



## **Proposed Rangitikei District Council Plan Change 2016**

### **Summary of Decisions Requested**

**08 April 2016**

*Disclaimer: This document provides a summary of the decisions requested by persons making submissions on Rangitikei District Council's Proposed Plan Change 2016. Whilst every possible care has been taken to provide a true and accurate summary, the information contained within this document is not required by the Resource Management Act 1991 to provide a full account of the submissions received. Accordingly, readers wishing to understand the submissions are advised to refer to the full copy of the original submissions.*

Submission number	Submitter	Topic(s)	Address for service	Support/ oppose/ amend	Wishes to be heard
001	Progressive Enterprises Limited	Heritage policies	PO Box 103 Whangaparoa 0943	Amend	Yes
<b>Submission</b> <ul style="list-style-type: none"> <li>Support policies A3 16.4-16.8 in principle provided they do not hinder future expansion or redevelopment plans for Progressive Enterprises.</li> </ul> <b>Decision requested</b> <ul style="list-style-type: none"> <li>Adopt policies A3 16.4-16.8 provided they do not hinder future expansion plans for Progressive Enterprises.</li> </ul>					
Submission number	Submitter	Topic(s)	Address for service	Support/ oppose/ amend	Wishes to be heard
002	Fred Hammer	Taihape West Slip Zone	26 Paradise Terrace Taihape 4720	Support	Yes
<b>Submission</b> <ul style="list-style-type: none"> <li>Water leaks that have been exacerbating the slip over the past 30 years.</li> </ul> <b>Decision requested</b> <ul style="list-style-type: none"> <li>Council needs to be more active in identifying water leaks, specifically above Paradise Terrace</li> </ul>					

Submission number	Submitter	Topic	Address for service	Support/ oppose/ amend	Wishes to be heard
003	Henare Paranihi	Taihape West Slip Zone	13 Wellington Street Opotiki 3122	Support	No
<b>Submission</b> <ul style="list-style-type: none"> <li>Questions why 40 Kaka Road was not considered for purchase during the consideration of property purchases for the Taihape West Slip Zone.</li> </ul> <b>Decision requested</b> <ul style="list-style-type: none"> <li>Would like the property at 40 Kaka Road to be purchased.</li> </ul>					
Submission number	Submitter	Topic	Address for service	Support/ oppose/ amend	Wishes to be heard
004	W & M Thorburn Trust	Taihape West Slip Zone	603 Drury Hills Road RD1 Drury 2577	Support	No
<b>Submission</b> <ul style="list-style-type: none"> <li>Remove the Taihape West Slip zone and replace with advisory note of the natural hazard.</li> </ul> <b>Decision requested</b> <ul style="list-style-type: none"> <li>Remove the Taihape West Slip zone and replace with advisory note of the natural hazard.</li> </ul>					

Submission number	Submitter	Topic	Address for service	Support/ oppose/ amend	Wishes to be heard
005	Mark and Leasa Ogilvie	Not specified	3 Howard Street Speydon Christchurch 8024	Support	No
<b>Submission</b>  Not specified.  <b>Decision requested</b>  Not specified.					
Submission number	Submitter	Topic	Address for service	Support/ oppose/ amend	Wishes to be heard
006	Powerco Limited	Building Setback – Rural and Rural Living zones  Flooding	Level 1,2-8 Northcroft Street PO Box 33-817 Takapuna Auckland 0740	Amend	Yes
<b>Submission</b>  <i>Building setback – Rural and Rural Living zone</i>  <ul style="list-style-type: none"> <li>Support the intent of the changes, but there is uncertainty around the application of rules B6.1 and B7.1 to network utilities.</li> </ul>					

- Conflict between B6.1 and 7.1 which suggests setback rules apply to buildings on sites greater than 200 square metres, which conflicts with Rule B1.12 that states zone rules do not apply to network utilities.
- Specific concern about support structures for electricity lines.

*Natural Hazard Area 2 (Flooding)*

- Support proposed approach to B8-1.1 and B1.1-2 as it provides a pragmatic approach.

**Decision requested**

- Amend the exemption statement in B6.1 and 7.1 so that building setbacks do not apply to network utilities as follows:

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.~~

B7.1-1 – This rule does not apply to network utilities ~~on sites less than 200 square metres in size.~~

**OR**

- Amend provisions to increase clarity that setback requirements do not apply to electricity or telecommunication support structures as follows:

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.

