	<h2 style="color: blue;">Submission on Publicly Notified Proposal for Plan Change</h2>	Ref: Form 5, Clause 6 of the First Schedule of the RMA 1991
		Version: 1
		Issued: 29 February 2016
		Rangitikei District Council 46 High Street Private Bag 1102 Marton 4741 Tel: 06 327 0099 or 0800 422 522

COPY FOR YOUR INFORMATION

Section 1	
Submission	
To:	Rangitikei District Council
Name of submitter:	PROGRESSIVE ENTERPRISES LIMITED

Section 2		
This is a submission on the following proposed plan (the proposal):		
Proposed Rangitikei District Plan Change 2016		
<input type="checkbox"/> I could	<input checked="" type="checkbox"/> I could not	gain an advantage in trade competition through this submission (if you could not – go to section 3)
<input checked="" type="checkbox"/> I am	<input type="checkbox"/> I am not	directly affected by an effect of the subject matter of the submission that— (a) adversely affects the environment, and (b) does not relate to the trade competition or the effects of trade competition


Section 3			
The specific provisions of the proposal that my submission relates to are:			
Proposed Policies A3 - 16.4 to 16.8			
My submission is:	<input type="checkbox"/> to support	<input type="checkbox"/> to oppose	<input checked="" type="checkbox"/> to amend
Policies 16.4 to 16.8 are supported in principle provided they do not impede or hinder any future expansion / re-development of the Marton Countdown.			

I seek the following decision from the local authority:
Adoption of the policies contained in 16.4 to 16.8 provided the submitter can be reassured that its future expansion plans will not be hindered.

Section 4

Submission hearing:		
<input checked="" type="checkbox"/> I do	<input type="checkbox"/> I do not	wish to be heard in support of my submission
If others make a similar submission:		
<input checked="" type="checkbox"/> I will	<input type="checkbox"/> I will not	consider presenting a joint case with them at a hearing

Section 5

Signature	
Name:	Mike Foster (for Progressive Enterprises Ltd)
Signature of submitter* <i>(or person authorised to sign on behalf of submitter)</i> * A signature is not required if you make your submission by electronic means	
Date:	21 March 2016

Section 6

Submitter Details	
Address:	P O Box 103 WHANGAPARAOA 0943
Telephone:	09 428 2101
Fax:	09 428 2102
Email:	mike@zomac.co.nz
Contact person: <i>(if other than the submitter)</i>	Mike Foster



Submission on Publicly Notified Proposal for Plan Change

Ref: Form 5, Clause 6 of the First
Schedule of the RMA 1991

Version: 1

Issued: 29 February 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: *FRANK HAMMERS*

RECEIVED

22 MAR 2016

To: *KC*
File: *1-DP-2-6*
Doc: *16-0101*

Section 2

This is a submission on the following proposed plan (the proposal):

Proposed Rangitikei District Plan Change 2016

<input type="checkbox"/> I could	<input checked="" type="checkbox"/> I could not	gain an advantage in trade competition through this submission (if you could not – go to section 3)
<input checked="" type="checkbox"/> I am	<input type="checkbox"/> I am not	directly affected by an effect of the subject matter of the submission that— (a) adversely affects the environment, and (b) does not relate to the trade competition or the effects of trade competition

Section 3

The specific provisions of the proposal that my submission relates to are:

Western Slip Zone Taihape

My submission is: ☒ to support ☐ to oppose ☐ to amend

I seek the following decision from the local authority:

For Council to be "even more" Diligent in vigorously seeking out water leaks - particularly - laterals ABOVE Paradise Terrace, water leaks are obvious, and continually come out of the Footpath and Road. Council need to "step up" as it is due to their leaks in the past 30 years that have been a leading cause of this dip zone! and they owe it to

Section 4

✓ All affected residents -

Submission hearing:

☒ I do

☐ I do not

wish to be heard in support of my 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: FRED HAMMILL



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: 21/03/16

Section 6

Submitter Details

Address:


26 Paradise Tre. Turkey

Telephone: 0274824389

Fax:

Email: fred.cynhamm@ymail.com

Contact person: FRED.
(if other than the submitter)

	<h2>Submission on Publicly Notified Proposal for Plan Change</h2>	Ref: Form 5, Clause 6 of the First Schedule of the RMA 1991
		Version: 1
		Issued: 29 February 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:	Henare Paranihi

RECEIVED

22 MAR 2016

To: KG
File: 1-DP-2-6
Doc: 16.100

Section 2		
This is a submission on the following proposed plan (the proposal):		
Proposed Rangitikei District Plan Change 2016		
<input checked="" type="checkbox"/> I could	<input type="checkbox"/> I could not	gain an advantage in trade competition through this submission (if you could not – go to section 3)
<input checked="" type="checkbox"/> I am	<input type="checkbox"/> I am not	directly affected by an effect of the subject matter of the submission that— (a) adversely affects the environment, and (b) does not relate to the trade competition or the effects of trade competition

Section 3			
The specific provisions of the proposal that my submission relates to are:			
My house 40 Kaka Road, Taihape.			
My submission is:	<input checked="" type="checkbox"/> to support	<input type="checkbox"/> to oppose	<input type="checkbox"/> to amend
Why wasn't the house considered for purchase at the last slip zone debate.			

I seek the following decision from the local authority:

Since the West Slip zone has come under scrutiny, I wish for the house to be purchased.

Section 4

Submission hearing:

☐ I do ☒ I do not wish to be heard in support of my 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:

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:

13 Wellington Street
OPOTIKI.

Telephone:


07 3155 903

Fax:

Email:

zephreind@gmail.com

Contact person:
(if other than the submitter)

	<h2>Submission on Publicly Notified Proposal for Plan Change</h2>	Ref: Form 5, Clause 6 of the First Schedule of the RMA 1991
		Version: 1
		Issued: 29 February 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:	W & M Thorburn trust.

RECEIVED

29 MAR 2016

William & Maree Thorburn.

Section 2	
This is a submission on the following proposed plan (the proposal):	
Proposed Rangitikei District Plan Change 2016	
<input checked="" type="checkbox"/> I could <input type="checkbox"/> I could not	<input type="checkbox"/> I could not gain an advantage in trade competition through this submission (if you could not – go to section 3)
<input checked="" type="checkbox"/> I am <input type="checkbox"/> I am not	<input type="checkbox"/> I am not directly affected by an effect of the subject matter of the submission that— (a) adversely affects the environment, and (b) does not relate to the trade competition or the effects of trade competition

To: **KG**
File: **1-PL-2-6**
Date: **18-12-14**

Section 3			
The specific provisions of the proposal that my submission relates to are:			
Remove "Taihape West Slip Zone" and replace them with advisory note of there being natural hazards.			
My submission is:	<input checked="" type="checkbox"/> to support <input type="checkbox"/> to oppose <input type="checkbox"/> to amend		

I seek the following decision from the local authority:

Change "Slip zone" to advisory note of there being natural hazards

Section 4

Submission hearing:

☐ I do

☒ I do not

wish to be heard in support of my 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:

William Thorburn

William Thorburn

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:

22-3-2016

Section 6

Submitter Details

Address:

W Thorburn
603 Druryhills Road
Sth Auckland

Telephone:

09 2948710

Fax:

//

Email:

otto.road@hotmail.com

Contact person:

(if other than the submitter)

	<h2 style="color: blue;">Submission on Publicly Notified Proposal for Plan Change</h2>	Ref: Form 5, Clause 6 of the First Schedule of the RMA 1991
		Version: 1
		Issued: 29 February 2016
		Rangitikei District Council 46 High Street Private Bag 1102 Marton 4741 Tel: 06 327 0099 or 0800 422 522

RECEIVED

Section 1

Submission	
To:	Rangitikei District Council
Name of submitter:	Mark & Leasa Ogilvie

11 MAR 2016
1-PL-2-6
16 0106

Section 2

This is a submission on the following proposed plan (the proposal):		
Proposed Rangitikei District Plan Change 2016		
<input type="checkbox"/> I could	<input checked="" type="checkbox"/> I could not	gain an advantage in trade competition through this submission (if you could not – go to section 3)
<input type="checkbox"/> I am	<input checked="" type="checkbox"/> I am not	directly affected by an effect of the subject matter of the submission that— (a) adversely affects the environment, and (b) does not relate to the trade competition or the effects of trade competition

Section 3

The specific provisions of the proposal that my submission relates to are:			
My submission is:	<input checked="" type="checkbox"/> to support	<input type="checkbox"/> to oppose	<input type="checkbox"/> to amend

I seek the following decision from the local authority:

Section 4

Submission hearing:

☐ I do ☒ I do not wish to be heard in support of my 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:

Mark Ogilvie

Signature of submitter* (or person authorised to sign on behalf of submitter)

mgilvie

* A signature is not required if you make your submission by electronic means

Date:

26 March 2016

Section 6

Submitter Details

Address:

3 Howard st
Spreydon
Christchurch

Telephone:

021 375 223

Fax:

Email:

markogilvienz@gmail.com

Contact person:
(if other than the submitter)



RECEIVED

01 APR 2016

To: KG
File: 1-PL-2-6
Doc: 16-0127

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

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

A. INTRODUCTION

1. Powerco is New Zealand's second largest gas and electricity distribution company and has experience with energy distribution in New Zealand spanning more than a century. The Powerco network spreads across the upper and lower central North Island servicing over 400,000 consumers. This represents 46% of the gas connections and 16% of the electricity connections in New Zealand. These consumers are served through Powerco assets including over 27,000 kilometres of electricity lines (including overhead lines and underground cables) and 5,800 kilometres of gas pipelines.
2. Powerco's electricity distribution networks are split into six regions – Manawatu, Taranaki, Tauranga, Valley, Wairarapa, and Whanganui. The Whanganui region covers the area from Waiouru in the north to Bulls in the south, and includes the Rangitikei and Whanganui areas. The Whanganui network consists of four areas, Whanganui, Marton, Taihape and Raetihi. Powerco distributes electricity to customers throughout the Rangitikei District, as illustrated on the asset map contained in **Annexure A**.
3. Under the Resource Management Act 1991 (*RMA*), Powerco's electricity infrastructure is a significant physical resource that must be sustainably managed, and adverse effects on and of that infrastructure are to be managed to achieve the purpose of the RMA – the promotion of the sustainable management of natural and physical resources.
4. In addition, Powerco's electricity network is recognised in the Manawatu-Whanganui Regional Council One Plan (*the One Plan*) as infrastructure of regional importance. The One Plan recognises the benefits of such infrastructure and seeks to manage adverse environmental effects on and of that infrastructure. It is therefore appropriate, given the local and regional importance of Powerco's network that its management is comprehensively addressed in the Rangitikei District Plan including by way of Proposed Plan Change 2016 (*PPC2016*):
5. In a general sense, Powerco seeks to ensure that PPC2016 is drafted to recognise and ensure:
 - (i) The sustainable management of Powerco's assets as a physical resource;
 - (ii) Appropriate provision is made for the on-going operation and maintenance of Powerco's network, including ensuring that lines can be accessed;
 - (iii) Appropriate provision is made for the existing network to be upgraded in order to meet energy growth demands;

- (iv) Appropriate provisions for new lines as and when required, recognising new electricity lines will have to go through an appropriate route selection process;
 - (v) Protection of the existing network from issues of encroachment and reverse sensitivity; and
 - (vi) Maintenance of amenity and public safety around electricity lines.
6. The specific provisions of PPC2016 that are submitted on, the rationale for Powerco's submission on each of these matters, and the relief sought is contained in the following schedules. In addition to the specific outcomes sought in the following schedules, the following general relief is sought:
- (a) Achieve the purpose and principles of the RMA and consistency with the relevant provisions in sections 6-8 RMA;
 - (b) Give effect to the relevant provisions of the One Plan;
 - (c) Assist the Council to carry out its functions of achieving the integrated management of the effect of the use, development or protection of land;
 - (d) Implement the statutory tests in section 32 and the requirements in the First Schedule RMA;
 - (e) Address the relevant statutory functions of the consent authority and the related statutory requirements for the Proposed District Plan;
 - (f) Address, as relevant, the considerations identified by the Environment Court for planning instruments in decisions such as Long Bay-Okura Great Park Society Inc v North Shore City Council (and subsequent case law);
 - (g) Avoid, remedy or mitigate the relevant and identified environmental effects; and
 - (h) Make any alternative or consequential relief as required to give effect to this submission.

B. POWERCO WISHES TO BE HEARD IN SUPPORT OF THIS SUBMISSION

C. IF OTHERS MAKE A SIMILAR SUBMISSION, POWERCO WOULD BE PREPARED TO CONSIDER PRESENTING A JOINT CASE AT ANY HEARING.

D. POWERCO COULD NOT GAIN AN ADVANTAGE IN TRADE COMPETITION THROUGH THIS SUBMISSION.

E. POWERCO IS DIRECTLY AFFECTED BY AN EFFECT OF THE SUBJECT MATTER OF THE SUBMISSION THAT—

- (i) **ADVERSELY AFFECTS THE ENVIRONMENT; AND**

- (ii) DOES NOT RELATE TO TRADE COMPETITION OR THE EFFECTS OF TRADE COMPETITION.

Signature of person authorised to sign on behalf of Powerco Limited



Georgina McPherson
Principal Planner

Dated this 1st day of April 2016

SCHEDULE ONE: B6 RURAL LIVING ZONE & B7 RURAL ZONE

A. The specific part of PPC2016 that is subject of this submission is:

- B6.1 Building Setback – Rural Living Zone
- B7.1 Building Setback – Rural Zone

B. Reason for Submission:

- 1.1 PPC2016 proposes changes to the building setback provisions for the Rural Living and Rural Zones to reduce the setback required for buildings, other than dwellings, from side and rear boundaries. The s32 report indicates that the purpose of the changes is to support Council's aims of supporting local economic development, whilst protecting primary production activities and rural amenity values.
- 1.2 Powerco supports the intent of the changes but considers there is some uncertainty around the application of rules B6.1 and B7.1 to network utilities and that the changes to rule B6.1 may result in a broader application of that rule to network utilities. Specifically, both Rules B6.1 and B7.1 contain a statement indicating that the rule does not apply to network utilities on sites of less than 200 square metres in size. This infers that the rules will apply to network utilities on sites of more than 200 square metres¹, which appears to conflict with the statement, in Rule B1.12 Network Utilities, that the specific zone rules do not apply to network utilities, which are subject only to the requirements of section B1.12 of the plan. Further, the proposed amendment to Rule B6.1 removes the limitation that the rule currently only applies to sites of more than 5,000m², such that under PPC2016 it will apply on all Rural Living zone sites. The implication of this is that more network utility structures across the Rural Living zone may be affected by the building setback requirements, when the zone provisions are not intended to apply to network utilities.
- 1.3 Powerco's specific concern is in relation to support structures for electricity lines, where the proposed wording of rules B6.1 and B7.1 indicates that these will be required to be set back

¹ Noting that the rule applies generally to 'buildings' which is defined in a way that includes most network utility structures.

by the height of the structure from any side or rear boundary, by 5 metres from any road boundary and by 10 metres from any state highway boundary. There will be many situations in which there is a technical or operational need to locate electricity support structures close to property boundaries, particularly road boundaries, noting that Powerco's general preference is to locate such structures in the road reserve rather than on private land. When seen in the broader context of an overhead electricity network, the proximity of a support structure to a site boundary will have minimal effect on overall rural amenity values.

C. Relief Sought

- 1.4 As a matter of clarification and as a consequential amendment, Powerco seeks to amend the exemption statement in each of rules 6.1 and 7.1 to clarify that the building setback provisions do not apply to network utilities, consistent with the statement in section B1.12 of the plan. This could be achieved by making the following amendments, or amendments to the same effect (~~deletions in strikethrough~~):

B6.1 Building Setback

B6.1-1 All buildings must not be located any closer than:*

- a) 5 metres from any side and rear boundary*; for buildings up to 5 metres in height;*
- b) The height of the building from any side and rear boundary for buildings more than 5 metres in height.*
- c) 5 metres from any road^ boundary*;*
- d) 10 metres from a boundary* with an existing state highway.*

B6.1-2 Rule B6.1 does not apply to network utilities ~~on sites* of less than 200 square metres, as no building setback applies.~~*

B7.1 Building Setback

B7.1-1 All buildings, except those used for intensive farming*, must not be located any closer than:*

- a) 5 metres from any side and rear boundary* for buildings up to 5 metres in height;*
- b) The height of the building from any side and rear boundary for buildings more than 5 metres in height.*
- c) 5 metres from any road^ boundary*;*
- d) 10 metres from a boundary* with an existing state highway*

This rule does not apply to network utilities ~~on sites* of less than 200 square metres in size.~~*

- 1.5 Alternatively, as a minimum, the provisions should be amended to clarify that the building setback requirements do not apply to electricity or telecommunication support structures. This could be achieved by making the following amendments, or amendments to the same effect (*deletions in ~~strike~~through*):

B6.1 Building Setback

B6.1-1 All buildings* must not be located any closer than:

- e) 5 metres from any side and rear boundary*; for buildings up to 5 metres in height;
- f) The height of the building from any side and rear boundary for buildings more than 5 metres in height.
- g) 5 metres from any road^ boundary*;
- h) 10 metres from a boundary* with an existing state highway.

B6.1-2 Rule B6.1 does not apply to network utilities* on sites* of less than 200 square metres, or to electricity or telecommunication lines, including support structures, as no building setback applies.

B7.1 Building Setback

B7.1-1 All buildings*, except those used for intensive farming*, must not be located any closer than:

- e) 5 metres from any side and rear boundary* for buildings up to 5 metres in height;
- f) The height of the building from any side and rear boundary for buildings more than 5 metres in height.
- g) 5 metres from any road^ boundary*;
- h) 10 metres from a boundary* with an existing state highway

This rule does not apply to network utilities on sites* of less than 200 square metres in size, or to electricity or telecommunication lines, including support structures,*

SCHEDULE TWO: B8 NATURAL HAZARDS

D. The specific part of PPC2016 that is subject of this submission is:

- B8.1 Natural Hazard Area 2 (Flooding)

E. Reason for Submission:

- 2.1 PPC2016 proposes amendments to Rule B8.1-1 to clarify that minimum flood heights will apply to habitable buildings only, rather than all structures, as per the current wording of the rule. It also proposes amendments to Rule B8.1.2 to include buildings and structures within the rule requirement that flood flow paths not be changed to the extent that they will exacerbate flooding on the site or any adjacent site, noting that the rule currently applies only to landscaping, fencing and earthworks.
- 2.2 These changes are considered to provide a pragmatic approach to the management of structures in the Natural Hazard Area 2 and are supported.

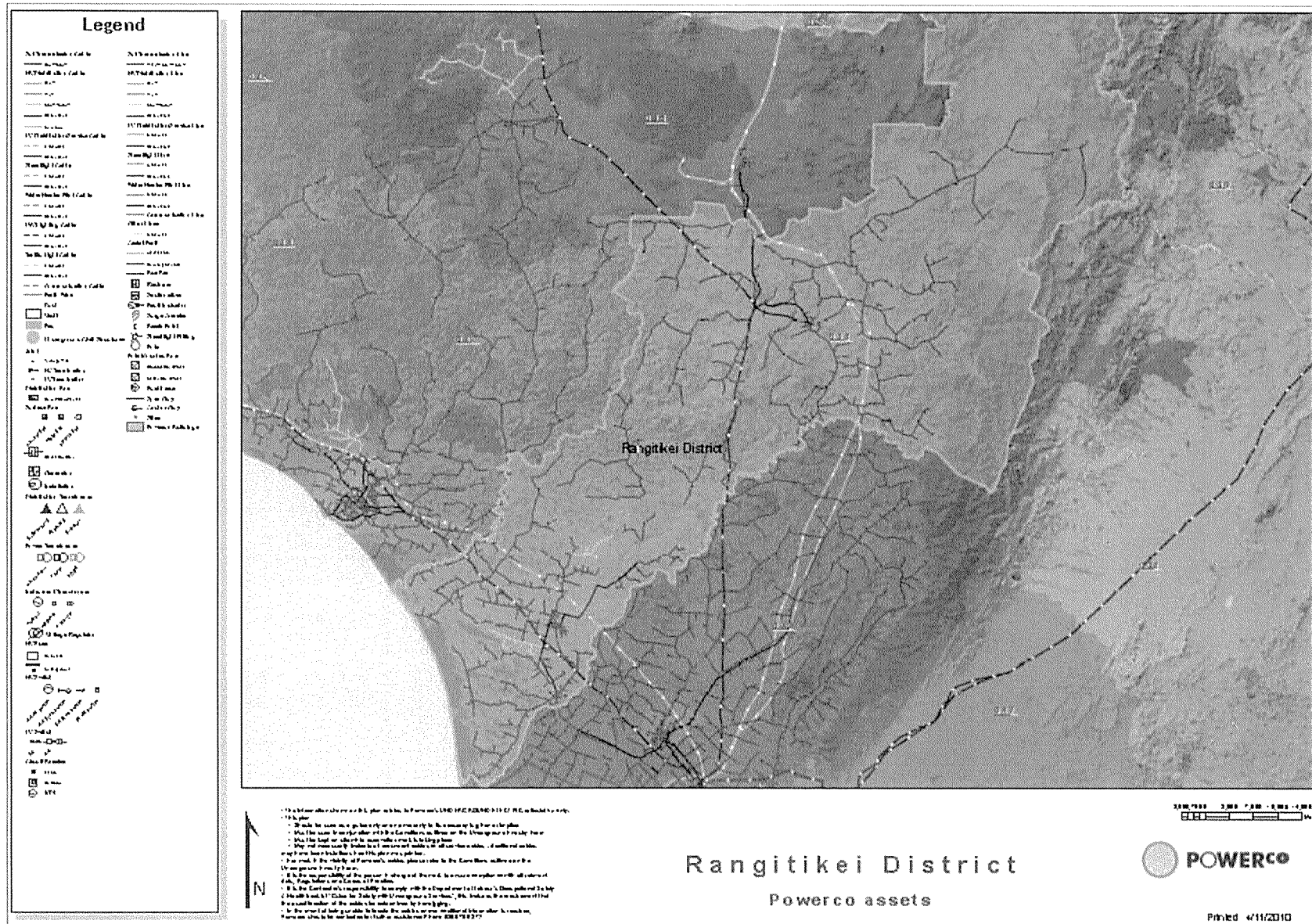
F. Relief Sought

- 2.3 Retain Rule B8.1 as notified in PPC2016, as follows:

B8.1 Natural Hazard Area 2 (Flooding)

- B8.1-1 In Natural Hazard Area 2 (Flooding), any new habitable building, or extension must meet the minimum floor height levels to avoid any inundation during a 0.5% AEP (1 in 200 year) flood event, including 500mm freeboard.*
- B8.1-2 Any building, structure, landscaping, fencing or earthworks must not change the flood flow paths to the extent they will exacerbate flooding on the site, or on any adjacent or downstream site.*

Annexure A Powerco's Assets in the Rangitikei District





**New Zealand
Institute of Architects
Western Branch**

RECEIVED

01 APR 2016

To: KC
File: 1-PL-2-6
Doc: 16-0128

RANGITIKEI DISTRICT PLAN: SECTIONAL DISTRICT PLAN REVIEW

FORM 5

SUBMISSION ON PROPOSED PLAN CHANGE TO THE RANGITIKEI DISTRICT PLAN

Pursuant to Clause 6 of the First Schedule - Resource Management Act 1991

To: Rangitikei District Council
Private Bag 1102
Marton 4741

Name of Submitter: New Zealand Institute of Architects Western Branch (NZIA Western Branch)

This is a submission on proposed Rangitikei District Plan Change 2016

The parts of the Plan Change that the submission applies to are:

- Proposed changes to District Plan Maps in relation to Natural Hazards
- Proposed changes to Natural Hazards in Sections A4 and B8 of the Plan.
- Proposed Changes to Heritage Provisions in Sections A3 and B10 of the Plan
- Proposed Changes to Removal of Buildings and Dwellings Rules B1.17

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

The specific provisions of proposed Plan Change that this submission relates to, the substance of the submission and the decisions requested are as follows:

Background

1. NZIA Western Branch welcomes this important opportunity to comment on Proposed Plan Change 2016 to the Rangitikei District Plan.

