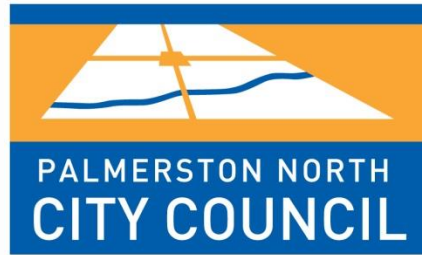




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Palmerston North City Sectional District Plan Review

Proposed Private Plan Change B: Pioneer City West

**Summary of Decisions Requested from Original
Submissions
&
Copies of Original Submissions**

14 November 2013



**PUBLIC NOTICE UNDER CLAUSE 7 OF THE FIRST SCHEDULE
OF THE RESOURCE MANAGEMENT ACT 1991 OF THE AVAILABILITY OF THE SUMMARY OF
DECISIONS REQUESTED IN SUBMISSIONS TO:**

PROPOSED PRIVATE PLAN CHANGE B

PIONEER CITY WEST

In accordance with Clause 7 of the First Schedule of the Resource Management Act 1991, the Palmerston North City Council gives public notice that the summary of decisions requested by persons making original submissions to Proposed Private Plan Change B – Pioneer City West to the Palmerston North City District Plan are available for public consideration. The Council has received 35 original submissions to Private Plan Change B.

Proposed Private Plan Change B seeks to enable the development of land (approximately 73 Hectares) to the west of the City for a range of land uses in accordance with a specified Pioneer City West Growth Area Outline Development Plan, intended to provide for the coherent growth of the City and to contribute toward addressing an existing shortage of land for urban growth.

Both the summary of decisions requested in the original submissions and the original submissions themselves, are available for inspection at the following locations when these facilities are open to the public:

- The Customer Service Centre, Palmerston North City Council, Civic Administration Building, The Square, Palmerston North;
- The Ashhurst Service Delivery Centre, Ashhurst Four Square Counter, 122 Cambridge Avenue, Ashhurst;
- The Palmerston North Public Library, The Square, Palmerston North (NZ Pacific Islands Zone, 2nd floor);
- Branch Libraries: the Roslyn Library (Vogel Street), Awapuni Library (College Street), Highbury Library (Highbury Avenue), Palmerston North;
- the Ashhurst Library, corner Cambridge Avenue and Bamfield Street, Ashhurst;
- The Mobile Library; and
- Linton Army Camp Library, Puttick Road, Linton.

Information on the Proposed Plan Change, the original submissions received and the Further Submission form are also available on the Council website: www.pncc.govt.nz.

The Palmerston North City Council is now calling for **further submissions in support of, or in opposition to**, the submissions lodged to Proposed Private Plan Change B. Under clause 8 of the First Schedule of the Resource Management Act 1991, the following parties may make a further submission either supporting or opposing submissions made on this plan change:

- any person representing a relevant aspect of the public interest;
- any person that has an interest in the Proposed Plan Change that is greater than the interest that the general public has; and

- the Palmerston North City Council itself.

Further submissions must be in writing in the form prescribed (Form 6) in the Resource Management Act 1991 or similar, including further submissions via e-mail. Further submissions lodged by way of e-mail do not require a signature. Further submission forms are available from any of the facilities referred to above or the Council website: www.pncc.govt.nz. The closing date for making further submissions is **4pm, Friday 29 November 2013**. Further submissions to the Proposed Plan Change must be lodged with the Council by one of the following options:

Posted/Faxed/Emailed to:

Team Leader – Governance and Civic
City Corporate
Palmerston North City Council
Private Bag 11-034
PALMERSTON NORTH
Fax No: (06) 355-4415
Email: submission@pncc.govt.nz

or Delivered to:

Team Leader – Governance and Civic
City Corporate
c/- Customer Service Centre
Palmerston North City Council
The Square, PALMERSTON NORTH

Once the closing date for lodging further submissions has passed, the Council will convene hearings to consider submissions and further submissions that have been lodged, and issue decisions on the matters raised. Anyone who has made a submission or further submission and who has indicated that they wish to be heard will have the right to attend the hearings and present their submission. On receiving notice of a decision on their submission, any person who disagrees with or is dissatisfied with the decisions made may refer the decision to the Environment Court for further consideration.

IMPORTANT: Any person making a further submission to Proposed Private Plan Change B must serve a copy of their further submission on the person who made the original submission within five working days of lodging their further submission with the Council.

Enquiries about Proposed Private Plan Change B – Pioneer City West can be made to Daniel Batley, Policy Planner by phone on (06) 356 8199 or email daniel.batley@pncc.govt.nz.

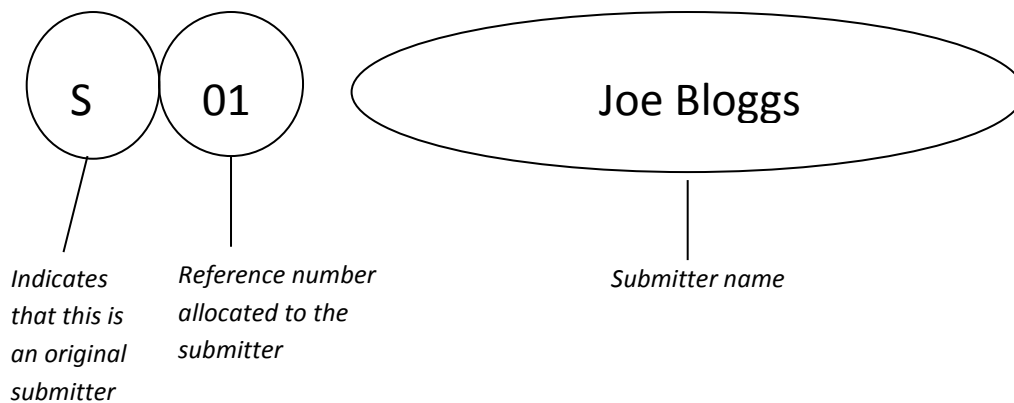
Paddy Clifford, Chief Executive
for Palmerston North City Council
Dated in Palmerston North this day 14 November 2013.

INTRODUCTION

The summary in Part I of this document has been prepared to assist the Council in meeting notification requirements under Clause 7 of the First Schedule of the Resource Management Act 1991.

It has been prepared to assist those who may wish to prepare a further submission, or those preparing evidence or hearing evidence in respect of Proposed Private Plan Change B – Pioneer City West. **Please note that a copy of the original submissions has been enclosed as Part II of this document. This summary does not replace the original submissions.**

Submissions are listed within the Summary of Submissions under the following header format:



Submissions typically have two parts:

The Submission: Usually stating whether the submitter supports or opposes the plan change either in whole or in part, and the reasons for that support or opposition.

Decision Requested: The action that the submitter requests the Council to take.

MAKING A FURTHER SUBMISSION

The following parties may make a further submission either supporting or opposing submissions made on this plan change:

- any person representing a relevant aspect of the public interest;
 - any person that has an interest in the Proposed Plan Change that is greater than the interest that the general public has; and
- the Palmerston North City Council itself.

A further submission must be made by making a written further submission in general accordance with Form 6 of the Resource Management Act (Forms) Regulations 1991, or similar. A further submission can be made either supporting (in whole or in part), or opposing (in whole or in part) any original submission. A further submission cannot traverse any issue that is not covered by the original submission, but can give reasons for the support or opposition to the original submission.

A copy of a further submission is required to be served on the original submitter within 5 working days of the further submission being made to the Council. A list of the submitters' addresses is included in Part II of this document.

Part I: Summary of Submissions to Private Plan Change B: Pioneer City West

Submission Number	Submitter	Address for Service	Wishes to be heard
S01	Ross Ian Linklater	515 Roberts Line RD10 Palmerston North	Yes
<p>Submission:</p> <p>Opposes the Proposed Private Plan Change for the following reasons.</p> <ul style="list-style-type: none"> • The area involved is high class agricultural soil and should be retained for agricultural use; • The area is subject to liquefaction risk; • The area is not contiguous with the existing built up area; and • If the Mangaone Stream stopbank broke during a flood the proposed area would be affected. <p>Decision Requested:</p> <p>That Council decline Private Plan Change B – Pioneer City West</p>			
Submission Number	Submitter	Address for Service	Wishes to be heard
S02	Tim Udy and Glenda Udy	52 Anders Road Palmerston North	No
<p>Submission:</p> <p>Supports Private Plan Change B.</p> <p>Consider that the development of this area would be of major benefit to Palmerston North and its future growth. It would be accessible on three (possibly four) sides and a lot of the services required are already nearby (e.g. bus routes, gas, roading).</p> <p>Decision Requested:</p> <p>That Council approve the Private Plan Change.</p>			
Submission Number	Submitter	Address for Service	Wishes to be heard
S03	Don Rix	74 Clifton Terrace Palmerston North 4410	Did not indicate
<p>Submission:</p> <p>Opposes Private Plan Change B.</p> <p>Considers that the land in question is high quality food producing land that should not be used for residential subdivision.</p> <p>That the land is described as “Class II land and its land use is described as land for intensive cropping, market gardening, intensive grazing and production forestry. It is comprised of organic soils formed from peat or alluvium and peat” on the Palmerston North map of the National Water and Soil Conservation Organisation.</p> <p>Considers that to approve this application would be a complete contradiction to the City mission statement of sustainability.</p> <p>Considers that the City has large areas of lesser quality land within its boundaries that can be used for future urban expansion.</p> <p>Decision Requested:</p> <p>That Council decline Private Plan Change B – Pioneer City West.</p>			
Submission Number	Submitter	Address for Service	Wishes to be heard

S04	Bronwen Murray	32 Cloverlea Road RD 5 Palmerston North 4475	No
<p>Submission:</p> <p>Generally supports the Private Plan Change.</p> <p>Considers that the Plan Change will mean that people on the west side of the city who work in the west and may wish to build a home are not limited to sections in Whakaronga, or expensive sections in the Summerhill area, with the corresponding emphasis on expensive homes being built.</p> <p>Notes that roading already surrounds the proposed development area.</p> <p>Decision Requested:</p> <p>That Council approve Private Plan Change B.</p>			
Submission Number	Submitter	Address for Service	Wishes to be heard
S05	Melissa Colville Jarrod Colville	20 Anders Road Palmerston North	Did not indicate
<p>Submission:</p> <p>Generally supports Private Plan Change B.</p> <p>Considered the future development area in the recent purchasing of their property. Consider that re-zoning the land will enable their financial goals to be achieved in the future, as well as making the property more desirable.</p> <p>Seeks information on or clarification of the new ratings of the property, whether it will be connected to new mains water and sewerage, and other increased ratable activities.</p> <p>Decision Requested:</p> <p>Not stated</p>			
Submission Number	Submitter	Address for Service	Wishes to be heard
S06	Jenefer Susan Pugh	33 Cloverlea Road RD5 Palmerston North	No
<p>Submission:</p> <p>As the pages and maps of Private Plan Change B were not numbered, submitter unable to complete Question 2 of Form 5.</p> <p>Supports Private Plan Change B.</p> <p>Considers that the development will offer more choice to future residents, in terms of cost of sections, density and location. The proposal will also add physical balance to the city.</p> <p>Notes that Pioneer City West Limited has stated that they will pay all infrastructural costs related to the development. This means no cost to Palmerston North City ratepayers.</p> <p>Geographically, the proposal will be a cost effective development with no added cost pressures from railways or flight paths.</p> <p>Considers that the site will be easily serviced for sewage and stormwater, and cycling distances to CBD and schools.</p> <p>Considers that major arterial roading is already in place (Pioneer Highway and No.1 Line).</p> <p>Considers that engineering advances have mitigated liquefaction constraints.</p> <p>Decision Requested:</p>			

That Council make public the expected cost of the city expansion in the Whakaronga area to the ratepayer.			
That Council approve Private Plan Change B.			
Submission Number	Submitter	Address for Service	Wishes to be heard
S07	David Gillies Dolores Gillies	39 Whitehorse Drive RD 5 Palmerston North	Did not indicate
Submission:			
Generally supports Private Plan Change B.			
Considers that it will enhance and build growth in an area that should have been used for the urban growth plan in the previous model.			
Considers that Private Plan Change B will give those looking to build other options than were cited in the previous proposed Palmerston North plan.			
Wishes to be kept informed of any changes that take place.			
Decision Requested:			
No specific decision requested.			
Submission Number	Submitter	Address for Service	Wishes to be heard
S08	Christine Anne West Kerry Grant West	100 Anders Road RD 5 Palmerston North	No
Submission:			
Considers that the planned urban growth towards Ashhurst should be more fully implemented before this subject site is considered to ensure planned area is fully developed.			
Considers that residential development in rural areas will be problematic for reasons of stock noise, dust from haymaking, chemical spraying, quadbike noise.			
Considers that No.1 Line does not currently allow for easy access/egress to side roads. Presence of roadside drains mean there are no turning lanes to assist vehicles clear the main route.			
Concerned about the loss of open character of the rural landscape. Residential character will dominate surrounding rural/lifestyle landscape character.			
Decisions Sought:			
That Council retain the Rural Zone that applies to the subject site.			
Submission Number	Submitter	Address for Service	Wishes to be heard
S09	New Zealand Fire Service Commission (the Commission)	c/o Beca Group Ltd PO Box 3942 Wellington 6140	Yes
Submission:			
The submission is neutral in respect of Private Plan Change B.			
Submission relates specifically to the provision of sufficient access and water supply for firefighting purposes within the proposed subdivision that may impact upon the operations of the Commission.			
Highlights that decision makers must have regard to the health and safety of people and communities, and that there is a duty to avoid, remedy or mitigate actual and potential adverse effects on the environment. The Commission has a responsibility under the			

Fire Service Act 1975 to provide for firefighting activities in a safe, effective and efficient manner. As such the Commission monitors development occurring under the RMA to ensure that, where necessary, appropriate consideration is given to fire safety.