B7.1-1 – This rule does not apply to network utilities on sites less than 200 square metres in size, or to electricity or telecommunication lines, including support structures.

- Retain rule B8.1 as notified in the Proposed District Plan 2016.

Submission number	Submitter	Topic	Address for service	Support/ oppose/ amend	Wishes to be heard
007	NZIA Western Branch	Heritage Planning Maps – Natural Hazards Natural Hazards Removal of buildings and dwellings	C/- Proarch Consultants 306 Church Street West Palmerston North 4440	Amend	Yes
<p><b>Submission</b></p> <p><i>Natural Hazards</i></p> <ul style="list-style-type: none"> <li>• Support simplification measures and the removal of unnecessary planning barriers to development.</li> <li>• Ease of access to information is important for the NZIA members.</li> <li>• Concern that the proposed removal of the natural hazard layers and permitted activity standards is not supported by technical reports in the section 32 analysis.</li> <li>• Key for the flooding maps is confusing.</li> </ul> <p><i>Heritage</i></p> <ul style="list-style-type: none"> <li>• Strengthening works can be a significant cost.</li> <li>• Support the preservation of significant heritage buildings, but are concerned about the elevation of heritage matters above other considerations when it is demonstrated that it is not economically feasible to retain a building.</li> <li>• Assessment of the effect of a proposal at a precinct level is perceived as counterproductive to change.</li> </ul>					

- Manawatu District Plan Change 46 decision provided useful matters to consider economic impacts; market conditions affecting feasibility of adaptive reuse, the economics of a range of reasonably practical options, the contribution that any replacement building may make to the vitality and vibrancy of the town centre.
- Concern that the buildings in Schedule C3B have only been subject to an external visual inspection and there is no consideration in the section 32 assessment of the effects of earthquake-prone status of the buildings, or the economic cost to building owners of the proposed additional protection under the District Plan.
- Building consent for the removal of buildings may not be required in many cases, but it would be prudent to retain reference to the Building Act.

**Decision requested**

- Flooding map key be clarified, with separate keys for the existing and proposed maps.
- District Plan map layers remain as part of the District Plan as a non-statutory layer.

**OR**

- If the layers are removed, that they are made easily and freely available through another method.
- Amend the first guidance note under section B8 as follows:

**Rangitikei District holds information on natural hazards (liquefaction, ground shaking, active fault lines, landslide and the Taihape Slip Zone) which are not shown on District Plan Maps, but are available (insert location here). Plan users should consult these maps to advise of any known hazards on a particular site. The presence of such hazards may not necessarily preclude development on a site, but may indicate that geotechnical and/or other engineering reports may be required in support of any building consent application.**

- The heritage precinct is removed and Schedule C3B is deleted.
- The reference to social, cultural, and economic well-being in Objective 16 and Policy A3-16.1 remains.
- If the precinct is retained in the Plan, that Policy A3-16.3 be further modified as follows:

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.**

- The following points are included as additional matters for discretion under Rule B10.1-5:
  - i. **Market conditions affecting feasibility of adaptive reuse; and**
  - ii. **The economics of a range of reasonably practical options and**
  - iii. **The contribution that any replacement building might make to the vitality and vibrancy of the town centre.**
- An advice note be included in Rule B1.17 as follows:

**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 2004 or contact a Council Building Officer for advice.**

Submission number	Submitter	Topic	Address for service	Support/ oppose/ amend	Wishes to be heard
008	Robert Snijders	Heritage provisions Commercial zone Signage Residential zone	5 Grey Street Marton 4710	Oppose/Amend	Yes



## **Submission**

### *General*

- There are a number of spelling and grammatical errors which needs to be addressed.
- Diagrams could help support wordy descriptions.
- Avoid using 'may' as it could lead to misinterpretation. Words such as 'shall' and 'must' should be used.
- P.120 – Tracking curve does not appear correct. Requires an example for a milk tanker.
- P216 – Clarity definition of habitable rooms and relate to building setback.
- P.91 – Minimum dimension between dwellings that could be waived through mutual consent would be more appropriate.

### *Residential*

- P.24 – height of buildings should be restricted to the same as those surrounding it.
- P.51 – Residential building height should be dictated by height of neighbouring properties.
- P.67 – Daylight setback should include sunlight. Recession plane should be 2.4 metres. All buildings should be included in daylight setback rule.
- P.68 – Building setback should consider ROW access. Diagrams should be used.

