



## **Section 42A Report to the Hearing Panel**

---

### **Proposed Plan Variation 3 Rural Subdivision Design Guide**

---

**November 2014**



Hearing Date: 25 November 2014

Report Prepared by: Sue Graham



## EXECUTIVE SUMMARY

Plan Change 20 introduced a Rural Subdivision Design Guide to assist subdividers and developers in appropriate subdivision design. Plan Change 22 subsequently reviewed the Horowhenua's Outstanding Natural Landscapes and features and introduced rules around building in these areas and landscape domains with high amenity values. The Decision on Plan Change 20 directed Council to review the Rural Subdivision Design Guide including consideration of subdivision design guides prepared by other Councils, the provision of greater detail, reducing areas of duplication and removing unnecessary wording.

A review of similar design guides has been undertaken to inform this Proposed Plan Variation and consultation has been undertaken with interested parties. Proposed Plan Variation 3 proposes to amend the existing design guide by taking out areas of duplication, incorporating guidelines that were inadvertently not carried over from the Decision on Plan Change 20 and including guidelines on building in Outstanding Natural Landscapes and landscape domains of high amenity.

Through the public notification process two submissions were received supporting the guidelines within the Proposed Plan Variation. These submissions also sought some minor changes in terminology and additional wording.

The purpose of this report is to summarise the key points raised in submissions and to provide advice to the Hearings Committee on the points raised. All submission points have been evaluated in this report, with specific recommendations for each point raised within each submission. These recommendations include amendments to the proposed plan variation, including changes in terminology to the wording of some of the proposed guidelines, and additional wording within the guidelines. Whilst recommendations are provided, it is the role of the Hearings Committee to consider the issues, the submissions received, the evidence presented at the hearing, and the advice of the Council planner before making a decision.

The Hearings Committee will determine whether to accept, reject or accept in part, the submissions received, in making its decisions and as a consequence, any amendments to be made to the proposed plan variation.

# CONTENTS

<b>1. INTRODUCTION</b> .....	<b>5</b>
1.1 Qualifications .....	5
1.2 Outline .....	5
<b>2. PROPOSED PLAN VARIATION 3</b> .....	<b>6</b>
2.1 Background .....	6
2.2 Consultation & Process.....	6
<b>3. STATUTORY REQUIREMENTS</b> .....	<b>7</b>
3.1 Resource Management Act 1991.....	7
3.2 New Zealand Coastal Policy Statement 2010 .....	8
3.3 National Environmental Standards.....	8
3.4 National Policy Statements .....	8
3.5 Operative Regional Policy Statement & Proposed One Plan.....	8
<b>4. ANALYSIS OF SUBMISSIONS</b> .....	<b>9</b>
4.1 Transpower New Zealand Ltd.....	9
4.2 New Zealand Fire Service Commission .....	12
<b>5. CONCLUSION AND MAIN RECOMMENDED CHANGES FROM PROPOSED PLAN VARIATION 3 (AS NOTIFIED)</b> .....	<b>15</b>
<b>6. APPENDICES</b> .....	<b>16</b>
6.1 Proposed Plan Variation 3 as amended per officer's recommendations.....	16
6.2 Schedule of Officer's Recommendations on Submission Points .....	18

# 1. Introduction

---

## 1.1 Qualifications

My full name is Susan Elaine Viivi Graham. I am the Senior Planner at Horowhenua District Council. I have been in this position for the last five years and have held the position of Resource Management Planner for two years prior. I have a degree in Environmental Studies from Massey University and a Masters Degree in Resource and Environmental Planning (Honours) from Massey University. I am a graduate member of the New Zealand Planning Institute.

## 1.2 Outline

This report considers submissions which were received on Proposed Plan Variation 3 to the Proposed Horowhenua District Plan (referred to in this report as “the Proposed Plan”). This report has been prepared in accordance with Section 42A of the Resource Management Act (“the RMA”) to assist the Hearing Committee with its consideration of submissions received in respect of the provisions in this Proposed Plan Variation.

