBMISSIONS TO
PROPOSED PLAN CHANGE 2016 TO THE RANGITIKEI DISTRICT PLAN**

Sub. #	Relief Sought By Submitter	Position of Further Submitter	Reason For Support / Opposition	Outcome Sought
007 NZIA Western Branch	District Plan map layers remain as part of the District Plan as a non-statutory layer. OR • If the layers are removed, that they are made easily and freely available through another method.	Support in part	The intent of the submission to ensure information on natural hazards (liquefaction, ground shaking, active fault lines and landslide) remains publically available is supported. However, there is some uncertainty as to how 'non-statutory layers' would function and the relationship of such layers to the remainder of the District Plan and the process required to update that information. The alternative relief of making the information easily and freely available through another method, is preferred.	Accept the alternative relief sought in the submission to make the map layers available outside of the District Plan.
007 NZIA Western Branch	Amend the first guidance note under section B8 as follows: <u>Rangitikei District holds information on natural hazards (liquefaction, ground shaking, active fault lines, landslide and the Taihape Slip Zone) which are not shown on District Plan Maps, but are available (insert location here). Plan users should consult these maps to advise of any known hazards on a particular site. The presence of such hazards may not necessarily preclude development on a site, but may indicate that geotechnical and/or other engineering reports may be required in support of any building consent application.</u>	Support	The proposed advice note can be supported. It draws attention to information that may be relevant to the design and development process. It is noted that there is a typo in the last sentence of the advice note as shown in the council's summary of submissions, whereby the word 'requires' should be amended to 'required', as per the original submission.	Accept the submission and include the advice note as sought.
015 Manawatu-Whanganui Regional Council	That the liquefaction, ground shaking, landslide and active fault hazard zones be removed from the Planning Maps, providing this information is still made available to place uses in Land Information Memorandum (LIM) Reports and in response to other information requests.	Support	Removal of the hazard layers for liquefaction, ground shaking, landslide and active fault hazards from the Planning Maps is supported given the low accuracy of some of the information and consistent with the removal of other references to those hazard types, including the removal of Rules B8.3, B8.4 and B8.5 and amendments to the definitions of Natural Hazard Area 1 & 2.	Accept the submission and remove the hazard layers from the Planning Maps as sought.

21 April 2016



Proposed District Plan Change
Rangitikei District Council
46 High Street
Private Bag 1102
MARTON 4741

File ref: RAI 0404
2016
LT:PT

Private Bag 11025
Manawatu Mail Centre
Palmerston North 4442

P 06 952 2800
F 06 952 2929

www.horizons.govt.nz

BY EMAIL ONLY
info@rangitikei.govt.nz

Dear Katrina

FURTHER SUBMISSION – PROPOSED RANGITIKEI DISTRICT PLAN CHANGE

Thank you for the opportunity to make a further submission to the Rangitikei District Council's proposed plan change.

Please find attached a table that details those submission points that our further submission relates to and our decisions sought. A copy of this further submission has been served on all those parties that our further submission relates to.

Horizons would welcome the opportunity to work with RDC and submitters to the plan change if that would assist in finding a resolution to any matters raised.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Lisa Thomas".

Lisa Thomas
Coordinator District Advice
HORIZONS REGIONAL COUNCIL

Encls Copy of email correspondence relating to 40 Pukepapa Road, Marton
(relates to our further submission to submission 016)

Copy to submitters 004, 007, 012, 016, 017, and 020.

Kairanga

Marton

Palmerston North

Taihape

Taumarunui

Wanganui

Woodville



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Wanganui

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24hr Freephone **0508 800 800**



	<h2 style="color: #00AEEF;">Further Submission in Support of, or in Opposition to, Submission on Publicly Notified Proposed Plan Change</h2>	Ref: Form 6, Clause 8 of the First Schedule of the RMA 1991
		Version: 1
		Issued: 8 April 2016
		Rangitikei District Council 46 High Street Private Bag 1102 Marton 4741 Tel: 06 327 0099 or 0800 422 522

