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PALMERSTON NORTH CITY DISTRICT PLAN
FORM 5



SUBMISSION ON A PLAN CHANGE TO THE PALMERSTON NORTH CITY DISTRICT PLAN
CLAUSE 6 OF THE FIRST SCHEDULE | RESOURCE MANAGEMENT ACT 1991

TO: PALMERSTON NORTH CITY COUNCIL
PRIVATE BAG 11-034
PALMERSTON NORTH 4410
ATTENTION: TEAM LEADER GOVERNANCE AND LEGAL

IMPORTANT

- Please read ALL instructions carefully.
- Print clearly and complete ALL sections in this form (a number of people will read your submission, so please make sure it can be easily photocopied, read and understood).
- Use separate submission forms for different plan changes.
- Don't forget to provide a PHYSICAL ADDRESS, POSTAL ADDRESS AND CONTACT PHONE NUMBER.
- Use additional sheets of paper if necessary, indicate above if you are doing so and attach them securely to this form.

Preferred Title (please delete inapplicable titles): Mr. Mrs. Miss Ms Other

Full Name of Submitter: Heather Shotter

Plan Change Number and Plan Change Name: Plan Change D: Pressure Sewer Systems

Your Physical Address (for courier purposes): 32 The Square Palmerston North

Postal Address: Private Bag 11034, The Square Palmerston North 4442

Phone (Home/Mobile): 06 356 8199

Email: Heather.shotter@pncc.govt.nz

Signature:

Date: 4-12-2019.

Signature of the person making submission or the person authorised to sign on behalf of the person making the submission.
(NOTE: A signature is not required if you are making a submission by electronic means.)

1. Gain or affect	
A. Could you gain an advantage in trade competition through this submission	Please indicate: Yes or <input checked="" type="radio"/> No If Yes, go to 1b; if No go straight to 2.
B. I am directly affected by an effect of the subject matter of the submission that:	Please indicate: Yes or No
I. Adversely effects the environment; and	
II. Does not relate to trade competition or the effects of trade competition	



2. The specific provisions of the Plan Change my submission relates to, are as follows:

(Specify the page number, provision or map number in the Plan Change that your submission relates to:)

Section 4, Definition of Pressure Sewer Areas.

3. My submission is that:

(State in summary the nature of your submission. Clearly state whether you support or oppose the specific provisions or wish to have amendments made, give reasons)

The three Pressure Sewer Areas should be spatially defined in a map included in the District Plan.

4. I seek the following decision from the Palmerston North City Council:

(Give precise details)

That the three Pressure Sewer Areas are spatially defined in a map included in the District Plan.

5. Do you wish to be heard in support of your submission?

Please indicate:

Yes or No

6. If others make a similar submission would you be prepared to consider presenting a joint case with them at any hearing?

Please indicate:

Yes or No

NOTES TO PERSON MAKING SUBMISSION

1. If you are a person who could gain an advantage in trade competition through your submission, your right to make a submission may be limited by clause 6(4) of the First Schedule of the Resource Management Act 1991.
2. If you are making a submission to the Environmental Protection Authority, you should use form 16B.

This submission should be received by the Palmerston North City Council BY THE CLOSING DATE for submissions to the Plan Change.

PLEASE SEND YOUR SUBMISSION BY:

MAILING TO: Palmerston North City Council
Private Bag 11-034, Palmerston North
ATTENTION: Team Leader Governance and Legal

FAX TO: 06 355 4115

DELIVERING TO: Council's Contact Services Centre
Te Manaakitanga o Hineaute
Civic Administration Building
The Square, Palmerston North

WEBSITE: www.pncc.govt.nz to make a submission

EMAILING TO: submission@pncc.govt.nz

SO 2-1

Merle Lavin

From: grant@mrbuilders.co.nz
Sent: Monday, 2 December 2019 2:05 PM
To: Submission
Subject: Proposed plan change D submission: Pressure sewer systems



Your contact details

Title

Mr

Full name of submitter

Grant Binns for Milmac Homes Ltd

Physical address

115 Gillespie Line, Palmerston North

Postal address

PO Box 7036, Pioneer Hwy, Palmerston North

Phone

0274 433 099

Email

grant@mrbuilders.co.nz

Gain or affect

Could you gain an advantage in trade competition through this submission?

No

Provisions

The specific provisions of the plan change my submission relates to are as follows

Not sure

Submission

My submission is that:

We are a supporter of pressure sewer systems in principle but we would like to know what impact the installation of these systems is going to have on Development Contributions? These on-lot systems are expensive to install for the developer and the home owner and the collection network is relatively inexpensive for Council when

SO 2-2

compared to gravity. Will Development Contributions be removed or at least reduced? These systems can also be telemetry controlled to help control peak flows at the treatment plant, a benefit to Council and not the Developer and Home Owner. Who meets the cost of this add-On equipment? How does this benefit impact on Development Contributions?