This report is structured according to the following format:

- An overview of the Proposed Plan Variation
- Statutory Requirements
- Analysis of Submissions
- Recommended Amendments to Proposed Plan Variation

The report discusses each submission or groups of similar submissions and includes a recommendation from the report writer on each submission that has been received, **but the recommendation is not the decision of the Horowhenua District Council** (“the Council”).

Following consideration of all the submissions and supporting evidence, if any, presented by the submitters and further submitters at the hearing, the Hearing Committee will make recommendations to the full Council. The Council will consider those recommendations and then make a decision concerning each submission. The report to the full Council will include recommendations to accept, accept in part, reject or reject in part individual submission points, and any amendments to Proposed Plan Variation.

The amendments to the Proposed Plan Variation arising from the staff recommendations discussed throughout this report are listed in full in Section 6.1. The suggested amendments are set out in the same style as the Proposed Horowhenua District Plan.

The Analysis of Submissions section has been structured by grouping submission points according to individual provisions in the Proposed Plan Variation. As far as possible, the individual submission points are listed in order to match the contents of each Plan provision.

Each submission has been given a unique number (e.g. 302).

In addition to the submission number, each submission point (relief sought) has been given a unique number (e.g. 01). When combined with the submitter number, the submission reference number reads 302.01, meaning submitter number 302 and submission point number 01.

This report contains selected text from the Proposed Plan Variation, either when changes have been requested by a submitter or where a change is recommended by Council officers or advisers.

Where changes to the text are recommended in this report the following protocols have been followed:

- New additional text is recommended is shown as underlined (i.e. abcdefghijkl)
- Existing text is recommended to be deleted is shown as struck-out (i.e. ~~abcdefghijkl~~)

## **2. Proposed Plan Variation 3**

---

### **2.1 Background**

In January 2009 Council notified Plan Change 20 (Rural Subdivision), the purpose of which was to improve the management of rural subdivision in the district. As part of this change the Rural Subdivision Design Guide was included in the District Plan as a method to help manage the effects of rural subdivision and subsequent use and development.

This change was followed up in September 2009 by Plan Change 22 (Outstanding Natural Features and Landscapes) which identified Outstanding Natural Features and Landscapes throughout the district. As part of this plan change provisions were proposed to ensure that buildings within domains with high landscape amenity achieve low impact by having regard to the Rural Subdivision Design Guide.

During the progress of these plan changes a number of submissions were lodged that raised concerns regarding the Rural Subdivision Design Guide. Although most of the concerns were addressed through the associated hearings process, additional guidance relating to high voltage transmission lines and historic heritage, and a further qualification of the guideline relating to changes to existing natural landforms, was inadvertently omitted from the current version of the Design Guide. As the decision on Plan Change 20 directed that these matters be addressed in the guide, PPV3 proposes to amend the Design Guide to align with these directions.

In addition to these matters the decision on Plan Change 20 directed Council to review the design guide as soon as practical and indicated that this review should include consideration of subdivision design guides prepared by other Council's, the provision of greater detail, reducing areas of duplication and removing unnecessary wording. The amendments proposed in PPV3 represent a response to this directive, noting that a number of these improvements were previously addressed through the appeal (and subsequent mediation) on Plan Change 20 initiated by Horticulture New Zealand.

Comparative analysis was undertaken of similar design guides to inform the review of the Horowhenua Rural Subdivision Design Guide. This analysis found common characteristics in all design guides reviewed including practical direction on a range of matters relevant to rural subdivision and development. Guidance on building appearance was found to be limited in all design guides reviewed. This background research helped to inform the review of the Horowhenua Rural Subdivision Design Guide to improve its effectiveness.

### **2.2 Consultation & Process**

As outlined in the Section 32 report consultation on PPV3 was undertaken with the Ministry for the Environment, Horizons Regional Council and Iwi. Comment was received from Horizons Regional Council suggesting the addition of a note to make people aware that some activities associated

with rural subdivision and land development may require consent from Horizons. This information was added to the proposed amendments to the Design Guide.

A pre-notification meeting with a small group of stakeholders was also held during May 2014 to discuss what was missing from the Design Guide along with any improvements that could be made.