2. We welcome the opportunity to discuss the content of this submission further as the Rangitikei District Council and the Hearings Panel move forward with the review of the District Plan, including involvement in any pre-hearing meetings and meeting with other relevant stakeholder groups.
3. Registered Architects under the Architects Act 2005 bring a wide range of skills in the areas of urban design, spatial design, economic feasibility, building resilience and architectural design assessment to the master planning of New Zealand projects. Our members work collaboratively with other disciplines including: Planners, IPENZ Engineering Professionals, Landscape Architects and others to facilitate desirable built outcomes.
4. NZIA Western Branch has an interest in architecture, buildings, urban environments and the Proposed District Plan. This position is supported by the NZIA Rules, which specifically state among other things, that the Institute seeks :
 - a. To promote excellence in architecture, the acquisition and dissemination of knowledge relating to architecture, ethical conduct in the practice of architecture and the interests of the profession of architecture in New Zealand and overseas.
 - b. To advance the study and practice of architecture.
 - c. To bring before government authorities, public and other bodies any matters affecting architecture and architects.

Proposed Plan Change 2016

General

5. We have read the Section 32 report and the supporting documentation. We take this opportunity to compliment the Council on the simplicity of the text changes proposed to the Plan. The document is clear in its intent which has assisted in making this submission. There are deficiencies in the Section 32 analysis which the Hearings Panel will need to address.
6. The following documents were notified as part of the Plan Change on the RDC website:
 - a. Public Notice
 - b. Section 32 Reports (Planning)
 - c. Proposed District Plan Text (Marked Up)
 - d. Maps Showing Proposed Changes
 - e. Map – Marton Flooding
7. None of the supporting technical documents to the Plan Change were made available on the website. We requested the technical reports relating to the Schedule C3B Heritage Buildings on 30 March 2016 and were supplied the documents on the same day. We

requested technical reports on the removal of Natural Hazard provisions on 31 March 2016 and were advised that there were no new reports, and that the GNS Lifelines Manual had been used as the primary reference. We request that any technical reports that Council holds in relation to the Plan Changes are notified on the website prior to further submissions being called and reserve our position with regards to the content of any further material that may be notified.

8. In general terms, NZIA Western Branch supports the simplification measures and the removal of unnecessary planning barriers to development, subject to Paragraph 7 above and the following qualifications:

Changes to Natural Hazard Maps and Plan Provisions

9. Council proposes to delete the following layers from the planning maps:
 - a. Liquefaction
 - b. Ground Shaking
 - c. Active Faultlines
 - d. Taihape Slip Zone
 - e. Landslide Zone

The related Permitted Activity standards for Landslides, Groundshaking and Liquefaction and Active Faultline hazards are proposed to be removed.

10. The information provided by the current Natural Hazard Maps is a vital consideration in first principle information for building design for Architects. Transparency of information and ease of access to that information are essential to our members. We understand that the layers are being considered for removal due to issues with accuracy of the underlying information and their suitability for application of the District Plan Rules at the property scale. Additionally, the current Taihape West Slip Zone provisions are preventing all new development¹. We recognise that updating the District Plan when new information comes to light can be impractical and costly to ratepayers.
11. The current permitted activity standards may unnecessarily invoke the resource consent process (for non-provision of a geotechnical report for example, or for the construction of a dwelling on a concrete slab foundation rather than piles), when these matters may be better dealt with as part of the building consent process.
12. Our concern is that the removal of these layers and permitted activity standards from the District Plan maps does not appear to be supported by any technical reports in the Section 32 analysis.

¹ Rangitikei District Council Section 32 report, page 11, paragraph 2.

13. Our members are not experts in all scientific aspects of natural hazards. However we have an overview of the land development process and a general concern about the availability of information to underpin due diligence for project managing smaller scale projects in the region.
14. The indication that a property is subject to a natural hazard risk informs an architect that a property owner should be directed to seek engineering advice early on in a building project. Early engineering input minimizes the likelihood of delays in building and additional costs from having to redesign buildings and foundation design.
15. We understand that as the Council is aware of the hazard and has information regarding the extent of the hazard that the information will continue to be included in Land Information Memoranda and Project Information Memoranda, which will inform the public of any known risks on land intended to be purchased.
16. In relation to the proposed changes to the flooding maps, we find the proposed key to be confusing in its current form. It would appear that Council intends to differentiate between modelled and indicative flood extents. However, set out of the key on the maps is confusing and at first glance it appears that only the indicative areas are intended to be shown on the proposed flooding map.

Relief Sought:

Flooding Maps

17. We request that the Flooding map key set out be clarified, with separate keys for the existing and proposed maps.

Hazard Map Layers

18. We request that the District Plan Map layers remain part of the District Plan as a non-statutory layer for information purposes and seek an amendment to the Plan Change on this basis.
19. Alternatively, if these layers are removed from the District Plan, we request that they be made easily and freely available through some other means – as a non-statutory map set on Council’s website for example, with sufficient guidance as to the current status of information and that the District Plan be amended to advise users that Council holds this information and where it can be found. This enables Council to regularly and easily update the information and provides easy access to this vital information for consultants and the public.

Plan Wording

20. We request the proposed first note under Section B8 Natural Hazards be amended from the current wording (*Note: there may be natural hazards affecting properties that are not included in the District Plan. Please consult Rangitikei District Council.*) as follows:

“Rangitikei District Council holds information on natural hazards (liquefaction, ground shaking, active faultlines, 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.”

Changes to Heritage Provisions

21. A heritage precinct in Marton Town Centre is proposed under the Plan Change (Schedule C3B), along with additional Objectives and Policies for heritage buildings.

Earthquake Prone Building Issues

22. Heritage buildings are a finite resource and heritage matters are specifically provided for under Section 6 of the Resource Management Act. However, the Building Act and other legislation must also be considered. Many heritage buildings are assessed as being Earthquake Prone or Earthquake Risks due to the building materials and outdated building methods, and pose a life safety risk to building users and the public.
23. Parts of the District are located within the high risk earthquake zone under the Building (Earthquake-prone Buildings) Amendment Bill. If the Bill passes into law in its current form, this would give owners 15 years to fix earthquake prone buildings.
24. Strengthening works can be a significant cost and there is little funding or financial assistance available to such building owners. We note that the IRD considers seismic investigations and earthquake strengthening work to be capital works, meaning the cost of the works is not tax deductible or currently able to be amortised over a period of time².

Balancing Social, Cultural, Economic and Environmental Wellbeing

25. Our members support the preservation of significant heritage buildings generally, but of concern is the potential elevation of heritage matters above all other considerations, even when it can be demonstrated that it is not economically feasible to retain a

² New Zealand Herald 23 March 2016 “KPMG: Earthquake Tax decision rocks building owners”

building. A balanced assessment of any proposal to modify heritage buildings and objects is essential in good planning practice. Assessments must take into account and make an overall broad judgement on a proposal in relation to the social, cultural, economic and environmental wellbeing of people and communities.

26. Objective 16 of the Operative District Plan includes the following wording:

“...provide for the management of those resources in a way that sustains the social, cultural and economic wellbeing of communities”.

Policy A3-16.1 also requires an assessment of:

“...the extent to which the replacement activities provide for the economic, social and cultural wellbeing of the affected community”.

27. The inclusion of Policies A3-16.4-16.6 below may contribute towards an elevation of heritage matters over and above other social, cultural, economic and environmental costs and benefits. Requiring an assessment of the effect of a proposal on the precinct as a whole is perceived as counterproductive to change.

A3-16.4 The values for buildings contained in Schedule C3B are recognised and provided for in resource consent decision-making.

A3-16.5 Proposals to redevelop buildings in the Marton heritage precinct (as listed in Schedule C3B) shall assess the impacts on overall precinct values.

A3-16.6 Proposals to redevelop buildings in the Marton heritage precinct (as listed in schedule C3B) shall be assessed by a design panel facilitated by Council to inform resource consent decision-making processes.

28. We note the recent decision on Plan Change 46 to the Manawatu District Plan, which also canvassed heritage matters. The following points were introduced by the hearings panel to that District Plan as a means to be able to consider economic factors alongside heritage matters and give weight to the economic impacts of earthquake strengthening and heritage retention on building owners:

- i) Market conditions affecting feasibility of adaptive reuse; and
- ii) The economics of a range of reasonably practicable options; and
- iii) The contribution that any replacement building might make to the vitality and vibrancy of the town centre

29. This same approach is appropriate in the Rangitikei District Setting.

Assessment of Marton Town Centre Buildings

30. The assessments undertaken in support of the new precinct were not notified as part of the Plan Change. We were supplied the reports on the buildings promptly upon request.
31. We have some concerns that the buildings proposed to be included in Schedule C3B (Marton Heritage Precinct) have been subject to a visual external inspection only, and that there is no consideration in the Section 32 analysis of the effect of any earthquake prone status of listing the buildings, or the economic cost to building owners of the proposed additional protection under the District Plan. It is extremely difficult to support a precinct where adverse and severe economic costs and effects will be placed upon individual building owners.

Relief Sought:

32. That the precinct is declined and schedule C3B is deleted on the basis that there is insufficient information in the Section 32 documentation to justify its retention.
33. That the reference to social, cultural and economic wellbeing in Objective 16 and Policy A3-16.1 remains, as it informs a balanced planning assessment.
34. In the event that the precinct is retained in the Plan, that policy A3-16.3, which is proposed to be modified under the plan change be further modified as follows (Council proposed changes shown in red underline, suggested additions shown in green underline):

“Enable the protection, conservation or adaptive reuse of historic heritage and heritage values listed in Schedule C3A and C3B of the Plan where it can be demonstrated that such works are economically viable”
35. We request that the following points be included as additional matters for discretion under Rule B10.1-5, so that Council is able to consider and give weight to the economic impacts of earthquake strengthening and heritage retention on building owners (in line with Manawatu District Council Plan Change 46 decision):

- d) Market conditions affecting feasibility of adaptive reuse; and*
- e) The economics of a range of reasonably practicable options; and*
- f) The contribution that any replacement building might make to the vitality and vibrancy of the town centre*

Changes to Removal of Buildings and Dwellings Rules

36. The Permitted Activity standard which requires a building consent to be issued for any building removal or demolition is proposed to be deleted from the Plan.
37. Many building removals are now covered under Schedule 1 of the Building Act 2014, and building consent may not be required in many cases. We agree that the requirement to have an approved demolition consent is no longer appropriate (and that the issuing of such a building consent may in fact be frustrated by the resource consent process if the requirement remains as a Permitted Activity performance standard).
38. We consider it would be prudent to retain a reference to the Building Act provisions, as an advice note, to ensure that Plan users are made aware of the other relevant statutory requirements.

Relief Sought:

39. We seek that the following advice note be included in Rule B.17:

Advice Note: Consent under the Building Act may be required for the demolition or removal of buildings. Please refer to Schedule 1 of the Building Act 2014 or contact a Council Building Officer for advice.

This submission has identified specific relief sought for each submission point but other wording that achieves the same effect shall be expressly within the scope of this submission.

We wish to be heard in support of this submission.

If others make a similar submission, we will consider presenting a joint case with them at a hearing.

Signed by Amanda M. Coats (on behalf of NZIA Western Branch):

 Date: 1/4/16

(We note that a signature is not required if we make a submission by electronic means)



**New Zealand
Institute of Architects
Western Branch**


Address for service:

NZIA Western Branch
c/o Proarch Consultants Limited
306 Church Street West
Palmerston North 4440

Telephone: 06 356 9549

Fax: 06 357 3007

Email: amanda@proarch.co.nz
darren@shadboltarchitects.co.nz
felicity@inspire.net.nz

	<h2>Submission on Publicly Notified Proposal for Plan Change</h2>	Ref: Form 5, Clause 6 of the First Schedule of the RMA 1991
		Version: 1
		Issued: 29 February 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:	ROBERT SMIDDERS



Section 2

This is a submission on the following proposed plan (the proposal):		
Proposed Rangitikei District Plan Change 2016		
<input type="checkbox"/> I could	<input checked="" type="checkbox"/> I could not	gain an advantage in trade competition through this submission (if you could not – go to section 3)
<input type="checkbox"/> I am	<input type="checkbox"/> I am not	directly affected by an effect of the subject matter of the submission that— (a) adversely affects the environment, and (b) does not relate to the trade competition or the effects of trade competition

Section 3

The specific provisions of the proposal that my submission relates to are:			
<p>PRIMARILY HERZTAGE, but also general comments on all sections. See statement on attachment.</p>			
My submission is:	<input type="checkbox"/> to support	<input checked="" type="checkbox"/> to oppose	<input checked="" type="checkbox"/> to amend

I seek the following decision from the local authority:

Please see supporting submission.

Section 4

Submission hearing:

☒ I do ☐ I do not wish to be heard in support of my 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:

ROBERT SMITHS

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:

4/4/16

Section 6

Submitter Details

Address:

5 Grey Street
Morton

Telephone:

0210 410 001

Fax:

Email:

moolookiwi@onhook.com

Contact person:
(if other than the submitter)

Submission in respect of the Rangitikei District Plan Change 2016

by Robert Snijders, 5 Grey Street, Marton

General

- There are a number of spelling and grammatical errors which need to be addressed.
- This is supposed to be a legal document, however, the construction will leave it open to potential abuse.
- Some of the Rules are wordy in description and may be better described with a diagram.
- Ensure Heritage New Zealand is substituted at all relevant locations(pg 10 is an example).
- Avoid using words such as "may" as this leads to misinterpretation. This is a policy document and "shall", "must", etc should be used.
- Provision should be made to discourage Large Vehicles travelling through shopping precincts, except where it is a State Highway and for access.

Page 24

- Height of buildings should be restricted to the same as those surrounding it. Take for example 8 Pukepapa Road, the height of this has affected the neighbouring dwellings.

Page 25

- The council are obviously trying to alter rules in order to facilitate their own development proposal on the corner of High St and Broadway..
- A policy to respect height, existing frontage/streetscape should be installed so that building owners that wish to protect their existing buildings do not have their structure compromised by adhoc development either side.

Page 28

- All policies relating to signage should be in a single section(B1.11). The current and proposed version have text relating to signage in separate sections according to use.

Page 35 & 36

- Objective 16B identifies for the protection of Heritage, however the amendments proposed call for the demolition to suit the councils own needs.
- There is no text on how the 'offsetting' will work and if it is not carefully policed large sections of heritage will be lost. I object to the council's amendment. This should be submitted to Heritage NZ for approval.



- Any demolition of heritage buildings should include replacement of the facade/elevation so that the street scene is protected. The notable features could be included in the heritage schedules.
- The council should review other council's District Plan when writing heritage policies, Ruapehu DC is a good example. Heritage NZ have written guidance.
- The overall wording, guidance and structure in policies A3-16.1 to A3-16.8 needs to be strengthened. Current wording paves the way for abuse and I suspect Heritage New Zealand will have an issue.

Page 51

- Residential Building height should be dictated by the height of neighbouring properties. Example of the 8m rule is evident is 8 Pukepapa Road. See page 72(e) where there is a restriction on relocated dwellings.

Page 58 to 61

- All text for signage should be contained here and duplicated in the sections for each land use/zone. There is a possibility that wording will get left behind.
- The table, starting on page 58, could be made more robust and have diagrams associated with it so everyone understands what they can do and there is also consistency across the district.
- A premises should not be allowed an unlimited number of signs.
- Check the English

Page 67

- Daylight setback should also include sunlight, i.e envelope created by the sun's path during the day.
- The recession plane should be 2.4m not 2m. Most local authorities work to this number.
- And all buildings, including accessory, should be included in the daylight setback rule.

Page 68 (Residential Zone)

- Building setback rule needs to respect sites where there is a ROW adjacent to habitable room with a window. Is a bathroom a habitable room?
- Again, clear diagrams should be used and on them identify what dimensions may be relaxed.

- Please note that these comments are also applicable to the other zones where there is a repeat of the wording.

Page 76

- B4.2-2 – All manufacturing should be screened from customers on H&S grounds, however how that is screened could be clear glass as that may enhance the customers' experience when visiting the business.
- Verandas – The document asks for consistency in design of verandas along the street frontage, this should be a wider policy applied to building design and massing.
- Again, clear diagrams should be inserted to give better guidance.

Page 87

- Have a single section for signage (have repeated this before). Page 95 is a similar example.

Page 91

- Dwelling Setback –will this affect bare land that already has consent?
- Surely, a minimum dimension between dwellings which could be waved subject to mutual consent would be much more appropriate?

Page 120

- Tracking Curve for Truck does not appear correct. Should also be example for Milk Tanker with Trailer etc.

Page 123

- Ruapehu District Council has a more robust statement on Historic Heritage. Has Heritage New Zealand been consulted? They have been reviewing various council's plans.

Page 138 to 142


- All the buildings described in Schedule 2CB have 'High' Local Significance as a minimum. Take for example the Plunket and Restroom which is one of only two listed in NZ.
- The schedule should be expanded to show what is protected, i.e. elevations etc.

- The schedule should be created by a 3rd party so that it cannot be influenced by the council in order to gain a material advantage.

Page 216

- Clarify definitions of habitable rooms. Then relate this back to building setback.

A handwritten signature in black ink, located at the bottom right of the page.

	Submission on a District Plan Change	Ref: Form 5, Clause 6 of the First Schedule of the RMA 1991
		Version: 1
		Issued: 29 February 2016
		Rangitikei District Council 46 High Street Private Bag 1102 Merton 4741 Tel: 06 327 0099 or 0800 422 522

RECEIVED

04 APR 2016

Section 1: Submission	
To:	Rangitikei District Council
Name of submitter:	Irene Loder

To: **KA**
File: **1-82-2-6**
Doc: **16 0130**

Section 2: This is a submission on the following proposed plan (the proposal):	
Proposed Rangitikei District Plan Change 2016	
<input checked="" type="checkbox"/> I could	<input checked="" type="checkbox"/> I could not gain an advantage in trade competition through this submission (if you could not – go to section 3)
<input type="checkbox"/> I am	<input checked="" type="checkbox"/> I am not directly affected by an effect of the subject matter of the submission that – (a) adversely affects the environment, and (b) does not relate to the trade competition or the effects of trade competition <i>/ think so!!!</i>

Section 3: The specific provisions of the proposal that my submission relates to are:	
<p>My submission is:</p> <p><input checked="" type="checkbox"/> to support <input type="checkbox"/> to oppose <input type="checkbox"/> to amend</p> <p><i>to establish a public lavatory and bus shelter on the village green, opposite the D.C. 3, S.H.I.</i></p> <p><i>ALSO – CHANGE SIGNS of entry of Mangaweka to "MANGAWEKA VILLAGE".</i></p>	


Page 1 of 2

I seek the following decision from the local authority:
<i>to construct the lavatory & bus shelter. there must already be a sewer line nearby as there is a house.</i>
<i>add "VILLAGE" TO ROAD SIGN.</i>

Section 4: Submission hearing:	
<input checked="" type="checkbox"/> I do	<input type="checkbox"/> I do not wish to be heard in support of my submission
If others make a similar submission:	
<input checked="" type="checkbox"/> I will	<input type="checkbox"/> I will not consider presenting a joint case with them at a hearing

Section 5: Signature	
Name: <i>Irene Loder</i>	<i>Irene Loder</i>
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: <i>3/4/16.</i>	

Section 6: Submitter Details	
Address: <i>P.O. Box 44 Mangaweka.</i>	
Telephone: <i>06 3825886.</i>	
Fax:	
Email: <i>fandis one @ Vodafone.co.nz</i>	
Contact person: (if other than the submitter)	

	<h2>Submission on Publicly Notified Proposal for Plan Change</h2>	Ref: Form 5, Clause 6 of the First Schedule of the RMA 1991
		Version: 1
		Issued: 29 February 2016
		Rangitikei District Council 46 High Street Private Bag 1102 Marton 4741 Tel: 06 327 0099 or 0800 422 522

RECEIVED

5 APR 2016

To.....
File.....
Doc.....