Supports the applicant's initiatives to extend the existing reticulated water supply network to service the proposed subdivision, and also notes that the applicant has committed to design the water supply network in accordance with the Council Code, and thus the NZFS Code (*NZ Fire Services Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008*). The provision of a reticulated water supply that meets the standards of the NZFS Code (required under the Council's Code) is the most effective way of ensuring that the operational requirements of the NZFS can be met when attending a fire emergency.

Considers that the best method to comply with the Code (in both reticulated and non-reticulated areas) is the installation of a domestic sprinkler system at the time of dwelling construction in accordance with Fire Sprinkler Systems for Houses NZS 4517:2010 (or any subsequent amendments). Highlights that the NZFS Code recommends that a standard dwelling requires a minimum dedicated water supply of 7,000 litres.

Highlights that the volumes given in Table 2 of the NZFS Code are the additional requirements for firefighting supply over and above the normal peak flow. Given the size of the proposed subdivision and the activities proposed within this subdivision, the submitter requests that the application consult further with NZFS as the water supply design is developed for this subdivision, in order to determine the most effective and efficient form of compliance with the NZFS Code.

Wishes to ensure that, if granted, the proposed subdivision can adequately provide for the operational requirements of the NZFS so that the NZFS can carry out its responsibilities in a safe, effective and efficient manner as required by the Fire Service Act 1975.

Considers it important that proposed subdivision recognises the importance of emergency services to the health and safety, and the well-being of future occupants. Considers that any future dwellings in the proposed subdivision must have access to adequate provisions to reduce the risk of fire. This means ensuring that adequate access and water supply are provided for firefighting purposes as outlined in the NZFS Code. Considers that the most effective means of protecting future occupiers and property is the installation of domestic sprinkler systems in accordance with Fire Sprinkler Systems for Houses NZS 4517:2010.

Requests that Commission be consulted during the design of the reticulated water system for this proposed subdivision in order to ensure that compliance with the NZFS Code is achieved. The NZFS would also be available to present a paper on Home Sprinkler Systems. The NZFS contact for the Palmerston North area is Kerry Stewart (Principal Advisor, Fire Risk Management) at (04) 439 7880 or (027) 249 4526.

Decision Requested:

That, if the Plan Change is granted, the proposed rezoned area be serviced with a reticulated water supply that meets the requirements of SNZ PAS 4509.2008 NZ Fire Service Firefighting Water Supplies Code of Practice for both provision of sufficient access and firefighting water, in compliance with Council's Engineering Standards for Land Development.

Submission Number	Submitter	Address for Service	Wishes to be heard
S10	Tanenuiarangi Manawatu Incorporated	Paul Horton Te Ao Turoa Enviro-Centre PO Box 1341 Palmerston North 4412	Yes

Submission:

Tanenuiarangi Manawatu Incorporated (TMI) is generally opposed to the Proposed Plan Change.

TMI is committed to protecting the cultural values inherent in the historic connection Te Mauri O Rangitaane O Manawatu (ROM) has to the subject area. Submitter cannot find any reference to cultural considerations in the application information in relation to a number of proposed activities. Consequently, TMI's submission focuses on several broad impact categories of concern relating to any proposed activity in this sector of the ROM rohe, being potential impacts to ROM waahi tapu/waahi tapuna; impacts to mahinga kai and ROM wai maori; the impacts to the receiving environment of untreated stormwater runoff; and impacts to the Mauri of Manawatu River (noted as being classified as SOS Cultural in the Horizons One Plan) from both site development activities and long-term occupation.

Would not support any development in this area without a proviso allowing for an iwi naming strategy being developed between TMI and the developer/applicant.

The submitter cannot support the proposed change given the lack of cultural consideration presenting in the information supplied.

The submitter was unable to find any reference to or assessment of the cultural impacts to ROM waahi taonga, customary fisheries, or awa wairua in the proposal as required under the RMA, Treaty of Waitangi or in the spirit of the One Plan or Manawatu River Leaders Accord.

Considers the lack of information on how PNCC will manage the potential increase demand on infrastructure and utilities, including management of an over-stretched wastewater treatment plant and river discharge, as a result of a shortfall in the information in the application.

Notes that residents of the city currently experience several months of restricted potable water use from an out-dated water supply system, and that additional demand will only lengthen these restrictions.

Decision Requested:

No specific decision requested.

Submission Number	Submitter	Address for Service	Wishes to be heard
S11	No. 1 Consortium (names of registered owners provided in Schedule 1 of original submission)	C/- Fitzherbert Rowe Private Bag 11016 Palmerston North 4442	Yes

Submission:

Supports the Private Plan Change subject to the amendments, additions and alterations set out in Schedule 2 of the original submission, and summarised below.

Wish to be included in the rezoning of City West, which had been a preferred choice to be the next residential development.

Considers that there is now an urgent need for affordable residential sections in the City West area.

Would add that the City West area is closer to existing sewage treatment services, making the development far more cost effective in the long run, and unlikely to degrade any existing services to the rest of the city in the future.

Is in agreement with clause 6.7 of the AEE (transportation), and would add that (a) there is no intersecting of the railway's arterial route which runs to the west of the affected land, and this is an advantage over suggested alternative development areas; and (b) the existing roading system allows for two excellent direct links to the city, one to the centre down the state highway, and the second down Tremaine Avenue.

States that the land owned by the No. 1 Consortium being included and rezoned residential would give connectivity to the City West land of Pioneer City West Ltd and both communities would link well with existing services and amenities. It is a logical compliment and enhancement to include the No. 1 Consortium land in the envisaged amendment to Plan Change B.

Considers this to be opportunity for collaboration between the landowners and the Council is a key benefit, and could result in the creation of a more interesting dimension to the City than the existing lookalike suburbia in the North of the city.

States that if Palmerston North does not provide suitable affordable sections then Feilding will become increasingly popular to fulfil the housing requirements for that sector of the market. This will not help contribute to carbon emission reductions and will ultimately result in a loss of workforce as people will favour working in the many small industries attracted to Feilding.

Note: references to Plan Change 6 in the original submission are in fact references to Plan Change B, these are 'typo errors'.

Decision Requested:

That Council instigates the amendments and decisions sought by the submission in relation to the City West Area as owned by Pioneer City West Ltd in relation to their land between No. 1 Line, Longburn Rongotea Road and Pioneer Highway together with the land of No. 1 Consortium between No. 1 Line and Pioneer Highway as outlined in Schedule 3 of the original submission to enable residential development and rezoning of all such land.

Submission Number	Submitter	Address for Service	Wishes to be heard
S12	NZ Transport Agency	Cole O'Keefe Resource Planner	Yes

PO Box 1947
Palmerston North 4440

Submission:

NZTA supports the overall intent and direction of Proposed Private Plan Change B.

The submission specifically relates to the implications of Private Plan Change B on how the state highway network is protected and managed. The NZTA would welcome the opportunity to meet with the applicant to discuss the proposal and potential mitigation measures addressed in the submission.

Encourages the inclusion of noise and vibration reverse sensitivity provisions within the Private Plan Change, in particular building setbacks of 80m (where habitable rooms must achieve compliance with an internal noise level of 40dB L_{Aeq} (24hr) and 20 metres (where no residential building is constructed) from the edge of the State Highway 56 carriageway.

Is of the view that the development will need to ensure that direct connections are formed to existing walking and cycling routes in the close vicinity, and the proposed loop of existing public transport services through this development area will also need to be introduced.

With respect to the proposed indicative intersection with SH56, NZTA highlights that this is a Limited Access Road, and any intersection with it will require consideration and approval by NZTA under the Government Rounding Powers Act 1989. The submission stresses that the applicant will be required to fund the costs associated with implementing the proposed roundabout intersection with SH56.

Considers it is unknown whether the existing SH56 and Longburn-Rongotea Road intersection will have enough capacity to cope with the additional traffic from this development area, and considers that the cost of any upgrades to the existing SH56 and Longburn Rongotea Road intersection as a result of the development would need to be from sources other than the National Land Transport Fund.

Decision Requested:

That, if Council should approve Proposed Private Plan Change B that it is subject to the following amendments (or amendments to the same effect):

- Noise and reverse sensitivity provisions, in particular building setbacks of 80m (where habitable rooms must achieve compliance with an internal noise level of 40dB L_{A~q} (14hl) and 20 metres (where no residential building is constructed) from the edge of the State Highway 56;
- That direct connections are formed to existing walking and cycling routes in the close vicinity;
- That the proposed loop of existing public transport services through this development area will also need to be introduced;
- That any the proposed indicative intersection with SH56 is considered and approved by the NZTA and that the costs associated with implementing the proposed roundabout intersection with SH56 are met by the applicant;
- That the costs of any upgrades to the existing SH56 and Longburn Rongotea Road intersection required as a result of the development will be funded from sources other than the National Land Transport Fund

Submission Number	Submitter	Address for Service	Wishes to be heard
S13	KiwiRail Holdings Ltd (KiwiRail)	C/- Deborah Hewett Level 1 Wellington Railway Station Bunny Street PO Box 593 Wellington 6140	Yes

Submission:

Oppose in part and support in part.

The submitter encourages land uses near the railway that do not compromise its short or long term ability to operate a safe and efficient rail network, both day and night. Where sensitive activities are proposed on land near the railway, appropriate controls should be imposed to ensure their long term amenity. The submitter considers it is appropriate that the District Plan provides controls that promote the safe operation of the region's significant land transport networks, including the railway.

Notes that there is a lack of recognition of plan provisions (objectives, policies and rules) addressing the potential reverse sensitivity effects on the rail network, and the potential for the effects of the rail operation on the amenity of proposed lineside residents.

Notes that section 6 of the AEE does not address the Rail Corridor.

Notes that the recommendations of applicant's acoustic report have not been introduced into the Plan Change provisions.

The Plan Change information is specified as being October 2009 and does not appear to have been updated; but may have been considered to not be necessary.

Considers that the issue of reverse sensitivity in relation to transport networks, other than for the airport (Issue 9) has not been identified as a resource management issue. Seeks consistency in the treatment of the urban growth areas where they adjoin or are within close proximity to the rail corridor.

Seeks that the setbacks and acoustic insulation as proposed as part of Plan Change 6 and KiwiRail are recognised in both the issues for the Pioneer City West Plan Change and Residential Zone, and the objectives and policies.

Seeks that Issue 5 be amended to include the effects of the development of the growth area on the rail network.

Considers that it is not apparent whether the Plan Change proposes new objectives and policies to be added to Section 10.3 or whether the proposed 10.A.3 objectives and policies are a standalone set.

Seeks a new objective and policy concerning reverse sensitivity noise effects that may arise from noise sensitive activities on the efficient operation of the rail network, and that acoustic insulation of noise sensitive activities and habitable spaces where they are located within a noise setback.

Seeks a new objective and policy concerning reverse sensitivity vibration effects that may arise from noise sensitive activities on the efficient operation of the rail network.

Considers that the landscape overlay identifies a planted buffer adjoining the rail corridor, and seeks provisions to ensure that there is an adequate planting setback/distance from the rail corridor to manage the potential effects of vegetation encroachment and maintenance.

Supports inclusion of a policy that recognises separation from significant infrastructure is important to retain amenity for residential development and prevent reverse sensitivity effects on the safe and efficient operation of the rail line.

Seeks an amendment to include noise sensitive activities and ensure subdivision design prevents adverse impacts on the safe and efficient operation of the rail and transport network.

Considers the inclusion of objectives and policies relevant to the rail network as identified in submission points summarised above necessitates a revision of the Environmental Results Anticipated to specifically recognise the achievement of the outcome sought by the provisions.

Considers that the assessment and provision for separation distances (buffers) solely addresses the matter of landscape character and views rather than the functional aspect of reverse sensitivity and noise mitigation.

Considers that Rule (a)(ii) omits the provision of a planted and maintained setback buffer adjoining the boundary of the adjoining roads, SH 53 or the Main Trunk Line, as identified in the Landscape Assessment.

States that any contemplated planting of species adjoining the boundary of the Main North Trunk Line would need to be agreed with KiwiRail to ensure species were suitable and would not encroach onto the corridor, create a nuisance, impair train driver visibility, and could be maintained without the need to access the rail corridor.

Seeks a separation setback for vegetation to ensure there is no vegetation encroachment onto or over the rail corridor, and which would also enable vegetation to be maintained without accessing the rail corridor. Considers a setback is also necessary for buildings and structures.

Seeks the inclusion of a 'no build' setback to manage noise and vibration effects. Setback is proposed to apply to dwellings and noise sensitive activities specifically for incumbent amenity and tolerance, and accessory buildings specifically for building damage.

Supports the recommendation included in the applicant's Acoustic Assessment for a 'no build' dwelling setback of 20m from the North Island Main Trunk Line, No.1 Line, Pioneer Highway or Rongotea-Longburn Road.

Seeks the inclusion of acoustic insulation and ventilation standards to manage potential reverse sensitivity issues on the operation of

the rail network, and to provide amenity value to future residents. All habitable areas that are frequently used by inhabitants to sleep and relax should be included to ensure an acceptable level of amenity is maintained. Those spaces are recognised in the definition of habitable spaces in the District Plan, with the exception of rooms for study, which should also be added. The performance standard should also apply to all new, altered or relocated buildings used for noise sensitive activities, and also primary outdoor amenity areas. Considers it important that the performance standard for internal design sound levels is accompanied by a requirement for a ventilation system, where the standards cannot be met with windows open, to ensure that the internal noise level and air pressure is not compromised by the ventilation system. The rule places the onus on the noise sensitive activity developer/owner to mitigate against these effects.