It was noted at this meeting that the Design Guide provided useful direction, particularly to less experienced surveyors and developers and landowners who are not regularly involved in subdivision. The meeting participants also generally accepted that the guide was 'not entirely broken' and did not present a barrier to subdivision. However, it was recommended that changes be made to the guide to better align building development with the provisions introduced into the District Plan by Plan Change 22.

Proposed Plan Variation 3 was publically notified on 15 August 2014 with the period for submissions closing 15 September 2014. Two submissions were received in relation to Proposed Plan Variation 3. On 3 October 2014, a summary of submissions (decisions requested) was publicly notified and the period for further submissions closed on 17 October 2014. No further submissions were received in relation to PPV3.

### **2.2.1 Late Submissions**

No late submissions were received which raised matters relating to Proposed Plan Variation 3.

## **3. Statutory Requirements**

---

### **3.1 Resource Management Act 1991**

In preparing a Plan Variation to the District Plan, HDC must fulfil a number of statutory requirements set down in the Resource Management Act, including:

- Part II, comprising Section 5, Purpose and Principles of the Act; Section 6, Matters of National Importance; Section 7, Other Matters; and Section 8, Treaty of Waitangi;
- Section 31, Functions of Territorial Authorities;
- Section 32, Duty to consider alternatives, assess benefits and costs;
- Section 72, Purpose of district plans
- Section 73, Preparation and change of district plans;
- Section 74, Matters to be considered by territorial authorities;
- Section 75, Contents of district plans

Below I have summarised the key matters from the above requirements which are particularly relevant to this report.

Part II of the Resource Management Act (RMA) underpins the exercise of all functions, duties and powers, with Section 5 providing that the purpose of the RMA, is to provide the sustainable management of natural and physical resources. As such, Section 5 is fundamental to any assessment, with the approach being to weigh the matters in Section 5(2) in order to reach a broad judgement as to whether a provision would promote the sustainable management of natural and physical resources.

No other sections are considered relevant to PPV3.

The relevant aspects of the above matters have been considered in the analysis of the submissions in Section 4 of this report.

### **3.2 New Zealand Coastal Policy Statement 2010**

The New Zealand Coastal Policy Statement is not relevant to this report.

### **3.3 National Environmental Standards**

No National Environmental Standards (NES) are specifically relevant to the subject of this report.

### **3.4 National Policy Statements**

Under Section 75(3)(a) of the Resource Management Act, a District Plan must give effect to any National Policy Statement (NPS). Given the purpose and scope of Proposed Plan Variation 3, the only NPS relevant to this matter is the NPS on Electricity Transmission Activities. The National Policy Statement on Electricity Transmission 2008 (NPSET) aims to *Recognise the national significance of the electricity transmission network by facilitating the operation, maintenance and upgrade of the existing transmission network and the establishment of new transmission resources to meet the needs of present and future generations, while :*

- *Managing the adverse environmental effects of the network; and,*
- *Managing the adverse effects of other activities on the network.*

Proposed Plan Variation 3 proposes to add further guidance to protect high voltage transmission corridors to the existing guidelines. This would assist in giving effect to this NPS. The relevant policies of this NPS are discussed under the evaluation in Section 4 of this report.

### **3.5 Operative Regional Policy Statement & Proposed One Plan**

Under Section 74(2) of the Resource Management Act, the Council shall have regard to any proposed regional policy statement, in this case, the Horizons Regional Council Proposed One Plan. In addition, under Section 75(3)(c) of the Resource Management Act, a District Plan must give effect to any Regional Policy Statement.

The Proposed One Plan (incorporating the Proposed Regional Policy Statement) is anticipated to be made fully operative before the end of 2014 with all appeals resolved earlier this year. Given this pending status, the Proposed One Plan is considered the primary Regional Policy Statement and should be given effect to by Proposed Plan Variation 1. Notwithstanding this, given the nature and scope of Proposed Plan Variation 3, the policies in the Proposed One Plan are not applicable to this Variation.



