

BEFORE THE ENVIRONMENT COURT

IN THE MATTER of the Resource Management Act
1991 (the “Act”)

AND

IN THE MATTER OF an appeal pursuant to clause 14(1)
of the First Schedule of the Act

BETWEEN **FIRST GAS LIMITED**

Appellant

AND **WAIKATO DISTRICT COUNCIL**

Respondent

**NOTICE OF APPEAL ON BEHALF OF FIRST GAS LIMITED TO ENVIRONMENT
COURT AGAINST DECISIONS ON THE PROPOSED WAIKATO DISTRICT
PLAN**

Clause 14(1) of First Schedule, Resource Management Act 1991

2 March 2022



First Gas Limited
C/- Beca Ltd
PO Box 264 Taranaki Mail Centre
New Plymouth 4340
Attention: Graeme Roberts

To: The Registrar
Environment Court
Auckland

1. First Gas Limited (**Firstgas**) appeals against parts of the decisions of the Waikato District Council (**Council**) on the Proposed Waikato District Plan (**Proposed Plan**).
2. Firstgas purchased the gas transmission network from Vector Gas Ltd on 20 April 2016 and is now the owner and operator of the gas transmission network. First Gas is Vector Gas Limited's successor and has also been confirmed as a Requiring Authority¹.
3. Firstgas made a submission on the Proposed Plan.
4. Firstgas received notification of the decisions of the Waikato District Council on the 19th January 2022.
5. The decision was made by Waikato District Council.
6. Firstgas is not a trade competitor for the purposes of Section 308D of the Resource Management Act 1991 (**RMA**).
7. The parts of the decision that this appeal relates to are:
 - (a) Rule 20.1
 - (b) Rule 21.1
 - (c) Rule 22.1.3
 - (d) Rule 23.1.1A
8. The reasons for the appeal and the relief sought from the Court are stated below.
9. Firstgas is willing to undertake mediation.

¹ The Minister for the Environment gave notice on 5 July 2016 that the Amendment of Resource Management (Approval of National Gas Corporation of New Zealand Ltd as a Requiring Authority) Notice 1994, dated 22 July 2009 has been amended by replacing "Vector Gas Limited" with "First Gas Limited".

GENERAL REASONS FOR APPEAL

10. The general grounds of appeal are that the decisions are inconsistent with the purpose and principles of the RMA, nor give effect to the statutory framework designed to promote safe urban development.
11. Firstgas has specifically sought to limit its matters of appeal to those items where it was seeking to achieve a degree of setback for new residential development in proximity to the gas transmission pipeline to achieve a balance between the sterilisation of land uses under the existing and re-confirmed designation of the pipeline and the acknowledged emerging pressure for increased residential development in close proximity to the pipeline. Firstgas is seeking to ensure the avoidance of elevated risks to the pipeline from adjacent development activities and to maintain its health and safety obligations under its permitted operating regimes and licences (AS2885 Pipelines – Gas and Liquid Petroleum).
12. Firstgas has experienced significant development pressure on a number of parts of its network occasioned by residential growth and has arrived at the conclusion that it needs to seek additional controls on such uses over and above the protections afforded by the limited width of the designation.

RELIEF AND SPECIFIC GROUNDS

Provision of an adequate setback for residential development in proximity to the transmission pipeline.

13. Firstgas seeks that new residential development is planned and controlled in a manner which are consistent with the obligations in relation to the safe operations of its network. Firstgas is seeking that this is achieved by a Restricted Activity status for residential activity within a specified distance of the gas transmission pipeline and other aspects of the gas network.
14. These provisions are sought across a number of rules in the Plan and the details are set out in the paragraphs below.
15. ***Specific Relief Sought***

Rule 20.1

Add a new Restricted Discretionary Activity to Rule 20.1 Land Use Activities as follows:

Establishment of a residential activity or use within 20m of a gas transmission pipeline.

Establishment of a residential activity or use within 60m of the gas network (other than a gas transmission pipeline).

Establishment of a sensitive land use (excluding residential activities) within 60m of the gas network.

AND

Add a new matter of discretion to Rule 20.1 Land use - Activities as follows:

Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure.

16. Specific Relief Sought

Rule 21.1

Add a new Restricted Discretionary Activity to Rule 21.1 Land Use - Activities as follows:

Establishment of a residential activity or use within 20m of a gas transmission pipeline.

Establishment of a residential activity or use within 60m of the gas network (other than a gas transmission pipeline).