Notes that the Acoustic Assessment (Appendix L of applicant's documents) does not identify LAeq(1h) as part of the internal design sound level, which is considered the most appropriate acoustic parameter for rail noise.

Opposes the use of external sound insulation levels as identified in the Acoustic Assessment, but recommends the approach set out in the relief sought (and summarized below). Notes that this approach is increasingly being recognised and adopted by District Plans and Plan Changes throughout the country.

The potential for reverse sensitivity issues on the operation of the rail network arising from vibration from the rezone needs to be recognized and managed. Seeks that vibration is included as a Plan rule and performance standards (as applicable). Notes that vibration is included in the definition of 'noise' in the RMA. Considers that compliance with the KiwiRail vibration design standard, which has been developed to manage reverse sensitivity noise effects within 60m of the railway designation boundary, should be adopted. As proposed in the Pioneer City West Acoustics Assessment (Appendix L), and by KiwiRail a 'no build' setback of 20 metres goes quite a way to managing the most intrusive effects of vibration relative to building damage, and a little with respect to annoyance. The annoyance effects would most likely extend beyond 20 metres and thus requires further mitigation

Notes that 'Noise' is missing from the list of performance conditions for a discretionary activity (restricted). This needs to be included to enable it to be considered as a matter for a restricted discretionary activity otherwise, the submitter questions, would it automatically be considered a discretionary or non-complying activity?

Supports the restricted discretionary criterion relating to reverse sensitivity effects on the railway network. The submitter requests that it be identified as an affected party and consulted accordingly. Recommends the addition of assessment criteria for vibration to enable the consideration of applications that may not meet rule 10.7.1.5.

Seeks the introduction of performance conditions for dwellings, noise sensitive activities and accessory buildings for reverse sensitivity, noise and vibration mitigation, and landscape buffer planting adjoining the rail corridor.

Considers that there is the potential for effects from subdivision near the rail corridor relating to the safety, operation and maintenance of the network, which includes but is not limited to trespass, stormwater and dust.

Notes that Section 10A identifies RMA issues specific to the plan change area. The submitter has identified the need for a further issue relating to the effect of the development of the area on existing land transport networks and the urban design of the setback areas.

Seeks the introduction of performance conditions for controlled activity subdivision for reverse sensitivity, noise and vibration mitigation, and landscape buffer planting adjoining the corridor.

Considers that the Design Guide should be extended to provide guidance for all residential activities that raises the awareness of matters for consideration for prospective purchasers.

Seeks that the 20m rail setback area (rail noise and vibration setback) is shown on the appropriate planning maps (Maps 7 and 12).

Supports the objectives, policies and explanation in Section 9 – Rural and seeks the addition of a new policy that avoids rural land adjoining or within the vicinity of land identified for future urban growth from being fragmented.

Decision Requested:

That Council include provisions that recognise and manage the potential reverse sensitivity effects from the rezone proposal on the safe and efficient operation of the railway network, including but not limited to, noise provisions.

That Council include noise provisions in the Plan Change that manage the effects of reverse sensitivity on the rail corridor, and provide for an adequate level of amenity for lineside residents.

That Council include reverse sensitivity on strategic transport networks as an RMA issue in the Residential Zone in the Pioneer City

West Plan Change, and wider Residential Zone. Add a new RMA Issue as follows:

“The need to protect noise sensitive activities within the vicinity of the Strategic Transport Network so as to avoid, remedy or mitigate adverse effects associated with rail and road noise and to sustain the potential capacity of the rail and road network to meet reasonably foreseeable transport needs and to ensure the efficient operation of the Rail can continue.”

That Council amend Issue 5 to read, “the effects of the development of the growth area on the City road and rail network”.

That Council clarify whether the objectives and policies proposed in the Plan Change supplement those in Section 10.3 or are those solely proposed for the Plan Change Area.

That Council include a new objective regarding reverse sensitivity noise effects that may arise from noise sensitive activities on the efficient operation of the rail network. Recommended wording as follows:

“Objective X: To avoid, remedy or mitigate the potential adverse effects of noise sensitive activities in the vicinity of the rail corridor on the efficient operation of the Main North Trunk Line.

Objective X

To avoid, remedy or mitigate the adverse effects of rail noise on dwellings and noise sensitive activities in the vicinity of the Main North Trunk Line.”

That Council amend existing Residential Zone Plan Objectives 6 and 7 to add the rail network. In addition, amend policies in Chapter 7 to add rail network.

That Council add a new objective and policy for vibration or incorporate vibration into existing noise objectives and policies:

Objective: Reduce reverse-sensitivity vibration effects arising from new development locating near to the rail transport network.

Policy: New buildings locating near to the rail network shall include separation distances, design and materials to reduce vibration to acceptable levels.

That Council amend Objective 4, Policies 1 to read:

To implement a coordinated strategy for landscape planting of road and rail corridors in accordance with the landscape overlay and associated plan provisions.

That Council amend Objective 4, Policy 3 to read:

To require a landscaped setback from the North Island Main Trunk Line Rail Corridor boundary, No 1 Line, Pioneer Highway and Rongotea Road.

That Council include a new Policy to recognise the importance of separation of development from significant infrastructure to protect residential amenity and maintain the safe and efficient use and operation of roads and railway lines:

To control the location of subdivision and development of land near roads and the railway line to ensure noise from transport infrastructure does not cause adverse effects on residential amenity and noise sensitive activities, and that subdivision design prevents adverse impacts on the safe and efficient use and operation of roads and railway lines.

That Council include new AERs to specifically recognise the achievement of the outcome sought by the objectives and policies summarised above:

Avoidance, mitigation or remediation of the adverse effects of rail noise on noise sensitive activities in the Residential Zone.

Avoidance, mitigation or remediation of the adverse effects of noise sensitive activities in the Residential Zone on the efficient operation of the rail network.

That Council amend 10.A.5.3.1(a)(i) as follows:

- (i) Any part of a building or structure shall be set back at least:
 - 5 metres from the railway corridor boundary of the Main North Trunk Line
- (ii) (Any planted buffers, vegetation, barriers or earthworks shall be set back from the railway corridor boundary of the

Main North Trunk Line at least:

- 5 metres from the railway corridor boundary, and for planted buffers and vegetation this setback shall be based on the estimated width of species at maturity, and shall not include nuisance or weed species.

That Council note that KiwiRail seeks to be consulted on the species, location, and maintenance of adjoining planting.

That Council introduce a new rule/performance standard to 10.A.5.3.1(b)(i) to provide for 'no build' setbacks to manage the effects of noise and vibration:

(b) Noise, Acoustic Insulation and Setbacks

No dwellings or noise sensitive activities and/or accessory buildings shall be located within 20 metres of the rail corridor boundary on the Main North Island Trunk Line, No 1. Line, Rongotea Longburn Road or Pioneer Highway (SH56).

That Council introduce a new performance standard to 10.A.5.3.1 as (c)(i) and (ii) to provide acoustic insulation and ventilation standards to manage potential reverse sensitivity issues on the operation of the rail network and to provide amenity value to future residents. That this provision establishes external noise criterion LAeq(1h) as appropriate for primary outdoor amenity areas:

- (i) Any new, altered or relocated dwellings (including studies) and noise sensitive activities within 100 metres of the North Island Main Trunk Line shall be designed, constructed and maintained to achieve the following internal design sound levels:

- Rail noise inside bedrooms 35 dB LAeq(1h)
- Rail noise inside other habitable spaces 40 dB LAeq(1h)
- Primary outdoor amenity areas 60 db LAeq(1h)

The design shall take into account future use of the Main North Trunk Line, by the addition of 4dB to existing measured or calculated sound levels.

- (ii) Where it is necessary to have windows closed to achieve the acoustic design requirements, an alternative ventilation system shall be provided.

- a) A ventilation system installed under (i) shall comply with the following:

- Consist of an air conditioning unit(s) provided that the noise level generated by the unit(s) must not exceed 30 dB LAeq(30s) in the largest habitable room (excluding bedrooms) and 35dB LAeq(30s) in all other habitable rooms, when measured 1 metre away from any grille or diffuser; or
- A system capable of providing at least 15 air changes per hour (ACH) in the largest habitable room (excluding bedrooms) and at least 5 air changes per hour (ACH) in all other habitable rooms; and
- The noise level generated by the system must not exceed 40 dB LAeq(30s) in the largest habitable room (excluding bedrooms) and 35dB LAeq(30s) in all other habitable rooms, when measured 1 metre away from any grille or diffuser; and
- The internal air pressure must be no more than 10 Pa above ambient air pressure due to the mechanical ventilation; and
- Where a high air flow rate setting is provided, the system shall be controllable by the occupants to be able to alter the ventilation rate with at least three equal progressive stages up to the high setting.

- Residential accommodation/noise sensitive activities shall demonstrate that the external noise criterion of LAeq, 1hr 60dB can be achieved within any primary outdoor amenity areas.
- An Acoustic Design Report must be provided to the Council prior to any Building Consent being granted or, where no building consent is required, prior to the commencement of the use. The Acoustic Design Report must be prepared by a person qualified and experienced in acoustics. The Report is to indicate the means by which the noise and vibration limits specified in this Standard will be complied with and is to contain a certificate by its author that the means given therein will be adequate to ensure compliance with the acoustic design requirements specified in this Standard.
- Prior to any person requesting a Certificate of Compliance, an Acoustic Design Certificate prepared by a person qualified and experienced in acoustics must be supplied, verifying compliance with the standards in (e)(ii) and (iii)

That Council include a new rule to manage the potential reverse sensitivity vibration effects, including annoyance effects. That Council should adopt the KiwiRail 60m standard in developing an appropriate rule:

- c) Vibration requirements for new dwellings and noise sensitive activities within 60 metres of a railway corridor boundary

(aa) For new dwellings and noise sensitive activities within 60 metres of a railway corridor boundary a design certificate to show they meet NS8176E:2005 Class C Vibration is required.

That Council include new performance condition 10.7.3.2 to include a new matter of discretion, namely noise, acoustics, insulation and setbacks:

(vii) Noise, Acoustic insulation and setbacks

Add a new matter of restricted discretion to 10.7.3.2:

are Restricted Discretionary Activities with regard to:

- Noise, Acoustic insulation and setbacks

That Council ensure that KiwiRail is identified as an affected party in respect of future resource consent applications, and KiwiRail is consulted accordingly, and that Council amend Rule 10.7.3.2 to include assessment criteria for vibration.

(i) Whether the design, including location, and methods and construction techniques proposed are likely to avoid or mitigate reverse sensitivity effects on the strategic road and rail network

KiwiRail is considered to be an affected party for application's concerning 10.7.3.2 Acoustic and Vibration Requirements for Noise Sensitive Activities.

Add:

Assessment criteria for vibration:

The Council will consider a proposal for a restricted discretionary activity against the criteria below:

(a) The size, nature and location of the building on the site

(b) Special topographical, building features or ground conditions which will mitigate vibration impacts

(c) Any characteristics of the proposed use which make compliance with the standard unnecessary

That Council amend 10A.5.4.1 to introduce restricted discretionary activity and performance conditions for residential activities, noise sensitive activities and accessory buildings:

Dwellings, noise sensitive activities and accessory buildings subject to compliance with the following performance standards are a restricted discretionary activity Performance Conditions:

(a) Restricted Discretionary Activity Performance Conditions – compliance with x, y, z e etc below (or similar):

- Reverse sensitivity effects are avoided, remedied or mitigated
- effects and stability of any noise attenuation barrier
- landscape buffer planting and maintenance
- noise and vibration
- railway corridor setbacks

That Council amend Issue 2 bullet point 4 to read:

Adverse effects on the ability of the roading and rail network to operate safely and efficiently.

or add this as a new amendment issues to Plan Change Rezone 10A.5.3.3.

That Council amend the explanation (paragraph 3, Issues 7.2, 10A.5.3.3) for reverse sensitivity to include 'the safety, operation and maintenance of the rail network', or similar wording.

That Council amend Issue 6 to include consideration of the rail network as follows:

The physical development aspects of subdivision have the potential to cause adverse effects on the ability of the roading and rail network to operate safely and efficiently.

or add this as a new issues to this Plan Change Rezone 10A.5.3.3:

That Council introduce restricted discretionary activity and performance conditions for residential subdivision (10A.5.4.4), to include reverse sensitivity, noise and vibration mitigation, and landscape buffer planting adjoining the corridor. Also requests that KiwiRail be identified as an Affected Person:

Any residential subdivision is subject to compliance with the following performance standards are a restricted discretionary activity

Performance Conditions:

(b) Performance Conditions – compliance with x, y, z :

- Reverse sensitivity effects are avoided, remedied or mitigated
- effects and stability of any noise attenuation barrier
- landscape buffer planting and maintenance
- noise and vibration

That Council amend section 10A.5.9.3 (ii)(b) to identify KiwiRail as an affected person where subdivision and development adjoins the railway corridor (or similar wording).

That Council introduce to the Design Guide matters that considers, raises awareness, and addresses noise and vibration, landscape buffer planting and maintenance, reverse sensitivity and setbacks.

That Council amend Planning Maps 7 and 12 to delineate the 20m acoustic buffer from the edge of the Railway Corridor Boundary.