## 4. Analysis of Submissions

### 4.1 Transpower New Zealand Ltd

#### 4.1.1 Submissions Received

Sub No.	Submitter Name	Support/ In-Part/ Oppose	Summary of Submission	Decision Requested
301.01	Transpower New Zealand Ltd	Support	The submitter supports the proposed changes to the Rural Subdivision Design Guide in relation to the acknowledgement and protection of the National Grid. The submitter believes that the design guide is useful to alert developers to potential restrictions that developing near the National Grid may pose.	No specific relief requested.
301.02	Transpower New Zealand Ltd	In-Part	The submitter supports the proposed amendments to the Rural Subdivision Design Guide and seeks a change of terminology to proposed point 14 of this provision.	Amend point 14 of "Roads, Transport and Fencing" to read "Where <del>high voltage</del> <u>National Grid</u> transmission lines traverse an area, ensure access around and to transmission line support structures is maintained."
301.03	Transpower New Zealand Ltd	In-Part	The submitter supports the proposed amendments to the Rural Subdivision Design Guide and seeks a change of terminology to proposed point 11 of this provision.	Amend point 11 of "Allotment, Layout and Boundaries" to read "Where <del>high voltage</del> <u>National Grid</u> transmission lines traverse an area, ensure that safe buffer distances from the transmission corridor are incorporated into the landscape design for future buildings/structures and associated landscaping (contact Transpower New Zealand for further guidance on developing near high voltage transmission lines)."
301.04	Transpower New Zealand Ltd	In-Part	The submitter supports the proposed amendments to the Rural Subdivision Design Guide and seeks a change of terminology to proposed point 12 of this provision and an additional sentence.	Amend point 12 of "Planting and Vegetation" to read "Where <del>high voltage</del> <u>National Grid</u> transmission lines are located in the vicinity, undertake planting near dwellings to ensure that the transmission lines and support structures are screened and out of view, but avoid planting near the structures and conductors. the Electricity (Hazards from Trees) Regulations 2003 set out the requirements for maintaining vegetation near high

Sub No.	Submitter Name	Support/ In-Part/ Oppose	Summary of Submission	Decision Requested
				voltage transmission lines. <u>Vegetation should also be located and selected so that it cannot fall onto existing National Grid transmission lines even at its mature height."</u>
301.05	Transpower New Zealand Ltd	In-Part	The submitter supports the proposed amendments to the Rural Subdivision Design Guide and seeks a change of terminology to proposed point 17 of this provision.	Amend point 17 of "Building Location" to read "Ensure that safe buffer distance are applied to the siting of buildings and structures in the vicinity of <del>high voltage</del> <u>National Grid</u> transmission lines (contact Transpower New Zealand Ltd for further guidance on developing near high voltage transmission lines)."
301.06	Transpower New Zealand Ltd	In-Part	The submitter supports the proposed amendments to the Rural Subdivision Design Guide and seeks a change of terminology to proposed point 8 of this provision and an additional word.	Amend point 8 of "Recreation, Conservation, Open Space and Public Access " to read "Where <del>high voltage</del> <u>National Grid</u> transmission lines traverse an area, consider the use of any land intended to serve as a separation buffer for <u>access</u> , open space or passive recreational purposes."
301.07	Transpower New Zealand Ltd	In-Part	The submitter supports the proposed amendments to the Rural Subdivision Design Guide and seeks any consequential amendments arising from the amendments proposed to be made.	Amend the Rural Subdivision Design Guide as required through consequential amendments as a result of the amendments proposed.

Transpower (301) submitted supporting the proposed amendments to the Rural Subdivision Design Guide in relation to the addition of guidance and requesting changes to terminology in the proposed guidelines changing "high voltage" to "National Grid". This submission seeks an additional sentence to the 'Planting and Vegetation' section of the guidelines advising on the location and selection of vegetation to protect the National Grid (301.04) and an additional word within the " Recreation, Conservation, Open Space and Public Access" section to add access to the potential uses of any separation buffer traversed by the National Grid (301.06). Transpower (301.07) also seek any consequential amendments arising from the amendments proposed to be made.