### *Heritage/Commercial*

- Provisions required to discourage large vehicles from travelling through shopping precincts.
- Substitute Heritage New Zealand where appropriate.

- P.25 – Council is trying to change rules to facilitate their own development. Concern about adhoc development and the need for a height policy for frontage/streetscapes.
- P.35 & 36 – Objective 16B identifies for the protection of heritage, however, the amendments call for the demolition to suit Council’s needs.
- P.35 & 36 There is no text on how offsetting will work, if not correctly implemented heritage will be lost.
- P.35 & 36 – Any demolition of heritage buildings should include the replacement of the façade so the street scene is protected.
- P.35 & 36 – Wording of policies A3-16.1 to A3-16.8 need to be strengthened.
- P123 – Ruapehu District Council has a more robust statement on Historic Heritage.
- Concern expressed about consultation with Heritage New Zealand.
- P138 – 142 – Schedule should be expanded to what is protected e.g. elevations and should be created by a third party to ensure it is not influenced by the Council to gain advantage.
- P.76 – B4.2-2 – screen could be clear glass to enhance the customer’s experience.
- P.76 – Verandas – similar provisions should be required to apply to building design and massing.
- P.76 – Diagrams should be inserted.

#### *Signage*

- Signage policies should be in a single section (B1.11).
- The table on p.58 should be supported by diagrams.
- P.58 – 61 – A premise should not be allowed an unlimited number of signs.

Submission number	Submitter	Topic	Address for service	Support/ oppose/ amend	Wishes to be heard
009	Irene Loader	Mangaweka sign Public toilets Bus shelter	PO Box 44 Mangaweka 4746	Support	Yes
<p><b>Submission</b></p> <ul style="list-style-type: none"> <li>A bus shelter and toilet should be constructed on the grassed area opposite the DC3 on State Highway 1.</li> <li>The sign at the entrance to Mangaweka should be amended to 'Mangaweka Village'.</li> </ul> <p><b>Decision requested</b></p> <ul style="list-style-type: none"> <li>A bus shelter and toilet should be constructed on the grassed area opposite the DC3 on State Highway 1.</li> <li>The sign at the entrance to Mangaweka should be amended to 'Mangaweka Village'.</li> </ul>					
Submission number	Submitter	Topic	Address for service	Support/ oppose/ amend	Wishes to be heard
010	Lyn Watson	Zoning Public toilets	PO Box 46 Mangaweka 4647	Amend	Yes

<b>Submission</b> <ul style="list-style-type: none"> <li>There is a subdivision plan approved for sites at 6 Broadway to change from three lots to two lots. Questions whether both lots are commercial through the subdivision.</li> <li>There needs to be a public toilet.</li> </ul> <b>Decision requested</b> <ul style="list-style-type: none"> <li>There needs to be a public toilet.</li> </ul>					
Submission number	Submitter	Topic	Address for service	Support/ oppose/ amend	Wishes to be heard
011	Lyn Watson	Mangaweka sign	PO Box 46 Mangaweka 4647	Amend	Not specified
<b>Submission</b> <ul style="list-style-type: none"> <li>That Mangaweka should be renamed as Mangaweka Village.</li> </ul> <b>Decision requested</b> <ul style="list-style-type: none"> <li>That Mangaweka should be renamed as Mangaweka Village.</li> </ul>					

Submission number	Submitter	Topic	Address for service	Support/ oppose/ amend	Wishes to be heard
012	Gary Thomas	Taihape West Slip Zone	PO Box 181 Taihape 4742	Amend	Yes
<b>Decisions requested</b> <ul style="list-style-type: none"> <li>• The area should be referred to as West Taihape</li> <li>• Council proactively maintains clear drains and waterways</li> <li>• Council repairs water supply leaks immediately</li> <li>• The zone is actively reduced where possible</li> <li>• Clear any positive announcements about the current position of the zone</li> </ul>					
Submission number	Submitter	Topic	Address for service	Support/ oppose/ amend	Wishes to be heard
013	G.V. Calkin	Building setback – Residential zone	49 Harris Street Marton 4710	Oppose/amend	No
<b>Submission</b> <ul style="list-style-type: none"> <li>• The 3 metre setback from any boundary for that part of the façade of a dwelling to a habitable room is too restrictive.</li> <li>• What harm is there is the window is only 1.5metres from the boundary?</li> </ul>					