That Council introduce a new policy to Section 9 – Rural that seeks to avoid rural land adjoining or within the vicinity of land identified for future urban growth from being fragmented:

1.4 To avoid the fragmentation of rural land adjoining and within the vicinity of rural land identified in Council strategies for urban growth

Submission Number	Submitter	Address for Service	Wishes to be heard
S14	Palmerston North City Council	Attn: Ray Swadel Private Bag 11034 The Square Palmerston North	No

Submission:

Considers that the proposed Private Plan Change B does not promote the sustainable management of natural and physical resources.

Submits that the proposed Private Plan Change B is not consistent with the purpose of local government as set out in the Local Government Act 2002 (LGA).

Considers that Private Plan Change B does not give effect to Objectives 3-1B and 10-1 and Policies 3-3A, 10-2 and 10-5 of the Horizons Proposed One Plan.

Submits that Private Plan Change B is inconsistent with the broad overall direction provided by the PNCC District Plan City View Issues and Objectives, in particular Issues 1, 9, 18, 26 and 27 and Objectives 1, 2, 3, 4, 11, 19 and 24.

Submits that Private Plan Change B is inconsistent with a number of Environmental Sustainability, Social and Cultural Sustainability and Economic Sustainability the drivers and sub-drivers of the PNCC Sustainable City Strategy [listed in the submission].

Submits that Private Plan Change B is inconsistent with the PNCC Residential Growth Strategy Addendum (August 2012), in particular the extracts addressing liquefaction, the future residential development of City West, and the Council's commitment to the active monitoring of residential growth across the city and land use activity within the City West Area [extracts included in the submission].

Submits that Private Plan Change B is inconsistent with Driver 3 (Connectivity) and relevant sub-drivers of the PNCC Urban Design Strategy.

Submits that Private Plan Change B is inconsistent with the PNCC Financial Strategy 2012/22 in particular the extracts that establish the purpose of the strategy, the key elements of the strategy, the Council's areas of focus in developing the strategy, and the summary of the consequential approach adopted in the strategy [extracts included in the submission].

Submits that Private Plan Change B is inconsistent with the broad approach set out in the PNCC Asset Management Plans and 2012/22 Long Term Plan, specifically the anticipation in those documents of one greenfield residential growth area and one greenfield industrial growth area in years 1-10 and a second greenfield residential growth area in years 11-20; and the Council's preferred option for short to medium term greenfield residential growth is Whakarongo with City West deferred to provide for medium to long term greenfield residential growth.

Considers that the rezoning and development of the land subject to Plan Change B in advance of the wider City West area will result in the duplication of network infrastructure and / or the provision of additional infrastructural capacity earlier than required, for example in respect of wastewater conveyance and treatment, water supply, stormwater, roading, parks and property where provision of the services in isolation of planning for the ultimate development is less efficient. This could result in significant costs and inefficiencies for both the council and the developer, including holding costs as the capacity of new infrastructure will not be fully utilise in the short to medium term. The developer ends up paying more and the Council ends up paying more when it provides services for the residual area and as a result future development contributions for the area are higher than they need to have been.

Submits that the PNCC wastewater system is not located adjacent, or even near to, the boundary of Plan Change B area. Consequently, in the event development proceeds, the developer must pay the entire costs of conveyance to the PNCC system, and would also need to pay development levies representing the cost for PNCC to provide sufficient additional capacity in its wastewater network and treatment plant to cope with the additional flow from the Plan Change Area.

Considers that the Council led option (the strategic integration of infrastructure with land-use) is that there would be optimal infrastructure provided for the entire City West area with the costs being properly apportioned amongst the units of development projected to occur.

Suggests that the alternative - for the Council to lay the necessary infrastructure now to cater for the entire City West area and charge the promoter of the plan change the appropriate development contributions at the time the private plan change area is developed – also costly and Council has not made financial provision for this scenario.

Considers that liquefaction mitigation, and the associated cost, for the proposed dwellings and infrastructure is unclear. It is therefore difficult to assess what impact the preferred form of mitigation will have on housing affordability and the adequacy of the accompanying section 32 report.

Considers that it is unclear from the supporting information how the possible overtopping of Mangaone Stream at the low point adjacent to Pioneer Highway or the possible weak point identified in the Mangaone Stream stopbank by Horizons will be dealt with.

Considers that the zoning and District Plan provisions included in Plan Change B integrate poorly with the current District Plan format. Should Plan Change B be approved it is recommended that the Pioneer City West area be incorporated within the general Greenfield Residential Growth Area provisions requested in the PNCC submission on Plan Change 6: Whakarongo Residential Growth Area

Decision Requested:

That Council decline Plan Change B unless it can be demonstrated that it is consistent with:

- Part II of the RMA
- The purpose of Local Government
- The Proposed One Plan
- The City View Issues and Objectives of the PNCC District Plan
- The PNCC Sustainable City Strategy
- The PNCC Residential Growth Strategy and Addendum (August 2012)
- The PNCC Urban Design Strategy
- The Financial Strategy 2012/22
- The PNCC Asset Management Plans and 2012/22 Long Term Plan

Submission Number	Submitter	Address for Service	Wishes to be heard
S15	Transpower New Zealand Ltd	Attention: Mike Hurley PO Box 1021 Wellington 6140	Yes

Submission:

Opposed to the Private Plan Change B on the basis that it does not give effect to the National Policy Statement on Electricity Transmission 2008 (NPSET)

Submitter is the SOE that plans, builds, maintains and operates NZ's high voltage transmission network – the National Grid – which links generators to distribution companies and major industrial users.

There are two Transpower high voltage transmission lines located along the Rongotea Road – the Bunnythorpe-Mangahao A and B

Lines (BPE-MHO A and B).

Disagrees with the statement in the Plan Change application that National Policy Statement on Electricity Transmission 2008 (NPSET) is not relevant to the proposed plan change.

Considers that it is important that a corridor is provided where sensitive activities are not provided for; the operation, maintenance and development of the national grid is not compromised, and the potential for reverse sensitivity effects are managed to the extent practicable. The provisions of the Plan Change need to give effect to NPSET; give effect to the policies of the RPS; and provide for the protection of the existing National Grid from issues of reverse sensitivity and effects of others' activities through the provision of appropriate provisions to manage activities around the National Grid.

States that the Policies 10 and 11 of NPSET provide the primary guidance to the management of adverse effects of other parties on the transmission network.

Considers that the following provisions of the Horizons One Plan are of particular relevance to the protection of the National Grid: Policy 3-1, ensuring the benefits of infrastructure are recognised and appropriately weighted along with other matters in decision making; Policy 3-2, ensuring that adverse effects on infrastructure and other physical resources of regional or national importance from other activities are avoided as far as reasonably practicable; and Policy 3-3, requiring decision makers to, in managing adverse effects of new infrastructure, take into account a range of factors including the need for the infrastructure, any functional, operational or technical constraints that require the infrastructure to be located or designed in the manner proposed, alternative locations and whether the effects can be off-set.

States that the area the submitter is primarily interested in is around BPE-MHO A transmission line is 10m either side of the centreline and 12m from the outer edge of support structures – this is akin to a yard setback and is referred to as the 'National Grid Yard'. This is the area where Transpower would seek to restrict sensitive activities and any activities that could impact on the operation, maintenance and developing of the lines.

Transpower considers that it is reasonably possible to include rules in district plans to manage activities around the transmission lines (as the majority of Councils that have implemented the NPSET have done around the Country).

Transpower accepts that the extent to which buffer corridors can provide for upgrading is limited and will depend upon a range of factors, including the effects, certainty and timing of the upgrade. It is likely that any new lines and/or major upgrades, should they be required, will be designated.

It is Transpower's view that the National Grid transmission line should also be shown on any relevant development plan that may be prepared for the Pioneer City West Growth Area.

In this regard, the main components underlying Transpower's minimum approach to setbacks from the National Grid include that:

- It is asset specific depending upon the line, support structures and voltage;
- Within 10m of the centreline of the BPE-MHO-A line and 12m of and support structures (poles) there is a greater degree of regulation recognising the risks and constraints. The intention is to avoid sensitive activities and incompatible new build within this area and a noncomplying activity status is sought for incompatible buildings, structures and sensitive activities in this area.
- The wider area of 14m from the centreline is where subdivision needs to be managed. Subdivision is considered to be the most appropriate time and best opportunity to avoid adverse effects on the National Grid transmission lines as the subdivision layout and design establishes the framework for which subsequent building and land use will be undertaken. Restricted discretionary activity status is sought for subdivision within 14m of the centreline provided that a complying building platform can be provided outside the 'National Grid Yard transmission yard'. Where this cannot be achieved, it is recommended that non-complying activity consent be required.
- The setback distances sought can assist with New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) compliance. Compliance with NZECP34:2001 is mandatory irrespective of any setback rules. As such, an advice note to the permitted activity standards is recommended to be included in the District Plan. This will draw the attention of plan users to the requirement to comply with NZECP34:2001

Opposes the landscaping proposed around the BPE-MHO-A line, and for this reason is seeking appropriate provisions in the District Plan. The greater separation distance required by Transpower reflects that BPE-MHO-A is operated at a higher voltage than Powerco lines, around which vegetation 4m high can be located.

Opposes any vegetation within 10m of the BPE-MHO-A that has a mature height of more than 2m high given its potential to compromise the operation of the line and pose a safety hazard for the public.

Opposes the inclusion of any non-notification rule or statement in the District Plan relating to Transpower and proposals that may

affect the National Grid given that regulation 10(2)(i) of the Resource Management (Forms, Fees and Procedure) Regulations 2003 requires it.

Decision Requested:

That Council amend the Private Plan Change provisions to ensure:

- the NPSET is given effect to within the scope of the Plan Change;
- Effect is given to the policies of the Regional Policy Statement
- The National Grid network is protected from the issues of reverse sensitivity and the effects of others' activities through the provision of appropriate provisions to manage activities around the National Grid.

That Council amend the planning maps and the outline development plan to show all of Transpower's National Grid transmission lines where they are adjacent to the Pioneer City West Growth Area.

That Council insert a new definition of sensitive activities, which is based on and accords with the definition in the NPSET. This could be achieved by including the following definition:

Sensitive Activity: means the following activities around the National Grid high voltage transmission lines: community houses, dwellings and dwellings units, early childhood facilities, residential centres, retirement villages, schools, and hospitals.

That Council insert a new issue to section 10A.2 as follows:

New subdivision, use and development could adversely affect the safe and efficient functioning of the National Grid.

That Council insert a new objective to Section 10A.3 as follows:

To avoid the establishment of land use activities that could adversely affect (including through reverse sensitivity) the operation, maintenance, upgrading and development of the National Grid.

That Council insert a new policy under section 10A.3 under the object in Point 4 as follows:

1. To manage the effects of subdivision, development and land use on the safe, effective and efficient operation, maintenance, upgrading and development of the National Grid by ensuring that:

- a. the Plan to establish safe buffer distances for managing subdivision and land use development near National Grid transmission lines and support structures;
- b. Sensitive activities and large-scale structures are excluded from establishing within specified distances from the National Grid infrastructure;
- c. Subdivision is managed around the National Grid to avoid subsequent land use from restricting the operation, maintenance, upgrading and development of the National Grid; and
- d. Changes to existing activities around the National Grid do not restrict the operation, maintenance, upgrading and development of the National Grid.

2. To promote the design of subdivisions and land use development or redevelopment in a manner that enables the efficient use of land around the National Grid without introducing sensitive activities or structures that would inhibit the operation, access, maintenance, or upgrade of National Grid lines; including any support structures.

That Council insert new methods to section 10A.4 as follows:

Identification of the National Grid (transmission lines) on the Planning Maps and Outline Development Plans.

Rules to manage new buildings, earthworks, sensitive activities and subdivision in proximity to the National Grid (high voltage transmission lines) through the use of setbacks and buffer areas.

That Council amend section 10A.5.2.2 to ensure the construction of any roads will not compromise the operation of the National Grid as follows:

10A.5.2.2. Before any rules in this section of the plan apply, other than rules 10A.5.1.2, 10A.5.3.4 and 10A.5.3.5 the following requirements apply ...

Note: rules 10A.5.3.4 and 10A.5.3.5 are the new rules proposed below.

That Council insert a new matter of discretion to 10A.5.2.4 to ensure that effects on and from the BPE-MHO-A as follows:

(h) effects on and from the National Grid

That Council amend section 10A.5.3.1(a)(ii) and insert new rule (iii) to ensure that any vegetation [or] the construction of roads will not compromise the operation of the National Grid as follows:

(ii) Except where rule (iii) applies, The building setback adjacent to the rural zone ...

(iii) No vegetation planted within 10m of the National Grid shall have a mature height of more than 2m high.

That Council insert new rules in section 10A.5.3 or 10A.5.9 to ensure that any earthworks around the transmission lines do not compromise the operation and maintenance of the National Grid:

10A.5.3.4 Earthworks within 10m the National Grid are permitted, subject to compliance with the following standards:

(a) Around National Grid pole support structures:

(i) Be no deeper than 300mm within 2.2 metres of a National Grid pole support structure or stay wire; and

(ii) Be no deeper than 750mm between 2.2 to 5 metres from a National Grid pole support structure or stay wire.