#### 4.1.2 Discussion & Evaluation

1. The support from Transpower (301.01) in relation to the acknowledgement and protection of the National Grid in the proposed guidelines is noted.
2. Transpower (301.02), (301.03), (301.04), (301.05) and (301.06) seeks the change in terminology from "high voltage" to "National Grid" in all proposed guidelines relating to the acknowledgement and protection of their transmission lines which form the National Grid. As this is the correct term for these transmission lines it is recommended that submission points are accepted and that "high voltage" is changed to "National Grid" in all of these proposed guidelines.
3. Transpower (301.04) seeks an additional sentence to be added to point 12 of the "Planting and Vegetation" section of the guidelines. The new sentence sought is "Vegetation should also be located and selected so that it cannot fall onto existing National Grid transmission lines even at its mature height." This would provide additional guidance for subdividers and developers and would be consistent with the objectives and associated policies of the National Policy Statement on Electricity Transmission 2008 which aim to manage the effects of other activities on the network. Therefore, it is recommended that this submission point is accepted.
4. Transpower (301.06) seeks an additional word to be added to point 8 of the "Recreation, Conservation, Open Space and Public Access" section of the guidelines. The proposed amended guideline would read: "Where ~~high voltage~~ National Grid transmission lines traverse an area, consider the use of any land intended to serve as a separation buffer for access, open space or passive recreational purposes." This would provide additional guidance for subdividers and developers offering another opportunity for the use of land set aside as a separation buffer for the National Grid. Therefore, it is recommended that this submission point is accepted.
5. Transpower NZ (301.07) seeks any consequential amendments to the Proposed Plan Variation arising from other amendments made. Based on the above evaluations and recommendations, no consequential amendments are required. Therefore, it is recommended this submission point is accepted.

#### 4.1.3 Reporting Officer's Recommendation

Sub. No	Submitter Name	Officer's Recommendation
301.01	Transpower New Zealand Ltd	Accept
301.02	Transpower New Zealand Ltd	Accept
301.03	Transpower New Zealand Ltd	Accept
301.04	Transpower New Zealand Ltd	Accept
301.05	Transpower New Zealand Ltd	Accept
301.06	Transpower New Zealand Ltd	Accept
301.07	Transpower New Zealand Ltd	Accept

#### 4.1.4 Recommended Amendments to the Plan Provisions

Amend point 14 of "Roads, Transport and Fencing" as follows:

"Where ~~high voltage~~ National Grid transmission lines traverse an area, ensure access around and to transmission line support structures is maintained."

Amend point 11 of "Allotment, Layout and Boundaries" as follows:

"Where ~~high voltage~~ National Grid transmission lines traverse an area, ensure that safe buffer distances from the transmission corridor are incorporated into the landscape design for future buildings/structures and associated landscaping (contact Transpower New Zealand for further guidance on developing near high voltage transmission lines)."

Amend point 12 of "Planting and Vegetation" as follows:

"Where ~~high voltage~~ National Grid transmission lines are located in the vicinity, undertake planting near dwellings to ensure that the transmission lines and support structures are screened and out of view, but avoid planting near the structures and conductors. the Electricity (Hazards from Trees) Regulations 2003 set out the requirements for maintaining vegetation near high voltage transmission lines. Vegetation should also be located and selected so that it cannot fall onto existing National Grid transmission lines even at its mature height."

Amend point 17 of "Building Location" as follows:

"Ensure that safe buffer distance are applied to the siting of buildings and structures in the vicinity of ~~high voltage~~ National Grid transmission lines (contact Transpower New Zealand Ltd for further guidance on developing near high voltage transmission lines)."

Amend point 8 of "Recreation, Conservation, Open Space and Public Access " as follows:

"Where ~~high voltage~~ National Grid transmission lines traverse an area, consider the use of any land intended to serve as a separation buffer for access, open space or passive recreational purposes."