Establishment of a sensitive land use (excluding residential activities within 60m of the gas network).

AND

Add a new matter of discretion to Rule 21.1 Land Use - Activities as follows:

(a) The extent to which the development will avoid or mitigate conflict with the gas network.

17. Specific Relief Sought

Rule 21.1.3

Add a new Restricted Discretionary Activity to Rule 22.1.3 Restricted Discretionary Activities as follows:

Establishment of a residential activity or use within 20m of a gas transmission pipeline.

Establishment of a residential activity or use within 60m of the gas network (other than a gas transmission pipeline).

Establishment of a sensitive land use (excluding residential activities within 60m of the gas network).

AND

Add a new matter of discretion to Rule 22.2.3.1 Restricted Discretionary Activities as follows:

(a) The extent to which the development will avoid or mitigate conflict with the gas network.

Rule 23.1.1A

Add a new Restricted Discretionary Activity to Rule 23.1 Land Use Activities as follows:

Establishment of a residential activity or use within 20m of a gas transmission pipeline.

Establishment of a residential activity or use within 60m of the gas network (other than a gas transmission pipeline).

Establishment of a sensitive land use (excluding residential activities within 60m of the gas network.

AND

Add the following matter of discretion to Rule 23.1 Land Use Activities:

(a) The extent to which the development will avoid or mitigate conflict with the gas network.

AND

Any consequential amendments and other relief to give effect to the matters raised in the submission.

ATTACHMENTS

18. The following documents are attached to this notice:
- a) a copy of First Gas' submission;
 - b) a copy of the relevant decisions on submissions (or part of the decision);
 - c) a list of names and addresses of persons to be served with a copy of this notice.



.....
Graeme Roberts
On behalf of Firstgas Limited
2 March 2022

Address of service for appellant:

C/- Graeme Roberts
Technical Director - Planning
Beca Ltd,
PO Box 264, Taranaki Mail Centre,
New Plymouth, 4340, NZ

Telephone: 027 567 6181
Fax/email: graeme.roberts@beca.com

Advice to recipients of copy of notice of appeal

How to become party to proceedings

You may be a party to the appeal if you made a submission or a further submission on the matter of this appeal.

To become a party to the appeal, you must,—

- within 15 working days after the period for lodging a notice of appeal ends, lodge a notice of your wish to be a party to the proceedings (in form 33) with the Environment Court and serve copies of your notice on the relevant local authority and the appellant; and
- within 20 working days after the period for lodging a notice of appeal ends, serve copies of your notice on all other parties.

Your right to be a party to the proceedings in the court may be limited by the trade competition provisions in section 274(1) and Part 11A of the Resource Management Act 1991.

You may apply to the Environment Court under section 281 of the Resource Management Act 1991 for a waiver of the above timing or service requirements (**see** form 38).

How to obtain copies of documents relating to appeal

The copy of this notice served on you does not attach a copy of the appellant's submission and the decision appealed. These documents may be obtained, on request, from the appellant.

Advice

If you have any questions about this notice, contact the Environment Court in Auckland as below:

Street address: Specialist Courts and Tribunals Centre Level 2 41 Federal Street Auckland 1010

Postal address: CX10086 Auckland **or** PO Box 7147 Wellesley Street Auckland 1141

Phone: 09 916 9091 **Fax:** 09 916 9090

List of names and addresses of persons to be served

1. Mowbray Group

452B Tauwhare Road, RD 3 Hamilton 3260
paperlines@gmail.com

2. Ports of Auckland Limited

C/- Mark Arbuthnot
PO Box 4492 Shortland Street Auckland 1140
marbuthnot@bentley.co.nz

3. Counties Power Limited

C/- Bridget Murdoch
Suite 5 399 New North Road Kingsland Auckland 1021
bmurdoch@align.net.nz

4. Andrew and Christine Gore

Akatea 295 Kay Road Horsham Downs RD1 Hamilton 3281
aandcgore@gmail.com



Submission by First Gas Ltd

Proposed Waikato District Plan

9 October 2018



RMA Form 5

Proposed Waikato District Plan
Submission form

ECM Project: DPRPh5-03
ECM #
Submission #
Customer #
Property #

To submit electronically please go to: www.waikatodistrict.govt.nz/pdp

Closing date for submissions: 5pm on Tuesday 9 October 2018

Submitter details: (please note that the (*) are required fields and must be completed)

Form with fields for: First name*, Last name*, Organisation, On behalf of, Postal address*, Suburb, Town/City*, Country, Postal code*, Daytime phone, Mobile, Email address*, Preferred method of contact, Correspondence to*, Trade competition and adverse effects*, Note, and presentation preferences.