Section 1

Submission	
To:	Rangitikei District Council
Name of submitter:	<i>Lyn Watson</i>

Section 2

This is a submission on the following proposed plan (the proposal):		
Proposed Rangitikei District Plan Change 2016		
<input type="checkbox"/> I could	<input checked="" type="checkbox"/> I could not	gain an advantage in trade competition through this submission (if you could not – go to section 3)
<input checked="" type="checkbox"/> I am	<input type="checkbox"/> I am not	directly affected by an effect of the subject matter of the submission that— (a) adversely affects the environment, and (b) does not relate to the trade competition or the effects of trade competition

Section 3

The specific provisions of the proposal that my submission relates to are:			
<p><i>① See map attached.</i></p> <p><i>② But also there needs to be a toilet facility for public use.</i></p>			
My submission is:	<input type="checkbox"/> to support	<input type="checkbox"/> to oppose	<input checked="" type="checkbox"/> to amend
<p><i>what you are suggesting to (for me) that, that already is – see map.</i></p>			

I seek the following decision from the local authority:

Section 4

Submission hearing:

☒ I do

☐ I do not

wish to be heard in support of my 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:

Lyn Watson



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:

3-4-2016

Section 6

Submitter Details

Address:

P.O Box 41
Mangaweka 4746.

Telephone:

06 3825 799.

Fax:

Email:

Contact person:

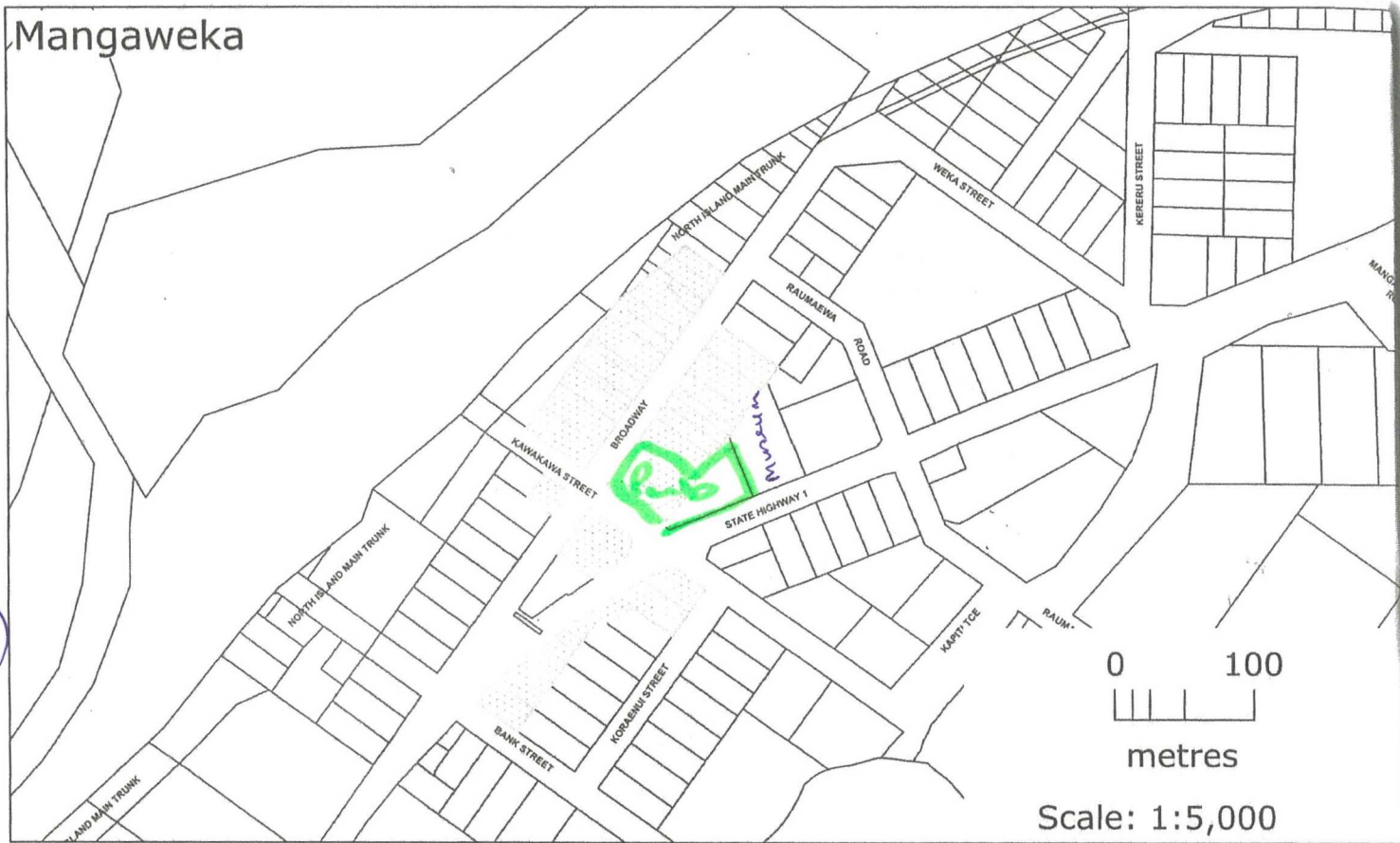
(if other than the submitter)

Pub

①

There is a plan ~~been~~ already submitted + approved for this site to be changed from 3 lots to 2 lots and both are ~~residential~~ commercial. (!!)
Lyn Watson

Mangaweka



Rangitikei
UNUSUALLY...

Proposed District Plan Change
February 2016
Mapsheet 1 of 3

1999 * Rural Settlement * → In previous

Land Parcel



Existing Zones


Residential

Rural (no colour)

Increase
Flexibility for Re

Richard

06 3825774

	<h2>Submission on Publicly Notified Proposal for Plan Change</h2>	Ref: Form 5, Clause 6 of the First Schedule of the RMA 1991
		Version: 1
		Issued: 29 February 2016
		Rangitikei District Council 46 High Street Private Bag 1102 Marton 4741 Tel: 06 327 0099 or 0800 422 522

RECEIVED

- 5 APR 2016

To:
File:
Doc:

Section 1	
Submission	
To:	Rangitikei District Council
Name of submitter:	<i>Lyn Watson</i>

Section 2		
This is a submission on the following proposed plan (the proposal):		
Proposed Rangitikei District Plan Change 2016		
<input checked="" type="checkbox"/> I could	<input checked="" type="checkbox"/> I could not	gain an advantage in trade competition through this submission (if you could not – go to section 3)
<input checked="" type="checkbox"/> I am	<input type="checkbox"/> I am not	
		directly affected by an effect of the subject matter of the submission that— (a) adversely affects the environment, and (b) does not relate to the trade competition or the effects of trade competition

Section 3			
The specific provisions of the proposal that my submission relates to are:			
<i>that Mangaweka be settled " Mangaweka Village</i>			
My submission is:	<input type="checkbox"/> to support	<input type="checkbox"/> to oppose	<input checked="" type="checkbox"/> to amend

011

I seek the following decision from the local authority:

Section 4

Submission hearing:

☐ I do ☐ I do not wish to be heard in support of my 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:

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)

	<h2 style="color: blue;">Submission on Publicly Notified Proposal for Plan Change</h2>	Ref: Form 5, Clause 6 of the First Schedule of the RMA 1991
		Version: 1
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		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:	GARY THOMAS

Section 2

This is a submission on the following proposed plan (the proposal):		
Proposed Rangitikei District Plan Change 2016		
<input type="checkbox"/> I could	<input type="checkbox"/> I could not	gain an advantage in trade competition through this submission (if you could not – go to section 3)
<input type="checkbox"/> I am	<input type="checkbox"/> I am not	directly affected by an effect of the subject matter of the submission that— (a) adversely affects the environment, and (b) does not relate to the trade competition or the effects of trade competition

I AM A LOCAL ACCOUNTANT, RESIDENT IN WEST TAIHAPE AND INTERESTED IN TAIHAPE

Section 3

The specific provisions of the proposal that my submission relates to are:			
My submission is:	<input type="checkbox"/> to support	<input type="checkbox"/> to oppose	<input checked="" type="checkbox"/> to amend

I seek the following decision from the local authority:

1. Refer to the area as West Taihape
2. Commitment to maintain clear drains and waterways in the West Taihape Zone +A
3. Repair water supply leaks to improve its image immediately.
4. Actively reduce the zone where practical
5. Clear any positive announcements as to the current position of the zone. (Then the public can make their own informed judgement)

Section 4

Submission hearing:

☒ I do ☐ I do not wish to be heard in support of my 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:

GARY EDWARD THOMAS

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:

4th April 2016

Section 6

Submitter Details

Address:

P.O. BOX 181
TAIHAPE

Telephone:

06) 388 0666

Fax:

06) 388 0683

Email:

Contact person:
(if other than the submitter)



Submission on Publicly Notified Proposal for Plan Change

Ref: Form 5, Clause 6 of the First
Schedule of the RMA 1991

Version: 1

Issued: 29 February 2016

Rangitikei District Council

46 High Street

Private Bag 1102

Marton 4741

Tel: 06 327 0099 or 0800 422 522

Section 1

RECEIVED

Submission

04 APR 2016

To: Rangitikei District Council

To: *KA*

Name of submitter:

G.V. Calkin

File: *1-P-2-6*

Doc: *16 0134*

Section 2

This is a submission on the following proposed plan (the proposal):

Proposed Rangitikei District Plan Change 2016

<input type="checkbox"/> I could	<input checked="" type="checkbox"/> I could not	gain an advantage in trade competition through this submission (if you could not – go to section 3)
<input type="checkbox"/> I am	<input checked="" type="checkbox"/> I am not	directly affected by an effect of the subject matter of the submission that— (a) adversely affects the environment, and (b) does not relate to the trade competition or the effects of trade competition

Section 3

The specific provisions of the proposal that my submission relates to are:

*Residential Zone - Building Setback
B 2.2*

My submission is:

☐ to support

☒ to oppose

☒ to amend

Submission Attached.

I seek the following decision from the local authority:

To amend the 3m Setback - too restrictive

Section 4

Submission hearing:

☐ I do ☒ I do not wish to be heard in support of my 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: G.V. Calkin.

Graham V. Calkin

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: 4.4.2016

Section 6

Submitter Details

Address: 49 Harris St

Matton 4710

Telephone:

06 327 8440

Fax:

Email:

Calkin 49 @ xtra.co.nz

Contact person:
(if other than the submitter)

Graham Calkin



Submission on Publicly Notified Proposal for Plan Change

Ref: Form 5, Clause 6 of the First
Schedule of the RMA 1991

Version: 1

Issued: 29 February 2016

Rangitikei District Council
46 High Street
Private Bag 1102
Marton 4741
Tel: 06 327 0099 or 0800 422 522

Section 1

RECEIVED

Submission

04 APR 2016

To: Rangitikei District Council

To: KC
File: 1-P-2-6
Doc: 16 0135

Name of submitter:

G.V. Talker

Section 2

This is a submission on the following proposed plan (the proposal):

Proposed Rangitikei District Plan Change 2016

<input type="checkbox"/> I could	<input checked="" type="checkbox"/> I could not	gain an advantage in trade competition through this submission (if you could not – go to section 3)
<input type="checkbox"/> I am	<input checked="" type="checkbox"/> I am not	directly affected by an effect of the subject matter of the submission that— (a) adversely affects the environment, and (b) does not relate to the trade competition or the effects of trade competition

Section 3

The specific provisions of the proposal that my submission relates to are:

Rural Zone B2.2 Dwelling Setback

My submission is:

☐ to support

☒ to oppose

☒ to amend

Submission Attached.

I seek the following decision from the local authority:

To amend the zones back to 5m only

Section 4

Submission hearing:

☐ I do ☒ I do not wish to be heard in support of my 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:

G.V. Calkin

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

Graham V. Calkin

Date:

4.4.2016

Section 6

Submitter Details

Address:

49 Harris St
Merton 4710

Telephone:

327 8440

Fax:

Email:

calkin49@xtra.co.nz

Contact person:
(if other than the submitter)

Graham Calkin

My Submission relates to the Rural Zone

B6.2.2 Dwelling Setback

I do not agree with 6.2 (a) – sites that contain 5000m Sq or more – all dwellings must not be located any closer than 20m from any side and rear boundaries.

I can understand that if you are building a new dwelling then the rule should apply, but if you are only adding on to the existing the rule should read 5m – not the 20m as proposed. This rule seems to me to be too restrictive and is only a money gathering exercise for the Council with a Resource Consent required to cover the works.

I would have thought that the Council should be making it easier for the people to do the said works.

Surely this would be much better than being so restrictive, would also make for progress in the district.

4 April 2016

RECEIVED

01 APR 2016

To: KC
File: 1-PL-2-6 File ref: RAI 0404
Doc: 16-0136 2016
LT: PAT

Proposed District Plan Change 2016
Rangitikei District Council
Private Bag 1102
MARTON 4741



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 Sir/ Madam

PROPOSED RANGITIKEI DISTRICT PLAN CHANGE 2016

Please find attached Horizons Regional Council's (Horizons) submission on the above plan change. Horizons wishes to be heard in support of this submission.

We welcome the opportunity to work with your Council to resolve or narrow any issues prior to the Hearing, either informally at officer level, or through a pre-hearing process.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Lisa Thomas'.

Lisa Thomas
COORDINATOR DISTRICT ADVICE

Encls: Submission on Proposed District Plan Change 2016

Kairanga

Marton

Palmerston North

Taihape

Taumarunui

Wanganui

Woodville

015

Submission on the Proposed Rangitikei District Plan Changes 2016

To: Rangitikei District Council
46 High Street
Private Bag 1102
MARTON 4741

From: Manawatu-Whanganui Regional Council (Horizons)
Private Bag 11025
Manawatu Mail Centre
PALMERSTON NORTH 4442

1. Thank you for the opportunity to submit on the Proposed Rangitikei District Plan Changes 2016. Our submission points are detailed below, along with the decisions sought from the Rangitikei District Council (RDC).
2. Horizons could not gain an advantage in trade competition through this submission.
3. Horizons wishes to be heard in support of this submission. If others make a similar submission we would be willing to consider presenting a joint case with them to any hearing.
4. We welcome any opportunity to attend informal or formal pre-hearing meetings with RDC and other parties to discuss points of contention.
5. Horizons staff met with RDC's Planner and Consultant Planner on the 4th of February 2016. At the meeting we discussed a number of matters relating to this plan change and were satisfied that the approach being taken is generally well aligned with the policy framework of the One Plan. Overall, we are supportive of this Plan Change. In particular, we support the intent of this plan change to increase economic development within the Rangitikei District through removing real and perceived barriers, while ensuring that this occurs in a sustainable way. The following submission is focused on any matters that require further discussion to ensure alignment with the objectives, policies and rules of the One Plan.

Introduction to the District Plan

6. We note that this plan change proposes to make new or relocated dwellings in the Taihape West Slip zone a non-complying activity. Consequential amendments are required to the last paragraph of the introduction (page 5) to remove references to the highest activity class in the Rangitikei District Plan being "Discretionary." Similarly, the first paragraph under the header "Classes of activities" is missing reference to non-complying activities as a class of activity that is defined in the District Plan.

Part A – Issues, Objectives and Policies

A4 Hazards

7. Horizons supports proposed new Policy A4-17.8, which seeks to avoid new habitable buildings or a significant increase in the floor area of existing habitable buildings within the Taihape West Slip Zone. This policy is consistent with One Plan Objective 9-1 and Policy 9-1(c)(i), and gives effect to One Plan Policy 9-4(a).

Decision sought

- That Policy A4-17.8 be retained as drafted in the proposed plan change.

Part B – Rules

B2 Residential Zone

8. Horizons generally supports proposed Rule B2 k) that makes retail activities in residentially zoned properties in Scotts Ferry, Koitiata, Turakina, Mangaweka, Utiku, Ohingaiti and Mataroa a permitted activity. A number of properties in these villages are known to be at risk of natural hazards, particularly flooding. It is our understanding that where such properties are known to be at risk of flood, they will be subject to additional rules in section B8 of the plan. We are therefore satisfied that natural hazard risk will be adequately considered for new activities, particularly if new buildings are proposed.

Decision sought

- That clause k) of Rule B2 be retained as drafted in the proposed plan change.

B4 Commercial Zone

9. Horizons supports the proposed changes to clause h) of the Commercial Zone Permitted Activities. We note that buildings that are at risk of inundation in a 0.5% AEP flood event will be subject to the additional rules in Section B8 of the Plan. Rule B8.1-1 does not differentiate between residential and commercial buildings, but requires that all habitable buildings have a finished floor level that includes 500mm of freeboard above the 0.5% AEP (1 in 200 year) flood surface. This is a higher standard of flood protection than the 300mm of freeboard that Horizons would normally recommend for new commercial buildings, in accordance with NZS4404:2010. However, given that the proposed plan change facilitates the conversion of commercial buildings for residential activities, we consider the freeboard requirements of Rule B8.1-1 to be appropriate. If all new habitable buildings and extensions are built with 500mm of freeboard above the 0.5% AEP (1 in 200 year) flood level, this will avoid situations where buildings have sufficient freeboard for commercial activities, but insufficient freeboard for a change in use to residential activities.

B6 – Rural Living Zone

10. We do not wish to make any comments on the proposed changes to the permitted activity standards for the Rural Living Zone. However, we note that the existing permitted activity standards for dwelling setback and maximum number of dwellings per site in the Rural Living Zone differ depending on whether the site contains less than 5,000m² or more than 5,000m². Clause (e)(i) of One Plan Rule 14-4 specifies a minimum lot size requirement of 5,000m² for properties created by subdivision after the rule became operative (31st August 2012), or 2,500m² for properties that existed at the date the rule became operative. New houses on undersized properties will require a discharge permit from Horizons for their on-site wastewater disposal system.
11. We think it would benefit plan users if an advice note were added beneath permitted activity standard B6.3 encouraging plan users to consult with Horizons to identify any additional requirements, including any resource consents that may be required.

Decision Sought

- That an advice note be added beneath permitted activity standard B6.3. Possible wording is as follows:
Note: Plan users are encouraged to consult with the Regional Council regarding any additional regional rules and standards that may apply, including requirements for onsite wastewater discharges.

B7 – Rural Zone

12. Residential activities and relocated dwellings are permitted in the Rural Zone (B7). However, as with the Rural Living Zone, there are other requirements within the One Plan that may be of relevance to plan users, such as our on-site wastewater rules. It is

therefore recommended that an advice note be added beneath the list of permitted activities in the Rural Zone referring plan users to Horizons' requirements, including rules for on-site wastewater disposal.

Decision Sought

- That an advice note be added beneath the list of permitted activities in B7. Possible wording is as follows:

Note: Plan users are encouraged to consult with the Regional Council regarding any additional regional rules and standards that may apply, including requirements for onsite wastewater discharges.

B8 – Natural Hazards

One Plan Policy Context for Flood Hazard

13. One Plan Policy 9-2 generally discourages new habitable buildings or major extensions to existing habitable buildings in areas that are likely to be inundated during a 0.5% AEP (1 in 200 year) flood event. Where the flood hazard cannot be avoided, Horizons recommends that the risk be mitigated. Flood mitigation includes having a finished floor level that includes reasonable freeboard above the 1 in 200 year flood surface, and ensuring that there is safe access to and from the property during a flood event. This freeboard requirement is to account for factors which cannot be included in the model, such as waves and debris effects.
14. For residential buildings "reasonable freeboard" is deemed to be 500mm above the 200 year flood surface. For commercial buildings, 300mm of freeboard above the 200 year flood surface is deemed sufficient (however, note our comments in paragraph 9 above regarding change in use). These recommendations are consistent with NZS4404:2010.
15. Horizons supports minor extensions that do not include habitable rooms (such as a bedroom or study) being constructed at the same floor level as the existing house. This is because the focus of the One Plan objectives and policies is to ensure that new buildings and activities do not result in an increase in the level of risk to people, property and infrastructure from flood hazard. As minor extensions do not involve additional habitable rooms, they are unlikely to result in more people occupying a residence and are therefore not seen as increasing the level of risk from flood hazard.
16. One Plan Policy 9-2 specifically excludes non-habitable structures on production land from having to mitigate flood hazard. However, for non-habitable buildings within flood flow paths, we consider potential diversion of floodwaters onto neighbouring properties and potential effects on flood levels at nearby residential buildings when providing advice.
17. For pragmatic reasons, we generally do not recommend that non-habitable structures in urban areas, such as detached garages, have a finished floor level that is elevated above the 200 year flood surface. This is on the proviso that the applicant accepts that the building may flood on occasion and considers any insurance implications. Consideration is also given to whether the garage is likely to divert flood waters onto other properties or towards habitable buildings. For non-habitable buildings with floor levels lower than the flood level, we recommend that any electrics are installed at least 200mm above the 200 year flood surface. We also recommend that any hazardous substances are located on secured cabinets above the 200 year flood surface.

