



Subject: **DECISION ON INFRASTRUCTURE STANDARDS REVIEW**
Plan Change 42 to the Combined Regional Land and District Plan

Prepared by: Kurt Ridling

Date: 29 July 2011

BACKGROUND

Plan Change 42 to the Combined Regional Land and District Plan (the District Plan) was prepared to review the provisions for subdivision and development infrastructure, and network utility operations. A significant re-organisation of the District Plan is proposed. The intention is to provide a new layout and structure that is user-friendly, integrated and more effective in achieving environmental and urban design outcomes. It is also considered a more efficient framework for incorporating future plan changes relating to infrastructure.

The review will proceed in two stages. This decision relates to Stage 1, which covers the works and services required for subdivision and development activities. Stage 2 relates to network utility operations and will be heard at a later date.

GISBORNE DISTRICT COUNCIL DECISION

Council's Hearings Committee considered the staff report on June 29, 2011. The Committee recommended that Council adopt Stage 1 of Plan Change 42 as outlined in the staff report with some minor amendments (see below). The Committee also extended the submission period by one day to allow the consideration of a late submission. On July 28, 2011, Council adopted the Committee's recommendations.

The recommendations in the Council Officer's report (Decisions Report 1, June 2011) have been adopted with the following minor amendments:

Wording changes as suggested by Transpower New Zealand Limited

8.1 Introduction

References to *network utility services* to change to *Network Utility Operations*.

Objective 8.3.3

That the infrastructure associated with subdivision, use and development be provided in an integrated and co-ordinated manner to ensure: ...

Objective 8.3.5

That the efficient and effective provision of network utility ~~infrastructure~~ operations, including investment in that infrastructure, is not adversely affected by inappropriate land use, development and subdivision activities.

Explanations and principal reasons:

Network Utility Operations are often constrained in where they can be located or how the infrastructure can be designed, with options for relocating limited. Significant investments have been made into these operations, which provide essential services to the wider community. It is important to ensure that inappropriate land use, development or ~~and~~ subdivision does not adversely affect these services or foreclose the potential for replacement and upgrading.

Inclusion of omitted text as highlighted by New Zealand Fire Service Commission

Add the following text to Rule 8.13.9.7:

c) Access ways shall comply with the standards set out in New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

Add the following text to Rule 8.13.9.8:

f) Access ways shall comply with the standards set out in New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

REASONS FOR DECISIONS

In general, Council considers the proposed changes to be the most appropriate way to achieve the purpose and principles of the Resource Management Act 1991. More specifically, Council has adopted the reasons outlined in the Council Officer's report (Decisions Report 1, June 2011).

The minor amendments above have been adopted as they provide clarification and/or ensure consistency with existing provisions or other documents.