Section 1	
Submission	
To:	Rangitikei District Council
Name of submitter:	
I am <i>(please tick the relevant box)</i>	
(a)	<div style="display: flex; justify-content: space-between;"> <div>A person representing a relevant aspect of the public interest. In this case, also specify the grounds for saying that you come within this category; or</div> <div><input type="checkbox"/></div> </div>
(b)	<div style="display: flex; justify-content: space-between;"> <div>A person who has an interest in the proposal that is greater than the interest in general public has. In this case, also explain the grounds for saying that you come within this category.</div> <div><input type="checkbox"/></div> </div>
Please state the grounds for why you come within category (a) or (b) above:	

Section 2	
This is a further submission in support of, or in opposition to, a submission on:	
Proposed Rangitikei District Plan Change 2016	
<input type="checkbox"/> I support the application	<input type="checkbox"/> I oppose the application
Name and address of original submitter	
Submission number	

Section 3

The particular parts of the submission I support or oppose are:

Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal *(continue on a separate sheet if necessary)*

The reason for my support, or opposition are: *(continue on a separate sheet if necessary)*

I seek that the whole or part *(specify parts)* of the submission be allowed or disallowed: *(give precise details and continue on a separate sheet if necessary)*

Section 4

Submission hearing:

<input type="checkbox"/> I do	<input type="checkbox"/> I do not	wish to be heard in support of my further submission
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If others make a similar submission:

<input type="checkbox"/> I will	<input type="checkbox"/> I will not	consider presenting a joint case with them at a hearing
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Section 5

Signature

Name:	
Signature of submitter* (or person authorised to sign on behalf of submitter) * A signature is not required if you make your submission by electronic means	
Date:	

Section 6

Submitter Details

Address:	
Telephone:	
Fax:	
Email:	
Contact person: (if other than the submitter)	

Note to person making further submission

1	Please make sure the submission is received by the Council before the due date
2	A signature is not required if you make your submission by electronic means
3	A copy of your further submission must be served on the original submitter within 5 working days after making the further submission to Rangitikei District Council

Submitter and Number	Reference	Support / Oppose	Reasons	Decisions sought
W & M Thorburn Trust (Submitter 004)	Requested to remove the "Taihape West Slip Zone" and replace it with an advisory note of there being natural hazards.	Oppose	Horizons does not support the decision sought, as advisory notes are not enforceable. Given the known slip risk, we consider the proposal to identify this hazard through a zone in the District Plan, and to manage development within this zone, to be appropriate. The avoidance or mitigation of the natural hazard is consistent with One Plan Policy 9-4.	That the request by submitter 004 to remove the "Taihape West Slip Zone" and replace it with an advisory note is rejected.
New Zealand Institute of Architects (submitter 007)	Requested the retention of the District Plan hazard map layers in the District Plan as a non-statutory layer for information purposes, or that they be made easily and freely available through some other means.	Support in part	We do not support the retention of hazard layers other than flooding and the Taihape West Slip Zone on the District Plan maps due to concerns regarding the accuracy of this information at the property scale. We agree that this information should be easily and freely available. Horizons provides this regional-scale information to interested parties upon request through our free District Advice service.	That the request to retain District Plan hazard map layers as non-statutory layers in the District Plan is rejected. That the request to make this hazard information easily accessible is accepted.
	Requested changes to the advice note under Section B8 Natural Hazards	Support in part	Horizons supported the advice note in Section B8 as drafted in the proposed plan change. However, the changes proposed by the submitter will assist plan users by specifying the type of information available and how to access this information. As this information has not been verified at a property scale the reference to "known hazards" is misleading. We consider	That the requested changes to the advice note in Section B8 (Natural Hazards) are accepted, subject to minor wording changes as follows: <i><u>"Rangitikei District Council and Horizons Regional Council holds regional-scale information on natural hazards (liquefaction, ground shaking, active faultlines, and landslide and the</u></i>