<ul style="list-style-type: none"> <li>Is the rule intended to stop people looking in or out?</li> <li>Resource consent to breach costs money.</li> </ul> <p><b>Decision requested</b></p> <ul style="list-style-type: none"> <li>Amend the 3 metre setback rule as it is too restrictive.</li> </ul>					
Submission number	Submitter	Topic	Address for service	Support/ oppose/ amend	Wishes to be heard
014	G.V. Calkin	Dwelling setback – Rural Living zone	49 Harris Street Marton 4710	Oppose/amend	No
<p><b>Submission</b></p> <ul style="list-style-type: none"> <li>Disagree that on sites greater than 5000m<sup>2</sup> that dwellings should be setback 20 metres from the boundary.</li> <li>Rule should apply to new dwellings, but if you are extending an existing building the setback should only be 5 metres.</li> <li>Rule is too restrictive.</li> <li>Council should be making it easier to undertake development.</li> </ul> <p><b>Decision requested</b></p> <ul style="list-style-type: none"> <li>Reduce the 20 metre setback to 5 metres.</li> </ul>					

Submission number	Submitter	Topic	Address for service	Support/ oppose/ amend	Wishes to be heard
015	Manawatu-Whanganui Regional Council	Natural Hazards Commercial Zone Rural Living zone	Private Bag 11025 Manawatu Mail Centre Palmerston North 4442	Support/Amend	Yes
<p><b>Submission</b></p> <ul style="list-style-type: none"> <li>• Introduction – amendments required to provide for non-complying activities as proposed for the Taihape West Slip zone.</li> <li>• Support Policy A4-17.8 – Taihape West Slip Zone – is consistent with the One Plan</li> </ul> <p><u>Part B – Rules</u></p> <ul style="list-style-type: none"> <li>• Support Rule B2 – Residential zone clause k) – properties at risk of natural hazards will be required to comply with rules in section B8.</li> <li>• Support Rule B4 – Commercial zone clause h) – will be required to comply with the addition rules in section B8.</li> <li>• Rule B8.1-1 does not differentiate between residential and commercial buildings. This is a higher standard of protection than normally required by Horizons.</li> <li>• Amend Rule B6 Rural Living zone and B7 Rural zone – advice note added under B6.3 encouraging plan users to consult with Horizons.</li> </ul>					

## B8 – Natural Hazards

### *Flooding*

- The One Plan Policy 9-2 discourages new habitable buildings or major extensions in areas that are likely to be inundated during a 1 in 200 year event. Where effects cannot be avoided, they should be mitigated. Mitigation measures may include a finished floor level that includes a reasonable freeboard. The objectives and policies focus on ensuring there is not an increase in the level of risk to people, property and infrastructure.
- Reasonable freeboard – residential is 500mm; commercial is 300mm.
- Support minor extensions that do not include habitable rooms.
- Non-habitable buildings on production land and urban areas usually excluded from freeboard requirements, but effects on flood flows considered.
- Support in part/amend – first advice note in B8– benefit plan users by alerting them to the availability of additional information. Amend to make reference to the Regional Council as a source of additional hazard information.
- Support – second advice note in B8 – Horizons is continually updating its flooding hazard information.
- Support in part – B8.1-1 – remove unnecessary consenting requirements for non-habitable structures. Not well aligned with the One Plan for extensions. Would require a new definition of major extension or amending the habitable room definition. Unclear whether the flood level requirements apply to commercial buildings.
- Support – B8.1-2 – gives effect to One Plan Policy 9-2(d) (iii), (iv) and (vi).
- Horizons Long Term Plan includes \$1.48 million towards a project to upgrade flood plain mapping and earthquake risk information.
- Support – differentiation of the indicative flood information from the modelled information. Modelled information has a high level of accuracy, indicative information can be used as a trigger for site specific investigations.
- 1 in 200 flood level at Bridge Street 43.1 of the datum.



- Support – removal of stormwater flooding overlay through the northern part of Bulls. Information should be provided in another manner.
- Porewa Stream managed by Horizons as part of a flood control and drainage scheme. Detention dams provide protection for 25-30 year return period. Horizons cannot comment on whether the proposed changes are a better reflection of actual risk as they do not hold modelled information. Unsure the method used to refine maps or the suitability of this. Modelling scheduled for 2020-21.