Decision sought

I seek the following decision from Palmerston North City Council:
Council disclose the impact pressure sewer installations will have on Development Contributions.

Hearings

Do you wish to be heard in support of your submission?

Yes

If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?

Yes

SO 3-1

DISTRICT PLAN

FORM 5



SUBMISSION ON A PLAN CHANGE TO THE PALMERSTON NORTH CITY DISTRICT PLAN CLAUSE 6 OF THE FIRST SCHEDULE | RESOURCE MANAGEMENT ACT 1991

TO: PALMERSTON NORTH CITY COUNCIL
PRIVATE BAG 11-034
PALMERSTON NORTH 4410
ATTENTION: TEAM LEADER GOVERNANCE AND LEGAL

IMPORTANT

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- Use additional sheets of paper if necessary, indicate above if you are doing so and attach them securely to this form.

Preferred Title (please delete inapplicable titles): Mrs. Mr. Miss Ms Other

Full Name of Submitter: Tina (& John) Ware

Plan Change Number and Plan Change Name: D

Your Physical Address (for courier purposes): 31 Shirriffs Rd, Longburn

Postal Address: 31 Shirriffs Rd, Awapuni, Palmerston North

Phone (Home/Mobile): 06 3296724 / 0274432065

Email: JPWT@xtra.co.nz

Signature:

Date: 4-12-19

*Signature of the person making submission or the person authorised to sign on behalf of the person making the submission.
(NOTE: A signature is not required if you are making a submission by electronic means.)*

1. Gain or affect	
A. Could you gain an advantage in trade competition through this submission	Please indicate: Yes or <input checked="" type="checkbox"/> No If Yes, go to 1b; if No go straight to 2.
B. I am directly affected by an effect of the subject matter of the submission that:	Please indicate: Yes or No
I. Adversely effects the environment; and	
II. Does not relate to trade competition or the effects of trade competition	



2. The specific provisions of the Plan Change my submission relates to, are as follows:

(Specify the page number, provision or map number in the Plan Change that your submission relates to:)

3.1
7.1
7.31
All areas that relate to "City West"

3. My submission is that:

(State in summary the nature of your submission. Clearly state whether you support or oppose the specific provisions or wish to have amendments made, give reasons)

Object in Part

Firstly, I would like to object to the area south of Pioneer Highway being called City West. The area north of Pioneer Highway is and has been called City West, while the land South of Pioneer Highway is and has always been zoned and called the Racecourse Area.

As Plan Change D is named as "City West", we believe residents south of Pioneer Highway have not been fully informed as we only received a letter on 14th November 19.

This now very confusing – is it City West, Racecourse or Kiwiwhenua?

Secondly, the proposed sewer system for the two blocks we own (with five other landowners) already have a good efficient working sewer system in place that connects to Pioneer Highway and the PNCC sewage system.

It already has existing pipes laid that flow to a main pump maintained by PNCC. We would like to keep the existing sewer system, but are would like PNCC to change the main pump on Pioneer Highway to a pressure pump, hugely reducing the costs for the seven landowners an estimated \$10,000 each plus power cost. We believe this would be a relatively easy conversion that would work for both the PNCC and us as ratepayers.

Currently, to change the current system (that works well) to a pressure system would require installing a new sewer pipeline that has considerable constraints down Shirriffs Rd. This road has a large drain, trees and high voltage power lines with little to no road reserve, whereas the current system is positioned away from these constraints.

We do not currently have support from our neighbours, as we did not have time to contact them due to the submissions closing today. We will notify them, and hope to have their support at the hearings, or they may do their own submission (in further submission process).

Homes affected 18 & 28 Pioneer Highway & 5, 11, 15, 29, 31 Shirriffs Rd.

4. I seek the following decision from the Palmerston North City Council:

(Give precise details)

That PNCC look into changing the pump on the Corner of Shirriffs Rd and Pioneer Highway to a Pressure Pump.

"If it not broke, don't fix it" – or change it!

5. Do you wish to be heard in support of your submission?

Please indicate:

Yes ~~No~~

6. If others make a similar submission would you be prepared to consider presenting a joint case with them at any hearing?