			<p>that “potential hazards” or “indicative hazards” would be more appropriate.</p> <p>As the Taihape Slip Zone is not being deleted from the planning maps it should be deleted from the bracketed list of additional hazard information that is available.</p> <p>As Horizons also holds hazard information it is appropriate that we also be referenced in the advice note.</p>	<p>Taihape Slip Zone) which are not shown on the District Plan Maps, but are <u>freely available upon request</u>. Plan users should consult these maps to advise of <u>identify</u> any known <u>potential</u> hazards on a particular site. The presence of such hazards may not necessarily preclude development on a site, but may indicate that geotechnical and/or other engineering reports may be required in support of any building consent application.”</p>
Gary Thomas (submitter 012)	Requested that the zone is actively reduced where possible and to “clear any positive announcements as to the current position of the zone.”	Neutral	<p>It is not clear what is meant by these decisions sought. Horizons considers it is not possible to reduce the physical extent of the zone as this is related to the underlying lithology of this area. However, if the submitter is meaning to reduce occupancy and development within the zone then this is supported by Horizons.</p> <p>In relation to the fifth decision sought, this could be interpreted as requesting the deletion of zone boundaries so that the public can make their own judgement about whether land is affected or not. Horizons would not support this. However, the submitter may mean that any positive announcements that the land is not at risk of slip hazard should be verified by a suitably qualified person. The extent</p>	<p>That the submitter clarify what is meant by their request to “actively reduce the zone where practical” and to “clear any positive announcements as to the current position of the zone.”</p> <p>Should the submitter be seeking to remove the zone boundaries or reduce the physical extent of the Taihape West Slip Zone, that these requests be rejected.</p>

			of the slip hazard is already well researched and additional assessments are unlikely to alter the zone boundaries.	
MJL and MS Roberts (Submitter 016)	Requests the removal of the “indicative flood zone / River channel hazard zone One” from 40 Pukepapa Road (Lot 2 DP 421066)	Support	<p>As outlined in the submission, Horizons holds 0.5% AEP (1 in 200 year) modelled flood information for this property. This modelled flood information supersedes the older “indicative” flood information. Horizons would therefore support the removal of the indicative flood information (indicative Hazard 1 Zone) from Lot 2 DP 421066), providing the modelled flood information is retained.</p> <p>Horizons provided flood information to the Rangitikei District Council’s Consultant Planner on 30-9-13, to inform floor levels for a building consent application. A copy of this email correspondence, including a map of our 0.5% AEP flood information, is attached as Appendix A.</p> <p>We agree with the submitter that there are suitable building sites within the property boundaries that are outside of the modelled 0.5% AEP flood extent. As these areas are not likely to be inundated during a 0.5% AEP flood event they do not fit the Natural Hazard Area 1 or 2 definitions. The planning map should therefore be amended to reflect this.</p>	<p>That the submitters’ request to remove the “indicative flood zone” from their property at 40 Pukepapa Road (Lot 2 DP 421066) be accepted.</p> <p>However, the hazard zoning associated with Horizons modelled 0.5% AEP flood information should remain. Horizons can then confirm finished floor level requirements at the time of Building Consent, once a specific building location has been selected.</p>

			<p>Horizons may still recommend that new houses outside of the modelled wet extent are raised slightly to ensure that they have reasonable freeboard above the 200 year flood surface. This will be dependent on existing ground level at the building platform. This is why we have advised that we can confirm finished floor level advice at the time of building consent.</p>	
<p>Federated Farmers of New Zealand (Submitter 017)</p>	<p>Deletion of clause c) of Rule B6.4 that requires areas used for the storage and treatment of effluent to be at least 50 metres from any river, lake or wetland as this is a Regional Council matter.</p>	<p>Support in part</p>	<p>One Plan Rule 14-11 controls the permeability requirements of effluent storage and treatment facilities, and separation distances from buildings for animal effluent discharges. There is also a condition requiring that there be no direct discharge or run-off of effluent into a surface water body or its bed or an artificial watercourse, including from effluent holding facilities. A further condition of this rule requires that there must be no offensive or objectionable odour beyond the property boundary. There are no regional rules requiring separation distances between effluent storage and treatment facilities, waterbodies, buildings, or other features; separation distances are required only for the discharge of the effluent.</p> <p>We agree that if the purpose of clause c) is to avoid effects on water quality or odour, these effects are already</p>	<p>That the submitter's request to delete clause c) from Rule B6.4 is accepted, if the purpose of the clause is to avoid or mitigate effects on water quality.</p>