*Other natural hazards*

- Horizons does not hold hazard information for other hazards that is at a scale appropriate for application at a site-specific scale.

*Taihape West Slip Zone*

- B8.2-1 and B8.2-2 are generally consistent with the One Plan. However, if any extension allows for another habitable room this is would be discouraged as it would place more people at risk and would be inconsistent with One Plan Objective 9-1 and clause (a) of Policy 9-4. If residents undertake multiple extensions, there could be a cumulative increase which would not be supported by Horizons.
- Support in part – B8.7-5 – large extensions would usually involve more habitable rooms, increasing risk. Therefore, the discretionary status is supported.
- Support – B8.7-6 – non-complying status appropriate given the level of risk from the landslide hazard.

*Landslide, ground shaking and liquefaction*

- Support – deletion of B8.3, B8.4 and B8.5 and the deletion from the District Plan Maps. This information was never intended to be used at a property scale. Accuracy of the information is too low to be included in the District Plan Maps and guide development at a property scale. Information should be provided on LIM reports.

**Decision requested**

- That the following provisions are retained as drafted in the Proposed District Plan Change 2016
  - Policy A4-17.8
  - Second advice note in Section B8.

- Rule B8.1-2
  - Removal of the overland stormwater flow path through Bulls
  - The Hazard 1 and 2 zoning associated with the Tutaenui Stream through Bulls
  - Rule B8.7-6
  - Clause k) of Rule B2
- That Permitted Activity Standards B8.3, B8.4 and B8.5 be deleted as proposed in the Proposed District Plan Change 2016.
  - An advice note is added under B6.3 – Maximum number of Dwellings Per Site 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.**
- Advice note is added under B7 – Rural Zone Permitted Activity Standards 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.**
- That the first advice note in Section B8 – Natural Hazards is amended as follows:
- 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.**
- Amend B8.1-1 Natural Hazard Area 2 (Flooding) as follows:
  - In Natural Hazard Area 2 (Flooding), any new habitable building, structure, or major extension must meet the minimum flood height levels to avoid any inundation during a 0.5% AEO (1 in 200 year) flood event, including 500mm freeboard.
  - That a new definition of major extension is added 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:

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 kitchenettes 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.**

- That an additional permitted activity standard be added under B8.1-2 – Natural Hazard Area 2 (Flooding) 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 the Hazard 1 zone for the Rangitikei River to the south of Bulls be refined so that the boundary is the 43.1m contour (Wellington Vertical Datum, 1953) at Bridge Street and be accurately defined for the scope 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 42.5 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.
- That Permitted Activity Standard B8.2-2 – Taihape West Slip Zone - 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:

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 kitchenettes and bathrooms are included except in relation to the separation distance rule for the Residential Zone, **the flood level requirements in Permitted Activity Standard B8.1-1 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.
- Rule B8.7-5 – Taihape West Slip Zone - be retained subject to amendment as follows:

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

- That the liquefaction, ground shaking, landslide and active fault hazard zoned be removed from the Planning Maps, providing this information is still made available to place uses in Land Information Memorandum (LIM) Reports and in response to other information requests.

Submission number	Submitter	Topic	Address for service	Support/ oppose/ amend	Wishes to be heard
016	MJL and MS Roberts	Flooding hazard	91 Pukepapa Road Marton 4710	Oppose/Amend	Yes

#### Submission

- The indicative flood layer on their property Lot 2 DP 421066, 40 Pukepapa Road should be removed.
- Pictures provided to show topography of the site – elevated area in-between the two drains on the property.
- Subdivision RM090032 – information supplied by Horizons Regional Council note the building site on the highest ground is not in the flood zone. Consent to build was granted RM090051.
- Council has an easement over the northern drain on Lot 2 DP 421066 (CT 421066). There are requirements to restrict water flow to 1.8m<sup>3</sup>/s which will limit flooding, reducing potential impacts on the elevated area.