## 4.2 New Zealand Fire Service Commission

### 4.2.1 Submissions Received

Sub No.	Submitter Name	Support/ In-Part/ Oppose	Summary of Submission	Decision Requested
302.01	New Zealand Fire Service Commission	In-Part	The submitter is concerned with the provision of water supply and access to this supply to enable the NZFS to operate effectively and efficiently. The submitter appreciates the provision for firefighting water supply within point 3 of the "Water Supply" section of the Rural Subdivision Design Guide	Amend point 3 of "Water Supply" to read "Consider specifically collecting and detaining stormwater for non-potable uses such as irrigation and firefighting ( <u>Refer to the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 for specific details regarding firefighting water supply</u> )."

Sub No.	Submitter Name	Support/ In-Part/ Oppose	Summary of Submission	Decision Requested
			but suggests a comment specifically referencing the NZFS code would be of interest and benefit to the NZFS Commission.	
302.02	New Zealand Fire Service Commission	In-Part	The submitter is concerned with the provision of water supply and access to this supply to enable the NZFS to operate effectively and efficiently. The submitter appreciates the provision for firefighting water supply within point 8 of the "Water, Drainage and Stormwater" section of the Rural Subdivision Design Guide but suggests a comment specifically referencing the NZFS code would be of interest and benefit to the NZFS Commission.	Amend point 8 of "Water, Drainage and Stormwater" to read "Consider the use of on-site stormwater detention in the management of stormwater to enhance ground water replenishment and/or to provide an alternative source of non-potable water for a range of uses including firefighting and irrigation. ( <a href="#">Refer to the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 for specific details regarding firefighting water supply</a> ).

New Zealand Fire Service Commission (302.01) and (302.02) submitted expressing concern around the provision of water supply and access to enable the NZFS to operate effectively and efficiently. NZFS seeks an additional sentence to be added to point 3 of the "Water Supply" guidelines and point 8 of the "Water, Drainage and Stormwater" guidelines which would read "Refer to the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 for specific details regarding firefighting water supply".

#### 4.2.2 Discussion & Evaluation

1. The New Zealand Fire Service Commission (302.01) and (302.02) seeks an additional sentence to be added to the end of point 3 of the "Water Supply" section and to the end of point 8 of the "Water, Drainage and Stormwater" section of the guidelines. The additional sentence sought is: "Refer to the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 for specific details regarding firefighting water supply".
2. This would provide additional guidance for subdividers and developers referencing this code of practice however it is seen to be more appropriate to have this on the line below these points and to clearly label the sentence "note" to distinguish it from the guidelines themselves. Although the guidelines are to be used as a guide for subdividers and developers they are also a matter which Council reserves control over in rural subdivision and a matter of discretion for consideration for Restricted Discretionary subdivision and land use consents for buildings breaching restrictions in Rule 19.3.7. It is therefore important to make the distinction between the proposed guidance note and the guidelines themselves to ensure applications are not assessed against the New Zealand Fire Service Firefighting Water Supplies (NZFSFWS) code of practice. The reference is provided to enable readers to understand where additional relevant information can be found.

3. The NZFSWS Code of Practice is currently referred to in 12.4 of the Subdivision and Development Principles and Requirements 2012. Rule 24.1.1 (a), the Subdivision and Development Section of the Proposed District Plan requires development and subdivision design and construction to comply with Council's Subdivision and Development Principles and Requirements. The reference in 12.4 of this document requires an alternative water supply to be provided in accordance with the NZFSWS Code of Practice where reticulated water supplies are unavailable or insufficient. As the NZFSWS Code of Practice is currently referenced in the Subdivision and Development Principles and Requirements 2012 it has been notified as a referenced document to the Proposed District Plan and would not need to go through this process again to refer to it in the design guide as proposed.
4. It is therefore recommended that submission points (302.01) and 302.02) are accepted in part. The additional sentence sought to be added to the end of point 3 of the "Water Supply" section and to the end of point 8 of the "Water, Drainage and Stormwater" sections of the guidelines is recommended to be added to the line below these points and labelled "note".

### 4.2.3 Reporting Officer's Recommendation

Sub. No	Submitter Name	Officer's Recommendation
302.01	New Zealand Fire Service Commission	Accept In-Part
302.02	New Zealand Fire Service Commission	Accept In-Part

### 4.2.4 Recommended Amendments to the Plan Provisions

Amend point 3 of "Water Supply" as follows:

"Consider specifically collecting and detaining stormwater for non-potable uses such as irrigation and firefighting.