Comments on Proposed Plan Change Provisions

Advice Notes

18. Horizons supports the first advice note listed in Section B8 in part. We understand that this note has been added because the liquefaction, ground shaking, landslide and active fault line information has been removed from the District Plan Maps. We consider that this advice note will benefit plan users by alerting them to the fact that additional information is available that is not shown in the District Plan. This will provide an opportunity for RDC to communicate this additional hazard information in a way that is sensitive to its level of accuracy.
19. As much of this hazard information was sourced from Horizons, we may be able to assist in ensuring that it is properly communicated to plan users. We therefore recommend that the second sentence of this advice note be amended to also make reference to Horizons or the Regional Council as a source of additional hazard information that may be of relevance to a property.
20. Horizons supports the second advice note listed in Section B8. While the proposed District Plan maps include the best flood information currently available for RDC, Horizons is continually updating its flood hazard information. In addition to modelling new areas, Horizons assists RDC by undertaking site-specific flood assessments at a property-scale. New flood hazard information is only able to be added to the District Plan maps through a Plan Change.
21. The definitions of Natural Hazard Area 1 and 2 refer to land at risk of inundation in a 0.5% AEP flood event. As the definitions have precedence over the mapped hazard areas (as noted in the second advice note at the start of Section B8), this will enable consideration of new flood hazard information held by Horizons prior to it being visually represented on the District Planning Maps. This approach aligns well with One Plan Policy 9-2 and will ensure that all new development appropriately avoids or mitigates flood risk.

Decisions sought

- That the first advice note in Section B8 be amended as follows (additions underlined):

NOTE: there may be natural hazards affecting properties that are not included in the District Plan. Please consult Rangitikei District Council and the Regional Council for additional hazard information.

- That the second advice note in Section B8 be retained as drafted in the Proposed Plan Change.

Permitted Activity Standards

22. Horizons supports the proposed changes to permitted activity standard B8.1-1 in part. The proposed changes remove unnecessary consenting requirements for non-habitable structures. However, as this rule references all house extensions, the floor level requirements are more restrictive than Horizons recommends when commenting on consent applications lodged with RDC.
23. If RDC wishes to better align Rule B8.1-1 with how Horizons implements One Plan Policy 9-2 in practice, then an additional amendment could be made to this rule so that it only refers to “habitable buildings and major extensions.” However, changes would also likely be needed to the definition of “habitable room” to exclude utility rooms such

as kitchens and bathrooms. A new definition of “major extension” would also be needed that refers to extensions that include habitable rooms. Alternatively, it may be possible to just amend the definition of “habitable room” to specifically exclude utility rooms from having to comply with the floor level requirements in Natural Hazard Area 2, as has been done in relation to the separation distance rule for the Residential Zone.

24. It is also not clear whether the floor level requirements of Rule B8.1-1 apply to commercial buildings. For clarity, we recommend the inclusion of an additional permitted activity standard that requires new commercial buildings, and extensions that involve occupied work space, to have a finished floor level that avoids any inundation during a 0.5% AEP (1 in 200 year) flood event, including 300mm of freeboard.
25. Horizons supports permitted activity standard B8.1-2 and requests that it be retained as drafted in the plan change. This permitted activity standard is considered to give effect to One Plan Policy 9-2(d)(iii), (iv) and (vi).

Decisions sought

- That consideration be given to amending standard B8.1-1 as follows:

In Natural Hazard Area 2 (Flooding), any new habitable building, structure or major extension must meet the minimum floor height levels to avoid any inundation during a 0.5% AEP (1 in 200 year) flood event, including 500mm freeboard.

AND

That a new definition of “major extension” is added. Possible wording is as follows:

“Major extension means an extension that includes habitable rooms such as a bedroom, study or office but does not include a new or extended living area.”

OR

That the definition of “habitable room” be amended as follows (refer to highlighting and the footnote below):

Habitable Room means any living or sleeping area in a dwelling, visitor accommodation, or marae, any teaching area in an educational institution, and any recovery room in a hospital. Utility rooms such as kitchens and bathrooms are included except in relation to the separation distance rule for the Residential Zone, the floor level requirements in Permitted Activity Standard B8.1-1 and the additions to habitable buildings in Permitted Activity Standard B8.2-2.¹

¹ The highlighted part of this definition is our decision sought in relation to extensions in the Natural Hazard Area 2 (Flooding). The second part of this sentence refers to our decision sought in relation to extensions to habitable buildings in the Taihape West Slip Zone (refer to Page10). We have included both requested changes to this definition together to avoid confusion.

- That an additional permitted activity standard be added under B8.1-2. Possible wording is as follows:

In Natural Hazard Area 2 (Flooding), any new commercial building, or extension to an existing building that involves occupied work space, must meet the minimum floor height levels to avoid any inundation during a 0.5% AEP (1 in 200 year) flood event, including 300mm freeboard.

- That Permitted Activity Standard B8.1-2 be retained as drafted in the proposed plan change.

Refined Flood Mapping

Horizons' Hazard Mapping Project

26. Horizons' Long Term Plan 2015-25 includes a \$1.48 million capital project to upgrade our flood plain mapping and earthquake risk information. The purpose of this project is to build on our current hazard information in priority areas to aid more accurate decision-making. The upgrade of the indicative flood hazard information is one of the key outputs of this project. This financial year (2015-16) we have commissioned the acquisition of large areas of digital elevation information using LiDAR (Light Detection and Ranging). This elevation information will be used to review the indicative flood hazard layer.
27. The review of the indicative flood information for the region will be spread across years 2-5 (2016-17 to 2019-20) of the current Long Term Plan. Once the digital elevation information has been acquired, this can be used to refine the indicative flood information for waterways throughout the Rangitikei District. The new indicative flood hazard information will also be used by Horizons when providing information and advice on development proposals to RDC and the public.

Representation of Hazard Zones on the Planning Maps

28. Horizons supports the proposed changes to the District Plan maps to differentiate between modelled and indicative flood hazard information through use of different colours. Horizons holds 0.5% AEP (1 in 200 year) flood modelling for the Tutaenui Stream where it passes through Bulls and Marton. This modelling has a high level of accuracy and can be relied on when setting finished floor levels for new habitable buildings and extensions. However, Horizons' indicative flood information, like that shown around the Porewa Stream in Hunterville and for the Rangitikei River immediately to the south of Bulls, cannot be relied on for setting finished floor levels but is used as a trigger for a site-specific assessment of flood risk by Horizons' Design Engineers. The use of different colours is useful for highlighting the different level of confidence we have over the information and the different way the information should be applied in relation to development proposals.

Flood Mapping for Bulls

29. The s32 Report states that the flood mapping for Bulls has been refined alongside the Rangitikei River. Except for the proposed colour change, the Hazard 1 Zone alongside the Rangitikei River to the south of Bulls does not appear to have been significantly altered. It has to be appreciated that the Rangitikei River will be crossing Bridge Street with a significant velocity in places in major floods (for example a 0.5% AEP flood event).

30. Horizons' Manager Investigations and Design has previously calculated the 0.5% AEP (1 in 200 year) flood surface for the Rangitikei River at Bridge Street, Bulls as 43.1m relative to the Wellington Vertical Datum, 1953 (WVD). These calculations were done to inform building consent applications lodged with RDC. This flood surface information was provided to RDC on the 23rd of February 2016. We suggested that the indicative flood hazard information for the Rangitikei River could be refined using this calculated flood level at Bridge Street and Horizons' digital elevation information, a copy of which is held by RDC. The zone boundary at Bridge Street would then be at the 43.1m contour (WVD).
31. The flood surface slopes in the downstream (western) direction and, for example, the zone boundary should be the 41.8m contour (WVD) at Horizons Rangitikei River Cross-section 21.52km. This cross-section is located at the upstream (eastern) of the Waste Water Treatment Plant Ponds. The zone boundary should be at the 42.5m contour at the intervening Horizons Rangitikei River Cross-section 21.94km. This information was provided to RDC's Utility Manager on 5 July 2013 in relation to an enquiry on flood levels at the Water and Wastewater Treatment Plants. A copy of this email correspondence and its attached cross-sections are enclosed as Annex A to this submission. This hazard zone would then be the best approximation of the 0.5% AEP flood extent for the Rangitikei River in Bulls. If the Rangitikei River hazard zone does not correspond to the abovementioned levels, then we recommend that it be amended to do so.
32. Horizons supports the removal of the stormwater flooding overlay through the northern part of Bulls in part. Horizons' indicative flood information shows some flooding in this general area. Through past correspondence with RDC, we understand that Horizons' indicative flood information was modified by RDC prior to being incorporated into the current District Plan based on local knowledge of past flooding. We also understand that this flooding is a result of overland stormwater flow paths, not flooding from rivers or streams.
33. Horizons does not hold any information on this stormwater overlay, as the management of stormwater is the responsibility of RDC. However, we would suggest that if there are known flooding issues in this area, then this risk still needs to be considered when setting finished floor levels for new dwellings, in accordance with the Building Act 2004. RDC's Stormwater Asset Engineer would be best placed to advise on how high buildings in this area should be raised.
34. We agree that this area needs to be treated differently from other areas that are known to be at risk of flooding from rivers and streams. However, we see value in retaining this information in some form so that plan users are aware that this area is at risk of flood during high localised rainfall events. If the Hazard 1 Zone information is to be removed from the planning maps, then we suggest that RDC consider an alternative mechanism for ensuring that new houses in this area appropriately mitigate the flood risk of this overland stormwater flow path. Options may include providing this information on LIM reports, and imposing a minimum floor level requirement on new Certificates of Title.
35. Horizons supports the retention of the Hazard 1 and 2 zoning associated with the Tutaenui Stream through Bulls and requests that these be retained without modification. These zones are based on the best information currently held by Horizons. Horizons has scheduled a review of the Tutaenui 0.5% AEP flood model. This review involves the entire catchment up to the headwaters and may be completed this financial year. Once available, this new modelled information will be provided to RDC and may be used to inform new developments in this area.

Flood Mapping for Hunterville

36. The Porewa Stream is managed by Horizons as part of a flood control and drainage scheme. There are a series of flood detention dams on the Porewa Stream that provide flood protection to Hunterville in events up to a 25-30 year return period. In flood events that exceed the design capacity of the flood detention dams (such as a 0.5% AEP event), then the dams detention capabilities may be markedly reduced (as they will likely be full and the spillways operating) and we would still expect some significant flooding to occur in the Hunterville Township.
37. We note that the indicative flood information for the Porewa Stream has been refined in the proposed maps to be less extensive than the current extent in the operative District Planning Maps. As Horizons does not currently hold any modelled flood information for this location, we cannot confirm whether the proposed changes are a better representation of the actual flood risk or not. The s32 Report does not include any information on the methodology used to refine the indicative flood hazard information for the Porewa Stream through Hunterville. We are therefore unable to comment on the suitability of this method for refining the hazard zone. We would recommend that any deletion of previously defined floodable areas be only based on robust information.
38. Modelling for a 0.5% AEP flood event in the Porewa Stream is scheduled for year 7 (2020-21) of the current Long Term Plan. Once this flood modelling has been completed, it will replace the indicative flood hazard information in this location. The modelled information will be used for calculating finished floor levels above the 200 year flood surface and will negate the need to do site-specific assessments of flood risk.

Decisions sought

- That the overland stormwater flow path through Bulls be removed from the Planning Maps, as shown.
- That the Hazard 1 and 2 zoning associated with the Tutaenui Stream through Bulls be retained without modification.
- That the Hazard 1 Zone for the Rangitikei River to the south of Bulls be refined so that its boundary is the 43.1m contour (Wellington Vertical Datum, 1953) at Bridge Street and be accurately defined for the slope in flood surface level to the 41.8m contour at Horizons Rangitikei River Cross-Section 21.52km - located at the upstream (eastern) of the Waste Water Treatment Plant Ponds. The zone boundary should be at the 42.5m contour at the intervening Horizons Rangitikei River Cross-section 21.94km.
- That more information be provided on the methodology used to refine the flood hazard zone (based on Horizons indicative flood hazard information) through Hunterville. That any deletion of floodable areas in the current extent in the operative District Planning Maps be only based on robust information.

One Plan Policy Context for Other Natural Hazards

39. The overarching objective for the natural hazards section of the One Plan is to ensure that *“the adverse effects of natural hazard events on people, property, infrastructure and the wellbeing of communities are avoided or mitigated”* (Objective 9-1).

40. One Plan Policy 9-4 sets up the general management regime for other types of natural hazards. Hazard avoidance is preferred to hazard mitigation because of the impacts on human life, property and infrastructure. Avoiding all hazards is difficult, however, because of their infrequency and the widespread nature of their effects. Horizons does not currently hold hazard information at a scale that is appropriate for application at the site-specific scale. Current and future research will enable better future planning.
41. One Plan Policy 9-5 seeks to ensure that the implications of climate change are considered as appropriate. Due to limited knowledge of the influence climate change may have on some natural hazard events, a precautionary approach to establishing or intensifying land use activities in areas potentially subject to natural hazards is needed.

Comments on Plan Change Provisions for Other Natural Hazards

Taihape West Slip Zone

42. We note that the proposed changes to Permitted Activity Standards B8.2-1 and B8.2-2 permit new non-habitable buildings, extensions to existing non-habitable buildings and additions to existing habitable buildings, providing the gross floor area of the new building or extension does not exceed 40 square metres. This approach is generally consistent with One Plan Policy 9-4 as by limiting the size of new buildings, potential effects of hazard events on buildings will also be limited. The proposed provisions also allow for improvements in residential amenity for those residents who live in the Taihape West Slip Zone, which will improve their wellbeing.
43. However, if the extension to a habitable building that is provided for by B8.2-2 involves a new habitable room such as a bedroom, office or study, it could facilitate more people living at the residence. This would be discouraged by Horizons as it would place more people at risk of a known natural hazard (landslide), which is inconsistent with One Plan Objective 9-1 and clause (a) of Policy 9-4.
44. Also, if residents undertake multiple extensions on the same property, this would lead to a cumulative increase in floor area which would not be supported by Horizons. We therefore recommend that a condition of granting a building consent for an extension within the Taihape West Slip Area be a Consent Notice placed on the title, restricting any future building works.
45. We recommend that Permitted Activity Standard B8.2-2 be amended to refer only to minor extensions that do not increase the number of habitable rooms in the dwelling for the reasons outlined in paragraph 43 above. As discussed in paragraph 233, the current District Plan definition of "habitable room" includes utility rooms such as kitchens and bathrooms; consequential amendments would be required to this definition to specifically exclude utility rooms from having to meet Standard B8.2-2.
46. Horizons supports new Discretionary Activity Rule B8.7-5 in part. Large extensions will likely involve additional habitable rooms which would place more people at risk of landslide hazard. Making such an activity discretionary means that RDC has sufficient scope to decline an application if it does not appropriately avoid or mitigate the natural hazard risk. We therefore support the proposal to make large additions to existing habitable buildings a discretionary activity.
47. Should RDC accept our recommendation to alter Permitted Activity Standard B8.2-2 to only refer to extensions that do not involve habitable rooms, consequential amendments will be required to Rule B8.7-5 to only refer to additions that include habitable rooms. Large non-habitable extensions should also be discouraged given the known landslide

risk. Reference to 40 square metres could therefore be retained in relation to non-habitable extensions.

48. Horizons supports proposed new rule B8.7-6 and requests that it be retained as drafted in the proposed plan change. Given the level of risk to people, property and infrastructure from landslide hazard, we consider the non-complying activity status proposed for new or relocated dwellings in this zone appropriate.

Decisions sought

- That Permitted Activity Standard B8.2-2 be amended to refer only to extensions that do not increase the number of habitable rooms, as follows:

“Any addition to a habitable building not exceeding a gross floor area of 40 square metres and providing it does not result in an increase in the number of habitable rooms.”

AND

That the definition of “habitable room” be amended as follows (refer to highlighting and the footnote):

Habitable Room means any living or sleeping area in a dwelling, visitor accommodation, or marae, any teaching area in an educational institution, and any recovery room in a hospital. Utility rooms such as kitchens and bathrooms are included except in relation to the separation distance rule for the Residential Zone, the floor level requirements in Permitted Activity Standard B8.1-1² and the additions to habitable buildings in Permitted Activity Standard B8.2-2.

- That assurance be given that a condition of granting a building consent for an extension within the Taihape West Slip Area will be a notice on the Certificate of Title, restricting any future building works.
- That Proposed Rule B8.7-5 be retained subject to the following additions:

In the Taihape West Slip Zone, additions to habitable buildings that involve habitable rooms, or non-habitable extensions that exceed 40 square metres.

- That proposed Rule B8.7-6 be retained as drafted in the proposed plan change.

Landslide, Ground Shaking and Liquefaction Hazards

49. Horizons supports the deletion of Permitted Activity Standards B8.3, B8.4 and B8.5 – provisions relating to properties in the Landslide, Ground Shaking and Liquefaction and Active Fault Hazard Areas 1 and 2. We also support the deletion of these hazard zones from the District Plan Maps. We understand that these hazard layers were added to the District Plan during the last District Plan Review in 2010.

² The first part of this requested change repeats those changes sought in relation to habitable extensions within the Natural Hazard Area 2 (flooding) on page 5. The highlighted part is our decision sought in relation to extensions to habitable buildings in the Taihape West Slip Zone.

50. Paragraphs 6.6 and 6.7 of the s42A report prepared by Rebecca Tayler for the natural hazards part of the Rangitikei District Plan review in 2010 stated that:

"The maps cannot be relied upon at an individual property level, and are included in the proposed Plan to allow plan users to be able to identify if their proposed development is likely to be affected by a known natural hazard. It was expected that further data would be sought from Horizons Regional Council for any property that was within these mapped areas.

The scale at which the maps were developed was to be consistent with the zoning maps, however, this has resulted in questions being raised about individual properties in the context of local knowledge – for example, sites that may contain an elevated platform or undulation, which would clearly not be flood prone. A scale of 1:50,000 may be more appropriate, as the map would then provide indicative data, which would then trigger further information to be sought. The maps are not designed to be definitive at the property level."

51. The Decisions Report of the Hearings Commissioners (Andrew Watson, Les Simmons and Mick Lester) dated 10 October 2010 states that:

We concur with the Officer's comments that the maps are meant to be indicative of natural hazard zones and are not intended to enable site specific definition. We have therefore recommended changes that consider the effects of development, rather than certain activities in relation to natural hazards, and have made the consequential amendments to the PDP.

52. It is clear from paragraphs 50 and 51 above that the landslide, ground shaking and liquefaction and active fault information was never intended to be applied at a property scale. We consider the accuracy of the information to be too low to be included in the District Plan Maps and to guide development at a property scale. In the absence of new information that is considered sufficiently accurate at a property scale, we support the removal of these hazard zones from the Planning Maps on the proviso that this hazard information is made available to plan users in Land Information Memorandum (LIM) Reports and in response to other information requests.

53. In a letter to RDC's Chief Executive on the 2nd of December 2013, Horizons' Coordinator District Advice provided the following advice in relation to use of this hazard information in LIMs. This advice is still considered valid:

While we support this information being used in LIMs we consider that more explanation should be provided around the level of certainty placed on this information when it is given out to the public, as per the advice of the Hearings Commissioners. The "landslide incidents" layer is a record of historical landslides and does not necessarily represent current landslide risk. The liquefaction information in the Lifelines Report is at a Regional Scale and may not be accurate at a local scale. That said, these hazard layers are particularly suitable for use as a "trigger" for identifying areas with potential instability or liquefaction risk, particularly in relation to new developments.

54. Horizons will be acquiring new, more accurate, hazard information over time as part of the Hazard Mapping Project. Scheduled projects include a seismic study for Marton in Year 3 (2017-18) and a seismic study for Bulls in Year 4 (2018-19). Once this new

seismic information is available it will be shared with the Rangitikei District Council and may be incorporated into the District Plan as part of a future Plan Change.

Decisions Sought

- That Permitted Activity Standards B8.3, B8.4 and B8.5 be deleted as proposed in the plan change.
- That the liquefaction, ground shaking, landslide and active fault hazard zones be removed from the Planning Maps, providing that this information is still made available to plan users in Land Information Memorandum (LIM) Reports and in response to other information requests.

If you have any questions regarding this submission please contact me by email at Lisa.Thomas@horizons.govt.nz

Yours sincerely



Lisa Thomas
COORDINATOR DISTRICT ADVICE

Encls: Annex A – Copy of email correspondence to RDC regarding Rangitikei River flood levels at Bulls WTP and WWTP

Lisa Thomas

To: Mike Fletcher
Cc: Colin Anderson; Barry Goodwin; Allan Cook; Rachel Pedley; Wayne Spencer
Subject: Bulls WTP & WWTP Flood Levels
Attachments: Bulls-20130705-Sewerage Ponds-Sections 21.13 to 22.33.doc

File: RAI 0202, RAI 0204, PRD 528
Date: 5 July 2013

Bulls WTP & WWTP Flood Levels

Hi Mike,

Attached are the flood levels and cross-sections from Bulls Bridge to the Riverlands site. This includes data for all four cross-sections 21.13, 21.52, 21.94 and 22.33km. Please note cross-section 21.94 does not extend far onto the true right bank, but between all this data I hope it gives an adequate picture.

Peter Blackwood

From: Mike Fletcher [<mailto:Mike.Fletcher@mdc.govt.nz>]
Sent: Tuesday, 2 July 2013 10:03 a.m.
To: Peter Blackwood
Cc: Colin Anderson
Subject: Bulls WTP & WWTP Flood Levels

Peter,

As discussed our Utility Manager is interested in the flood risk to the Bulls WTP as well as the WWTP and whether a stop bank might be a more cost-effective solution to protecting RDC's critical infrastructure as well as the other commercial properties in this area.

Could you please provide flood levels for cross sections from upstream of the Bulls Bridge to the section downstream of the Riverlands meat works.