<ul style="list-style-type: none"> <li>The area in Flood 1 should be removed because the area is elevated 3 - 4 metres above ground level, historical approval has been given for subdivision and building, council has an obligation to limit flooding in the northern drain.</li> </ul> <p><b>Decision requested</b></p> <ul style="list-style-type: none"> <li>Remove the 'indicative flood zone/river channel' hazard zone from 40 Pukepapa Road, Lot 2 DP 421066.</li> </ul>					
Submission number	Submitter	Topic	Address for service	Support/ oppose/ amend	Wishes to be heard
017	Federated Farmers of New Zealand	Setbacks Heritage Signage Veranda Effluent storage Natural hazards Definitions	PO Box 945 Palmerston North 4340	Support/Oppose	Yes
<p><b>Submission</b></p> <ul style="list-style-type: none"> <li>Support the aims of the Plan for protecting and supporting current and future primary production activities from incompatible development.</li> <li>Provisions are poorly drafted, section 32 report is inadequate to justify the costs and benefits of the proposed approach.</li> <li>Are likely to be unintended consequences as a result of the proposed changes.</li> </ul> <p>PART A: ISSUES, OBJECTIVES AND POLICIES</p> <ul style="list-style-type: none"> <li>Support in part Policy A2-7.9 – Natural Environment - amendment is poorly written and needs clarity.</li> <li>Oppose Policy A3-16.1 – Cultural Heritage and Character - amendment is poorly written and the policy is best retained as is.</li> </ul>					

- Oppose Rule B4.4 – Pedestrian Verandas – amendment is poorly written and needs clarity.
- Support Rules B6.1 and 7.1 – Building Setback – will provide for farm buildings to be constructed where appropriate. Amendment needs clarity.
- Support Rules B6.2 and 7.2 – Dwelling Setback – support dwellings being located further from boundaries than other farm buildings. New houses can be sensitive activities that need to be managed. Amendment needs clarity.
- Support in part Rules B6.4 and 7.4 – Location of Effluent Storage and Treatment Activities - support amendment from residential boundary to dwelling. Concerns about b, c, and d, it being unclear what the rule is intended to manage, it is considered to be a Regional Council issue. Concern with the use of the term treatment and the potential for subdivision to result in compliance issues.
- Support Rule B7.5 – Dwelling Separation – supports clarification.
- Support Rule B8.1-1 – Natural Hazard Area 2 (Flooding) – natural hazard provisions should not capture farm buildings or fences. Primary production is appropriate for land subjection to natural hazards. Risk tolerance needs to be incorporated into provisions.
- Oppose Rule B8.1-2 – Natural Hazard Area 2 (Flooding) – natural hazard rules should exclude farm buildings and structures, including fences.
- Support Rule B8.3 – Natural Hazard Area (Landslide)/ B8.4 Natural Hazard Area 1&2 (Ground Shaking and Liquefaction)/ B8.5 Natural Hazard Area – Active Fault – the scale of the information makes the extent of the hazard difficult to understand. Concern about the accuracy and validity of the maps. Geotechnical assessment is overly onerous.
- Schedule 3CB – Support the acknowledgement of heritage values, but impacts on resource users must be addressed. Owner consent should be sought. Resource consent costs that result from the reasonable use of the buildings should be borne by Rangitikei District Council and Heritage New Zealand.
- Oppose - Definitions – unsure of reasoning behind the removal of farm sheds from the building definition.

**Decision requested**

- Policy A2-7.9 – Amend as follows:

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.

- Policy A3-16.1 – Retain the policy as per the operative Plan as follows:

**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 well-being of the affected community.**

- Rule B4.4 Pedestrian Veranda – Amend as follows:

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.~~

- Rule B6.1-1 – Building Setback – Amend as follows:

On sites ~~that contain~~ 5,000m<sup>2</sup> or more all buildings must not be located any closer than:

- Rule B6.2-1 – Dwelling Setback – Amend as follows:

On sites ~~that contain~~ less than 5,000m<sup>2</sup> ~~or more~~ all dwellings must not be located any closer than:

- Rule B6.2-2 – Dwelling Setback – Amend as follows:

On sites ~~that contain~~ 5,000m<sup>2</sup> or more all dwellings must not be located any closer than:

- Rule B6.4 and 7.4 – Location of Effluent Storage and Treatment Activities – Amend as follows:

All areas used for the storage and treatment of effluent generated from primary production activities must meet the following separation distances:

- a) 300 metres from any ~~residential boundary~~ dwelling, marae or place of assembly **located on a property under separate ownership.**
- ~~b) 55 metres from any road boundary~~