Except that the follow are exempt from 10A.5.3.4 (a)(i) and (ii) above

- Vertical holes not exceeding 500mm in diameter beyond 1.5 from the outer edge of pole support structure or stay wire are exempt from (i) and (ii) above.
- Earthworks undertaken by a Network Utility Operator; or
- Earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a road, footpath, driveway

10A.5.3.5. Any earthworks not permitted by Rule 10A5.3.4 (above permitted activity rules)) are a non complying activity

That Council insert rules to section 10A.5.3 or 10A.5.9 to ensure that any buildings and structures and sensitive activities do not compromise the operation and maintenance of the National Grid such as through Permitted Activity Rules and a Non-Complying Activity Rule such as:

Permitted Activity Rules:

(ww) All buildings or structures over 1.5m high or 10m² in area shall be located at least 10m of the centreline of a National Grid transmission line unless it is:

(i) A fence up to 2.5m high; or

(ii) A Network Utility within a transport corridor or any part of electricity infrastructure that connects to the National Grid; or

(iii) An official sign or other public sign required by law or provided by any statutory body in accordance with its powers under any law.

(vv) All Buildings and structures shall be located at least 12m from a National Grid support structure (pole) unless it is a:

(i) Network Utility within a transport corridor or any part of electricity infrastructure; or

(ii) Fence up to 2.5m high and more than 5m from the nearest support structure;

(iii) An official sign or other public sign required by law or provided by any statutory body in accordance with its powers under any law.

Non Complying Activity Rule

The following are non-complying activities within 10m of the centreline from a National Grid transmission line or within 12m of a National Grid support structure

- Any building or addition to a building for a sensitive activity.
- Any change of use to a sensitive activity or the establishment of a new sensitive activity.
- Any building or structure not permitted by Rules ww or vv (above permitted activity rules))

That Council add new rules in section 10A.5.3 or 10A.5.9 to manage subdivisions around the National Grid to ensure that the future development of an allotment can occur without compromising the operation and maintenance of the National Grid such as through the introduction of a Restricted Discretionary Activity for subdivision of land in any zone within 14m of the National Grid transmission line. Any subdivision that does not comply with the recommended standard be considered a non-complying activity. Such as:

Restricted Discretionary Activity

(uu) Subdivision of land in any zone within the 14m of a National Grid transmission line Standard

- (a) All allotments shall identify a building platform for the principal building, to be located more than 10m from the centreline of the transmission line and more than 12m from any National Grid support structure (pole).

Matter of Discretion

- (a) Effects on and from the National Grid Electricity Transmission Network. Any subdivision that does not comply with standard (uu) (a) above shall be a non-complying activity.

That Council amend all rules, landscape overlays and plans to ensure that there is no requirement for any vegetation within 10m of a National Grid transmission line to be over 2m in height. Vegetation planted within 10m of a transmission line should have a mature height of no more than 2m.

That Council delete the non-notification statements in section 10A.5.9.3. That Council note Transpower could support an alternative non notification statement such as:

Non-notification: Where an activity requires resource consent because it is within 14m of the National Grid then the application need not be publicly notified and need not be served on any affected party apart from Transpower New Zealand Limited who will be considered an affected party.

That Council insert the following advice notes in section 10A.5.3

Note: Vegetation to be planted within the transmission corridor should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

Note: The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34: 2001) contains restrictions on the location of buildings, structures and earthworks in relation to the lines. Activities should be checked for compliance even if they are permitted by the District Plan.

That Council should adopt any other such relief, including additions, deletions and consequential amendments necessary as a result of the matters raised in these submissions as necessary to give effect to this submission.

Submission Number	Submitter	Address for Service	Wishes to be heard
S16	Erica Pearce	2001C Longburn-Rongotea Road RD 5 Palmerston North	No

Submission:

Opposes Private Plan Change B.

Draws attention to letter from PNCC dated 4 September 2012 that states that the rezoning of City West for residential was not considered appropriate due to the high level of uncertainty regarding liquefaction, and that rezoning of this land would be deferred until the uncertainties had been eliminated.

Considers that the proposals would make the rural area part of town and would decrease the submitter's enjoyment of their property with the extra noise created by the development. Opposes the proposal plan change on the grounds that the submitter purchased her property because it was 'rural'.

Decision Requested:

That Council does not approve the application for the Private Plan Change.

Submission Number	Submitter	Address for Service	Wishes to be heard
S17	Allan Raymond Fenwick	PO Box 204 Marton	Yes

Submission:

Considers that the rural zone be removed from the application area and be replaced with a combination of residential, medium density, school, special use and commercial zonings.

Considers that concentrating future development of the city on Whakaronga excludes residents from a choice of locations in which to live.

Considers that PNCC needs to demonstrate that it has addressed the issue of land availability for future housing as a means of providing affordable housing, as indicated by Government.

Considers that the reconsideration of the City West land for future residential development after the Christchurch earthquakes should not have taken place as it is at the building consent stage that this becomes a consideration. Further, there are ways and means of counteracting liquefaction.

Considers that if the Pioneer City West land is rezoned, the remainder of the area known as City West should be rezoned at the same time, as envisaged at the time of the Residential Study, ensuring that properly planned development of which residents would be proud.

Considers that many of the costs of servicing the Pioneer City West area are likely to be cheaper in the long run than any other area in Palmerston North.

Expresses disappointment that an article in the Manawatu Standard on 7 September stated that the Council were preparing a submission that strongly opposes the Pioneer City West proposals, and questions whether Council has already made up its mind ahead of discussion of the proposals. Urges Councillors to think positively about the benefits of the Pioneer City West development.

Decision Requested:

That Council approve Private Plan Change B in its entirety

That Council rezone all of the land in the City West area for future residential development.

Submission Number	Submitter	Address for Service	Wishes to be heard
S18	RACE Incorporated	PO Box 52 Palmerston North	No

Submission:

Supports the Plan Change in its entirety.

Considers that Council rezone not only the 73 ha included in the Plan Change application, but also all the land originally included in the 'City West' growth area.

Considers the area to be the preferred growth area for the Palmerston North population.

Considers that any liquefaction issues should be dealt with through the building consent process and not the plan change process.

Decision Requested:

That Council accept the Private Plan Change request and rezone the rural zoned land as outlined.

That Council also extend the residential rezoning to include all areas in the City West growth area.

Submission Number	Submitter	Address for Service	Wishes to be heard
S19	Powerco Limited	Attention: Georgina McPherson Burton Planning Consultants Ltd PO Box 33-817 Takapuna Auckland 0740	Yes

Submission:

Supports the general intent of the Plan Change, however seeks some minor changes to the provisions as a matter of clarification.

Powerco operates both electricity and gas distribution networks in Palmerston North and the wider Manawatu area. It has a number of existing assets in the area subject to Proposed Plan Change B including a 33kV and two 11kV lines along the No. 1 Line boundary of the Plan Change area; an 11kV line along the Rogotea Road boundary of the Plan Change area; and an 11kV line traversing the Plan Change area between Rogotea Road and Pioneer Highway. The submitter notes that the submitter's assets illustrated on the asset map in Attachment A are in or adjacent to areas identified on the Outline Development Plan for the Plan Change as the Residential Zone.

Supports Objective 1 of the Plan Change.

Considers it appropriate to include a reference to the Engineering Subdivision Standards as a matter of control in Rule 10A.5.2.1 in relation to roads in the Plan Change area.

Requires clarification regarding the cross reference to Rule 10A.5.8.1 in Rule 10A.5.2.2. Submitter considers this to be incorrect and that the appropriate cross reference should be to Rule 10A.5.2.1.

Supports Rule 10A.5.2.3 requiring the preparation of a comprehensive development plan prior to development of the Plan Change Area.

Generally supports the matters to which Council will have regard when considering an application for a Comprehensive Development Plan set out in Rule 10A.5.2.4 but notes that no reference is made to the option of providing gas to the Plan Change area as an alternative form of energy supply. Considering the ability to connect to gas at an early stage of the development process will enable appropriate consultation with the utility provider over availability and infrastructure constraints, and the matters of control should be amended accordingly.

Submitter is unclear why the sequencing set out in Rule 10A.5.2.2 requires roads to be both consented and constructed prior to an application being made for a comprehensive development plan. Does not support this approach as it may pre-empt subsequent opportunities or development requirements that are identified through the comprehensive development plan. In relation to electricity services, considers that the intention to underground the existing above ground 11kV line traversing the Plan Change area between Rogotea Road and Pioneer Highway should be clarified as the location of the line, either above or underground may have implications for the design and layout of roads and allotments.

Considers the location of cables, the relationship between cables and lot boundaries, and the provision of appropriate easements over the cables should be matters addressed as part of the comprehensive development plan.

Powerco supports the intent of the inclusion of performance standards requiring that any part of a dwelling or accessory building be setback a minimum of 3m from the adjacent rural zone and 4m from Rogotea Road, No.1 Line, Pioneer Highway and the North Island Main Trunk Line. Notes however that the setbacks will not necessarily ensure compliance with the safe electrical setback distances required by NZECP34:2001. Requests the inclusion of an advice note drawing attention of need to comply with NZECP34:2001.

Powerco supports limiting the height of vegetation planted under power lines as set out in the proposed performance standards. Considers that the same approach should be applied to the 4m wide landscape buffers required to be planted along the Rogotea Road and No.1 Line boundaries of the site.

Requests clarification as to whether the 4m landscape buffers is to be provided on the residential properties adjoining Rogotea Road and No.1 Line or if it will be provided separately as an area to be vested as road reserve. In lieu of this information, the submitter seeks to include a note on the Landscape Overlay Plan to identify that tree species planted under power lines in the landscape buffer should have a mature height of no more than 4m.

Seeks the inclusion of an advice note drawing attention to the need for compliance with the Electricity (Hazards from Trees) Regulations 2003 in all parts of the plan change area.

No objection in principle to the undergrounding of the existing 33kV power lines running along the No.1 Line frontage provided the works are completed by a Powerco approved contractor and the new cables are located in the road reserve or within an easement in gross to be created in favour of Powerco. This could be achieved by amending the proposed wording of R7.7.1.1.

Seeks clarification as to whether the 11kV lines running parallel with and using the same poles as the 33kV lines along the No. 1 Line frontage are also to be undergrounded.

Requests consultation with Powerco prior to the planting of any vegetation in the vicinity of its underground cables.

Notes that the first bullet point of Rule R7.7.1.1(4) incorrectly refers to the landscape strip on the No.1 Line and Rongotea Road frontages as being 3m wide, not 4m as illustrated on the Outline Development Plan.

Supports the proposed restricted directed access to lots from Rongotea Road, No.1 Line and Pioneer Highway.

Decision Requested:

That Council retain Objective 1 without modification.

That Council amend Rule 10A.5.2.1 to include reference to the Council's Engineering Standards for Land Development to ensure roads in the Plan Change area are constructed to the appropriate standard as follows (or to the same effect):

10A.5.2.1

Roads in the Pioneer City West Growth Area are a controlled activity. Control is reserved over:

- (a) vesting in the Council;
- (b) alignment design and construction;
- (c) installing services in the road reserve;
- (d) conformity with the Pioneer City West Growth Area Outline Development Plan;
- (e) Those matters set out in sections 108 and 220 of the Resource Management Act 1991;
- (f) The degree of compliance with the Council's Engineering Standards for Land Development.

That Council amend Rule 10A.5.2.2 to correct the cross reference in parts (a) and (b) of the rule (assumed to be intended to be Rule 10A.5.2.1) and to remove the requirement for roads to be consented and constructed before an application can be made for a Comprehensive Development Plan as follows or to the same effect:

Before any rules in this section of the plan apply, other than rules, 10A.5.1.2, Rule 10A.5.2.3 and Rule 10A.5.2.4 the following requirements apply. The roads adjacent to the relevant zone or part of the zone as shown in the Pioneer City West Growth Area Outline Development Plan (with any adjustment approved by the Council) must be:

- (a) consented under R.10A.5.-~~8~~2.1.
- (b) constructed in accordance with a consent under R.10A.5.-~~8~~2.1.

That Council retain Rule 10A.5.2.3 without modification.

That Council amend Rule 10A.5.2.4 to include consideration of gas services as an alternative form of energy supply and to ensure the effects of the proposal on the existing 11kV distribution line traversing the site from Rongotea Road and Pioneer Highway are adequately addressed, as follows or to the same effect:

Rule 10A.5.2.4

Consent for a comprehensive development plan may be obtained for any zone or part of a zone as a Discretionary Activity (restricted) with regard to:

- (a) layout and design of the patterns of development;
- (b) conformity with the Pioneer City West Growth Area Outline Development Plan;
- (c) Implementation of the Pioneer City West Growth Area Landscape Overlay Plan
- (d) access to essential services, including gas where applicable, and public corridors;
- (e) conformity with the objectives and policies for the Pioneer City West Growth Areas;
- (f) any conditions under sections 108 and 220 of the Resource Management Act;
- (g) ensuring all significant potential development effects are addressed prior to the zone rules applying.
- (h) ensuring appropriate provision is made for both legal and physical access to the existing 11kV distribution line traversing the site between Rongotea Road and Pioneer Highway including in the event that the line is undergrounded.

That Council retain the performance standards relating to separation distances as set out in part 10A.5.3.1 of the proposed Plan Change.

That Council include advice notes as follows:

Advice Notes

Works in close proximity to any electricity line can be dangerous. Compliance with the New Zealand Electrical Code of Practice 34:2001 is mandatory for all buildings, earthworks and mobile plant within close proximity to all electric lines.

Vegetation to be planted near electric lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. To discuss works, including tree planting near any electrical line contact the line operator.

Consultation shall be required with the line operator prior to the planting of any vegetation within 5m of any underground electricity cable where the mature height of that vegetation will exceed the setback distance.

