

Proposed Plan Variation 3

Summary of Submissions



Submissions ordered by Submitter

Publicly Notified 3 October 2014

1. INTRODUCTION

This document, Summary of Submissions, summarises the decisions requested or inferred for each submission received on Proposed Plan Variation 3, the review of the Rural Subdivision Design Guide. Where no decision has been specifically requested, Council Officers have where possible, inferred the decision requested from the text of the submission.

Proposed Plan Variation 3 was publically notified on 15 August 2014 with the period for submissions closing on 15 September 2014.

A total of two submissions were received in relation to Proposed Plan Variation 3 and this report provides a summary of those submissions in accordance with Clause 7 of the First Schedule of the Resource Management Act 1991 (RMA).

Copies of full submissions can be inspected at the following locations during opening hours:

- Horowhenua District Council – 126 Oxford Street, Levin
- Te Takere – 10 Bath Street, Levin
- Shannon Service Centre – Located in the Shannon Library, Plimmer Terrace, Shannon
- Foxton Library - 5 Clyde Street, Foxton

These documents can also be viewed and downloaded from the Council website www.horowhenua.govt.nz/variations.

2. FURTHER SUBMISSIONS

Further submissions must be in accordance with Clause 8 of the First Schedule of the Resource Management Act and may only support or oppose those submissions already made. In supporting or opposing a submission, a Further Submission may provide reasons for supporting or opposing, however only issues that are related to those that have already been identified in a submission may be raised. The following persons may make a further submission in support of, or in opposition to any of the submissions already received:

- Any person representing a relevant aspect of the public interest; and
- Any person that has an interest in the plan greater than the interest that the general public has.

Any Further Submission should be made on Form 6 of the Resource Management (Forms, Fees, Procedures) Regs 2003 or closely follow this format. Failure to include all necessary information or complete the form correctly may prevent the Further Submission from being able to be considered. Form 6 Further Submission forms can be obtained from the Council Service Centre's and Public libraries listed earlier or downloaded from the Council website www.horowhenua.govt.nz/variations.

Council is adhering to the prescribed statutory timeframe set out in the Resource Management Act of 10 working days for the lodgement of further submissions.

Further Submissions can be made in writing and will need to be received by the Horowhenua District Council before **5.00pm** on **17 October 2014**.

Further Submissions can be:

Delivered to: Horowhenua District Council,
126 Oxford Street, Levin

Posted to: Planning Department,
Horowhenua District Council,
Private Bag 4002,
Levin 5540

Faxed to: (06) 366 0983

Emailed to: districtplan@horowhenua.govt.nz

Any person making a Further Submission on Proposed Plan Variation 3 is required by law to provide a copy of their further submission to the person who made the original submission to which the Further Submission relates within five (5) working days of serving the Further Submission to the Horowhenua District Council.

Section 4 of this report provides the address for service for each person or organisation that has made a submission on Proposed Plan Variation 3.

3. PROCESS FROM HERE

The current process of public notification and calling for submissions and further submissions is part of the statutory consultation process required to be undertaken for any Proposed Plan Variation.

Once the Further Submission period has closed (17 October 2014), a Planning Report identifying and summarising all submissions will be produced. This Planning Report will provide an impartial assessment of the merits of the submissions, including whether the issues are valid

under the relevant legislation. The Planning Report may also contain any recommended amendment to the Proposed Plan Variation 3 to address matters raised by submitters.

Before a formal Council hearing is held, a pre-hearing meeting may be held where Council Officer's consider that such a meeting would help clarify, mediate or facilitate a resolution on any matters raised in the submissions.

The Planning Report will be circulated to all submitters and further submitters in advance of the formal Council hearing. At least 10 working days notice will be given of the hearing date. Anyone can attend the Council hearing, however only those submitters who have indicated that they wish to be heard will have the opportunity to speak about the matters raised in their submission at the hearing, or they can nominate a representative or consultant to speak on their behalf.

The Hearings Panel will consider all relevant matters before making a recommendation to Council for a decision.

All submitters will receive notice of the decision on Proposed Plan Variation 3 and the reasons for why the decision was made. The Council will also publicly notify the decision.

Any submitter who is not satisfied with the decision can lodge an appeal with the Environment Court.