Please indicate:

Yes ~~No~~

504-1

4 December 2019

Democracy Support Officer
Strategy & Planning
c/- Customer Service Centre
Palmerston North City Council
The Square
PALMERSTON NORTH

File ref: RAI 04 02
2019/02074



Private Bag 11025
Manawatu Mail Centre
Palmerston North 4442

P 06 952 2800
F 06 952 2929

www.horizons.govt.nz

Via email: submission@pncc.govt.nz

To whom it may concern,

HORIZONS REGIONAL COUNCIL SUBMISSION: PNCC PROPOSED PLAN CHANGE D

Thank you for the opportunity to respond to the Palmerston North City Council's Proposed Plan Change D: Pressure Sewer Systems.

At Horizons Regional Council we believe our region is a great place to live, work and play. As a regional council, our responsibilities include managing the region's natural resources, flood control, monitoring air and water quality, pest control, facilitating economic growth, leading regional land transport planning and coordinating our region's response to natural disasters.

In terms of environmental planning, our integrated planning document the One Plan sets out four keystone environmental issues for our region – surface water quality degradation, increasing water demand, unsustainable hill country land use and threatened indigenous biodiversity.

Regionally, the Accelerate25 programme identifies a number of opportunities and key enablers to help realise our Region's economic potential. The action plan sets out a path to grow our regional prosperity between now and 2025. An expected outcome of the Accelerate25 programme is to see managed urban growth and increased economic activity on our region.

In relation to Proposed Plan Change D, our key areas of focus are land use, improving water quality, stormwater management, natural hazard planning, biodiversity, integrated transport and responding to cultural needs within our region. These areas are addressed in brief on the following pages.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rebecca Tayler'.

Rebecca Tayler
MANAGER – POLICY & STRATEGY

Kairanga

Marton

Palmerston North

Tairāhapa

Tairāmarunui

Wanganui

Woodville

SO 4-2

SUBMISSION OF HORIZONS REGIONAL COUNCIL

PALMERSTON NORTH CITY COUNCIL PROPOSED CITY DISTRICT PLAN CHANGE D: PRESSURE SSEVER SYSTEMS

This submission considers the relationship between Horizons' One Plan¹ and the need for the District Plan to give effect to the regional policy statement components and not be inconsistent with regional plan provisions, as set out in section 75 of the Resource Management Act 1991 (RMA).

This submission also considers the contributions the proposed district plan changes will make to the Regional Land Transport Plan's strategic priorities.

Horizons does not consider it would gain an advantage in trade competition through this submission.

Where not otherwise specified, Horizons Regional Council generally supports the proposed plan change or any further, alternative or consequential relief; as these proposals are considered consistent with the issues, objectives and policies of the One Plan, and/or matters for the territorial authority.

Overall, Horizons Regional Council considers that Proposed Plan Change D is consistent with Policies 3-1(a)(viii), 3.2 and 3.3 of the One Plan. Further, we consider that it is consistent with Objective 9-1 and Policies 9-1 (a)(i), 9-1 (c)(i) and 9-4.

We are unclear on whether the Proposed Plan Change gives effect to Te Ao Maori (Chapter 2 of the One Plan). Land use, biodiversity and transport networks are related to urban growth, and are consequential matters for consideration, although outside of the scope of this specific change.

CHANGES TO DISTRICT PLAN SECTION 4: Definitions

- New definitions for pressure sewer system and pressure sewer areas

Support Additions of new definitions for pressure sewer systems and pressure sewer system area or any such wording of a similar effect; as these are considered consistent with the issues, objectives and policies of the One Plan, and/or matters for the territorial authority.

CHANGES TO DISTRICT PLAN SECTION 7: Subdivision

- New issue inserted referring pressure sewer systems

Support the insertion of a new issue relating to pressure sewer systems or any such wording of a similar effect; as these are considered consistent with the issues, objectives and policies of the One Plan, and/or matters for the territorial authority.

¹ Manawatū-Whanganui combined regional policy statement (RPS) and regional plan

SO 4-3



Support the amendment to existing objective 3 relating to pressure sewer systems or any such wording of a similar effect; as these are considered consistent with the issues, objectives and policies of the One Plan, and/or matters for the territorial authority.

Support the amendment to existing policy 2.7 relating to pressure sewer areas or any such wording of a similar effect; as these are considered consistent with the issues, objectives and policies of the One Plan, and/or matters for the territorial authority.

Support the changes to the rules for essential services, and the additions that account for pressure sewer systems and relate to pressure sewer areas or any such wording of a similar effect; as these are considered consistent with the issues, objectives and policies of the One Plan, and/or matters for the territorial authority.

Further, we support the introduction of proposed performance standards as a method to manage this issue.

Hearings

Horizons reserves the right to be heard in support of the submission on Proposed Plan Change D, but at this stage does not request to be heard.

Contact for submission queries

Please do not hesitate to contact Rebecca Tayler if you would like to discuss or clarify any aspect of this submission.

Email: rebecca.tayler@horizons.govt.nz