			provided for through the One Plan rules. Clause c) is potentially inconsistent with Rule 14-11 and should therefore be deleted. However, if the purpose of the district rule is to avoid or mitigate the visual or amenity effects of effluent storage and treatment facilities, it would not duplicate or be inconsistent with the One Plan.	
	Request to make farm related buildings, structures, fencing and earthworks exempt from Rule B8.1-2.	Support in part	<p>One Plan Policy 9-2 states that the regional council and territorial authorities must not allow the construction of new structures and activities, or any increase in scale of existing structures or activities, in areas likely to be inundated during a 0.5% AEP (1 in 200 year) flood event. However, clause (b)(ii) specifies that non-habitable structures and activities on production land “may be allowed.”</p> <p>We agree that the diversion of flood flows by buildings and fences is most likely to cause harm in an urban situation. However, there may be instances where farm buildings, fences, earthworks and landscaping could divert flood waters in a rural area. The One Plan does not contain rules to control such matters. It is therefore appropriate that the District Plan include provisions to enable consideration to be given to the diversion of flood flow paths, particularly if there are habitable</p>	That the amendments to Rule B8.1-2 sought by the submitter are rejected, except that an exemption be made for riparian fencing.

			<p>buildings immediately adjacent or downstream. The inclusion of a standard in permitted activity Rule B8.1-2 to achieve this is not seen as being inconsistent with One Plan Policy 9-2, as it does not prevent the establishment of a non-habitable structure or activity on production land.</p> <p>Horizons agrees that riparian fences should not be captured by this rule, so would be comfortable with an exemption being written for this.</p>	
Carolyn Bates Submitter 020	Believes that details of all known hazards should be readily available	Support	<p>Horizons agrees that all hazard information should be readily available to residents. Horizons freely provides all regional-scale hazard information it holds upon request.</p> <p>Horizons also supports the request that this information be provided by Rangitikei District Council in response to LIM requests. Providing this information directly upon request is preferable to having this information available on the District Plan maps as more information can be provided on the accuracy and scale of the information. Residents will therefore be informed of potential hazards, as well as the technical limitations of this information.</p>	That the submitter's request to make all hazard information readily available is accepted.

Alyssa Takimoana

From: Lisa Thomas <Lisa.Thomas@horizons.govt.nz>
Sent: Monday, 30 September 2013 11:04 a.m.
To: Susan.Jones@opus.co.nz
Cc: Rachel Pedley
Subject: Response to 40 Pukepapa Road, Marton (RDC)
Attachments: 40 Pukepapa Road, Marton - 200yr modelled flood water depths.jpg

Good morning Susan

Thank-you for your request for expected flood flows at 40 Pukepapa Road, Marton, for the purpose of setting minimum floor levels.

Please find attached a copy of our 1 in 200 year flood map for this location. Please note that this model does not include depths less than 50mm. This flood map shows that modelled flood water depths vary significantly across the property (from less than 200mm up to approximately 850mm). We will therefore make a recommendation in terms of a minimum finished floor level at the time of Building Consent, once a specific house site has been chosen. This recommendation will include 500mm of freeboard above the modelled flood water depth.

Our recommendation would be that the applicant select a building platform on an area of higher elevation that is outside of the area that has been modelled as being inundated by a 1 in 200 year flood event. This is consistent with Proposed One Plan Policy 10-2 which gives preference to flood hazard avoidance over flood mitigation.

Please let me know if you require any further information. If the applicant has a specific house site in mind then I would be happy to provide a more detailed recommendation in terms of minimum floor level.

Regards,

Lisa Thomas | Coordinator District Advice
Regional Services & Information
T +64 6 952 2908 | M +64 21 2277 183
Horizons Regional Council | Private Bag 11025, Palmerston North

Exclusion of Liability Arising from Supply of Information

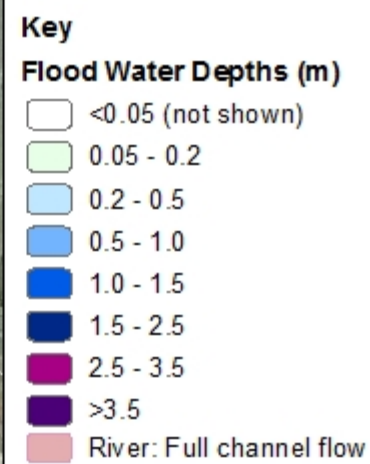
Horizons Regional Council endeavours to provide useful and accurate information. Horizons Regional Council shall not, however be liable whether in contract, tort, equity or otherwise, for any loss or damage of any type (including consequential losses) arising directly or indirectly from the inadequacy, inaccuracy or any other deficiency in information supplied irrespective of the cause. Use of information supplied is entirely at the risk of the recipient and shall be deemed to be acceptance of this liability exclusion.