4. SUBMITTERS

The following table provides the names and addresses for service of all those who made a submission in relation to Proposed Plan Variation 3. The purpose of this table is to enable any person who makes a Further Submission on Proposed Plan Variation 3 to meet the requirements of the law and send a copy of their Further Submission to the person who made the original submission that they have made a Further Submission on. This needs to be done within five (5) working days of submitting their Further Submission to the Horowhenua District Council. Please note some submitters have made submissions that relate to more than one of the Proposed Plan Variations currently notified.

5. ADDITIONAL INFORMATION

The Council Planning Officers are able to provide additional information on making a Further Submission or the proposed plan variation process. Additional information including the Proposed Plan Variation documents, are available from the Council website www.horowhenua.govt.nz/variations.

6. SUMMARY OF DECISIONS REQUESTED

Each decision requested as set out in this summary endeavors to identify the individual outcomes sought in the submission. This is to enable people to quickly establish whether a submission might be of interest to them. It is not a substitute for inspecting the submission itself where the matter may be of interest. Please note the table contains a summary of the submissions. The onus is on the reader to check the full submission for the exact wording used and relief requested by the submitter.

If, after inspecting the summary of decisions requested there are areas of interest, it is recommended that the full copies of the individual submissions are inspected.

Each submission has a unique number, the first three numbers identify who the submission was made by (e.g. 301 = Submitter 1). Each submission point is identified by two numbers which appear after the decimal place.

Submission 301.07

301 Is the submitter/submission number

.07 is the submission point number

Any Further Submission made must specify the number of the original submission that the Further Submission relates to. The unique submission number is also used to cross reference the address for service for all of the submitters contained in the following table. Note that in some submissions the submission point numbers are not consecutive. This only occurs in a few submissions and is due to amendments made to the submission summary table when it was being audited.

The submissions below have been organised and presented in numerical order.

Where it has been specified or is clear that the submission is either in 'support' or 'opposition', to Proposed Plan Variation 3 this has been included in the table below. The term 'In-Part' has generally been used for those submissions that are supporting or opposing part of the Plan Variation or a Plan Variation provision while seeking amendments. It has

also been used for those submissions that might be neutral on the Variation or a particular matter.

Where specific wording changes have been requested to Proposed Plan Variation 3 by submitters these have been shown in Summary Table in the following ways:

Underlined text = New text to be included in the Plan Variation

~~Strikethrough text~~ = Text in the Plan Variation to be deleted.

SUMMARY OF SUBMISSIONS : PROPOSED PLAN VARIATION 3

Sub. No	Submitter Name	Provision	Support/ In-Part/Oppose	Summary of Submission	Decision Requested
301.01	Transpower New Zealand Ltd	Schedule 6 3. Guidelines	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 Limited	Schedule 6 - 3.0 Guidelines - Roads, Transport, Access and Fencing - point 14	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 high voltage <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 Limited	Schedule 6 - 3.0 Guidelines - Allotment, Layout and Boundaries - point 11	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 high voltage <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 Limited	Schedule 6 - 3.0 Guidelines - Planting and Vegetation - point	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	Amend point 12 of "Planting and Vegetation" to read "Where high voltage <u>National Grid</u> transmission lines are located in the vicinity,

Sub. No	Submitter Name	Provision	Support/ In-Part/Oppose	Summary of Submission	Decision Requested
		12		additional sentence.	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. <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 Limited	Schedule 6 - 3.0 Guidelines - Building Location - point 17	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 <u>high-voltage 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 Limited	Schedule 6 - 3.0 Guidelines - Recreation, Conservation, Open Space and Public Access - point 8	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 <u>high-voltage 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

Sub. No	Submitter Name	Provision	Support/ In-Part/Oppose	Summary of Submission	Decision Requested
					purposes."
301.07	Transpower New Zealand Limited	Schedule 6	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.
302.01	New Zealand Fire Service Commission	Schedule 6 - 3.0 Guidelines - Water Supply - point 3	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 but suggests a comment specifically referencing the NZFS code would be of interest and benefit to the NZFS Commission.	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>)."
302.02	New Zealand Fire Service Commission	Schedule 6 - 3.0 Guidelines - Water, Drainage and Stormwater - point 8	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. (<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>).