Please complete the following for every submission point:

Provision number (e.g. 22.4.1.2 P2(a)):

Physical address of the property concerned (if relevant to your submission):

Do you:
 Support Oppose Neutral *Refer attached submission*

The decision I would like is:

See attached submission

My reasons for the above are:

See attached submission

Please return this form **no later than 5pm on 9 October 2018** to:
 Waikato District Council, 15 Galileo Street, Private Bag 544, Ngaruawahia 3742, or e-mail: districtplan@waikato.govt.nz

Signed: *[Signature]* Date: *09/10/18*
 (A signature is not required if you make your submission by electronic means)

PRIVACY ACT NOTE: Please note that all information provided in your submission will be used to progress the process for this proposed district plan, and may be made publicly available.

1 Introduction to First Gas Ltd

Following purchase of the gas transmission network from Vector Gas Ltd on 20 April 2016, First Gas Ltd ("First Gas") is now the owner and operator of approximately 2500km of high pressure natural gas transmission pipelines throughout the North Island.

Pursuant to section 167 of the Resource Management Act 1991 ('RMA') (and section 15 of the Interpretation Act 1999), the Minister for the Environment gave notice on 5 July 2016 that the Amendment of Resource Management (Approval of National Gas Corporation of New Zealand Ltd as a Requiring Authority) Notice 1994, dated 22 July 2009 has been amended by replacing "Vector Gas Limited" with "First Gas Limited". A copy of this notice can be supplied on request.

First Gas' below ground gas transmission pipelines deliver gas from production stations in Taranaki through to various towns and locations throughout the North Island. The gas transmission system delivers gas to distribution networks via 'Delivery Points'. Delivery Points are above ground pressure regulating station sites which transition between gas in the high pressure system to the medium to low pressure distribution pipeline network.

Within the Waikato district, First Gas owns and operates the gas transmission and distribution network. This is inclusive of the Rotowaro compressor station, delivery points located at Huntly (x 2), Te Rapa, Matangi, Tauwhare, Tuakau and Harrisville (x 2), Ngaruawahia and Te Kowhai. First Gas's assets in the District are illustrated in **Figure 1** below.

2 First Gas Interests in the Proposed Waikato District Plan

In broad terms, First Gas' interest in the Waikato District Plan's approach to managing land use activities can be summarised as making sure the District Plan:

- (a) enables the operation, maintenance, upgrade development and/ or removal of its assets and operations; and
- (b) protects its assets and operations from others' land-use activities.

2.1 Operation, maintenance, replacement, upgrade, removal and development

First Gas's gas network is regionally and nationally significant infrastructure in that it delivers significant benefits to people's social and economic well-being, as well as health and safety. In light of the benefits provided by the network, the safe, efficient and effective operation, maintenance, replacement, upgrade, removal and/ or development of the network needs to be provided for in the District Plan through enabling land use provisions, while ensuring adverse effects generated by those activities and operations are appropriately managed.

2.2 Protection from third party works

First Gas has an obligation to ensure the safety of the pipeline network and the people living and working near this network.

Pipelines are required to meet the safety and operational requirements of the Health and Safety in Employment (Pipelines) Regulations 1999 and the operating code Standard AS2885 Pipelines – Gas and Liquid Petroleum (AS2885). First Gas is required to ensure the protection and integrity of the pipeline is maintained to ensure the safety of the public, property and the environment.

Third party interference is one of the main risks to the safety and integrity of the underground pipelines. Activities which may affect the gas pipelines should take into account the location and

protection requirements of the pipelines. Activities in the vicinity of gas transmission pipeline and ancillary equipment should be carried out in such a way so as not to compromise the safe and efficient operation of the gas transmission network.

Traditionally, Vector Gas Ltd relied on the gas transmission easement to both protect and enable assets, infrastructure and activities. Noting that the easement was established in the 1960s, the easement is no longer wholly fit for purpose in terms of delivering the outcomes require by First Gas in a Resource Management Act context. For example, across the North Island, it is not uncommon for First Gas to not be notified of the subdivision of land containing the gas transmission network. This does not lead to good resource management outcomes in a reverse sensitivity context. Consequently, more and more time is being spent managing the expectations of the purchasers of new allotments, or rectifying or remediating activities that have occurred. The most efficient and effective way of dealing with these issues is at subdivision stage, as well as having clear signals in a District Plan (subdivision and land use rules) as to what is acceptable and what is not in relation to regionally (and nationally) significant gas infrastructure.