That Council amend the Landscape Overlay Plan by including a note to identify that any trees planted under power lines in the 4m landscape buffer on No.1 Line and Rongotea Road shall have a mature height of no more than 4m.

That Council amend the Outline Development Plan to identify both the existing 33kV and 11kV lines are to be run underground along the No.1 Line frontage of the site.

That Council amend the changes proposed to R7.7.1.1 to require appropriate treatment of the existing 33kV and 11kV lines on the No.1 Line frontage that are to be undergrounded and to correctly reference the width of the required landscape setback on Rongotea Road, No.1 Line and Pioneer Highway as follows or to the same effect:

10A.5.3.3

The Subdivision Rules in Section 7.7 apply to this zone with the following amendments:

(a) Add the following to R 7.7.1.1

(1) General conformity with the Pioneer City West Growth Area Outline Development Plan

(5) Any subdivision within the Pioneer City West Growth Area Residential Zone that abuts Rongotea Line or No 1 Line or Pioneer Highway is a controlled activity in respect of

- Landscape design and maintenance of the ~:1. metre setback.

Any subdivision within the Pioneer City West Growth Area Residential Zone that abuts No 1 Line is a controlled activity in respect of:

• ~~The mitigation of the effects of the existing 33kV transmission line on size arrangement and shape of the lot,~~

• The ability to provide appropriate legal and physical access to the existing 33kV and 11kV distribution lines on the No. 1 Line frontage, including in the event that these lines are undergrounded. For the purposes of this control, appropriate legal access will involve the location of the lines / cables within the road reserve or within an easement in gross created in favour of the network utility operator.

That Council retain the proposed performance standard R7.7.1.1(d)(v) as follows:

(d) Add the following to R7.7.1.2 (d) (v)

(v) Access to lots within the Pioneer City West Growth Area shall not be directly from Pioneer Highway, Rongotea Road or No 1 Line.

That Council adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in these submissions, as necessary to give effect to this submission.

Submission Number	Submitter	Address for Service	Wishes to be heard
S20	Anthony William Finnigan (on behalf of Laurence Edward Christensen)	PO Box 142 Palmerston North 4440	No

Submission:

Supports the Proposed Private Plan Change B.

Decision Requested:

That Council grant the details of the application in full.

Submission Number	Submitter	Address for Service	Wishes to be heard
S21	Icepak Group Limited	Attention: Wayne Grattan 104 Gorge Road RD2	Yes

		Otaki	
Submission:			
Supports Proposed Private Plan Change B.			
Considers that it provide citizens of Palmerston North with a choice of residential location and assists to meet an unsatisfied demand for residential allotments.			
Supported on the grounds that the subject area is to be developed in such a way as to ensure that any adverse reverse sensitivity effects of residential development are avoided or mitigated.			
Amendments being sought to the Proposed Plan Change relate to the provision of infrastructure, in particular water supply and wastewater disposal.			
Considers it is in the wider community's interests, as well as those of Pioneer City West Ltd, to take a more integrated approach to the provision of infrastructure.			
Decision Requested:			
That Council approve Private Plan Change B subject to modifications which reflect the need to integrate and provide infrastructure and service provision to a wider area in the west of the City, including Longburn.			
Submission Number	Submitter	Address for Service	Wishes to be heard
S22	Zane Robinson	82 Anders Road RD5 Palmerston North	No
Submission:			
Outlines the 2010 Horizons report to Anders Road and White Horse Drive property owners that if the Mangaone Stream stopbanks failed during a 1 in 500 year storm, properties would flood causing extensive damage. Consequently, a Flood House Charge at the higher end of a scale of charges was applied in 2010/11.			
Notes that the report by River Edge Consulting indicates if the stopbanks failed in a 1 in 500 year storm there would only be shallow flow water across the whole area.			
Considers that there appears to be some conflict of opinion in the various reports that must cast some doubt as to the flooding issues and the effect any proposed urban development of the site would have on water level impacts on adjoining properties.			
Concerned about stormwater disposal, especially the proposal to divert runoff into the drain in No.1 Line as this drain carries a considerable amount of water during periods of heavy rain. Extra water in this drain could lead to a backup of water to the north of No. 1 Line near Rongotea Road with possible flooding of land adjacent to No.1 Line, Anders Road, and Cloverlea Road areas.			
Decision Requested:			
That Council decline Proposed Plan Change B until urban growth in the Whakaronga area has progressed to a stage that meets Council's planning requirements.			
That there be further investigation in relation to stormwater disposal and flooding.			
Submission Number	Submitter	Address for Service	Wishes to be heard
S23	Peter Bryan Wealleans	514A Albert Street Palmerston North	No
Submission:			
Full support to the overall Proposed Plan Change.			
Considers that the Pioneer City West development (as set out in Private Plan Change B) identifies with all the PNCC objectives set out in the Residential Growth Review (2010), limiting costs to ratepayers in comparison to other areas available for development.			
Decision Requested:			

That Council submit the overall cost to the ratepayers of the Pioneer City West development compared to the Whakaronga costs.			
Submission Number	Submitter	Address for Service	Wishes to be heard
S24	Roger Graham Clarke	RD 5 Cloverlea Road Palmerston North 4475	No
<p>Submission:</p> <p>Supports Private Plan Change B.</p> <p>Considers that the proposal has merit and is a golden opportunity for Palmerston North.</p> <p>States that the submitter has never experienced flooding in 25 years of living in the area.</p> <p>Considers that the site's location away from the flight path of the airport is a benefit when compared to other locations for development.</p> <p>Comments that the roading infrastructure is already in place, and there are no restrictions to entry to the state highway.</p> <p>There are no problems with Transit Rail, and there are no rail crossings to cause accidents.</p> <p>The terrain of the Plan Change area is flat, not at risk of rock falls or land slippage, is elevated and benefits from natural drainage.</p> <p>Considers the liquefaction issue to be misleading and incorrect, and points out that The Square was a swamp 100 years ago.</p> <p>Considers that the whole area should be rezoned residential.</p> <p>Decision Requested:</p> <p>That Council accepts the submitter's points made in the submission, and the submitter's support for Private Plan Change B.</p> <p>That Council accept the Pioneer City West Ltd proposal.</p>			
Submission Number	Submitter	Address for Service	Wishes to be heard
S25	Anne Judith Milne	63 Sutherland Road RD9 Palmerston North 4479	Yes
<p>Submission:</p> <p>Opposes Proposed Private Plan Change B.</p> <p>Notes that in flooding events water banks up on farmland along Rongotea Road, which in combination with water from the Mangaone Spillway and Whisky Creek has reached the Kairanga School and Hall. Considers that any stormwater from the development could be critical, as is any increase in the Taonui Basin.</p> <p>Considers that the Proposed Plan Change does not give effect to the provisions in the One Plan relating to urban development on Class I and II soils, namely issue 3-1C, Objective 3-1C and policy 3-3B and the anticipated environmental results.</p> <p>Decision Requested:</p> <p>That Council decline the Pioneer City West Ltd Proposed Private Plan Change B.</p>			
Submission Number	Submitter	Address for Service	Wishes to be heard
S26	John Matthew Whitelock	42 The Strand Palmerston North	Yes

Submission:

Objects to the proposal.

Considers the Plan Change will result in residential development and associated features into a substantial area of highly productive land, and is generally inconsistent with PNCC general planning.

Any consideration of the Plan Change would conflict with PNCC's draft review of rural residential development and subdivision in the City.

Considers that the proposed Plan Change would be a breach of faith with the concerted effort to contain urban spread.

Considers that the prioritisation of the West Whakarongo area for city growth is logical having regard to the decision to connect Ashhurst to the city sewerage plant and the fact that the land quality is of a much lower standard.

Considers that the absolute need to arrest the intrusion into Class I and II land is an over-riding issue in the consideration of Private Plan Change B.

Considers that there is a need for Council to stand by its policy regarding productive land in the long term interests of our local and wider economy.

Considers that liquefaction is an unresolved issues and must be viewed with concern.

Common with other Palmerston North residents, the submitter wants to see the City flourish but in the context of the area's best long term interests and to preserve productive qualities so important to our future.

Decision Requested:

That Council reject the application.

Submission Number	Submitter	Address for Service	Wishes to be heard
S27	Horizons Regional Council	Lisa Thomas, Coordinator District Advice Private Bag 11025 Manawatu Mail Centre Palmerston North 4442	

Submission:

The submitter has some concerns relating to the proposal.

Notes that the s32 analysis supporting the application was based on the Operative Regional Policy Statement and the notified version of the Proposed One Plan. Further, there are several other policies and objectives that are also considered relevant to the Plan Change that have not been considered. Horizons have provided a copy of the more up-to-date version of the One Plan for consideration by the applicant and the decision makers.

Horizons Manager Investigations and Design confirms that the scenario in Section 2.2 of the Stormwater Mitigation Report – "In this scenario, a shallow flow of water (50-100mm) was predicted across the site, with some deeper ponding localized in the north-west corner" – is valid.

Clarifies that Policy 10-2 of the Proposed One Plan states that additional flood hazard avoidance or mitigation measures will generally not be required within the City area protected by stopbanks, and that is guiding policy. Regardless, any Plan Change needs to assess all effects including the potential risk of stopbank failure and whether any mitigation is required. Horizons Manager Investigations and Design has identified two options for mitigating the flood risk associated with failure of the Mangaone Stopbank System. Option 1 is the mitigation works described on the final page of Attachment C, headed "Soil testing along the Mangaone Stream Stopbank." These mitigation works require toe drains to stabilize the stopbanks. These stopbanks have a total length of approximately 220m over the five identified sites. Option 2 is a requirement to incorporate appropriate engineered diversion works to mitigate flood risks from any breaches of the Mangaone stopbank in the 0.2% AEP flood. These diversion works are to consist of appropriately secured overflow paths to designated ponding areas and outfalls.

Considers that the flood risk associated with a potential failure of the Mangaone Stopbank System needs to be mitigated, and that if the applicant can demonstrate that one of the mitigation options outlined above is to be adopted then the Plan Change can be seen to give effect to Policy 10-2 of the One Plan (Development in areas prone to flooding).

Horizons Manager Investigations and Design considers the applicant has adequately considered the effects of climate change with regards to flood mitigation activities. The proposal is therefore deemed to give effect to Policy 10-6 of the One Plan.

Horizons does not want this additional stormwater to adversely impact on the flood flows within the Taonui Basin or other downstream watercourses.

Preliminary assessment into stormwater planning issues (by Mr Brian Kouvels) for the potential development of the City West Proposed Urban Growth Area (which includes the subject site and surrounding land) concluded that it would be appropriate to construct stormwater detention ponds to mitigate the adverse impacts of additionally generated stormwater. The report also recognised the benefits of low impact design principles (such as swales, rain gardens and rainwater tanks), but concluded these measures on their own were insufficient. Subsequently a detailed investigation has been carried out and a report has been submitted entitled "Pioneer City West – Palmerston North: Stormwater Mitigation Report", 24th May 2013, Engineering Design Consultants Ltd which looked at both enabling passage of stormwater runoff originating upstream of the site and mitigating the additionally generated stormwater from the Plan Change site. A HEC-HMS model was formulated and determined the detailed sizing for 3 detention ponds in the north, central and south sub-catchment areas. Excavation of the north pond can be used to raise some of the lower-lying land to the north-west.

The mitigation storm is the 1% AEP (1 in 100 year) plus the increase in rainfall intensities from two degrees of climate change. This scenario satisfies the assessment of the 0.5% AEP (1 in 200 year) storm event and is consistent with the requirements of NZ Standard 4404.

Horizons Manager Investigations and Design considers these calculations may be acceptable, however considers that more detailed information is required, in addition to what has been provided in the Stormwater Mitigation Report (Appendix M) before confirmation can be that proposed stormwater pond sizes will be sufficient. Also identified that inlet and outlet hydrographs are required to determine what volume the stormwater detention ponds will need to retain. Horizons encourages the use of low impact design as a further component of stormwater mitigation.

Notes that there are no Objectives, Policies or Rules proposed in the Private Plan Change to manage the risks associated with liquefaction although Appendix N of the application identifies the site is underlain by Holocene alluvial sediments that have the potential to liquefy in an earthquake of sufficient magnitude, and that the assessment also states that "the soils are generally suitable for earthworks that will mitigate the risk of damage due to liquefaction".

Notes that the existing provisions in Chapter 7 of the District Plan indirectly references liquefaction issues as a matter to recognize and provide for when subdividing rural land. However, there is no direct or indirect reference to liquefaction risk in the performance conditions for subdivision. Reference is made to Section 220 of the Resource Management Act 1991 (the Act) in the Section 7 Rules as a matter of control or discretion for new subdivisions. However s220 only considers erosion, subsidence, slippage or inundation. It does not specifically address liquefaction potential. On this basis, submitter does not consider that the proposal adequately gives effect to One Plan Policy 10-1, which requires Territorial Authorities to develop "**objectives, policies and methods (including rules) for the control of the use of land to avoid or mitigate natural hazards in all areas and for all activities...**"

Notes the apparent contradiction between Recommendation 11 of the Liquefaction Potential Assessment which states that "the existing drainage ditches should be culverted and backfilled to prevent potential issues due to lateral spreading caused by liquefaction" and the stormwater mitigation recommendations which include overland flow paths including grass swales and stormwater ponds to control the peak rate of discharge.

The submitter seeks confirmation from the applicant that the stormwater mitigation and management recommendations proposed in the Stormwater Mitigation Report (Appendix M) will not result in an increased risk of lateral spreading caused by liquefaction.