Regards,

MIKE FLETCHER | Project Manager |
| Manawatu District Council | Private Bag 10001 | Feilding 4743 |
| P: 06 323 0000 | F: 06 323 0822 | www.mdc.govt.nz |

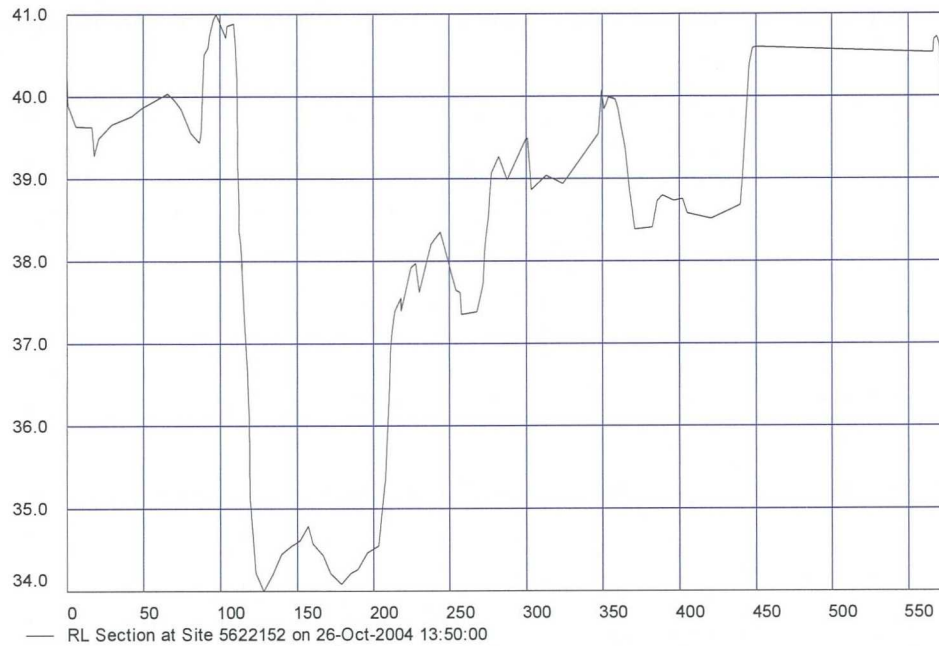
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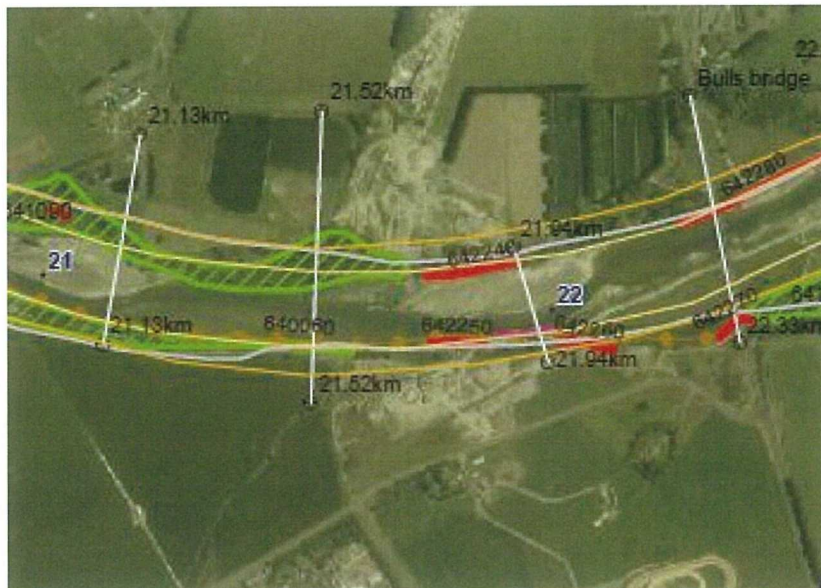
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CROSS-SECTION 21.52



Cross-Section 21.52 crosses the upstream pond – as shown by the flat line between 449m (40.616m) and 556m (40.544m).

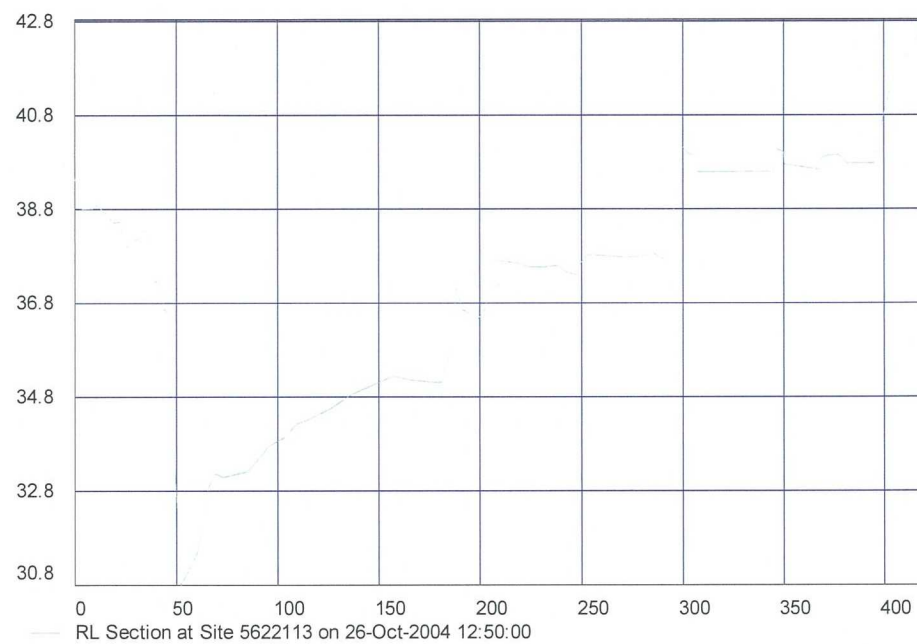


Flood Levels without freeboard:

50 Year	40.96m
100 Year	41.37m
200 Year	41.8m

Thus it would appear the ponds will start flooding in close to a 50 Year event (2004 was retro-calculated as a 40 Year event).

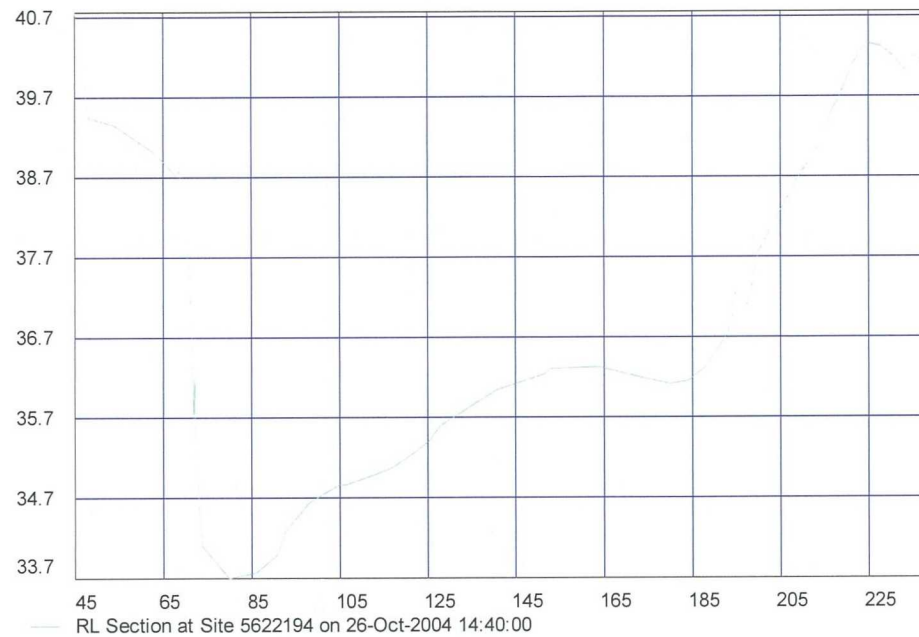
CROSS-SECTION 21.13



Flood Levels without freeboard Cross-Section 21.13:

50 Year	40.46m
100 Year	40.88m
200 Year	41.3m

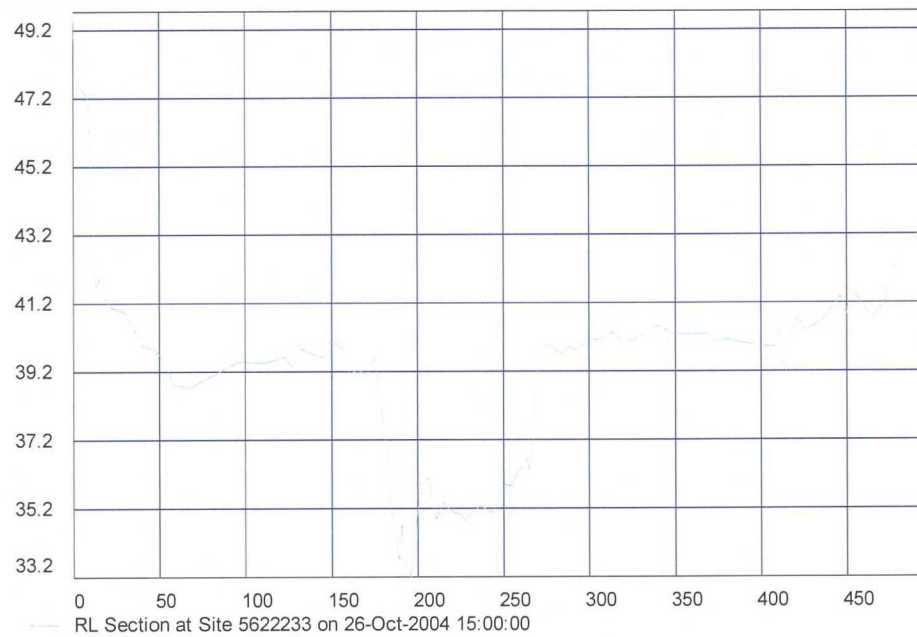
CROSS-SECTION 21.94



Flood Levels without freeboard Cross-Section 21.94:


50 Year	41.61m
100 Year	42.04m
200 Year	42.47m

CROSS-SECTION 22.33 (BULLS BRIDGE)



Flood Levels without freeboard Cross-Section 22.33:

50 Year	42.21m
100 Year	42.67m
200 Year	43.1m

	<h2>Submission on Publicly Notified Proposal for Plan Change</h2>	Ref: Form 5, Clause 6 of the First Schedule of the RMA 1991
		Version: 1
		Issued: 29 February 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:	M J L and M S Roberts

Section 2		
This is a submission on the following proposed plan (the proposal):		
Proposed Rangitikei District Plan Change 2016		
<input type="checkbox"/> I could	<input checked="" type="checkbox"/> I could not	gain an advantage in trade competition through this submission (if you could not – go to section 3)
<input type="checkbox"/> I am	<input checked="" type="checkbox"/> I am not	directly affected by an effect of the subject matter of the submission that— (a) adversely affects the environment, and (b) does not relate to the trade competition or the effects of trade competition

Section 3			
The specific provisions of the proposal that my submission relates to are:			
<p>Proposed Hazard Zone Change – Indicative Flood Zone / River Channel New style for proposed change Hazard 1</p>			
My submission is:	<input type="checkbox"/> to support	<input checked="" type="checkbox"/> to oppose	<input checked="" type="checkbox"/> to amend

I seek the following decision from the local authority:

Remove the map zoning "Indicative flood zone/river channel hazard zone one Proposed Hazard Zone change from our property Lot 2 DP 421066 40 Pukepapa Rd

* Please refer to attached submission

Section 4

Submission hearing:

☒ I do ☐ I do not wish to be heard in support of my 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:

Mayra Seden Roberts

Signature of submitter* (or person authorised to sign on behalf of submitter)

MICHAEL JOHN LUND ROBERTS

* A signature is not required if you make your submission by electronic means

Mayra Seden Roberts

Date:

04/04/2016

Section 6

Submitter Details

Address:

91 Pukepapa Rd
MARTON 4710

Telephone:

06 327 6717

Fax:

Email:

Seden.roberts2@xtra.co.nz

Contact person:
(if other than the submitter)

We request that the commissioners remove the map zoning “Indicative Flood zone/River channel New style for proposed change hazard 1” from our property Lot 2 DP 421066 (CT 421066), 40 Pukepapa Rd based on the following evidence:

A. visual evidence.

Below are the relevant rules and definitions from the proposed plan that we would like you to consider in conjunction with the current and proposed hazard zone changes (fig 1 and 2)

NOTE: For the avoidance of doubt the definitions of Natural Hazard Area 1 and 2 (Flooding) override the information provided on the hazard maps.

Natural Hazard Area 1 means an area that is at high risk from natural hazard events as follows:

Flooding Land at risk of inundation from flood events with a 0.5% Annual Exceedence Probability (1 in 200 years) where flood waters will be deeper than 0.5m above ground level* with a maximum water velocity of greater than 1.0m/s excluding freeboard.

Natural Hazard Area 2 means an area that is at significant risk from natural hazard events as follows:

Land at risk of inundation from flood events with a 0.5% Annual Exceedence Probability (1 in 200 year) where flood waters will be no deeper than 0.5m above finished ground level* with a maximum water velocity of 1.0m/s excluding freeboard. (proposed plan change page 218,219)

Ground Level means the natural level of the ground, or the finished level of the ground when all engineering and development works that are required by the Council in the course of any subdivision or development have been completed.

Figure 3 shows the google earth street view and position map. The street view looks west and clearly shows the drain to the south of the lot (left of photo) a central elevated area and the drain to the north of the lot (right of photo).

Figure 4 looks north across the south drain towards the elevated area and includes a meter rule at ground level to indicate the degree of elevation of the central rise (in the region of 3 to 4 meters above ground level).

Figure 5 looks south across the northern drain and also includes the meter rule at ground level to show the approximate height of the central area claimed to be in indicative flood zone 1 in the proposed plan change. Note the roof in the distance in this photo; the remainder of the dwelling is below the level of the rise.

Figure 6 views the site from the south drain looking west towards the central elevated platform again with the meter rule to provide scale.

Looking at figures 3 to 6 it is clear that there is a large elevated area of land situated between the two drains. Both hazard maps figures 1 and 2 suggest incorrectly that this area is low-lying and floodable. Furthermore both these maps indicate that the best place to build on this site is in floodzone 2; that is in one or other of the drains!:

B8.1 Natural Hazard Area 2 (Flooding)

B8.1-1 In Natural Hazard Area 2 (Flooding), any new habitable building, structure or extension must meet the minimum floor height levels to avoid any inundation during a 0.5% AEP (1 in 200 year) flood event, including 500mm freeboard.

A physical inspection/walk of the site will verify the information set out in the photographs and will in fact demonstrate that the central rise is one of the most elevated sites on Pukepapa Rd.

B. Historical evidence.

Figure 7 is an extract from the subdivision consent application RM 090032 which generated Lots 1 and 2. It illustrates the 200 year plan flood zone information supplied by Horizons Regional Council to the surveyor who noted that the primary building sites (highest ground) are not in the flood zone. On these grounds the subdivision was allowed to proceed. For further information on this subdivision please refer to District council records.

A consent to build on both these lots was given at the time that these blocks were still zoned rural. Please refer to consent RM 090051 in Council records.

The ability to subdivide and to build are in conflict with the indication that they would now be a discretionary activity under B8.6:

B8.6 Natural Hazard Area 1 (Flooding)

B8.6-1 In Natural Hazard Area 1 (Flooding), any of the following are Restricted Discretionary Activities:

- a) any erection of, or placement of, or extension to, any building or structure,
- b) new critical infrastructure,
- c) subdivision,
- d) landscaping, fencing or earthworks likely to change flood flow paths,
- e) any activity involving storage of hazardous substances.

We emphasise that the site has already been granted the right to subdivide and build on the basis of earlier flood plans.

The council has an easement over the northern drain on Lot 2 DP 421066 (CT 421066). The stipulations include maintenance of the drain as well as restriction of the water flow to 1.8m³/s based on the engineered drain design. This will limit any flooding by containing the water within the drain channel, further reducing any impact on the elevated area.

SUMMARY

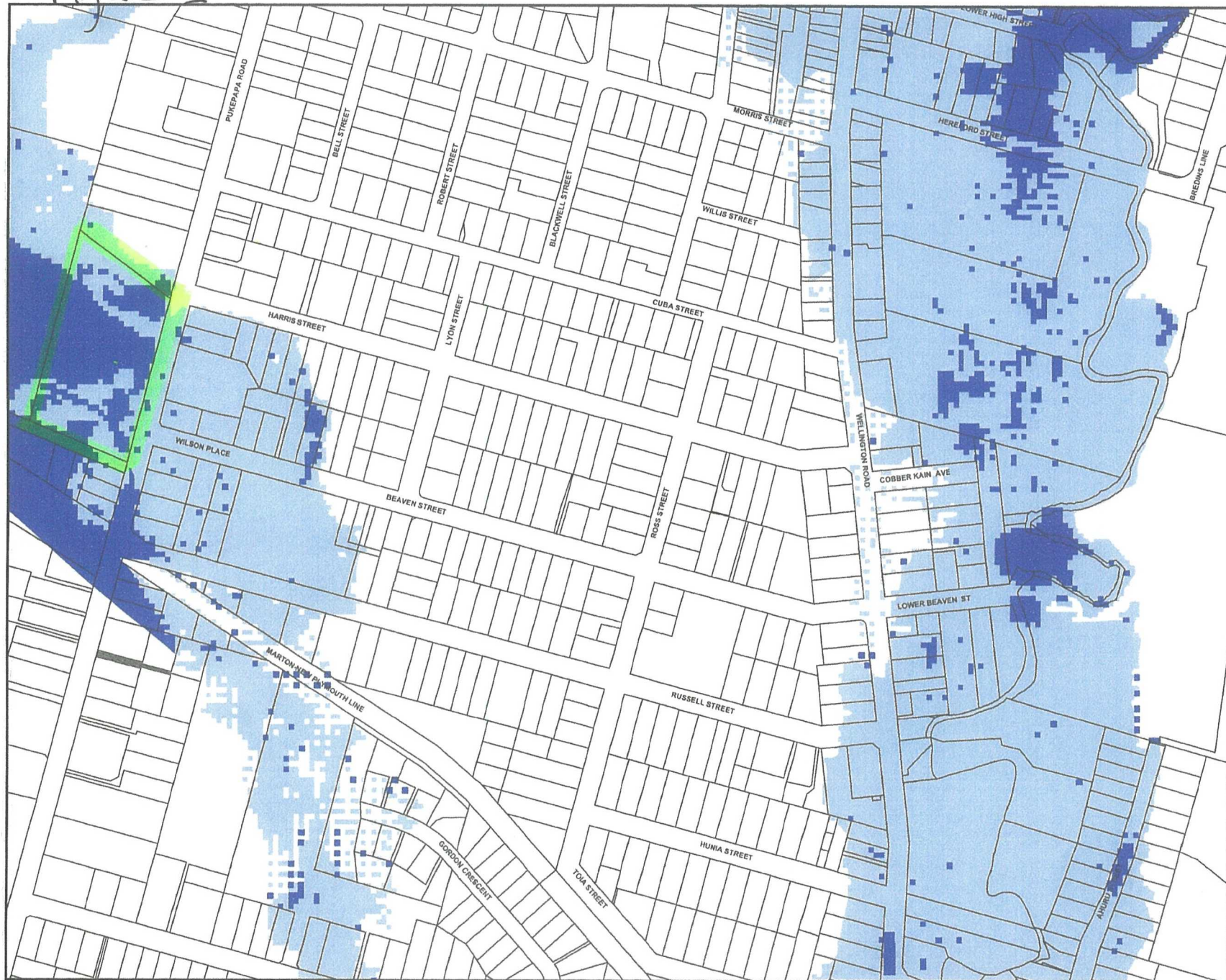
The proposed indicative flood zone level 1 should be removed from our property because:

The area indicated is elevated 3 to 4 metres above ground level.

Historically approval has been given for both subdivision and building based on flood zone plans. There has been no notification that these plans have been altered resulting in adverse effects on our property including sale, bank loans and insurance.

The council has an obligation to limit flooding in the northern drain.

Figure 1



Rangitikei
UNEXPECTED...