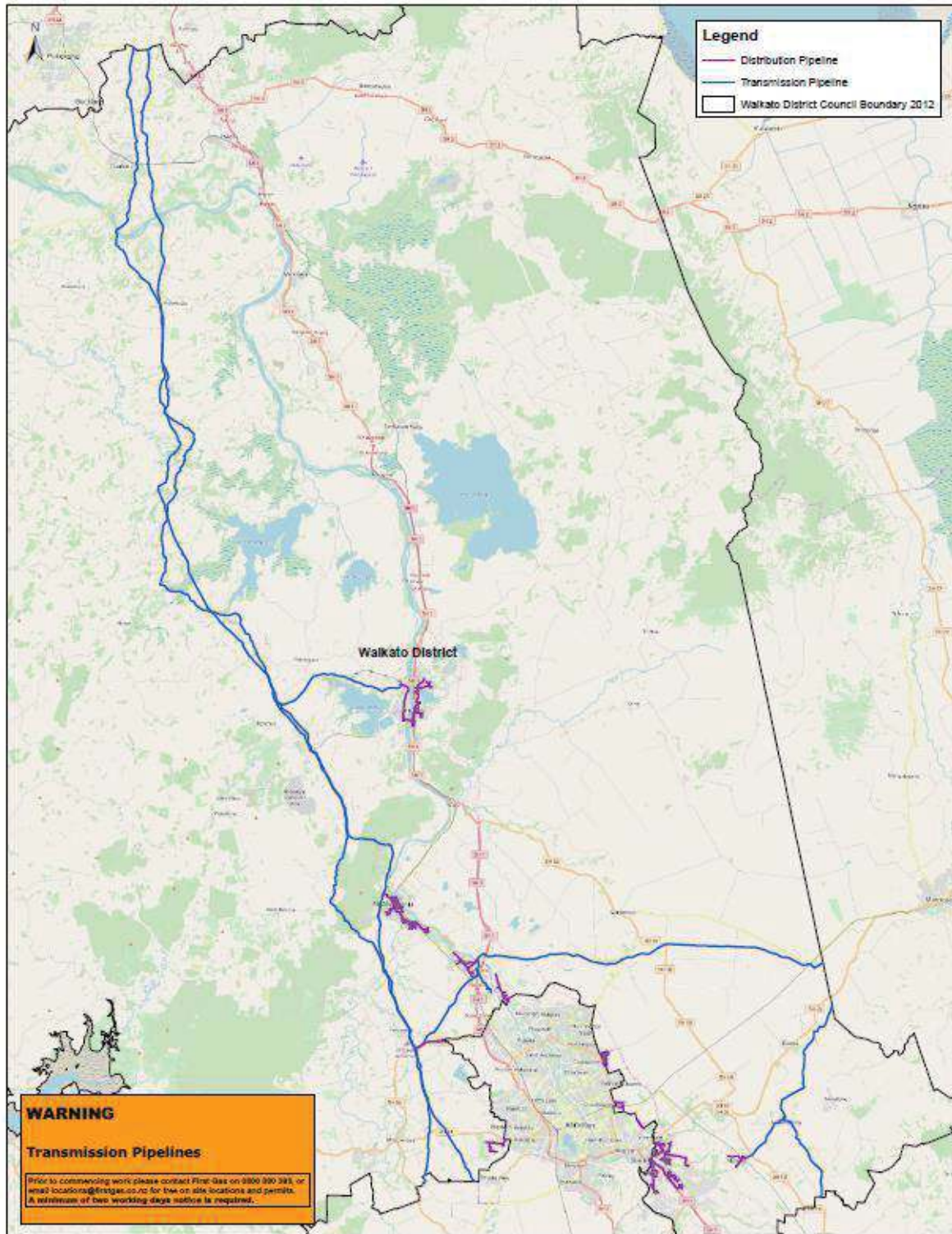
First Gas lines traverse a number of zones within the Proposed Waikato District Plan. These include the Rural, Country Living, Village, Residential, Industrial, Industrial Heavy, and Te Kowhai Airpark Zones.