**Note:** (Refer to the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 for specific details regarding firefighting water supply)."

Amend point 8 of "Water, Drainage and Stormwater" as follows:

"Consider the use of on-site stormwater detention in the management of stormwater to enhance ground water replenishment and/or to provide an alternative source of non-potable water for a range of uses including firefighting and irrigation.

**Note:** (Refer to the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 for specific details regarding firefighting water supply)."

## **5. Conclusion and Main Recommended changes from Proposed Plan Variation 3 (as notified)**

---

Proposed Plan Variation 3 was initiated to review the Rural Subdivision Design Guide which was introduced as part of Plan Change 20. The Decision on Plan Change 20 directed Council to review this guide as soon as practical. This review has also incorporated guidelines for building appearance in Outstanding Natural Landscapes and landscape domains of high amenity in response to Plan Change 22 which introduced rules around building in these areas.

Two submissions were received in support of the guidelines which requested minor amendments in terminology and additional guidance.

It is recommended that Council proceed with Proposed Plan Variation 3, subject to the amendments put forward in this report.

## 6. Appendices

---

### 6.1 Proposed Plan Variation 3 as amended per officer's recommendations

Amend point 14 of "Roads, Transport and Fencing" as follows:

"Where ~~high voltage~~ National Grid transmission lines traverse an area, ensure access around and to transmission line support structures is maintained."

Amend point 11 of "Allotment, Layout and Boundaries" as follows:

"Where ~~high voltage~~ National Grid transmission lines traverse an area, ensure that safe buffer distances from the transmission corridor are incorporated into the landscape design for future buildings/structures and associated landscaping (contact Transpower New Zealand for further guidance on developing near high voltage transmission lines)."

Amend point 12 of "Planting and Vegetation" as follows:

"Where ~~high voltage~~ National Grid transmission lines are located in the vicinity, undertake planting near dwellings to ensure that the transmission lines and support structures are screened and out of view, but avoid planting near the structures and conductors. the Electricity (Hazards from Trees) Regulations 2003 set out the requirements for maintaining vegetation near high voltage transmission lines. Vegetation should also be located and selected so that it cannot fall onto existing National Grid transmission lines even at its mature height."

Amend point 17 of "Building Location" as follows:

"Ensure that safe buffer distance are applied to the siting of buildings and structures in the vicinity of ~~high voltage~~ National Grid transmission lines (contact Transpower New Zealand Ltd for further guidance on developing near high voltage transmission lines)."

Amend point 8 of "Recreation, Conservation, Open Space and Public Access " as follows:

"Where ~~high voltage~~ National Grid transmission lines traverse an area, consider the use of any land intended to serve as a separation buffer for access, open space or passive recreational purposes."

Amend point 3 of "Water Supply" as follows:

"Consider specifically collecting and detaining stormwater for non-potable uses such as irrigation and firefighting.

**Note:** (Refer to the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 for specific details regarding firefighting water supply)."



Amend point 8 of "Water, Drainage and Stormwater" as follows:

"Consider the use of on-site stormwater detention in the management of stormwater to enhance ground water replenishment and/or to provide an alternative source of non-potable water for a range of uses including firefighting and irrigation.

**Note:** (Refer to the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 for specific details regarding firefighting water supply)."

## 6.2 Schedule of Officer's Recommendations on Submission Points

Sub. No	Submitter Name	Officer's Recommendation
301.01	Transpower New Zealand Ltd	Accept
301.02	Transpower New Zealand Ltd	Accept
301.03	Transpower New Zealand Ltd	Accept
301.04	Transpower New Zealand Ltd	Accept
301.05	Transpower New Zealand Ltd	Accept
301.06	Transpower New Zealand Ltd	Accept
301.07	Transpower New Zealand Ltd	Accept
302.01	New Zealand Fire Service Commission	Accept In-Part
302.02	New Zealand Fire Service Commission	Accept In-Part