Rangitikei District Plan

81	82	83
86	87	88
91	92	93

NORTH
100 0 m
Scale: 1:5,000

Cadastral Information
is sourced from LINZ
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Marton

Figure 1 Legend

Rangitikei District Plan Zone & Hazard Maps

Legend

Residential Zone



Education Zone



Industrial Zone



Commercial Zone



Rural Living Zone



Papakainga overlay area



Designation



Outstanding Landscape



Flood Zone



Tsunami



Ground Shaking



Liquefaction



Lahar



Landslide



Active Fault



Gas line



Power line



Land parcel



District Boundary



Marae



Heritage Site



Hazard 1

Hazard 2

(Hazard 1 also includes the coastal hazard zone)

Mapsheet Layout

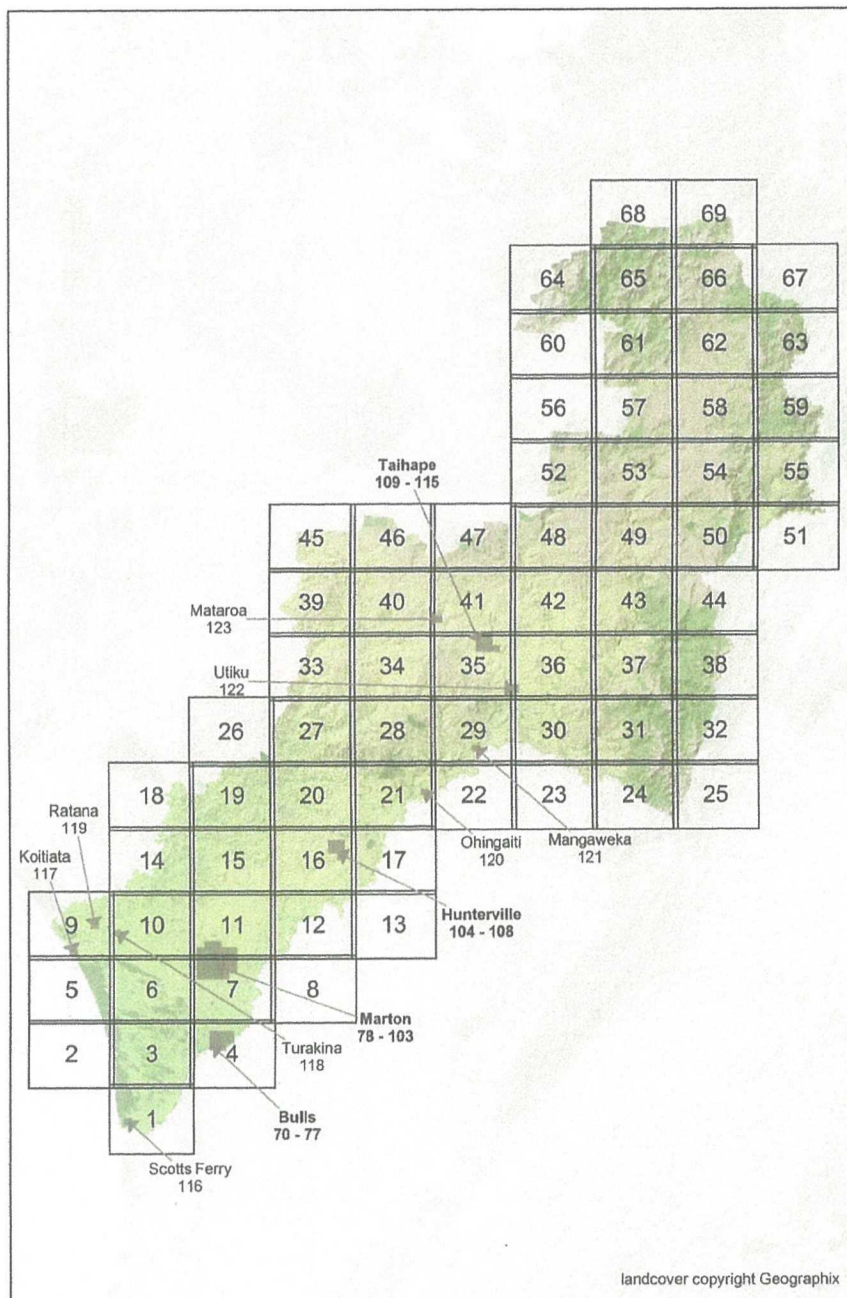


Figure 2

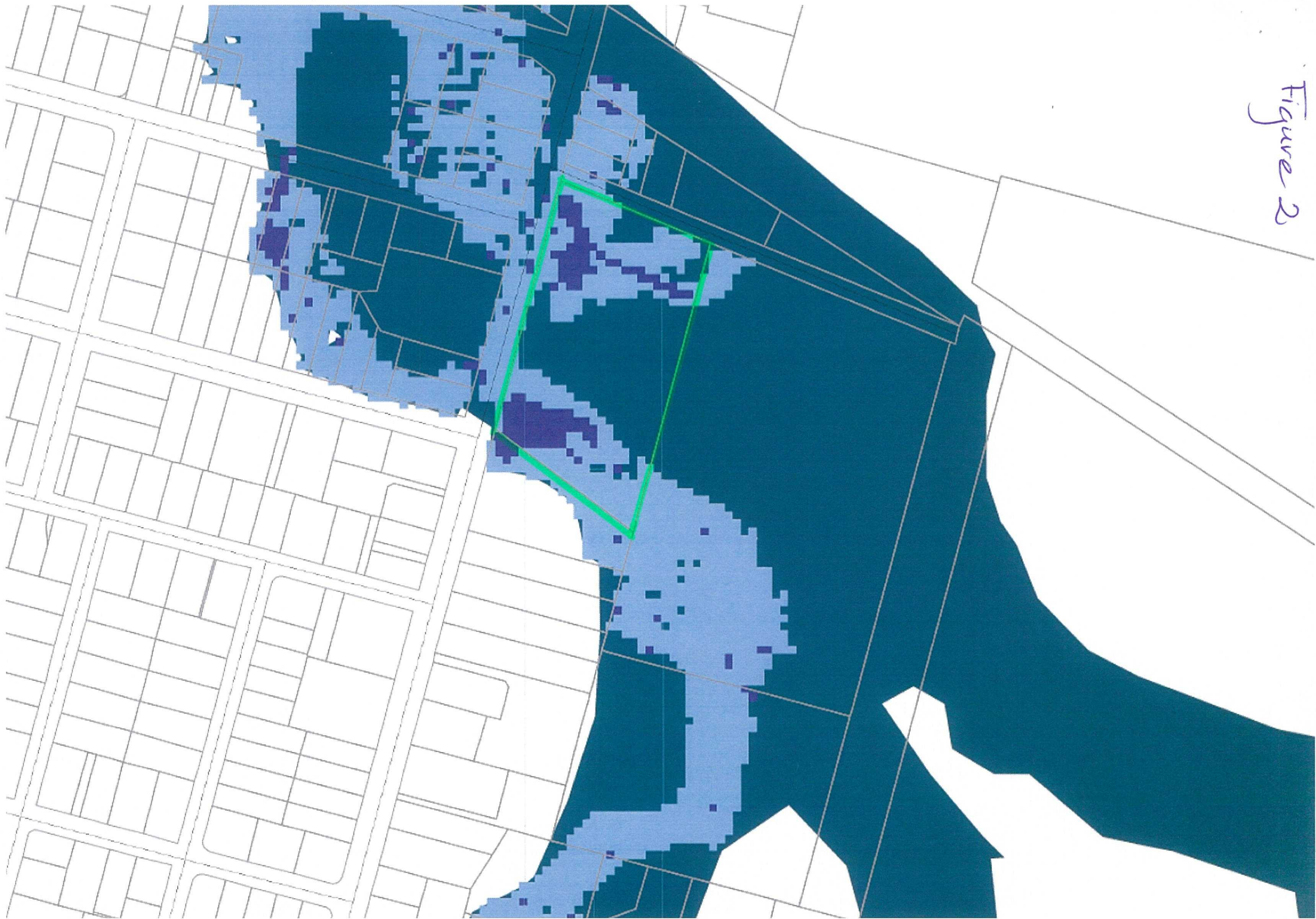


Figure 3

Google Maps 40 Pukepapa Rd



Imagery ©2016 CNES / Astrium, DigitalGlobe, Horizons Regional Consortium, Map data ©2016 Google, MapData Sciences Pty Ltd, PSMA

50 m



40 Pukepapa Rd
Marton 4710



Google Maps

Figure 4  Denotes top of metre rule




Figure 5  Denotes top of metre rule



Figure 6  Denotes top of metre rule

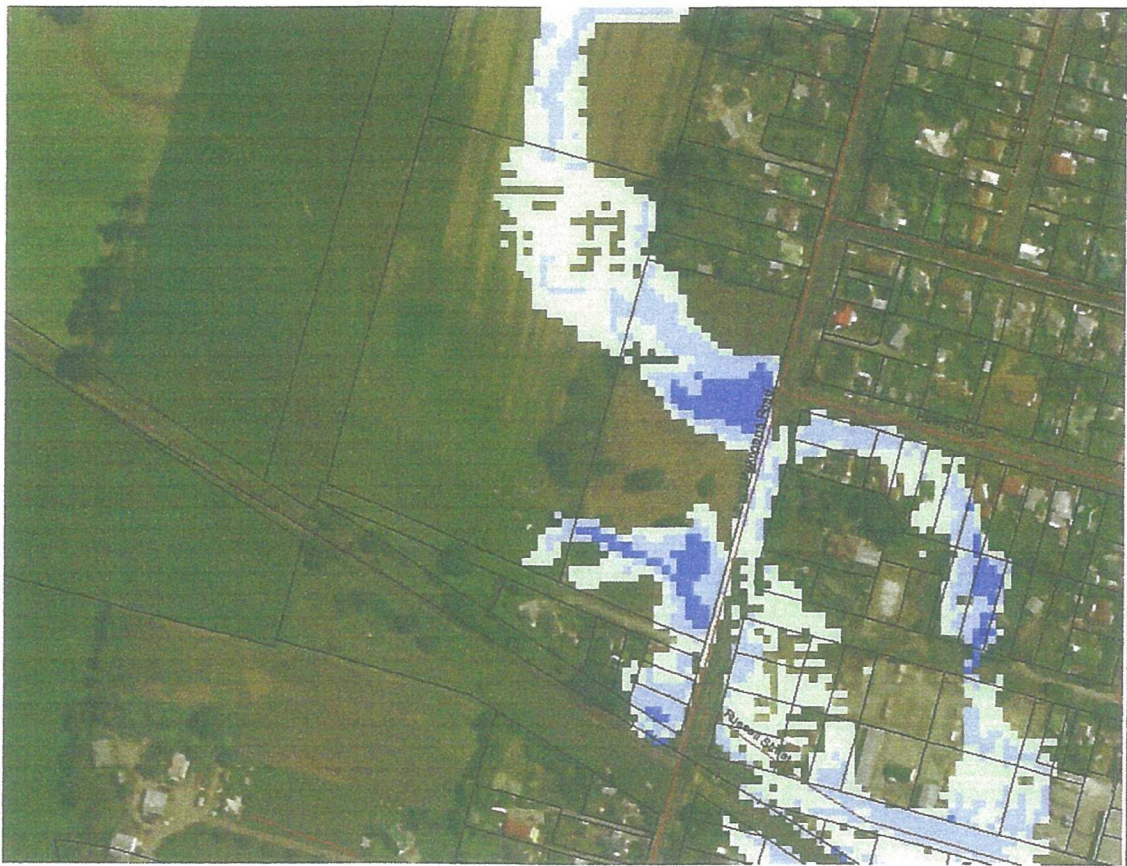


parcels. The new Lot 1 LT 421066 will be 0.4788ha and Lot 2 LT 421066 will be 1.7640 ha.

The land is currently owned by Moyra and Michael Roberts, and Paul Pearce Trustees Ltd. It is anticipated that Lot 1 will be sold and the original owners will retain Lot 2.

The existing Lot is reasonable flat with a slight fall to the west. The property is currently used for grazing, and therefore fully fenced, and has no dwellings or buildings.

There is existing covenants on the title relating to a reciprocal agreement with the neighbours regarding the 200m rule. This will be transferred onto the new titles. A new covenant will also be added to Lot 1 prohibited the use of a re-locatable property being placed on the property.



200 yr Flood Plan - Horizons

It is proposed that Lot 1 will have a new dwelling, the location of which is to be decided at the building consent stage. Lot 2 will remain as grazing land at this time, there is no plans to erect a dwelling. The above flood zone plans show that the primary building sites (highest ground) for both lots is not in the zone.

The vehicular access to Lot 1 & 2 will be via a vehicle crossing. Lot 1 will access directly onto Pukepapa Rd. Lot 2 has existing access onto Meyer Crescent, but can also access onto Pukepapa Rd should the owner wish to put a dwelling on the northern end of the property.

There is an existing sewer line running through the property, which has been covered by easement A on the attached scheme plan. It is anticipated that any dwelling on Lot 1 will

RECEIVED

04 APR 2016

To: KG
File: 1-PL-2-6
Doc: 16-0125



Federated Farmers of New Zealand

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

4th April 2016

0800
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FARM**
.ORG.NZ

017

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

Form 5

Submission on publicly notified proposal for policy statement or plan
Clause 6 of First Schedule, Resource Management Act 1991

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

This is a submission on the following proposed plan change – Proposed District Plan Change 2016.

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

The specific provisions of the proposal that the submission relates to and the decisions we seek from Council are as detailed on the following pages.

Federated Farmers wishes to be heard in support of this submission.

SUBMISSION ON THE PROPOSED RANGITIKEI DISTRICT PLAN CHANGE 2016

1 INTRODUCTION

- 1.1 Federated Farmers welcomes the opportunity to submit to the Rangitikei District Council on its Proposed Rangitikei District Plan Change 2016.
- 1.2 We welcome the initiative of the Rangitikei District Council to address issues with provisions that are impacting on the operative Plan's implementation. We support the Council's continued efforts to increase economic development and remove both real and perceived barriers to development, allowing development to occur in a sustainable manner.
- 1.3 We support the aims of the Plan to protect and support current and future primary production activities from incompatible development, so that the rural areas in the Rangitikei can continue to support primary production and the economic value this generates.
- 1.4 Federated Farmers considers that while the aims of Council are admirable, the provisions are poorly drafted and lacking a comprehensive Section 32 Analysis to justify the costs and benefits of the chosen approach. Unfortunately, Federated Farmers has identified a number of areas where there are likely to be unintended consequences for landowners as a result of the proposed changes.
- 1.5 In our submission, we have sought to uphold the aims of the proposed changes, that being to increase economic development and remove barriers to development, while ensuring the provisions will enable primary producers to continue farming their land. The proposed amendments are shown as they are represented in the marked up version of the plan, with underline, and Federated Farmers relief sought is shown in bold.
- 1.6 The following section provides comments on specific areas of Federated Farmers interest, including suggested changes that we believe will help to assist Council with achieving the desired outcomes of economic prosperity for the region.

Section of plan	Support or Oppose	Reason for Submission	Decision Sought
PART A: ISSUES, OBJECTIVES AND POLICIES			
A2 NATURAL ENVIRONMENT			
Policy A2-7.9	Support in part	Policies and rules need to be clearly written so that the reader can easily understand what is meant by the provisions. The amendment is poorly written and needs clarity.	<p>Complete a thorough spelling and grammar check of all aspects of the proposed Plan change.</p> <p>Amend the policy as follows:</p> <p><i>Avoid signage in the Rural and Rural Living Zones where it is not related to a business, service or activity that is located within the Rangitikei District.</i></p>
A3 CULTURAL AND HERITAGE CHARACTER			
Policy A3-16.1	Oppose	Policies and rules need to be clearly written so that the reader can easily understand what is meant by the provisions. The amendment is poorly written and the policy is best retained as is.	<p>Retain the policy as per the operative Plan:</p> <p><i>Evaluate in any application for the destruction or modification of heritage, the extent to which the replacement activities provide for the economic, social and cultural wellbeing of the affected community.</i></p>
PART B: RULES			
B4 COMMERCIAL ZONE			
B4.4 Pedestrian	Oppose	Policies and rules need to be clearly written so that	Amend the rule as follows:

Section of plan	Support or Oppose	Reason for Submission	Decision Sought
Verandas within the Retail Shopping Centre B4.4-3		the reader can easily understand what is meant by the provisions. The amendment is poorly written and needs clarity.	<i>All permanent buildings set back from the road in the case of retail activities within the retail shopping core which may be set back from the road[^] frontage shall provide a veranda a veranda must be provided along the main frontage of the building, where pedestrians gain entry to the building[*], or where practicable, in any other case.</i>
B6 RURAL LIVING ZONE			
B6.1 Building Setback Rule B6.1-1	Support	<p>Federated Farmers supports the reduction in the building setback requirements. This will provide for farm buildings to be built as and where appropriately placed within the rural living zone. Federated Farmers assumes that this rule only applies to new buildings.</p> <p>The amendment however needs clarity, as we have suggested.</p>	<p>Amend the rule as follows:</p> <p><u>On sites that contain 5,000m2 or more All buildings* must not be located any closer than:</u></p> <p>a) <u>5 metres from any side and rear boundary*; for buildings up to 5 metres in height;</u></p> <p>b) <u>The height of the building from any side and rear boundary for buildings more than 5 metres in height.</u></p> <p>c) <u>5 metres from any road[^] boundary*;</u></p> <p>d) <u>10 metres from a boundary* with an existing state highway.</u></p>
B6.2 Dwelling Setback B6.2-1	Support	<p>Federated Farmers notes that the amendments mean houses will have a greater required setback distance than other buildings. Federated Farmers supports this provision as it reflects our concern that new houses as sensitive activities should be managed allowing existing farming operations the confidence to continue.</p> <p>The amendment however needs clarity. The use of the term <i>or more</i> following the size of the site</p>	<p>Amend the rule as follows:</p> <p><u>On sites that contain less than 5,000m2 or more all dwellings* must not be located any closer than:</u></p> <p>a) <u>5 metres from any side and rear boundary*;</u></p> <p>b) <u>5 metres from any road[^] boundary*;</u></p> <p>c) <u>10 metres from a boundary* with an existing state highway.</u></p>

Section of plan	Support or Oppose	Reason for Submission	Decision Sought
		<p>contradicts rule Rule B6.1-1, above. We suspect that this is an error and therefore ask that the term be deleted.</p> <p>Federated Farmers supports the setback for dwellings within the Rural Living Zone as 10 metres from a boundary with an existing state highway, and 5 meters from any side, rear and road boundary.</p>	
<p>B6.2 Dwelling Setback</p> <p>B6.2-2</p>	Support	<p>Federated Farmers notes that the amendments mean houses will have a greater required setback distance than other buildings. Federated Farmers supports this provision as it reflects our concern that new houses as sensitive activities should be managed allowing existing farming operations the confidence to continue. Federated Farmers assumes that this rule only applies to new buildings.</p> <p>Federated Farmers supports the setback for dwellings within the Rural Living Zone as 10 metres from a boundary with an existing state highway.</p>	<p>Amend the rule as follows:</p> <p><u>On sites that contain 5,000m² or more all dwellings* must not be located any closer than:</u></p> <p><u>a) 20 metres from any side and rear boundary*;</u></p> <p><u>b) 5 metres from any road[^] boundary*;</u></p> <p><u>c) 10 metres from a boundary* with an existing state highway.</u></p>
<p>B6.4 Location of Effluent Storage and Treatment Activities</p> <p>B6.4</p>	Support in part	<p>Federated Farmers supports the proposed amendment to the rule from residential boundary to dwelling. However, it is unclear what this rule is intended to manage. If this rule is attempting to manage odour, then it would be acceptable that these setbacks only apply to neighbouring properties under separate ownership.</p> <p>Federated Farmers has a number of concerns with the inclusion of parts b, c and d of this rule in the</p>	<p>Amend the rule as follows:</p> <p><i>All areas used for the storage and treatment of effluent generated from primary production* activities must meet the following separation distances:</i></p> <p><i>a) 300 metres from any residential boundary dwelling*, marae* or places of assembly <u>located on a property under separate ownership;</u></i></p> <p><i>b) 55 metres from any road[^] boundary*;</i></p>

Section of plan	Support or Oppose	Reason for Submission	Decision Sought
		<p>District Plan. It is not clear what this rule is intended to manage. Federated Farmers considers that the management of effluent storage in terms of proximity to rivers, lakes and wetlands is a regional council responsibility, and therefore should be left as a matter for the Regional Council.</p> <p>Federated Farmers raised in our 2011 submission to the Proposed Rangitikei District Plan concerns with the use of the term treatment. It is unclear what is meant by the use of the term treatment in this context. The discharge of effluent to land is managed by Horizon's Regional Council's One Plan. In the One Plan, the separation distance for the discharge of effluent from dairy sheds, piggeries and poultry sheds is only 20m from residential buildings, public places and amenity areas. With the Regional Council regulating for the discharge of effluent, the only matter for the District Council to be concerned with is the distance from dwellings, maraes and places of assembly located on a property under different ownership.</p> <p>Throughout the development of the Plan we have raised the need for an advisory note within this rule that stipulates that when a subdivision and re-zoning results in a breach of the separation distance as specified, an internal buffer is required to be placed within the new subdivided boundary. It would be inappropriate to require land owners or managers to move effluent storage infrastructure for because a new subdivision or development occurred on their boundary.</p>	<p>c) 50 metres from any river, lake or wetland[^]; and</p> <p>d) 80 metres from any other boundary*.</p>

Section of plan	Support or Oppose	Reason for Submission	Decision Sought
B7 RURAL ZONE			
B7.1 Building Setback B7.1-1	Support	<p>Federated Farmers supports the reduction in the building setback requirements. This will provide for farm buildings to be built as and where appropriately placed within the rural living zone.</p> <p>Federated Farmers assumes that this rule only applies to new buildings.</p>	<p>Amend the rule as follows:</p> <p><i>All buildings* except those used for intensive farming*, must not be located any closer than:</i></p> <p><i>a) 5 20 metres from any side and rear boundary* <u>for buildings up to 5 metres in height:</u></i></p> <p><i>b) <u>The height of the building from any side and rear boundary for buildings more than 5 metres in height.</u></i></p> <p><i>c) 5 metres from any road^ boundary*;</i></p> <p><i>d) 10 metres from a boundary* with an existing state highway.</i></p>
B7.2 Dwelling Setback B7.2-1	Support	<p>Federated Farmers notes that the amendments mean houses will have a greater required setback distance than other buildings. Federated Farmers supports this provision as it reflects our concern that new houses as sensitive activities should be managed allowing existing farming operations the confidence to continue.</p> <p>Federated Farmers assumes that this rule only applies to new buildings.</p>	<p>Amend the rule as follows:</p> <p><i><u>Dwellings* must not be located any closer than:</u></i></p> <p><i>a) <u>20 metres from any side and rear boundary*:</u></i></p> <p><i>b) <u>5 metres from any road^ boundary*;</u></i></p> <p><i>c) <u>10 metres from a boundary* with an existing state highway</u></i></p>
B7.4 Location of effluent storage and treatment activities		<p>Federated Farmers supports the proposed amendment to the rule from residential boundary to dwelling. Federated Farmers supports the proposed amendment to the rule from residential boundary to</p>	<p>Amend the rule as follows:</p> <p><i>All areas used for the storage and treatment of effluent generated from primary production* activities must meet the following separation distances:</i></p>

Section of plan	Support or Oppose	Reason for Submission	Decision Sought
B7.4-1		<p>dwelling. However, it is unclear what this rule is intended to manage. If this rule is attempting to manage odour, then it would be acceptable that these setbacks only apply to neighbouring properties under separate ownership.</p> <p>We do note that the setback of effluent storage from such dwellings, maraes and places of assembly is the same in the Rural Living Zone as it is in the Rural Zone. These setbacks are significantly larger than they were under the previous operative plan, where the setback distances were only 100m from any dwelling. While we appreciate setbacks are necessary, we submit that there is a more relaxed setback criteria within the Rural Zone compared to the Rural Living Zone, given the rural zone is primarily a place for primary production and residences associated with such activity.</p> <p>Federated Farmers has a number of concerns with the inclusion of parts b, c and d of this rule in the District Plan. Federated Farmers considers that the management of effluent storage in terms of proximity to rivers, lakes and wetlands is a regional council responsibility, and therefore should be left as a matter for the Regional Council.</p> <p>Federated Farmers raised in our 2011 submission to the Proposed Rangitikei District Plan concerns with the use of the term treatment. It is unclear what is meant by the use of the term treatment in this context. The discharge of effluent to land is managed by Horizon's Regional Council's One Plan. In the One Plan, the separation distance for the discharge</p>	<p>a) 300 100 metres from any residential boundary dwelling*, marae* or places of assembly <u>located on a property under separate ownership;</u></p> <p>b) 55 metres from any road^ boundary*;</p> <p>c) 20 metres from any river, lake or wetland^ unless that river, lake* or wetland^ is identified as an at-risk, rare or threatened habitat for the purposes of the Horizons Regional Council One Plan Rule 13.6, in which case setback must be 50 metres.</p> <p>d) 80 metres from any other boundary*.</p>

Section of plan	Support or Oppose	Reason for Submission	Decision Sought
		<p>of effluent from dairy sheds, piggeries and poultry sheds is only 20m from residential buildings, public places and amenity areas. With the Regional Council regulating for the discharge of effluent, the only matter for the District Council to be concerned with is the distance from dwellings, maraes and places of assembly located on a property under different ownership.</p> <p>Throughout the development of the Plan we have raised the need for an advisory note within this rule that stipulates that when a subdivision and re-zoning results in a breach of the separation distance as specified, an internal buffer is required to be placed within the new subdivided boundary. It would be inappropriate to require land owners or managers to move effluent storage infrastructure for because a new subdivision or development occurred on their boundary.</p>	
B7.5 Dwelling Separation B7.5-1	Support	Federated Farmers supports the clarification provided that this rule only applies in the Rural Zone.	Adopt the rule as notified.
B8 Natural Hazards			
B8.1 Natural Hazard Area 2 (Flooding)	Support	Federated Farmers considers that natural hazard provisions intended to protect houses should not capture farm buildings or fences. Small buildings such as pump sheds, and farm implement sheds	Adopt the rule as notified.