In addition, the pipelines traverse the following overlays as identified within the Proposed District Plan: Outstanding Natural Features (including the Waikato River), Significant Natural Area (SNA), Aggregate extraction area and Coal mining area.

2.3 Designated Assets

First Gas is the Requiring Authority for an area of land designated within the District as R1 identified as gas transmission pipeline on the proposed District Plan maps. The designation ranges in width from 6m to 25m and is for the purpose of protecting the existing 400mm line. This designation has been given effect to and First Gas seeks that this designation is rolled over.

Figure 1: Plan of First Gas Assets in the Waikato District



3 Regional Policy Statement – Waikato

The District Plan must ‘give effect’ to a Regional Policy Statement (RPS). The operative RPS for Waikato defines Regionally Significant Infrastructure as including:

- a) pipelines for the distribution or transmission of natural or manufactured gas or petroleum;

The RPS for Waikato includes the following key provisions which have a direct influence on District Plan content as it relates to First Gas’ assets and activities within the district:

Provision	Wording
Objective 3.2	<p>Objective 3.2: Resource use and development: <i>Recognise and provide for the role of sustainable resource use and development and its benefits in enabling people and communities to provide for their economic, social and cultural wellbeing, including by maintaining and where appropriate enhancing:</i></p> <ul style="list-style-type: none"> a) access to natural and physical resources to provide for regionally significant industry and primary production activities that support such industry;
Objective 3.12	<p>Built environment <i>Development of the built environment (including transport and other infrastructure) and associated land use occurs in an integrated, sustainable and planned manner which enables positive environmental, social, cultural and economic outcomes, including by:</i></p> <ul style="list-style-type: none"> e) recognising and protecting the value and long-term benefits of regionally significant infrastructure;
Policy 6.6	<p>Policy 6.6 Significant infrastructure and energy resources <i>Management of the built environment ensures particular regard is given to:</i></p> <ul style="list-style-type: none"> a) that the effectiveness and efficiency of existing and planned regionally significant infrastructure is protected; b) the benefits that can be gained from the development and use of regionally significant infrastructure and energy resources, recognising and providing for the particular benefits of renewable electricity generation, electricity transmission, and municipal water supply; and c) the locational and technical practicalities associated with renewable electricity generation and the technical and operational requirements of the electricity transmission network.

‘Giving effect’ to the RPS essentially means that the District Plan must implement the RPS through its provisions, and ultimately will ensure that:

- First Gas’ regionally (and nationally) significant assets are able to be safely, effectively and efficiently operated, maintained, upgraded, replaced, removed and / or developed while appropriately managing adverse effects; and,
- the adverse effects of development in proximity to First Gas’ regionally (and nationally) significant assets are avoided or mitigated depending upon the context in which the development occurs.

4 General Submission

Without limiting the generality of this submission, First Gas seeks decisions on the Proposed Waikato District Plan as sought in the attached **Schedule One**, and any consequential relief required to achieve the relief sought.

Schedule One details the specific provisions that First Gas is supportive of and/ or opposes, and also outlines relief sought by First Gas to address concerns with the Proposed Waikato District Plan as currently drafted.

In summary, First Gas' submission generally seeks that:

- the gas network (including above ground incidental equipment) is recognised as regionally and nationally significant infrastructure, and that the benefits that First Gas' gas regionally (and nationally) significant infrastructure provides to the district (and beyond) is recognised;
- the gas network is enabled to be safely, effectively and efficiently accessed, operated, maintained, replaced, upgraded, removed and developed (i.e. recognised and provided for), including through an enabling activity status where there is a need for resource consent (i.e. not non-complying);
- the gas network is recognised as having functional and operational requirements and constraints, including in respect of its location;
- there may be some occasions where works undertaken by First Gas may generate adverse environmental effects;
- that the adverse effects of third party development or activities in close proximity to the gas network are managed to the extent that adverse effects on the network are avoided or mitigated;
- First Gas is identified as an affected party in the event resource consent is required in respect of potential effects on assets owned and operated by First Gas especially land use changes and subdivision; and
- Designation R1 is retained as currently proposed;

The identification of the high pressure gas transmission pipeline is retained on the District Plan Maps as currently proposed to ensure visibility of the network for plan users. Delivery points and distribution lines are added to the District Plan maps so that these can be recognised and provided for by ensuring an appropriate setback is maintained from sensitive land uses