~~c) 50 metres from any river, lake, or wetland, and~~

~~d) 80 metres from any other boundary~~

- Rule B8.1-2 – Amend the rule as follows:

Any building, structure, landscaping, fencing or earthworks, must not change the flood flow paths to the extent they will ~~that it would~~ exacerbate flooding on the site or on any adjacent or downstream site. **Exemption: Farm related buildings, structures, fencing and earthworks are not captured by this rule.**

- Further information is provided on:
  - The inclusion of the buildings in schedule C3B and the selection process that was adopted.
  - The amendment to remove farm sheds from the definition of building, including the section 32 analysis outlining the cost and benefit of this amendment.
- 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.
- Farm sheds be re-instated in the definition of buildings.
- Adopted as drafted in the Proposed District Plan 2016
  - Rule B7.1-1
  - Rule B7.2-1
  - Rule B7.5-1
  - Rule B8.1-1
  - Rule B8.3-1
  - Rule B8.4-1
  - Rule B8.5



Submission number	Submitter	Topic	Address for service	Support/ oppose/ amend	Wishes to be heard
018	New Zealand Transport Agency	Signage Setbacks	Cole O'Keefe Senior Planning Advisor NZ Transport Agency PO Box 1947 Palmerston North 4440	Support in part	Yes
<p><b>Submission</b></p> <ul style="list-style-type: none"> <li>Support Policy A2-7.8 – Rural Amenity- particularly <i>“ensuring traffic safety is not compromised”</i></li> <li>Support Rules B1.11-4, B1.11-5 and B1.11-6 – Signage – as they recognise and provide for traffic safety.</li> <li>Support Rule B2.11-3 Restricted Discretionary Considerations for marae or community facilities – recognises the effects of traffic safety and efficiency with community facilities.</li> <li>Amend B6.2-1, B6.2-2 and B7.2-1 – Rural and Rural Living Zone Dwelling Setback – to minimise potential for reverse sensitivity effects to occur from new dwellings constructed adjacent to state highways. Two key methods – setbacks and acoustic treatment of buildings.</li> </ul> <p><b>Decision requested</b></p> <ul style="list-style-type: none"> <li>Retain the follow provisions as notified in the Proposed Rangitikei District Plan 2016: <ul style="list-style-type: none"> <li>Rule B1.11-4</li> <li>Rule B1.11-5</li> <li>Rule B1.11-5</li> <li>Rule B2.11-3(h) bullet point two.</li> </ul> </li> <li>Amend - B1.11-1 – as follows:</li> </ul>					

Commercial Zone – unlimited number where signs are attached to, and not protruding outside of the building. Excluding commercial properties that adjoin the residential zone or where the sign is visible from the State Highway network.

Industrial Zone - unlimited number where signs are attached to, and not protruding outside of the building. Excluding commercial properties that adjoin the residential zone or where the sign is visible from the State Highway network.

- Amend – note on p.61 as follows:

Note: The New Zealand Transport Agency controls signs on state highway ~~corridors~~ Legal Road by means of a bylaw.

- Amend – B6.2-1, B6.2-2 and B7.2-1 – Rural and Rural Living Zone Dwelling Setback as follows:

c) 20 metres from a boundary with an existing state highway where the speed limit is under 70km/h; 40 metres from the 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 alternations 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 alternations 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 30dB 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 and 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 1m 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 to or alternation 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 road this is achieved by the addition of 3 dB to existing measured or predicted noise levels.

Submission number	Submitter	Topic	Address for service	Support/ oppose/ amend	Wishes to be heard
019	Heritage New Zealand	Heritage General provisions Signage	Central Region Heritage New Zealand PO Box 2629 Wellington 6140		Yes
<p><b>Submission</b></p> <ul style="list-style-type: none"> <li>• Supports, in principle, the proposed Schedule C3B, Marton Heritage Precinct, Marton Design Panel and the concept of offsetting for heritage.</li> <li>• Concern that offsetting could have a ‘cannibalising effect’ on heritage values in Marton. Could lead to a reduction of heritage values in Marton, risks dilution of the iconic streetscape of Broadway and High Street as offsets may be spread around Marton.</li> <li>• Concern regarding the lack of direction for the Marton Design Panel and Heritage Precinct. Both should be given clearly stated objectives and policies which are tied to B10 Historic Heritage Discretionary Activity rules.</li> </ul> <p><b>Decision requested</b></p> <ul style="list-style-type: none"> <li>• <i>Statutory Acknowledgement</i> – Update references to the Heritage New Zealand Pouhere Act 2014, and to specific sections within the Act as per the updated Ngati Apa (North Island) Claims Settlement Act 2010.</li> </ul> <p><i>A3 Cultural Heritage and Character</i></p> <ul style="list-style-type: none"> <li>• Retain the follow provisions as notified in the Proposed Rangitikei District Plan 2016: <ul style="list-style-type: none"> <li>• Objective 16B</li> <li>• Policy A3-16.2</li> </ul> </li> <li>• Amend – Schedule C3B – to include Ian Bowman’s assessment of Historical and Cultural values for each building.</li> </ul>					