EXCLUSION OF LIABILITY ARISING FROM SUPPLY OF INFORMATION

Horizons Regional Council endeavours to provide useful and accurate information.

Horizons Regional Council shall not, however be liable whether in contract, tort, equity or otherwise, for any loss or damage of any type (including consequential losses) arising directly or indirectly from the inadequacy, inaccuracy or any other deficiency in information supplied irrespective of the cause. Use of information supplied is entirely at the risk of the recipient and shall be deemed to be acceptance of this liability exclusion.

Drawn on 27 September 2013. Imagery Copyright © 2012 MW LASS Ltd / NZ Aerial Mapping Ltd. Contains Crown Copyright Data.



27 September 2013

0 40 80 120 m





Federated Farmers of New Zealand

Further Submission to the Rangitikei District Council on the Proposed District Plan Change 2016

22nd April 2016

**FURTHER SUBMISSION TO RANGITIKEI DISTRICT COUNCIL ON
THE PROPOSED DISTRICT PLAN CHANGE 2016**

To: Rangitikei District Council

Name of submitter: Federated Farmers of New Zealand

James Stewart
Manawatu/ Rangitikei Province
President

Brian Doughty
Wanganui Province
President

Tim Matthews
Wanganui Province
Meat & Fibre Chair

Contact person: Kristy McGregor
Regional Policy Advisor

Address for service: Federated Farmers of New Zealand
PO Box 945
Palmerston North, 4340

Mobile: 027 551 1673
Email: kmcgregor@fedfarm.org.nz

These are further submissions to the Rangitikei District Plan Change 2016.

We could not gain an advantage in trade competition through this submission.

We wish to be heard in support of our submission. If others make a similar submission we will consider presenting jointly with them at a hearing.

Where Federated Farmers submitted on the same variation point as any other submitter it stands by its original submission.

This Further Submission provides Federated Farmers views on points raised by other submitters.

Submitter Name	Sub. Point No.	Section of plan	Summary of relevant part of Submission	Support/Oppose	Reason for submission
BUILDING SETBACK					
New Zealand Institute of Architects Western Branch	5	General	Note the deficiencies in the Section 32 Analysis which the Hearings Panel will need to address.	Support	A robust Section 32 Analysis is important to inform good decision-making.
New Zealand Institute of Architects Western Branch	26-35	Heritage Provisions	Balancing Social, Cultural, Economic & Environmental Wellbeing	Support	Support NZIA comments regarding elevation of Heritage considerations above RMA matters of importance, particularly where economic feasibility is uncertain, earthquake strengthening requirements are not covered by external heritage “assessment”, and the “market” no longer sees the building as having economic value. Similar comments could be made for farm homesteads and buildings that are or could be included in the District Plan.
Federated Farmers of NZ	B6.1 & 7.1	B6.1-1 & 6.1-2	Amendments to B6.1 and 7.1.	Support	In addition to the amendments advised in our initial submission, we seek that clause (b) and (f) in each is removed for clarity as the current wording is difficult to understand.
Powerco Limited	1.5	B6.1Building Setback	Submitter seeks amendments to B6.1 and B7.1.	Support in part	The submitter notes conflicts in the rules framework for rules dealing with network utilities. We support the need to clarify and remove conflicting rule frameworks.
NZ Transport Agency	Page 4	B6.2-1	Submitter seeks additions to B6.2-1 for dwelling setbacks.	Oppose	The relief sought is overly onerous for a permitted activity standard and will have significant cost and resource burden on landowners. The NZTA cannot use

Submitter Name	Sub. Point No.	Section of plan	Summary of relevant part of Submission	Support/Oppose	Reason for submission
					<p>the District Plan Change to set themselves up for protection against complaints or to disengage from responsibilities they have to existing landowners conducting lawfully established activities.</p> <p>The farms on which many of the dwellings may be situated have been in legal existence well before the State Highways were Gazetted, and it is improper for NZTA to attempt to use “reverse sensitivity” as its excuse to load the cost of its adverse effects from the design of its highway system on to its neighbours.</p> <p>The relief the submitter seeks is outside the scope of the original plan change, and has denied many landowners the opportunity to submit against its proposals, because of the short timeframe for further submissions. The NZTA had opportunity to make that submission for the full District Plan Review 3 years ago, but failed to do so</p>
GV Calkin	Page 1	B6.2-2 Dwelling Setback	Submitter seeks that B6.2-2 only applies to new dwellings, not additions to existing buildings for which the setback should be only 5m.	Support	<p>We support the relief sought by the submitter. There are a number of buildings particularly in the back country that touch the road boundary of little used country roads. The relief sought reflects the fact that there are few useful building sites that have sufficient flat land associated for buildings to provide essential facilities in hill country and where soil conditions or slip hazards limit potential areas for development.</p>
NZ Transport Agency	Page 5	B6.2-2	Submitter seeks additions to B6.2-2 for dwelling setbacks.	Oppose	<p>The relief sought is overly onerous for a permitted activity standard and will have significant cost and resource burden on landowners. The NZTA cannot use the District Plan Change to set themselves up for protection against complaints or to disengage from</p>