Schedule One: Detailed Submission by First Gas Ltd

Plan change Provision	Support/Oppose/ Amend	Submission/Reasons	Relief/Decision Sought
Section A Plan Overview and Strategic Directions			
Chapter 1 – Introduction			
Chapter 1 – District Plan Introduction			
1.5.7.7: Introduction	Support	Under 1.5.7.7 The District Plan recognises the national and regional importance of existing energy resources and infrastructure, which includes (but is not limited to) gas. First Gas considers these provisions to be appropriate	Retain
Section B Objectives and Policies			
Chapter 6: Infrastructure			
Whole Chapter	Amend	<p>First Gas generally supports the intent of the chapter but notes that regionally significant infrastructure is neither defined in the District Plan nor is the term used in the objective and policy framework.</p> <p>First Gas is of the opinion that its transmission pipeline is nationally significant and seeks that those provisions referencing the National Grid be amended to also include reference to the gas transmission pipeline. First Gas acknowledges that its distribution pipeline differs from its transmission pipeline in this regard.</p> <p>Alternatively, the District Plan should include a definition for, and corresponding objective and policy framework for Regionally Significant Infrastructure in order to give effect to the RPS for Waikato.</p>	Amend Section 6.2 as sought in the relief below.
Objective 6.1.1	Support	First Gas generally supports the inclusion of objective 6.1.1 which recognises the benefit of infrastructure to the social, economic, cultural and environmental well-being of the district	Retain objective 6.1.1.

Plan change Provision	Support/Oppose/ Amend	Submission/Reasons	Relief/Decision Sought
Policy 6.1.2	Support with amendment	First Gas supports the inclusion of Policy 6.1.2 and in particular the acknowledgement that linear infrastructure has locational, functional and operational constraints. First Gas seeks the addition of an additional sub policy to address access	<i>Amend Policy 6.1.2: (vii) the need to access infrastructure</i>
Policy 6.1.4	Support	First Gas supports the inclusion of Policy 6.1. which recognises the benefit of infrastructure to the social, economic, cultural and environmental well-being of the district.	Retain policy 6.1.4
Objective 6.1.6	Support	First Gas supports the inclusion of objective 6.1.6 which seeks to ensure that infrastructure is protected from reverse sensitivity effects and not compromised	Retain policy Objective 6.1.6
Policy 6.1.7	Support with amendment	First Gas generally supports the inclusion of Policy 6.1.7 which seeks to avoid reverse sensitivity effects on infrastructure from subdivision, use and development. First Gas seeks that the policy also include reference to the ability to access the infrastructure which may be compromised through subdivisions in particular.	<i>Amend policy 6.1.7. (a) Avoid reverse sensitivity effects on infrastructure from subdivision, use and development as far as reasonably practicable, so that the ongoing and efficient operation of infrastructure is not compromised.</i>
Section 6.2	Amend	<p>First Gas is of the opinion that its transmission pipeline is nationally significant and seeks that those provisions referencing the National Grid be amended to also include reference to the gas transmission pipeline. First Gas acknowledges that its distribution pipeline differs from its transmission pipeline in this regard.</p> <p>First Gas seeks minimum setbacks between the gas network and sensitive activities to ensure the safety of the gas network and the people living and working near this network.</p>	<p>Amend Objective 6.2.1:</p> <p>6.2.1 Objective – National Grid <i>and Gas Network</i> <i>a) the national significance of the National Grid and Gas Network is recognised and protected</i></p> <hr/> <p>6.2.2 Policy – Recognise the national grid <i>and Gas Network</i> (a)Recognise the operational, functional and technical constraints of the National Grid <i>Gas Network</i>, and the interconnectedness of networks.</p> <hr/> <p>6.2.3 Policy– Operation and development of the National Grid <i>and Gas Network</i></p>

Plan change Provision	Support/Oppose/ Amend	Submission/Reasons	Relief/Decision Sought
			<p>(a) Provide for the operation, upgrading and development of the National Grid <i>and Gas Network</i>.</p> <hr/> <p>6.2.4 Policy – Maintenance and minor upgrade the National Grid <i>and Gas Network</i> (a) Enable the repair, maintenance, replacement and minor upgrade of the National Grid <i>and Gas Network</i>.</p> <hr/> <p>6.2.6 Policy Reverse Sensitivity <i>and in relation to the National Grid and the Gas Network</i></p> <p>(b) <i>Manage subdivision so that the access, operation, maintenance, upgrading and development of the Gas Network is not compromised by ensuring that:</i></p> <ul style="list-style-type: none"> (i) <i>The Gas Network is identified on the planning maps.</i> (ii) <i>Sensitive land uses, buildings and structures that may compromise the Gas Network are set back appropriately.</i> (iii) <i>Subdivision is managed on land containing the gas transmission pipeline to avoid subsequent land use from compromising the access, operation,</i>