Notes that there are no registered contaminated sites on the Horizons database located within 1km of the centre point of each of the parcels that make up the Pioneer City West Growth Area, but that Appendix H of the application documents identifies five potential sources of contamination within the growth area:

- Potential for asbestos and lead to be in soils potential surrounding the current buildings on Part Lot 1 DP 23006 and the historic building sites on Part Lot 1 DP 27457 and Allotment 5 Rural Section 354 Township of Palmerston North.
- There is potential for metal contaminants along the fence lines.
- Agricultural chemical residues (considered to be a low risk).
- Hydrocarbons in the soils surrounding a leaking exhaust drum near the dairy shed and potentially near the above ground storage tank on Part Lot 1 DP 23006.
- Limited potential that a sheep dip may have been located on the site at some point in the past.

Notes that One Plan Policy 3-13 requires land to be made suitable for its intended use through an appropriate level of remediation or management (including engineering) controls, and that land remains suitable for its intended use through appropriate monitoring of management controls on the activities undertaken on the land. Horizons supports the recommendations made on Page 4 of the Preliminary Site Inspection Report.

Supports the strong provisions throughout PPCB to support the integration of land use and transport, as set out in section 6.3.7 of the Regional Land Transport Strategy 2010-2040 (RTLTS). Provisions of note include Policies 1-6, 2-3 and 3-1. In response to the applicant's explanation in the Methods section of the proposed Pioneer City West Growth Area provisions that "The approval of comprehensive development plans for each stage of development will enable control over area layout and design" Horizons' considers that the possible future link roads illustrated on the Pioneer City West Growth Area Outline Development Plan should be designated as future road links, providing a greater level of certainty that these future road links will be protected as the Outline Development Plan is indicative only.

In response to the explanation under Objective 2 and associated policies that "The Pioneer City West Growth Area Outline Development Plan establishes an overall design concept...It is intended that this concept be implemented however a degree of flexibility is necessary to refine and improve design as staged development occurs..." the submitter considers that a flexible approach would be inappropriate when it comes to ensuring that these future road links are retained.

Supports the consideration that has been given to future public transport services, including the provision made within the Pioneer City West Growth Area Outline Development Plan for bus stops and a transport hub. Considered consistent with Policy 5 in Section 6.3.3 of the Regional Land Transport Strategy 2010-2040 to "Promote the increased use of public transport." There are a number of mechanisms identified in the Regional Land Transport Strategy 2010-2040 for achieving Policy 5 including "planning and providing for public transport routes and facilities in residential subdivisions and major new facilities." The planning instrument proposed for the Pioneer City West Growth Area to facilitate public transport provision is the requirement in proposed rules R7.7.1.1 and Section 10A.5.4 for subdivisions to "give effect to the Pioneer City West Growth Area Outline Development Plan." Horizons' supports this approach.

Supports the development of cycleways and pedestrian walkways as set out in section 4.1 of the Prorata Landscape Assessment, Appendix B of the application. However, these cycleways and walkways are not shown on the Pioneer City West Growth Area Outline Development Plan. It is therefore not clear where these facilities are to be located and what planning mechanism will be utilised to ensure that they are provided for. It is also not clear how these facilities will link to other cycleways and walkways within the wider Region.

Supports the proposed reduction in the SH speed limit from 100kph to 70kph due to road safety benefits. However, acknowledges that the final decision lies with the NZTA.

The submitter has not identified sites that have significant biodiversity values or high natural character in the application area. One Plan policies 7-1(c), 7-7, 7-8 and 7-8A are not considered relevant to this Private Plan Change.

States that page 70 of the s32 report (section 8), which refers to the fact that the One Plan does not contain policies relating to the productive capacity of higher quality soils, is incorrect and refers to an earlier version of the One Plan. The One Plan as amended by the Environment Court includes Issue 3-1C, Objective 3-1C and Policy 3-3B all dealing with versatile soils. and require that territorial authorities (and by inference those preparing a Private Plan Change) consider the benefits of retaining Class I and II versatile soils for use as production land when providing for urban growth and rural residential subdivision.

The submitter's Environmental Monitoring Coordinator has reviewed the Soil Report prepared by Bruce Withell (Appendix E) and has commented that "Kairanga silt loam Class IIw2 soils should not be described as "elite" soils, only Class I soils are elite. They are poorly to imperfectly drained and very vulnerable to compaction, pugging and organic matter loss. These soil limitations are noted on Page 4 of Bruce Withell's Soil Assessment, and confirmed on Page 2 of the peer review from R.H Wilde." Notes that the peer review of the Soil Assessment by R H Wilde agrees with Mr Withell's description of the land and soil, but does not agree with the view that the soil properties, property size and configuration of nearby zoning makes it appropriate to subdivide this property for urban/peri-urban use. The submitter is satisfied that the Private Plan Change gives adequate consideration to the benefits of retaining Class I and II versatile soils as required by One Plan Objective 3-1C and Policy 3-3B. Considers that the hearings panel will need to weigh these matters when making a decision on whether the loss of Class I and II soils is significant in relation to this proposal.

Supports the intent of the Predevelopment rules across all zones (Rule 10A.5.2). In particular, supports the requirement under controlled activity Rule 10A.5.2.1 that services be installed in the road reserve; the requirement in Rule 10A.5.2.3 that all activities on land are required to comply with the first approved comprehensive development plan; and the inclusion of 'services' as a performance condition that must be regarded when building dwellings or accessory buildings in the Pioneer City West Growth Area Medium Density Residential Zone (Rule 10A.5.4.1). The submitter supports these provisions as the small lot sizes make on-site servicing inappropriate.

Considers that the requirement that services be considered as part of a Comprehensive Development Plan is consistent with One Plan Policy 3-3A.

Decision Requested:

That Council not approve Private Plan Change B unless there is demonstration that the flood risk associated with the potential failure of the Mangaone Stopbank System is appropriately mitigated by way of either 220m of toe drain over five identified sites to stabilise stopbanks; or engineered diversion works consisting of secured overflow paths to designated ponding areas and outfalls.

That Council request more details to confirm the size of the proposed detention storage ponds with respect to the proposed stormwater mitigation concept.

That Council require either (a) a complete assessment of no build or high liquefaction risk areas are identified as part of this Plan Change; or (b) the inclusion of policies and methods such as Rules be included in the Plan for the Pioneer City West Growth Area which require the risk of damage due to liquefaction to be mitigated prior to subdivision or building consent being granted. If Option (a) is preferred, areas where the liquefaction risk cannot be adequately mitigated should be identified as “undevelopable land,” following the same approach as has been taken for the gully areas on Map 10.1 in the Aokautere Development Area. If Option b is preferred, new rules could be drafted that include a requirement for Consent Notices to be imposed at the time of subdivision or building consent requiring new buildings to have specifically designed foundations that mitigate the liquefaction risk; or to require land treatment, including excavation and compaction which makes the land suitable for development as a condition of subdivision or building consent.

That Council include the recommendations outlined on Page 4 of the Preliminary Site Inspection Report prepared by CPG New Zealand Limited in August 2009 (Appendix H) be through introduction of rule or rules requiring Consent Notices to be imposed on the relevant titles. The requirement for a Consent Notice could be imposed at the time of subdivision consent, or when there is a change in use of the land that would increase the level of risk to human health or the environment, in accordance with One Plan Policy 3-13.

That Council retain as written Policies 1-6, 2-3 and 3-1 in the proposed Pioneer City West Growth Area Plan Change Request document.

That the ‘future link roads’ identified in the Pioneer City West Growth Area Outline Development Plan are Designated under the RMA 1991.

That the Pioneer City West Growth Area Outline Development Plan is incorporated into the Palmerston North City District Plan and those provisions that require development to be consistent with this Outline Development Plan are retained.

That the bus stops and a transport hub shown on the Pioneer City West Growth Area Outline Development Plan are retained as proposed in Attachment 2 of PPCB when it is incorporated into the Palmerston North City District Plan.

That the Pioneer City West Growth Area Outline Development Plan is amended to show where cycleways and walkways are to be located, or some other planning mechanism used to ensure that such facilities are provided for. Amendments are also required to the Objectives and Policies of the Pioneer City West Growth Area to support the development of cycleways and walkways.

That Council retain the requirement for services to be installed in the road reserve and to comply with a comprehensive development plan in Rules 10A.5.2.1, 10A.5.2.3 and 10A5.4.1.

Submission Number	Submitter	Address for Service	Wishes to be heard
S28	Alan Finley Mason	333 Ngahere Park Road 2 RD Palmerston North 4472	No

Submission:

Considers that onsite storage of stormwater cannot be relied on to reduce runoff. Tanks fill quickly during rainfall and/or have not been emptied prior to rainfall. High groundwater levels for most of the year in this area severely limit the take up of rainfall runoff.

With regard to liquefaction, submitter considers that it is inconsistent that the Council may require buildings to be strengthened because of a perceived greater risk of earthquake occurrence and ignore the similar risk of damage resulting from soil liquefaction. The proposed plan change is within an area of light alluvial soils with a high ground water table – a similar situation to that which

exists in that part of Christchurch which caused damage.

Decision Requested:

That Council retain the existing Rural Zone and decline the application.

Submission Number	Submitter	Address for Service	Wishes to be heard
S29	Catherine Helene Millar	37 No.1 Line RD5 Palmerston North	Yes

Submission:

Opposes the proposal.

Considers that Palmerston North is surrounded by earthquake hazards and the soil and subsurface geology of this area is prone to liquefaction.

Notes that the drainage runs directly through the submitter's property yet this is not shown on any of the plans provided with the application.

Notes that the area proposed is arable land, and that it the trends of population growth coupled with climate change means that responsibility must be taken for future generations to ensure arable land is protected for food production.

Considers that the proposal will result in altered runoff patterns in an area already prone to surface flooding. Hardstanding, tarmac and paving would intensify.

Submitter included with the submission annotated plan of the drainage area affecting submitter's property, and copy of a July 2010 report by Barnett and MacMurray Limited entitled *Palmerston North City Council – Flood Risk in Potential Growth Areas*. This report provides a flood risk assessment of preferred city development options being evaluated by PNCC. The conclusions of this report were summarised in section 6 of that report, and are summarised again here:

- Current understandings with neighbouring TAs are understood to require that PNCC aim to not increase peak flood outflows across territorial boundaries as a result of catchment urbanisation;
- Because decreased catchment permeability is usually an inevitable outcome of increased building intensity, this suggests that good practice requires use of detention ponding to absorb the resulting increased runoff peaks. This may be distributed using low impact design techniques or concentrated at the boundary outflow points;
- In most catchments, open spaces are available near the natural outflow point. These should be set aside and reserved for detention ponding, with the dual function of providing recreation areas;
- In many cases these ponding areas are flat enough for sports grounds to be incorporated in the higher parts on the basis that significant flooding would only occur every few years;
- The dual use should be maximised of existing road and rail embankments to control ponding as well as supporting transport needs, saving the cost of construction of special purpose embankments which will only be used every few years;
- In Catchment E the most favourable position for a detention pond is currently occupied by a building complex. If Catchment E is to be developed a cost analysis should be undertaken comparing the options of setting up ponding in a less favourable site or purchasing and demolishing the complex;
- Generally the major parts of the proposed development areas have only minor drainage problems. These can be solved by careful attention to detail, in particular by the location of the required quota of recreation spaces in areas where they can occasionally serve as detention ponding areas.

Decision Requested:

That drainage and liquefaction issues be given further consideration.

Submission Number	Submitter	Address for Service	Wishes to be heard
S30	Olive Elizabeth Ball Philip Roger Ball	93 No.1 Line RD5 Palmerston North	No

Submission:

The submission opposes the Private Plan Change B.

Purpose of the submission is to limit urban spread onto elite soils in this region.

Considers that the area in question be protected from development and be retained in a state suited to food production for future generations. In general, the better a soil is the greater the diversity of crops it may support, the greater the potential yield of those crops, and the lower the costs of production. Manawatu has only a very limited extent of elite soils. Soil samples collected after the 1953 flooding of the area proved to be very high in calcium and phosphorus and medium in potassium and nitrogen. Such rich deposits have formed the elite soils in this region, are classified class 1 and 2 under the Land Use Classification system, and are arguably some of the most productive soils in the country.

Submitter considers that the area under consideration for development by Pioneer City West Ltd. (PCWL) is comprised mainly of Kairanga silt loam, with smaller inclusion of Manawatu and Te Arakura silt loams. Cowie (1978) says of Manawatu silt loam that it is the most fertile and versatile soil in the locality (then the Kairanga County). Its good internal drainage and friability make it workable all year round, and it can be used for market gardening, horticulture, cropping, as well as dairy farming or fattening stock. Kairanga silt loam he considered less fertile, because of poorer drainage, but pastures can readily be maintained, after primary drainage, with lime and phosphate topdressing. Te Arakura silt loam tends to be wet in winter, because of poor internal drainage, but this limitation can be offset by drainage for agricultural or horticultural use.

The submitter's own property bounding No.1 Line comprises Te Arakura silt loam. With just primary drainage it supports an array of deep-rooted species (shelter, firewood, fruit, nut and amenity trees), as well as producing good crops from shallow rooted species; including vegetables.

Notes that unfortunately, considerable inroads have already been made by the expansion of Palmerston North city onto our elite soils. But considers that with today's science-based knowledge and wise planning we should avoid perpetuating this folly. We understand PNCC has previously given an undertaking to avoid further urban spread onto class 1 and 2 soils. It is not difficult to envisage a future when elite, very productive soils close to a city will be much more highly prized and intensively utilised than at present, not only in terms of food production but also local employment.