Submitter Name	Sub. Point No.	Section of plan	Summary of relevant part of Submission	Support/Oppose	Reason for submission
					<p>responsibilities they have to existing landowners conducting lawfully established activities.</p> <p>The farms on which many of the dwellings may be situated have been in legal existence well before the State Highways were Gazetted, and it is improper for NZTA to attempt to use “reverse sensitivity” as its excuse to load the cost of its adverse effects from the design of its highway system on to its neighbours.</p> <p>The relief the submitter seeks is outside the scope of the original plan change, and has denied many landowners the opportunity to submit against its proposals, because of the short timeframe for further submissions. The NZTA had opportunity to make that submission for the full District Plan Review 3 years ago, but failed to do so.</p>
Robert Snijders	Page 3	B7.2	Submitter seeks an additional clause which would waive the minimum distance between buildings subject to mutual consent.	Support in part	Where neighbours agree on a setback distance, this should be a sufficient. However, mutual consent should only apply to smaller distances than those specified in the Plan.
NZ Transport Agency	Page 6	B7.2-1	Submitter seeks additions to B7.2-1 for dwelling setbacks.	Oppose	<p>The relief sought is overly onerous for a permitted activity standard and will have significant cost and resource burden on landowners. The NZTA cannot use the District Plan Change to set themselves up for protection against complaints or to disengage from responsibilities they have to existing landowners conducting lawfully established activities.</p> <p>The farms on which many of the dwellings may be situated have been in legal existence well before the State Highways were Gazetted, and it is improper for NZTA to attempt to use “reverse sensitivity” as its</p>

Submitter Name	Sub. Point No.	Section of plan	Summary of relevant part of Submission	Support/Oppose	Reason for submission
					<p>excuse to load the cost of its adverse effects from the design of its highway system on to its neighbours.</p> <p>The relief the submitter seeks is outside the scope of the original plan change, and has denied many landowners the opportunity to submit against its proposals, because of the short timeframe for further submissions. The NZTA had opportunity to make that submission for the full District Plan Review 3 years ago, but failed to do so.</p>
NZIA Western Branch	17	Flooding Maps	Request that the Flooding map key set out be clarified, with separate keys for the existing and proposed maps.	Support	Clarity of map keys is required so that those referring to the maps are clear about what is being depicted. We acknowledge at present the maps are difficult to read.
NZIA Western Branch	18, 19, 20	Hazard Map Layers	Amend Plan Change to retain the District Plan map layers for Hazards as a non-statutory layer or alternatively available through other means so as an information source to guide those wishing to develop land in the District.	Support	We support the educational role that the maps and information provides for those wishing to undertake a development and believe this information should be available to the public on request.
Carolyn Bates	Page 1	Hazard Mapping	Submitter notes the proposed changes are unclear and make the images difficult to read.	Support	Clarity of maps in the Plan is lacking.
Horizons Regional Council	21	B8	Amend the advice note to include <u>and the Regional Council for additional hazard information.</u>	Support	Providing reference to sources of information is important for plan users seeking more information about natural hazards.
Powerco Limited	2.3	B8.1 Natural Hazard Area 2 (Flooding)	Retain Rule B8.1 as notified.	Support/Oppose	We support the amendments made to Part B8.1-1. The proposed amendments to include buildings and structures will capture farm related buildings and structures, which will place an unnecessary burden on