Plan change Provision	Support/Oppose/Amend	Submission/Reasons	Relief/Decision Sought
			<i>maintenance and upgrade of the pipeline.</i>
Chapter 13: Definitions			
Gas Network	To add	First Gas seeks to add a definition of the gas network to ensure that the entire network including gas transmission lines and above ground incidental equipment are provided for within the District Plan.	To add the following definition: <i>Gas Network: A network for the purpose of conveying high pressure gas and liquid petroleum including pipelines and above ground incidental equipment.</i>
Infrastructure	Amend	First Gas seeks to amend the definition of Infrastructure to ensure this includes not only gas transmission pipelines but also above ground incidental equipment.	To amend the definition of infrastructure as follows: <i>(a) pipelines that distribute or transmit natural or manufactured gas, petroleum, biofuel or geothermal energy and above ground incidental equipment;</i>
Minor Upgrading of Existing Infrastructure	Support	First Gas supports the definition of 'minor upgrading of existing infrastructure ' which provides for the realignment, configuration, relocation or replacement of infrastructure as a permitted activity providing this meets the specified conditions.	<ul style="list-style-type: none"> ■ Retain the definition of Minor Upgrading of Existing Infrastructure.
Chapter 14: Infrastructure			
General Infrastructure			
14.1 Introduction	Support	First Gas supports the inclusion of 14.1(1) as the approach that the Infrastructure and Energy chapter shall apply across the district in all the zones and overlays in the district plan and that the zone chapters and their associated overlays, objectives, policies and rules do not apply to infrastructure and energy activities unless specifically referred to within this Infrastructure and Energy Chapter.	Retain 14.1(1).
14.3.1 (a)P1: Permitted Activities	Support	First Gas supports the inclusion of Activity P1 which provides for the operation, maintenance, repair and removal of existing infrastructure as a permitted activity	Retain Rule 14.3.1 (a)P1