Section of plan	Support or Oppose	Reason for Submission	Decision Sought
B8.1-1		<p>with concrete or dirt floors would not experience so much damage from a natural hazard such as flooding as a dwelling would, nor would lives be at risk as farm buildings are not habitable.</p> <p>Primary production is an appropriate land use for land that may be subject to natural hazards such as flooding. Primary production can effectively harness fertile soil resources and can do so in a low density manner as opposed to higher density land uses.</p> <p>The concept of risk tolerance needs to be incorporated into provisions. A farmer may decide to tolerate the risk of a shed flooding for the benefit of having equipment near to the lowland cropping fields. If a large rain event is forecasted and the farmer is worried that the nearby river will flood, the farmer can simply move their equipment to a safer location. This scenario is vastly different to a dwelling that could be flooded meaning lives are at risk or at the least people are displaced when their home becomes uninhabitable.</p> <p>Federated Farmers supports the amendment to the rule so that the minimum floor height applies to habitable buildings only.</p>	
B8.1 Natural Hazard Area 2 (Flooding) B8.1-2	Oppose	<p>Federated Farmers considers that rules such as these, for the abovementioned reasons, should exclude farm buildings and structures including fences. We expect that this rule is written for a town situation where buildings and fences are very different to those on our farms. Farmers are required</p>	<p>Amend the rule as follows:</p> <p><i>Any <u>building, structure, landscaping, fencing or earthworks</u>, must not change the flood flow paths to the extent <u>they will</u> that it would exacerbate flooding on the site, or on any adjacent or downstream site.</i></p>

Section of plan	Support or Oppose	Reason for Submission	Decision Sought
		<p>to fence waterways as part of managing stock access and water quality issues, and fences to keep stock out of waterways should not be captured by this rule.</p> <p>We also note that it is very difficult to determine what farmers will be affected by the notified rule because the scale of the maps are so poor.</p>	<p><u>Exemption: Farm related buildings, structures, fencing and earthworks are not captured by this rule.</u></p>
<p>B8.3 Natural Hazard Area – Landslide</p> <p>B8.3-1</p>	Support	<p>Federated Farmers raised in our 2011 submission on the Proposed District Plan concerns that the maps identifying natural hazard areas were of a scale and clarity difficult to understand. Landowners and managers looking at these maps would not be able to garner sufficient information to know if their farm was captured by such rules.</p> <p>We also raised concern with the accuracy and validity of the maps depicting natural hazards. The rules governing natural hazards have picked up unsuspecting activities in areas where the actual hazard does not exist because the area is deemed part of the natural hazards area the rule is applied.</p> <p>Federated Farmers supports the removal of the maps and associated provisions of the natural hazard areas. The requirement of the geotech report with the consent application for a building is overly onerous and is an unnecessarily high standard for development.</p>	Adopt the rule as notified.
B8.4 Natural	Support	Federated Farmers raised in our 2011 submission on	Adopt the rule as notified.

Section of plan	Support or Oppose	Reason for Submission	Decision Sought
<p>Hazard Area 1 & 2 (Ground Shaking & Liquefaction)</p> <p>B8.4-1</p>		<p>the Proposed District Plan concerns that the maps identifying natural hazard areas were of a scale and clarity difficult to understand. Landowners and managers looking at these maps would not be able to garner sufficient information to know if their farm was captured by such rules.</p> <p>We also raised concern with the accuracy and validity of the maps depicting natural hazards. The rules governing natural hazards have picked up unsuspecting activities in areas where the actual hazard does not exist because the area is deemed part of the natural hazards area the rule is applied.</p> <p>Federated Farmers supports the removal of the maps and associated provisions of the natural hazard areas. The requirement of the geotech report with the consent application for buildings, including farm buildings and structures, is overly onerous and is an unnecessarily high standard for development.</p>	
<p>B8.5 Natural Hazard Area – Active Fault</p>	Support	<p>Federated Farmers raised in our 2011 submission on the Proposed District Plan concerns that the maps identifying natural hazard areas were of a scale and clarity difficult to understand. Landowners and managers looking at these maps would not be able to garner sufficient information to know if their farm was captured by such rules.</p> <p>We also raised concern with the accuracy and validity of the maps depicting natural hazards. The rules governing natural hazards have picked up unsuspecting activities in areas where the actual</p>	Adopt the rule as notified.

Section of plan	Support or Oppose	Reason for Submission	Decision Sought
		<p>hazard does not exist because the area is deemed part of the natural hazards area the rule is applied.</p> <p>Federated Farmers supports the removal of the maps and associated provisions of the natural hazard areas. The requirement of the geotech report with the consent application for a building is overly onerous and is an unnecessarily high standard for development.</p>	
SCHEDULES			
Schedule 3CB Heritage Values		<p>Federated Farmers notes the inclusion of a schedule of buildings with identified heritage values, many of which seem to be in the Marton town centre. We support the acknowledgement of heritage values, however when developing policy around heritage impacts on resource users must be addressed. If effects on landowners are ignored it could be perceived that recognised heritage resources are a hindrance and a liability, resulting in unintended negative consequences.</p> <p>The care of heritage items relies on the co-operation of the owner therefore consent by the owner for the item to be included in the District Plan should be sought. We would expect that in the case of the buildings listed in Schedule 3CB the owners have given their consent to be included in the Plan.</p> <p>We would be concerned if the owners permission had not be sought, as we would not like this to</p>	<p>Further information is provided to Federated Farmers with respect to the inclusion of these items in the schedule, and the selection process that has been adopted.</p> <p>Federated Farmers submits that owners of all listed buildings in the Plan Change are individually notified of the new provisions in the Plan, and that no building is included without the owners written agreement to it's inclusion and the rules that the building will be bound by.</p>

Section of plan	Support or Oppose	Reason for Submission	Decision Sought
		<p>become a precedent for other heritage buildings within the District, some of which may be on farmland as old homesteads.</p> <p>Where buildings have been listed as public benefit, Federated Farmers expects that the District Council or Heritage New Zealand will be responsible for any resource consent costs that result from reasonable use of the building or site.</p>	
DEFINITIONS			
Building, page 213	Oppose	<p>Federated Farmers is unsure as to the explanation for the removal of farm sheds from the definition of building. There is no explanation provided in the Section 32 Analysis nor is it clear what impact this will have on the ongoing maintenance and future erection of farm sheds.</p>	<p>Further information is provided to Federated Farmers with respect to this amendment, including the Section 32 Analysis outlining the cost benefit of this amendment.</p> <p>Based on our current understanding Federated Farmers submit that farm sheds be reinstated in the definition of buildings.</p>

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.



RECEIVED

04 APR 2016

Pursuant to Clause 6 of the first Schedule of the Resource Management
Act 1991

To: **KG**
File: **1-PC-2-6**
Doc: **16-0123**

Submission on the Proposed Rangitikei District Plan Change 2016

To: Proposed District Plan Change 2016
Rangitikei District Council
46 High Street
Private Bag 1102
Marton 4741

From: NZ Transport Agency
PO Box 1947
Palmerson North 4440

- 1 The NZ Transport Agency (Transport Agency) generally supports in part the Proposed Rangitikei District Plan Change (Proposed Plan Change).
- 2 The specific provisions of the Proposed Plan Change that the Transport Agency's submission relates to are as follows:

The proposed plan change provisions which are identified in 3.2.

- 3 The Transport Agency's submission is that:

3.1 Role of the Transport Agency

The Transport Agency's objective, functions, powers and responsibilities are derived from the Land Transport Management Act 2003 ("LTMA"), and the Government Rounding Powers Act 1989 ("GRPA"). The Transport Agency's functions include "to contribute to an effective, efficient, and safe land transport system in the public interest"¹ and the "management of the state highway system, including planning, funding, design, supervision, construction, and maintenance and operations, in accordance with this Act and the Government Rounding Powers Act 1989"².

The Transport Agency is a Crown entity³, with the sole powers of control and management for all purposes of all state highways⁴. The Transport Agency is also an investor in Rangitikei's transport network, investing in roading maintenance and operations, and renewals, improvements, walking and cycling and public transport services.

¹. Section 95(1)(a) LTMA.

². Section 95(1)(c) LTMA.

³. Section 93(2) LTMA.

⁴. Section 61 GRPA.

The Transport Agency is a requiring authority and a network utility operator in terms of the Resource Management Act 1991⁵. The network within Rangitikei that the Transport Agency operates includes the following transport corridors, classified under the One Network Road Classification as: National; State Highway 1, Regional; State Highway 3 and Primary Collector; State Highway 54. In managing these networks the Transport Agency must promote the safe, efficient and effective functioning of the land transport system and ensure the system is not adversely affected in a significant manner.

This submission is specifically to enable the Rangitikei District Council to take into account the perspective and provisions of the plan that are of interest to the Transport Agency. The state highway network provides essential inter-regional access as well as caters for regional access for residents and road users. These routes provide vital freight and passenger transport links within the region and also for New Zealand. The Transport Agency's main interest is that the potential adverse effects to the safety and efficiency of the State Highway network are adequately recognised and provided for.

The transport and land use will also need to be integrated together accordingly. As one of the major investors in Rangitikei District transport network we look for an integrated approach to planning to provide us with both planning and investment certainty. Integrated planning is essential to the Transport Agency fulfilling its purpose under the Land Transport Management Act (2003), which is to contribute to an effective, efficient, and safe land transport system in the public interest. This is because integrated planning enables us, in partnership with others, to provide greater certainty for infrastructure planning and investment in New Zealand.

An integrated approach to planning requires coordination of statutory resource management and transport infrastructure investment planning across three principal statutes: the Resource Management Act (1991), Local Government Act (2002), and Land Transport Management Act (2003).

As a major investor in the roading network the Transport Agency seeks to ensure the potential effects from development do not impact on the safe and efficient operation of the roading network as well as the state highway network. The Transport Agency is interested in the Rangitikei District Council's Plan Change because it has implications on how the state highway network is protected and managed.

3.2 Specific comments applying to Proposed Plan Change.

The Transport Agency supports the overall intent and direction of the Proposed Plan. The Transport Agency's specific comments are set out below:

⁵. Section 167 RMA.

Proposed Plan provision reference	The Transport Agency's position & decision sought
A2-7.8	The Transport Agency supports policy A2-7.8, in particular, <i>ensuring traffic safety is not compromised</i>
B1.11-1	<p>The Transport Agency requests the following amendments:</p> <p>Commercial Zone–</p> <p><i>Unlimited number where signs are attached to, and not protruding outside of the building. Excluding commercial properties that adjoin the residential zone <u>or where the sign is visible from the State Highway network.</u></i></p> <p>Industrial Zone–</p> <p><i>Unlimited number where signs are attached to, and not protruding outside of the building. Excluding commercial properties that adjoin the residential zone <u>or where the sign is visible from the State Highway network.</u></i></p>
B1.11-4	<p>The Transport Agency supports the following provisions which recognise and provide for traffic safety:</p> <p><i>B1.11-4 Signs shall not detrimentally affect traffic safety by creating a visual obstruction or by causing confusion to motorists.</i></p>
B1.11-5	<p><i>B1.11-5 A sign must not mimic the design, wording, graphics, shape or colour of an official traffic sign.</i></p>
B1.11-6	<p><i>B1.11-6 A sign may not prevent the driver of a vehicle from having a clear, unobstructed view of official traffic signs or signals, approaching or merging traffic or any corner, bend, intersection or vehicle crossing.</i></p> <p><i>The Transport Agency requests that the provisions are retained as notified.</i></p>
Note on Page 61	<p>The Transport Agency requests the following amendment to provide clarification:</p> <p><i>Note: The New Zealand Transport Agency controls signs on state highway corridors <u>Legal Road</u> by means of a bylaw.</i></p>
B2.11-3 h) bullet point two	<p>The Transport Agency supports the following provision which recognises the effects of traffic safety and efficiency with community facilities:</p> <p><i>Residential Zone – Restricted Discretionary Activity</i></p> <p><i>In the case of any new marae* or community facility* –The matters over which the Council will exercise its discretion are:</i></p> <p><i>transportation effects, including the safety and efficiency on the transportation networks;</i></p>

	<i>The Transport Agency requests that the provision is retained as notified.</i>
B6. 2	<p><i>The Transport Agency requests the following amendments to include the state highway noise reverse sensitivity provisions:</i></p> <p><i>Rural living Zone – Dwelling setback:</i></p> <p><i>B6.2 Dwelling Setback B6.2-1 On sites that contain less than 5,000m² or more all dwellings* must not be located any closer than:</i></p> <ul style="list-style-type: none"> <i>a) 5 metres from any side and rear boundary*;</i> <i>b) 5 metres from any road^ boundary*;</i> <i>c) 10 metres from a boundary* with an existing state highway <u>where the speed limit is under 70km/h ; 40 metres from the edge line of an existing state highway where the speed limit is above 70km/h; and where the speed limit is above 70km/h, any new buildings or alterations to existing buildings containing noise sensitive activities, in or partly in the state highway 80 metre buffer area must be designed, constructed and maintained to achieve road-traffic vibration levels complying with class C of NS 8176E:2005. New buildings or alterations to existing buildings containing noise sensitive activities, in or partly in the state highway 80 metre buffer area or effects area must be designed, constructed and maintained to achieve the indoor design noise levels from road-traffic set out in (reference table below). If windows must be closed to achieve the design noise levels, the building must be designed, constructed and maintained with a ventilation and cooling system. For habitable spaces a ventilation cooling system must achieve the following:</u></i> <ul style="list-style-type: none"> <i>i. <u>Ventilation must be provided to meet clause G4 of the New Zealand Building Code. At the same time, the sound of the system must not exceed 30 dB LAeq(30s) when measured 1 m away from any grille or diffuser.</u></i> <i>ii. <u>The occupant must be able to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour. At the same time, the sound of the system must not exceed 35 dB LAeq(30s) when measured 1 m away from any grille or diffuser.</u></i> <i>iii. <u>The system must provide cooling that is controllable by the occupant and can maintain the temperature at no greater than 25°C. At the same time, the sound of the system must not exceed 35 dB LAeq(30s) when measured 1 m away from any grille or diffuser.</u></i> <p><i><u>A design report prepared by a suitably qualified and experienced acoustics specialist must be submitted to the [council officer] demonstrating noise and vibration compliance prior to the construction or alteration of any building containing a noise sensitive activity in or partly in the state highway buffer area or effects area. The design must take into account the future permitted use of the state highway; for existing roads this is achieved by the addition of 3 dB to existing measured or predicted noise levels.</u></i></p>

BUILDING TYPE	OCCUPANCY/ACTIVITY	MAXIMUM INDOOR DESIGN NOISE LEVEL $L_{Aeq}(24h)$
Residential	Living spaces, sleeping spaces (including visitor accommodation and retirement accommodation)	40 dB
Education	Assembly halls	35 dB
	Conference rooms, drama studios	40 dB
	Lecture rooms and theatres, music studios	35 dB
	Libraries	45 dB
	Sleeping areas in educational facilities	40 dB
	Teaching areas	40 dB
Health	Overnight medical care, wards	40 dB
	Clinics, consulting rooms, theatres, nurses' stations	45 dB
Cultural buildings	Places of worship, marae	35 dB

Note: Excludes areas not deemed to be habitable spaces as defined by schedule 1 of the Building Regulations 1992.

B6.2-2 On sites that contain 5,000m² or more all dwellings must not be located any closer than:*

a) 20 metres from any side and rear boundary;*

b) 5 metres from any road^ boundary;*

c) 10 metres from a boundary with an existing state highway where the speed limit is under 70km/h ; 40 metres from the edge line of an existing state highway where the speed limit is above 70km/h; and where the speed limit is above 70km/h, any new buildings or alterations to existing buildings containing noise sensitive activities, in or partly in the state highway 80 metre buffer area must be designed, constructed and maintained to achieve road-traffic vibration levels complying with class C of NS 8176E:2005. New buildings or alterations to existing buildings containing noise sensitive activities, in or partly in the state highway 80 metre buffer area or effects area must be designed, constructed and maintained to achieve the indoor design noise levels from road-traffic set out in (reference table below). If windows must be closed to achieve the design noise levels, the building must be designed, constructed and maintained with a ventilation and cooling system. For habitable spaces a ventilation cooling system must achieve the following:*

- i. Ventilation must be provided to meet clause G4 of the New Zealand Building Code. At the same time, the sound of the system must not exceed 30 dB LAeq(30s) when measured 1 m away from any grille or diffuser.*
- ii. The occupant must be able to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour. At the same time, the sound of the system must not exceed 35 dB LAeq(30s) when measured 1 m away from any grille or diffuser.*
- iii. The system must provide cooling that is controllable by the occupant and can maintain the temperature at no greater than 25°C. At the same time, the sound of the system must not exceed 35 dB LAeq(30s) when measured 1 m away from any grille or diffuser.*

A design report prepared by a suitably qualified and experienced acoustics specialist must be submitted to the [council officer] demonstrating noise and vibration compliance prior to the construction or alteration of any building containing a noise sensitive activity in or partly in the state highway buffer area or effects area. The design must take into account the future permitted use of the state highway; for existing roads this is achieved by the addition

of 3 dB to existing measured or predicted noise levels.

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	Libraries	45 dB
	Sleeping areas in educational facilities	40 dB
	Teaching areas	40 dB
Health	Overnight medical care, wards	40 dB
	Clinics, consulting rooms, theatres, nurses' stations	45 dB
Cultural buildings	Places of worship, marae	35 dB

Note: Excludes areas not deemed to be habitable spaces as defined by schedule 1 of the Building Regulations 1992.

Rural living Zone – Dwelling setback

B7.2

B7.2 Dwelling Setback B7.2-1 Dwellings must not be located any closer than:*

- a) 20 metres from any side and rear boundary*;*
- b) 5 metres from any road^ boundary*;*
- c) 10 metres from a boundary* with an existing state highway where the speed limit is under 70km/h ; 40 metres from the edge line of an existing state highway where the speed limit is above 70km/h; and where the speed limit is above 70km/h, any new buildings or alterations to existing buildings containing noise sensitive activities, in or partly in the state highway 80 metre buffer area must be designed, constructed and maintained to achieve road-traffic vibration levels complying with class C of NS 8176E:2005. New buildings or alterations to existing buildings containing noise sensitive activities, in or partly in the state highway 80 metre buffer area or effects area must be designed, constructed and maintained to achieve the indoor design noise levels from road-traffic set out in (reference table below). If windows must be closed to achieve the design noise levels, the building must be designed, constructed and maintained with a ventilation and cooling system. For habitable spaces a ventilation cooling system must achieve the following:*

- i. Ventilation must be provided to meet clause G4 of the New Zealand Building Code. At the same time, the sound of the system must not exceed 30 dB LAeq(30s) when measured 1 m away from any grille or diffuser.*
- ii. The occupant must be able to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour. At the same time, the sound of the system must not exceed 35 dB LAeq(30s) when measured 1 m away from any grille or diffuser.*
- iii. The system must provide cooling that is controllable by the occupant and can maintain the temperature at no greater than 25°C. At the same time, the sound of the system must not exceed 35 dB LAeq(30s) when measured 1 m away from any grille or diffuser.*

A design report prepared by a suitably qualified and experienced acoustics specialist must

be submitted to the [council officer] demonstrating noise and vibration compliance prior to the construction or alteration of any building containing a noise sensitive activity in or partly in the state highway buffer area or effects area. The design must take into account the future permitted use of the state highway; for existing roads this is achieved by the addition of 3 dB to existing measured or predicted noise levels.