- Amend – Policy A3-16.5 – by either amending the policy as below, or if the heritage precinct concept remains, develop objectives and policies for the precinct and show the extent on planning maps.

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

- Amend – Policy A3-16.6 – include clear objectives and policies for the Design Panel which are tied to B10 Historic Heritage Discretionary rules. Include objective 16B as a primary objective for the Design Panel.
- Amend – Policy A3-16.7 – provide a definition for overall heritage gain.
- Amend – Policy A3-16.8 – add (e) and (f) as shown below.

**A3-16.8(e) heritage offsets must be achieved before any work is started on the heritage site.**

**A3-16.8(f) monetary contributions, conservation plans, and any non-physical heritage offsets will only be measured by the physical heritage offset they have achieved.**

#### *B1 General Rules and Standards*

- Amend - B1.11 – as follows:

Maximum sign face area (per sign):

No maximum face area \*

**\*Signage cannot cover identified Physical Values (as listed in Schedule C3B) except on fascia boards and existing unscheduled signs.**

- Amend – B1.8-7 – Amend 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”.

<i>Whole plan</i> <ul style="list-style-type: none"> <li>Amend – Provide clear references to the intended schedule by stating C3A or C3B or both.</li> <li>Amend – Rename New Zealand Historic Places Trust with Heritage New Zealand Pouhere Taonga, abbreviated to Heritage New Zealand after the first mention in the introduction.</li> </ul>					
Submission number	Submitter	Topic	Address for service	Support/ oppose/ amend	Wishes to be heard
020	Carolyn Bates	Natural hazards	7 Dalrymple Place Marton 4710	Support/amend	No
<b>Submission</b> <ul style="list-style-type: none"> <li>Format of the flood maps are difficult to read, should be at a scale of no less than 1:25,000.</li> <li>There is no advantage of changing the colours used.</li> <li>All known hazards should be available.</li> <li>If further information is provided it should be available via LIMs</li> <li>Support changes to allow buildings to be closer to boundaries – will provide improved access for delivery vehicles</li> <li>Support changes to allow residential uses above business premises – it will improve passive security.</li> </ul> <b>Decision requested</b> <ul style="list-style-type: none"> <li>Mapping scale should be no less than 1:25,000.</li> </ul>					

Submission number	Submitter	Topic	Address for service	Support/ oppose/ amend	Wishes to be heard
021	JP Baker	Zoning	RD 54 Kimbolton	Amend	Yes
<b>Decision requested</b> <ul style="list-style-type: none"> <li>Section 8 Onslow Street West Lot 55 DP 556 of Ohingaiti be returned to commercial.</li> </ul>					
Submission number	Submitter	Topic	Address for service	Support/ oppose/ amend	Wishes to be heard
022	Paul Hoyle	Zoning	PO Box 36 Taihape	Amend	Yes
<b>Decision requested</b> <ul style="list-style-type: none"> <li>Section 8 Onslow Street West Lot 55 DP 556 of Ohingaiti should be returned to commercial.</li> </ul>					

Submission number	Submitter	Topic	Address for service	Support/ oppose/ amend	Wishes to be heard
023	Mike Maher	Zoning	7 Onslow Street West RD 5 Hunternville 4785	Amend	Yes
<b>Decision requested</b> <ul style="list-style-type: none"> <li>Part section 119 Township of Mangaweka 442/1 and Lot 22 DP 63262 33A/409 (6 and 8 Raumaewa Road Mangaweka) be rezoned back to commercial.</li> </ul>					