Submitter Name	Sub. Point No.	Section of plan	Summary of relevant part of Submission	Support/Oppose	Reason for submission
					rural landowners.
Horizons Regional Council	22, 23	B8.1-1	Submitter seeks amendments to B8.1-1 and the definition of major extension or an amendment to the definition of habitable room.	Support in part	The rule does not need to be more restrictive than Horizons One Plan standards therefore we support the alteration to rule B8.1-1 and the inclusion of a new definition for major extension or the amendments to the definition of habitable room. Habitable room should be amended to exclude utility rooms such as kitchens and bathrooms, as noted below.
Horizons Regional Council	24	B8.1	Add an additional permitted activity standard under B8.1-2 to account for commercial buildings and extensions to an existing building that involves occupied work space, requiring that such extensions must meet certain minimum height levels to avoid inundation.	Oppose	We do not support the addition of an additional permitted activity standard as requested by the submitter. The submitter refers to existing buildings that involve occupied work space. This could be interpreted to include farm buildings and sheds, meaning that such buildings are then required to meet the minimum floor requirements in the permitted activity standard. We do not support farm buildings being required to meet this unnecessarily high standard. It must be remembered that farm buildings are often unoccupied. We also seek clarification on the definition of commercial buildings. Does this account for buildings in the commercial zone, or does it cover all buildings used by businesses? If taken to mean the latter, this would capture all farm buildings also as they are part of the farming business.
Robert Snijders	Page 4	Definition of habitable rooms	Clarify definition of habitable rooms.	Support	Habitable room includes a utility room such as a kitchen or bathroom. This would mean that a cow shed with a toilet or a woolshed with a small kitchen on the side

Submitter Name	Sub. Point No.	Section of plan	Summary of relevant part of Submission	Support/Oppose	Reason for submission
					could be classified as a habitable room and therefore a habitable building. This would then capture a woodshed or cow shed in the natural hazards provisions.

Federated Farmers is a not-for-profit primary sector policy and advocacy organisation that represents the majority of farming businesses in New Zealand. Federated Farmers has a long and proud history of representing the interests of New Zealand's farmers.


The Federation aims to add value to its members' farming businesses. Our key strategic outcomes include the need for New Zealand to provide an economic and social environment within which:

- Our members may operate their business in a fair and flexible commercial environment;
- Our members' families and their staff have access to services essential to the needs of the rural community; and
- Our members adopt responsible management and environmental practices.

These comments are representative of member views and reflect the fact that resource management and government decisions impact on our member's daily lives as farmers and members of local communities.

Federated Farmers thanks the Rangitikei District Council for considering our submission.



	Further Submission in Support of, or in Opposition to, Submission on Publicly Notified Proposed Plan Change	Ref: Form 6, Clause 8 of the First Schedule of the RMA 1991
		Version: 1
		Issued: 8 April 2016
		Rangitikei District Council 46 High Street Private Bag 1102 Marton 4741 Tel: 06 327 0099 or 0800 422 522

Section 1	
Submission	
To:	Rangitikei District Council
Name of submitter:	NZIA WESTERN BRANCH
I am (please tick the relevant box)	
(a)	A person representing a relevant aspect of the public interest. In this case, also specify the grounds for saying that you come within this category; or <input checked="" type="checkbox"/>
(b)	A person who has an interest in the proposal that is greater than the interest in general public has. In this case, also explain the grounds for saying that you come within this category. <input type="checkbox"/>
Please state the grounds for why you come within category (a) or (b) above:	
PRIMARY SUBMITTER ON PLAN CHANGE (SUBMITTER 007) NZIA INTEREST SET OUT IN SECTIONS 3 & 4 OF ORIGINAL SUBMISSION	

Section 2	
This is a further submission in support of, or in opposition to, a submission on:	
Proposed Rangitikei District Plan Change 2016	
<input type="checkbox"/> I support the application Support in part as per attached	<input type="checkbox"/> I oppose the application oppose in part as per attached
Name and address of original submitter	Heritage New Zealand Pouhere Taonga PO Box 2629 Wellington 6140.
Submission number	019

Section 3

The particular parts of the submission I support or oppose are:

Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal *(continue on a separate sheet if necessary)*

The reason for my support, or opposition are: *(continue on a separate sheet if necessary)*

I seek that the whole or part *(specify parts)* of the submission be allowed or disallowed: *(give precise details and continue on a separate sheet if necessary)*

see attached sheets.