Consider that the liquefaction risk be objectively assessed and taken into consideration.

Submitter would like to believe that this locality has been full protected from any flooding risk, but is aware of some risk that the flood protection scheme may fail. Possibilities of failure are related to 'piping' of water through a stopbank caused by burrowing rabbits of decay of vegetable matter (old tree roots, for example); an earthquake during very wet conditions and/or flooding; a major slip in the Manawatu Gorge, blocking the river channel. This could be followed by a peak flood when restricted water broke through and washed away the debris dam so formed. While some would argue that these are unlikely scenarios, anyone could lead to inundation of the area which PCWL proposes to develop. As there is a choice, it would seem foolish in the extreme to proceed with urban development in a known ponding area of this flood plain.

Highlights that No.1 Line already carries a steady flow of light and heavy traffic, with peak flows of light vehicles. The proposed development would increase traffic density on this narrow carriageway, which has already been the site of numerous crashes during the decades the submitters have lived in their property.

Decision Requested:

That Council reject the Plan Change application.

Submission Number	Submitter	Address for Service	Wishes to be heard
S31	Anne Said	19 Westberg Road RD5 Palmerston North	Yes

Submission:

Opposed to Private Plan Change B.

Notes that lifestyle blocks surround the area surrounding Plan Change B and that these blocks have been purchased and developed by the present owners for the use they were intended, that is lifestyle blocks zoned Rural. Considers that the proposal will compromise the lifestyle by rezoning a 73 hectare block in the centre of a rural zone to a combination of residential, medium density, school, special use and commercial zoning. Considers that it will create an insulated and isolated community, not part of the

surrounding rural community and some distance from the nearest medium density area.

Notes that at present the area enjoys a community atmosphere, no exit roads therefore enjoying only local traffic, a safe, quiet environment which is the lifestyle the residents have chosen. To develop such a large area, in the centre of a rural area, exposes the existing residents to noise, traffic and lights.

The submitter lives in one of the few homes which will directly face this development, and will therefore bear the full brunt of the traffic passing our gate, turning into the proposed development at the corner of their property in Westberg Road. The submitter is concerned that they will be fully exposed to the noise such a large development makes and the light from street lights and buildings of hundreds of residents.

Submitter questions the reasons for this development. Palmerston North needs to have a long term plan for expansion. Because an organisation has the land, the means and willingness to develop an area does not necessarily make for good future city planning. It simply makes for random city sprawl.

Considers that this development starts the encroachment into some of the most fertile land in the area, it takes the city and, with the proposed development of Whakaronga, extends the city in an ever increasing long line rather than developing a shapely city, planned and designed to make the most of its facilities in the most effective and economic way. To make a 'pocket' of urban development in the centre of a rural zoned community would display convenience rather than solid, thoughtful planning.

Considers that rezoning the area proposed in Plan Change B will create an 'offshoot' community, contributing and creating city sprawl. Notes that a tremendous amount of money, from the developers, the Council and ultimately the ratepayers, will be needed to complete this project, but considers that it will be sunk into an area that has no future for further development without encroaching onto existing farm land. Considers that it is therefore a 'dead end' whereas other area that can be developed will lend themselves to development over the near and distant future.

Decision Requested:

That Council decline Private Plan Change B as it is not compatible with the existing zoning of the surrounding properties and will not enhance the long term planning of the city of Palmerston North.

Submission Number	Submitter	Address for Service	Wishes to be heard
S32	Pioneer City West Ltd	c/o Paul Thomas Environmental Management Services Ltd PO Box 29024 Wellington	Yes

Submission:

Establishes that the Plan Change request that has now resulted in Plan Change B being publicly notified was lodged with Palmerston North City Council in June 2009. The Council requested further information which was furnished in November 2009. The Council requested PCWL to consent to the Council delaying advancement of the plan change request to allow for completion of the Residential Growth Strategy. The Council then resolved to publicly notify what was then called Plan Change 48 in September 2010. The plan change is now referred to as Plan Change B. Since the time the Plan Change was requested, additional technical work has been undertaken on stormwater mitigation and liquefaction. This has had regard to the Council's policy intentions for a wider growth area which was included in the Residential Growth Strategy as City West. Council has now delayed advancing its own Plan Change for City West and is focusing on the Whakarongo Residential Area to the east of the City which is the Subject of Plan Change 6.

As a result, PCWL requested that the Council publicly notify the 2009 private plan change. The plan change as notified has only been updated by the Council in relation to its Clause 26 obligations in relation to the Introduction. However, PCWL considers that there are some additional relatively minor changes that should be considered in approving the plan that relate to the further technical work that has been completed. These reports have been publicly notified with the private plan change documents and therefore form part of the material to be considered by submitters and in making decisions on submissions. The specific matters that are sought to be amended are summarised as follows.

The submitter has undertaken further work on stormwater management which has specifically considered work undertaken by the Council on the wider City West Growth Area in order to ensure that the approach taken for Pioneer City West is compatible with the management of the wider area. Consequently, an additional policy under Objective 2 has been recommended and is set out in the summary of decisions requested below.

With regard to the management of natural hazards, further work has also been undertaken on liquefaction susceptibility and

mitigation following the experiences and work arising from the Canterbury earthquakes. The report concludes that the soils do have potential to liquefy in an earthquake of suitable magnitude with the greatest settlement potential being in the southern part of the site. However, the soils are also suitable for earthworks that will mitigate the risk of damage. As a result it is appropriate to include an additional policy relating to natural hazards under Objective 2, and amend Clause 10A.5.2.4 (g) to expressly include consideration of liquefaction risk. The recommended decisions requested are summarised below.

The report titled Acoustic Assessment which forms part of the plan change documentation was prepared as a result of a further information request from Council pursuant to clause 23 of the First Schedule. The submission seeks to rectify the omission of the recommendations of this report from the proposed plan provisions.

The proposed changes seek to ensure that the plan change addresses the issues associated with the site and that any adverse effects of the proposed activities are addressed in away that avoids or mitigates natural hazards and the risk of reverse sensitivity effects on important transport infrastructure.

Decision Requested:

That the plan change be approved subject to the amendments to the provisions set out in this submission, which are summarised as follows:

That Council include an additional policy to be included under Objective 2 as follows:

“To ensure that stormwater management measures limit adverse effects on the Taonui Basin flood storage capability and provides for stormwater from potential future urban development to the east of the plan change area to pass through or around the site.”

That the Outline Development Plan be amended to show the broad stormwater drainage details and location of retention ponds shown on draWing 9871 D01 which is include in Appendix M of the plan change documentation.

That Council include an additional policy relating to natural hazards under Objective 2 as follows:

“To control the subdivision of land that is affected by natural hazards and to ensure that any necessary mitigation measures are implemented.”

That in conjunction with this Clause 10A.5.2.4 should be amended to expressly include consideration of the liquefaction risk by amending (g) as follows:

“ensuring all significant development effects are addressed prior to the zone rules applying, including mitigation of liquefaction risk.”

That the following paragraph should also be expanded to require specific geotechnical assessment as part of the comprehensive development plan with the addition of the following:

“This shall include information addressing the risk of liquefaction and identifying the appropriate land remediation measures required to make the land suitable for development. This shall include a geotechnical assessment in accordance with the Guidelines for the investigation and assessment of subdivisions on the flat in Canterbury (Ministry of Business, Innovation and Employment, September 2012/ or the guidelines that are in force at the time the application is made.”

That Council amend Rule 10A.5.3.1(a) to include a mechanism for issuing ‘an acoustic design certificate’ by an acoustic expert. The purpose of the certificate is to:

1. Certify that the design and layout of each stage of subdivision is sufficient to avoid, remedy or mitigate land transport noise effect (road and rail noise) sufficient to meet the relevant N.Z.T.A. and Kiwi rail reverse sensitivity guidelines.
2. To provide a method for identifying building sites where acoustic insulation will need to be included within the building plans prior to submitting plans to Council.

When required acoustic insulation shall be capable of achieving an external sound insulation level of DoT,w+ C" > 32dB. This may be achieved in whole or in part by constructing a purpose built noise barrier located closer to the road or rail alignment than the building. Compliance shall be demonstrated by an acoustic design certificate stating that the noise barrier will achieve compliance with the above indoor noise standard. Please note, the specific wording of the rule will be provided in evidence to the hearing

Submission Number	Submitter	Address for Service	Wishes to be heard
S33	Tina Leonie Buys	118 Polson Hill Drive	No

		Palmerston North 4471	
Submission:			
<p>Considers that the claim made in the Plan Change that it is “intended to provide for the coherent growth of the city [...]” is not true, and considers that it is the developer that will truly benefit from this plan change.</p> <p>Understood that the area could not be subdivided into small lots. Consider that the prevailing winds and extra traffic will considerably reduce the rural nature of the residents already there.</p> <p>Considers that the concept of the development is nonsensical and is of the opinion that it is purely for the developer’s benefit.</p> <p>Also considers that there are enough schools, and shopping centre in the near vicinity without the pretence of suggesting more are needed.</p> <p>Considers that it is very important to the city to have urban fringe land and notes that there have been orchards and market gardens in the area in the past.</p>			
Decision Requested:			
No specific decisions requested.			
Submission Number	Submitter	Address for Service	Wishes to be heard
S34	Gary and Judith Parkes	229 Pioneer Highway Palmerston North 4412	No
Submission:			
<p>Supports the application for land usage change in order for Pioneer City West to develop this land for residential sections.</p> <p>Considers it to be the logical direction for the city to grow. Notes that the land is the closest block of flat land to the square in Palmerston North which makes it close to all the city’s major amenities.</p>			
Decision Requested:			
That Council approve this application.			

Part II: Submitter Address List & Copies of Original Submissions

Submitter Address List

Submitter number	Name	Address			Support/ Oppose	Hearing
S01	Ross Ian Linklater	515 Roberts Line, RD 10	Palmerston North		Oppose	Yes
S02	Tim Udy and Glenda Udy	52 Anders Road	Palmerston North		Support	Does not indicate
S03	Don Rix	74 Clifton Terrace	Palmerston North	4410	Oppose	Does not indicate
S04	Bronwen Murray	32 Cloverlea Road, RD5	Palmerston North	4475	Support	No
S05	Jarod and Melissa Colville	20 Anders Road	Palmerston North		Support	Does not indicate
S06	Jenefer Susan Pugh	33 Cloverlea Road, RD 5	Palmerston North		Support	No
S07	David and Delores Gillies	39 Whitehorse Drive, RD5	Palmerston North		Support	Does not indicate
S08	Christine Anne West and Kerry Grant West	100 Anders Road, RD 5	Palmerston North		Oppose	No
S09	New Zealand Fire Service Commission	c/o Beca Group, PO Box 3942	Wellington	6140	Neutral	Yes
S10	Tanenuiarangi Manawatu Incorporated	PO Box 1341	Palmerston North		Oppose	Yes
S11	No.1 Consortium	c/o Fitzherbert Rowe, Private Bag 11016	Palmerston North	4442	Support	Yes
S12	New Zealand Transport Agency	PO Box 1947	Palmerston North	4440	Support	Yes
S13	KiwiRail Holdings Limited	Attention: Deborah Hewett Bunny Street PO Box 593	Wellington	6140	Support in part	Yes
S14	Palmerston North City Council	Attention: Team Leader – Governance and Support Private Bag 11034	Palmerston North	4410	Oppose	No
S15	Transpower New Zealand Limited	Attention: Mike Hurley PO Box 1021	Wellington	6140	Oppose	Yes
S16	Erica Pearce	2001C Longburn Rongotea Road, RD 5	Palmerston North		Oppose	No
S17	Allan Raymond Fenwick	PO Box 204	Marton		Support	Yes
S18	RACE Incorporated	PO Box 52	Palmerston North		Support	No
S19	Powerco	Attention: Georgina McPherson	Takapuna	0740	Support	Yes

Submitter number	Name	Address			Support/ Oppose	Hearing
		Burton Planning Consultants PO Box 33817				
S20	Antony William Finnigan	PO Box 142	Palmerston North	4440	Support	No
S21	Icepak Group Limited	RD2, 104 Gorge Road	Otaki		Support	Yes
S22	Zane Robinson	82 Anders Road, RD5	Palmerston North		Oppose	No
S23	Peter Bryant Wealleans	514A Albert Street	Palmerston North		Support	No
S24	Roger Graham Clarke	Cnr Cloverlea Road & No.1 Line RD5 Cloverlea Road	Palmerston North	4475	Support	No
S25	Anne Judith Milne	63 Sutherland Road, RD9	Palmerston North	4479	Oppose	Yes
S26	John Matthew Whitelock	42 The Strand	Palmerston North		Oppose	Yes
S27	Horizons Regional Council	C/- Lisa Thomas Private Bag 11025	Palmerston North	4442	Oppose	Yes
S28	Alan Finley Mason	333 Ngahere Park Road RD 2	Palmerston North		Oppose	No
S29	Catherine Helene Millar	37 No. 1 Line, RD 5	Palmerston North		Oppose	Yes
S30	Olive Elizabeth Ball and Philip Roger Ball	93 No. 1 Line, RD 5	Palmerston North		Oppose	No
S31	Anne Said	19 Westberg Road, RD 5	Palmerston North		Oppose	Yes
S32	Pioneer City West Ltd	C/o Environmental Management Services, PO Box 29024	Wellington		Support	Yes
S33	Tina Leonie Buys	118 Polson Hill Drive	Palmerston North	4471	Oppose	No
S34	Gary and Judith Parkes	229 Pioneer Highway	Palmerston North	4412	Support	No

Copies of Original Submissions