BUILDING TYPE	OCCUPANCY/ACTIVITY	MAXIMUM INDOOR DESIGN NOISE LEVEL $L_{Aeq(24h)}$
Residential	Living spaces, sleeping spaces (including visitor accommodation and retirement accommodation)	40 dB
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Health	Overnight medical care, wards	40 dB
	Clinics, consulting rooms, theatres, nurses' stations	45 dB
Cultural buildings	Places of worship, marae	35 dB

Note: Excludes areas not deemed to be habitable spaces as defined by schedule 1 of the Building Regulations 1992.

The Transport Agency's reasons for this request include:

- The Transport Agency has a statutory duty to be environmentally and socially responsible and needs to avoid, reduce or remedy any adverse effects resulting from state highways. Where incompatible land uses are located near each other, conflict between the activities often results, typically through complaints from the more sensitive activity. There is a risk that new sensitive activities (such as dwellings) that choose to locate near established state highways may object to the effects of the state highway. Therefore, traffic noise in particular is a major environmental concern.
- The State highway network is particularly susceptible to reverse sensitivity effects. Roads are generally an accepted part of our environment, although many people do not appreciate the actual effects of permanently living with road-traffic noise when they choose to build new houses near existing roads and road designations. Even when a site has been visited during the day, prospective residents might not have envisaged the continuing road-traffic noise into the evening when they could be relaxing outside in the summer, or at night when trying to sleep with windows open. People also comment they had not anticipated the steadily increasing traffic that occurs on most state highways over time, and often the changing traffic composition such as an increase in the proportion of trucks at night.
- The Transport Agency regularly receives complaints about road-traffic noise from residents who have moved into new houses and subdivisions built adjacent to pre-existing or designated State highways. These include requests for asphalt road surfacing, noise barriers, speed restrictions, prohibition of heavy vehicles or engine braking, and building of alternative/realigned roads. Such pressure is likely to affect the affordability of the transport network for the wider public and the responsiveness

	<p>of the road controlling authority.</p> <ul style="list-style-type: none"> ○ The Transport Agency has an established policy to proactively avoid and manage reverse sensitivity effects. The policy involves working with local authorities, land owners and developers. The requested amendments to acoustic treatment and setback rules seek to manage situations that would give rise to reverse sensitivity effects. The Agency takes a consistent approach, but seeks to work with councils to integrate provisions into each particular plan. ○ From a purely acoustics standpoint, the most effective reverse sensitivity control is to exclude all new sensitive activities from a buffer area around State highways. However, that stance might not result in sustainable management of resources or good urban design outcomes. The Transport Agency reverse sensitivity policy does not seek prohibition of residential development over a wide area but promotes a balanced approach to allow managed development near state highways. This is an appropriate method to address reverse sensitivity, whereby the goal should be to minimise adverse effects, but not necessarily eliminate all potential complaints, disturbance or annoyance. ○ The Transport Agency policy has two main elements: setbacks and acoustic treatment of buildings, which are addressed in a Buffer Area and Effects Area respectively. These two areas are defined by distances from the edge of the carriageway. Acoustic treatment of buildings in the Effects Area addresses sleep disturbance and indoor amenity, whereas setbacks in the Buffer Area are essential to also address outdoor amenity, and other potential effects such as vibration and air quality. Both the Buffer Area and the Effects Area depend on the noise level from the road, with the dominant factors being the traffic flow, vehicle speed, percentage of heavy vehicles and road surface. For roads in this district with a posted speed limit greater or equal to 70 km/h the Transport Agency policy specifies an 80 metre Effects Area. This distance has been determined to generally result in an acceptable level of indoor amenity by maintaining the 'satisfactory' internal sounds levels as recommended by the joint Australian Standard and New Zealand Standard AS/NZS 2107⁶. In this Standard, the recommended internal sound levels vary for type of occupancy and activity. For residential buildings near major roads, the recommended sound levels are 30 dB LAeq for sleeping areas and 35 dB LAeq for living areas. For consistency with NZS 6806⁷, the Transport Agency submission has slightly relaxed these criteria for habitable spaces to be 40 dB LAeq(24h). The Effects Area is usually contained partly within the road reserve as it is measured from the edge of the nearest traffic lane, rather than the edge of the carriageway. These Effects Areas to adequately control reverse sensitivity effects as per the Transport Agency policy. ○ There can still be road-traffic noise effects at greater distances, but the policy is targeted to address only the most critical situations. In fact, the research^{8,9} behind
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⁶ AS/NZS 2107:2000 Acoustics – Recommended design sound levels and reverberation times for building interiors.

⁷ NZS 6806:2010 Acoustics – Road-traffic noise – new and altered roads.

⁸ Reverse sensitivity measures to address road traffic noise from state highways, Malcolm Hunt Associates, July 2005.

⁹ Review reverse sensitivity guidelines, Marshall Day Acoustics, 3 October 2005.

	<p>the policy indicated effects to beyond 300 metres from state highways. New Zealand Standard NZS 6806, which is used for new and altered roads, requires assessment at houses within 200 metres in rural areas and 100 metres in urban areas. By limiting the area for controls to 80 metres in this instance, the Transport Agency reverse sensitivity policy takes a balanced and pragmatic approach by allowing residential development with a reasonable level of residential amenity.</p> <ul style="list-style-type: none"> ○ The Transport Agency recommends including reverse sensitivity provisions within the Noise Section of the District Wide rules chapter. This provision would apply where the State Highway speed environment is 70km or greater.
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3.3 The Transport Agency seeks the following decision from the Rangitikei District Council:

Should the Proposed Plan be approved, the Transport Agency requests that it is subject to the above amendments (or amendments to the same effect).

The Transport Agency looks forward to working further with the Rangitikei District Council through the process.

4 The Transport Agency does wish to be heard in support of this submission.

Dated at Palmerston North the 4th day of April 2016.



Cole O'Keefe

Senior Planning Advisor

Pursuant to a delegation from the Chief Executive of the NZ Transport Agency.

Address for service: Cole O'Keefe
Senior Planning Advisor
NZ Transport Agency
PO Box 1947
Palmerston North 4440

Telephone Number: (06) 953 6620

E-mail: cole.o'keefe@nzta.govt.nz



HERITAGE NEW ZEALAND
POUHERE TAONGA

4 April 2016

Rangitikei District Council
46 High Street
Private Bag 1101
Marton 4741

RECEIVED

04 APR 2016

To: *KG*
File: *1-R-2-6*
Doc: *16-0124*

Email: info@rangikei.govt.nz

RE: SUBMISSION ON RANGITIKEI PROPOSED DISTRICT PLAN CHANGE 2016

SEE ATTACHED FOR SUBMISSION FORM

On reviewing the Proposed Rangitikei District Plan Change 2016 Heritage New Zealand notes the changes relating to heritage matters in Marton. The Proposed Plan Change introduces Schedule C3B, the 'Marton heritage precinct', the 'Marton Design Panel', and the concept of 'offsetting' for heritage. These proposals are, in principle, a very good initiative that Heritage New Zealand Pouhere Taonga is very interested to workshop with Rangitikei District Council to ensure a positive outcome for heritage values in Marton.

As per the submission table attached, Heritage New Zealand seeks greater direction and clarity in the plan. The action sought in the submission table seeks to provide for the new measures that have been proposed. However, we still have some concerns.

Our primary concern is that offsetting could have a 'cannibalising effect' on heritage values in Marton, where the provision seeks to provide for heritage protection, and inadvertently reduces known existing valued heritage. This could lead to a reduction of heritage values in Marton, as the 'offsets' struggle to find avenues to replace iconic buildings. It also risks the dilution the iconic streetscape of Broadway and High Street as the 'offsets' currently may be spread around Marton, leading to something that could be described as a heritage gain, but in reality, negatively impacts on the heritage symbols for the area.


Our secondary concern is with the lack of direction given to the Marton Design Panel and Heritage Precinct. It is strongly recommended that both be given clearly stated objectives and policies which are tied to the B10 Historic Heritage Discretionary Activity rules of the District Plan as assessment criteria. In doing this it will allow for greater transparency on heritage issues for protection and redevelopment of sites.

HNZPT supports the proactive heritage approach of the Rangitikei Council and is willing to provide support to these new proposals further development.

Yours sincerely

Claire Craig
General Manager, Central Region

019

	<h2>Submission on Publicly Notified Proposal for Plan Change</h2>	Ref: Form 5, Clause 6 of the First Schedule of the RMA 1991
		Version: 1
		Issued: 29 February 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:	Heritage New Zealand Pouhere Taonga

Section 2		
This is a submission on the following proposed plan (the proposal):		
Proposed Rangitikei District Plan Change 2016		
<input type="checkbox"/> I could	<input checked="" type="checkbox"/> I could not	gain an advantage in trade competition through this submission (if you could not – go to section 3)
<input checked="" type="checkbox"/> I am	<input type="checkbox"/> I am not	directly affected by an effect of the subject matter of the submission that— (a) adversely affects the environment, and (b) does not relate to the trade competition or the effects of trade competition

Section 3			
The specific provisions of the proposal that my submission relates to are:			
See detailed submission points, attached as Appendix A			
My submission is:	<input type="checkbox"/> to support	<input type="checkbox"/> to oppose	<input checked="" type="checkbox"/> to amend
See detailed submission points, attached as Appendix A			

I seek the following decision from the local authority:

See detailed submission points, attached as Appendix A

Section 4

Submission hearing:

☒ I do ☐ I do not wish to be heard in support of my 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: Claire Craig, General Manager, Central Region

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

PP B.L. Rouse.

Date: 4 April 2016

Section 6

Submitter Details

Address: Central Region
Heritage New Zealand
P O Box 2629
Wellington 6140

Telephone: 04 494 8321

Fax:

Email: ccraig@heritage.org.nz

Contact person:
(if other than the submitter)

Attachment 1: Heritage New Zealand Pouhere Taonga Submission – Proposed District Plan Change 2016 – Rangitikei District Council

	Proposed Plan Provision	Support or Oppose	Reasons for Submission	Relief Sought Strike: abc = delete Underline: <u>abc</u> = addition
Statutory Acknowledgement				
1	Discussion of Ngāti Apa (North Island) Claims Settlement Act 2010	Support	The references in the Ngāti Apa (North Island) Claims Settlement Act 2010 have been updated to reflect the enactment of the Heritage New Zealand Pouhere Taonga Act 2014, and this section of the plan needs to be updated to reflect the changes.	Update references to the Heritage New Zealand Pouhere Act 2014, and to specific sections within that Act as per the updated Ngāti Apa (North Island) Claims Settlement Act 2010
Chapter A3 Cultural and Heritage Character				
2	Objective 16B Recognise and provide for heritage	Support	HNZPT supports Objective 16B.	Retain Objective 16B
3	Policy A3-16.2 Schedule C3A	Support	HNZPT supports policy A3-16.2.	Retain Objective 16B
4	Policy A3-16.3 Schedule C3A and C3B	Amend	Schedule C3B ignores the contribution of Historic and Cultural values. Ian Bowman has completed an inventory and assessment of the heritage values of the sites as part of the development of the heritage schedule.	Amend Schedule C3B to include Ian Bowman's assessment of Historic and Cultural values for each building: For example: "The building is one of a number of buildings in Marton of a similar scale, form, style and use of materials, which collectively forms an homogeneous built form to the town" – <i>Abraham and Williams Building, Cultural Values, Identity.</i>
5	Policy A3-16.4 Values for buildings in Schedule C3B	Support in Part	Schedule C3B ignores the contribution of Historic and Cultural values.	Amend Schedule C3Bs 'values' to include Ian Bowman's assessment of Historic and Cultural values for each building. See above for example.
6	Policy A3-16.5 Redevelopment in Marton Heritage Precinct	Amend	The proposed 'Marton heritage precinct' is unclear in its definition. It is generally understood that a precinct is a collection of	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

Attachment 1: Heritage New Zealand Pouhere Taonga Submission – Proposed District Plan Change 2016 – Rangitikei District Council

	Proposed Plan Provision	Support or Oppose	Reasons for Submission	Relief Sought Strike: abc = delete Underline: <u>abc</u> = addition
			buildings that have some relationship to each other and activity at one site may affect one or more other sites. However, besides geographical location in Marton, the proposed precinct does not have objectives and policies that provide a thematic relationship or direction for the precinct.	Schedule C3B) shall assess the impacts on overall precinct <u>Marton heritage</u> 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	Amend	The proposed 'Design Panel' is unclear in purpose and intent.	Amend policy to include objectives and policies for the Design Panel which are tied to the B10 Historic Heritage Discretionary Activity rules of the District Plan as assessment criteria Include Objective 16B as a primary objective for the Design Panel.
8	Policy A3-16.7 Offsets	Amend	Definition of 'overall heritage gain' is unclear. HNZPT note concerns with implementation where "the offset is an overall heritage gain". We consider this to be unlikely in most cases, due to the small number of high value heritage places in Marton with very few non-scheduled sites that could result in an overall gain if they were to replace them.	Provide a definition for 'overall heritage gain'.
9	Policy A3-16.8 Offsets	Amend	HNZPT consider that any loss of heritage values at a site cannot be mitigated by enhancing heritage values at a different site. Therefore, A3-16.8(c) is not seen as a positive policy for heritage in Marton. There is a risk of the offset procedures becoming a mechanism for legitimising the demolition of historic heritage.	Amend policy A3-16.8 by adding the below: <u>A3-16.8(e) heritage offsets must be achieved before any work is started on the heritage site.</u> <u>A3-16.8(f) monetary contributions, conservation plans, and any non-physical heritage offsets will</u>

Attachment 1: Heritage New Zealand Pouhere Taonga Submission – Proposed District Plan Change 2016 – Rangitikei District Council

	Proposed Plan Provision	Support or Oppose	Reasons for Submission	Relief Sought Strike: abc = delete Underline: <u>abc</u> = addition
			HNZPT considers that the proposed A3-16.8(d) is too vague to be supported in its current form without a methodology for assessing offsets.	<u>only be measured by the physical heritage offset they have achieved.</u>
Chapter B1 General Rules and Standards				
10	Rule B1.11 Signage		Rule B1.11 is considered to endanger heritage values in Marton with the potential for unsympathetic or oversized signs covering valued frontages. There is no rule given to protecting heritage buildings from such signage.	Amend with the following: Maximum sign face area (per sign): No maximum face area* <u>*Signage cannot cover identified Physical Values (as listed in Schedule C3B) except on fascia boards and existing unscheduled signs.</u>
11	Rule B1.8-7 Earthworks Advisory Note	Amend	The Historic Places Act should be amended to the Heritage New Zealand Pouhere Taonga Act 2014. Change of terminology in HNZPT Act to remove "damage".	Amended all references to the Historic Places Act to Heritage New Zealand Pouhere Taonga Act 2014. Amend the term "modify, damage or destroy" with "modify or destroy".
Whole Plan				
12	Whole Plan	Amend	Schedules C3A and C3B still referred to as Schedule C3. Error on Page: 61, 67, 83, 90, 124, 138, 212, 216, and 222	Provide clear reference to the intended schedule by stating C3A or C3B or both.
13	Whole Plan	Amend	The new name of the New Zealand Historic Places Trust is Heritage New Zealand Pouhere Taonga.	Rename New Zealand Historic Places Trust as Heritage New Zealand Pouhere Taonga. This can be abbreviated to Heritage New Zealand after the first mention in the introduction.

Carolyn Bates

7 Dalrymple Place, Marton 4710

RECEIVED

(06) 327-8088

Rangitikei District Council
46 High Street
Marton 4710

04 APR 2016

To: KG
File: 1-PL-2-6
Doc: 16 0137

1 April 2016

Submission on changes to the 2016 Rangitikei District Plan

I write regarding the changes proposed to the District Plan.

Hazard Mapping

I am concerned that the proposed changes shown in the original format does not (to me) easily show such aspects as flood areas to potential new residents.

- The images are not of the same scale which result in an image being difficult to read.
- I recommend that when images of different areas of the district are provided they are all at the same scale - the scale should be no less than 1:25,000.
- I see no advantage to simply changing the colours used.

I believe details of all known Hazards should be readily available.

- Inclusion of Hazards would allow/assist new as well as existing residents to be reasonably informed on the area/location(s) of their interest.

Provision of additional information

If a/several separate fact sheet(s) were compiled this should be specifically stated/indicated in future Plans.

- If LIM information is requested I believe such fact sheets should be provided to the requester.

Building / Boundaries

I support the changes proposed to allow buildings to be positioned closer to boundaries.

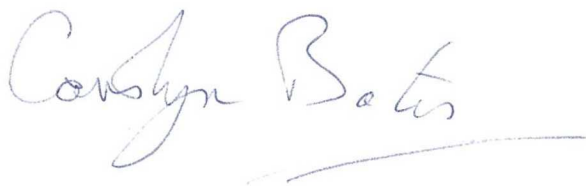
- I believe this will provide improved access for delivery vehicles in many locations.


I support changes to zoning to allow people to live above business premises eg to have residential accommodation allowed to be above shops and other business premises.

- People living in such situations provide a passive security for an area.

I do not wish to speak to this submission but am happy to answer any questions should any queries be raised. I have nothing to gain by making this submission, nor am I affected by these changes.

Yours sincerely,



	<h2 style="color: blue;">Submission on Publicly Notified Proposal for Plan Change</h2>	Ref: Form 5, Clause 6 of the First Schedule of the RMA 1991
		Version: 1
		Issued: 29 February 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>J.P. Baker</i>

Section 2		
This is a submission on the following proposed plan (the proposal):		
Proposed Rangitikei District Plan Change 2016		
<input type="checkbox"/> I could	<input checked="" type="checkbox"/> I could not	gain an advantage in trade competition through this submission (if you could not – go to section 3)
<input checked="" type="checkbox"/> I am	<input type="checkbox"/> I am not	directly affected by an effect of the subject matter of the submission that— (a) adversely affects the environment, and (b) does not relate to the trade competition or the effects of trade competition

Section 3			
The specific provisions of the proposal that my submission relates to are:			
<i>Section 8 Ouslow Street west Lot 55 DP 556 of Ohingaiti</i>			
My submission is:	<input type="checkbox"/> to support	<input type="checkbox"/> to oppose	<input checked="" type="checkbox"/> to amend
<i>Returned to Commercial</i>			

I seek the following decision from the local authority:

Section 4

Submission hearing:

☒ I do ☐ I do not wish to be heard in support of my 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:

J.P. Baker

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:

29-3-2016

Section 6

Submitter Details

Address:

R.D 54
Kimbolton

Telephone:

0273222889

Fax:

Email:

bakewoolley@gmail.com

Contact person:

(if other than the submitter)

	<h2>Submission on Publicly Notified Proposal for Plan Change</h2>	Ref: Form 5, Clause 6 of the First Schedule of the RMA 1991
		Version: 1
		Issued: 29 February 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>Raul Hoyle</i>

Section 2		
This is a submission on the following proposed plan (the proposal):		
Proposed Rangitikei District Plan Change 2016		
<input type="checkbox"/> I could	<input checked="" type="checkbox"/> I could not	gain an advantage in trade competition through this submission (if you could not – go to section 3)
<input checked="" type="checkbox"/> I am	<input type="checkbox"/> I am not	directly affected by an effect of the subject matter of the submission that— (a) adversely affects the environment, and (b) does not relate to the trade competition or the effects of trade competition

Section 3			
The specific provisions of the proposal that my submission relates to are:			
<i>Section 8 Ouslow street west</i> <i>Lot 55 DP 556 of Ohingati</i>			
My submission is:	<input type="checkbox"/> to support	<input type="checkbox"/> to oppose	<input checked="" type="checkbox"/> to amend
<i>Residential plan in Rural townships</i>			

I seek the following decision from the local authority:

To Return lot 55 back to Council

Section 4

Submission hearing:

☒ I do ☐ I do not wish to be heard in support of my 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:

Paul Hoyle

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

Paul Hoyle

Date:

1-4-2016

Section 6

Submitter Details


Address: P.O. Box 36
Towhipe

Telephone: 063229888

Fax:

Email:

Contact person:
(if other than the submitter)

	<h2>Submission on Publicly Notified Proposal for Plan Change</h2>	Ref: Form 5, Clause 6 of the First Schedule of the RMA 1991
		Version: 1
		Issued: 29 February 2016
		Rangitikei District Council 46 High Street Private Bag 1102 Marton 4741 Tel: 06 327 0099 or 0800 422 522

RECEIVED

08 APR 2016

Section 1	
Submission	
To:	Rangitikei District Council
Name of submitter:	Michael Moler

Section 2		
This is a submission on the following proposed plan (the proposal):		
Proposed Rangitikei District Plan Change 2016		
<input type="checkbox"/> I could	<input checked="" type="checkbox"/> I could not	gain an advantage in trade competition through this submission (if you could not – go to section 3)
<input checked="" type="checkbox"/> I am	<input type="checkbox"/> I am not	directly affected by an effect of the subject matter of the submission that— (a) adversely affects the environment, and (b) does not relate to the trade competition or the effects of trade competition

Section 3			
The specific provisions of the proposal that my submission relates to are:			
Part Section 119 Township of Mangaweka 442/1 Lot 22 DP63262 33A/409 (6+8 Rannaeua Road Mangaweka)			
My submission is:	<input type="checkbox"/> to support	<input type="checkbox"/> to oppose	<input checked="" type="checkbox"/> to amend

I seek the following decision from the local authority:

To change from residential
back to Commercial

Section 4

Submission hearing:

☒ I do ☐ I do not wish to be heard in support of my submission

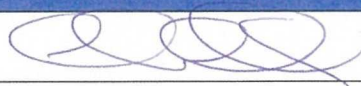
If others make a similar submission:

☒ I will ☐ I will not consider presenting a joint case with them at a hearing

Section 5

Signature

Name: Michael Maher



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: 8-4-16

Section 6

Submitter Details

Address:
7 Oranmore Street

Telephone: 0274381973

Fax:

Email: mmaher2012@me.com

Contact person:
(if other than the submitter)