Section 4

Submission hearing:

☒ I do

☐ I do not

wish to be heard in support of my further submission

If others make a similar submission:

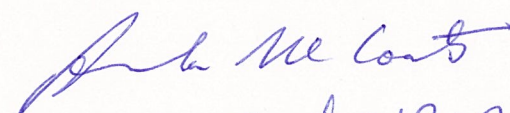
☒ I will

☐ I will not

consider presenting a joint case with them at a hearing

Section 5

Signature

Name:	NZIA WESTERN BRANCH
Signature of submitter* (or person authorised to sign on behalf of submitter) * A signature is not required if you make your submission by electronic means	 On behalf of NZIA Western Branch.
Date:	22 APRIL 2016

Section 6

Submitter Details

Address:	cl- Proarch Consultants Ltd PO Box 1105 Palmerston North 4440
Telephone:	06 356 9549
Fax:	06 356 7007
Email:	darren@shadbaichitects.co.nz, felicity@inspire.net.nz, amanda@proarch.co.nz
Contact person: (if other than the submitter)	Amanda M. Coats

Note to person making further submission

1	Please make sure the submission is received by the Council before the due date
2	A signature is not required if you make your submission by electronic means
3	A copy of your further submission must be served on the original submitter within 5 working days after making the further submission to Rangitikei District Council

NZIA Western Branch Further Submission on Submission by Heritage New Zealand

In relation to the submission by Heritage New Zealand, on behalf of our members we comment as follows:

Submission point number (numbering used in submission)	Support or Oppose	Comment
1. Update references to the Heritage New Zealand Pouhere Taonga Act 2014 and to specific sections in that Act as per the updated Ngati Apa (North Island) Claims Settlement Act 2010	Support	Reflects wording in current legislation
2. Retain Objective 16B ("recognise and provide for protection of identified heritage values at building and heritage precinct levels")	Support in part Oppose in part	Support in relation to buildings where the owners agree with building inclusion Oppose additional buildings being added unless support is given by building owners
3. Unclear wording but assumed intention is to retain Policy A3-16.2 "ensure that known examples of historic heritage are recognised in the District and listed in Schedule C3A"	Support in part Oppose in part	Support in relation to buildings where the owners agree with building inclusion Oppose additional buildings being added unless support is given by building owners
4. Amend Schedule C3B to include Ian Bowman's assessment of Historic and Cultural values for each building	Support in part Oppose additional buildings being added unless support is given by building owners	Support in relation to buildings where the owners agree with building inclusion Oppose additional buildings being added unless support is given by building owners
5. Amend Schedule C3Bs 'values' to include Ian Bowman's assessment of Historic and Cultural Values for each building	Support in part Oppose additional buildings being added unless support is given by building owners	Support in relation to buildings where the owners agree with building inclusion Oppose additional buildings being added unless support is given by building owners
6. Amend Policy A3-16.5 by either : A3-16.5 Proposals to redevelop <u>heritage</u> buildings in the Marton heritage precinct (as listed in Schedule C3B) shall assess the impacts	Oppose subject to clarification on overall effect of the Plan.	It is unclear whether the precinct precludes the inclusion of fine examples of contemporary buildings juxtaposed with heritage buildings.

on overall precinct Marton Heritage values OR: If the concept of a heritage precinct is retained, develop objectives and policies for the precinct and show the extent clearly on a planning map		
7. Policy A3-16.6 Design Panel	Support in part . Oppose in part.	We oppose Objective 16B as the primary objective for the design panel. We seek confirmation that eligible members for the panel will include: <ul style="list-style-type: none"> a. Structural Engineers b. Building Owners c. Local Architects/urban designers d. Heritage New Zealand representative e. RDC representative
8. Policy A3-16.7 Offsets	Oppose	Our members consider that assessment criteria for 'overall heritage gain' would be more appropriate than a definition.
9. Policy A3-16.8 Offsets	Oppose	Oppose offsets subject to clarification on Policy A3-16.7 offsets and A3-16.6 Design Panel
10. Rule B.1.11 Signage	Support	The submission point is unclear, we assume that an amendment is sought. We support the proposed amendment.
11. Rule B1.8-7 Earthworks Advisory note	Support	Reflects wording in current legislation
12. Whole Plan	No comment	
13. Whole Plan – using “Heritage New Zealand Pouhere Taonga” in place of “New Zealand Historic Places Trust”	Support	Reflects wording in current legislation