Plan change Provision	Support/Oppose/ Amend	Submission/Reasons	Relief/Decision Sought								
14.3.1(a)P2: Permitted	Support	First Gas supports the inclusion of Activity P2 which provides for the minor upgrading of existing infrastructure as a permitted activity	Retain Rule 14.3.1(a)P2								
14.3.1 (a)P4: Permitted Activities	Support	First Gas supports the inclusion of Activity P4 which provides for earthworks associated with infrastructure as a permitted activity noting that First Gas have sought to amend the definition of infrastructure to include above ground incidental equipment.	Amend Rule 14.3.1.3(3)(a): (a) Exceed 1.5m in height in relation to the cut or fill batter face; and								
14.3.3 Restricted Discretionary Activities	Support	First Gas supports the Restricted Discretionary status under the rule	Retain activity status								
14.7.1 Permitted Activities Liquid fuels and gas	Support	First Gas supports the rule framework for liquid fuels and gas pipelines and storage facilities <table border="1"> <thead> <tr> <th>Activity</th> <th>Activity-specific conditions</th> </tr> </thead> <tbody> <tr> <td>P1 Below ground pipelines for the conveyance of liquid fuels and gas</td> <td>14.7.1.1 (a) Below ground pipelines for the conveyance of liquid fuels and gas that comply with all of the following: (i) Any aboveground sections of pipeline must comply with the following: A. Not exceed 25m in length; and B. Not exceed 300mm in diameter; (ii) Gas pipelines must not exceed a gauge pressure of 2,000 kilopascals; (iii) Is not located within an Identified Area.</td> </tr> <tr> <td>P2 Below ground pipelines located within an Identified Area</td> <td>14.7.1.2 (a) Below ground pipelines for the conveyance of liquid fuels and gas located within an Identified Area that comply with the following: (i) There are no aboveground sections of pipeline within the Identified Area; and (ii) Gas pipelines must not exceed a gauge pressure of 2,000 kilopascals.</td> </tr> <tr> <td>P3 Storage facilities and pump stations for liquid fuels and gas</td> <td>14.7.1.3 (a) Storage facilities and pump stations for liquid fuels and gas that comply with all of the following: (i) Is not located within an Identified Area; and (ii) Is not located on a road, or uniformed road.</td> </tr> </tbody> </table>	Activity	Activity-specific conditions	P1 Below ground pipelines for the conveyance of liquid fuels and gas	14.7.1.1 (a) Below ground pipelines for the conveyance of liquid fuels and gas that comply with all of the following: (i) Any aboveground sections of pipeline must comply with the following: A. Not exceed 25m in length; and B. Not exceed 300mm in diameter; (ii) Gas pipelines must not exceed a gauge pressure of 2,000 kilopascals; (iii) Is not located within an Identified Area.	P2 Below ground pipelines located within an Identified Area	14.7.1.2 (a) Below ground pipelines for the conveyance of liquid fuels and gas located within an Identified Area that comply with the following: (i) There are no aboveground sections of pipeline within the Identified Area; and (ii) Gas pipelines must not exceed a gauge pressure of 2,000 kilopascals.	P3 Storage facilities and pump stations for liquid fuels and gas	14.7.1.3 (a) Storage facilities and pump stations for liquid fuels and gas that comply with all of the following: (i) Is not located within an Identified Area; and (ii) Is not located on a road, or uniformed road.	Retain Rule 14.7.1
Activity	Activity-specific conditions										
P1 Below ground pipelines for the conveyance of liquid fuels and gas	14.7.1.1 (a) Below ground pipelines for the conveyance of liquid fuels and gas that comply with all of the following: (i) Any aboveground sections of pipeline must comply with the following: A. Not exceed 25m in length; and B. Not exceed 300mm in diameter; (ii) Gas pipelines must not exceed a gauge pressure of 2,000 kilopascals; (iii) Is not located within an Identified Area.										
P2 Below ground pipelines located within an Identified Area	14.7.1.2 (a) Below ground pipelines for the conveyance of liquid fuels and gas located within an Identified Area that comply with the following: (i) There are no aboveground sections of pipeline within the Identified Area; and (ii) Gas pipelines must not exceed a gauge pressure of 2,000 kilopascals.										
P3 Storage facilities and pump stations for liquid fuels and gas	14.7.1.3 (a) Storage facilities and pump stations for liquid fuels and gas that comply with all of the following: (i) Is not located within an Identified Area; and (ii) Is not located on a road, or uniformed road.										
14.7.2 Discretionary Activities	Support	First Gas supports a Discretionary activity status where the permitted activity conditions in 14.7.1 are not complied with	Retain rule 14.7.2								
Chapter 16: Residential Zone											
Restricted Discretionary Activities											
16.1.3: Restricted Discretionary Activities	Amend	In order to protect the gas network inclusive of delivery points First Gas seeks to include a minimum setback between a delivery point and sensitive land use. First Gas seeks minimum setbacks between the gas network (excluding distribution pipelines) and sensitive activities to ensure the safety of the gas transmission network and the people living and working near this network.	16.1.3: RD1 First Gas seeks to include the following additional restricted discretionary activity: <i>Establishment of a residential activity or use within 20m of a gas transmission pipeline.</i> <i>Establishment of a residential activity or use within 60m of the gas</i>								

Plan change Provision	Support/Oppose/ Amend	Submission/Reasons	Relief/Decision Sought
			<p><i>network (other than a gas transmission pipeline).</i></p> <p><i>Establishment of a sensitive land use (excluding residential activities) within 60m of the gas network.</i></p>
16.1.3: Matters over which Council's Discretion is reserved.	Amend	First Gas seeks to include an additional matter over which Council's discretion shall be limited under RD1 (b) to address potential reverse sensitivity effects on the gas network inclusive of delivery points.	<p>First Gas seeks to add the following matter over which Council's discretion is limited:</p> <p><i>(k) The safe, effective and efficient operation, maintenance and upgrade of the gas network</i></p>
16.2.4.1P1: Earthworks	Amend	<p>To address reverse sensitivity effects, First Gas seeks the inclusion of an additional condition under the Earthworks- General Rules within the Residential Zone.</p> <p>It is requested to include an additional condition requiring a 12m setback from gas transmission pipelines where earthworks are proposed to a depth of greater than 200mm is requested within the Residential zone rules.</p>	<p>First Gas seeks that these rules are amended to include the following:</p> <p><i>(x) Earthworks to a depth of greater than 200mm must be located a minimum of 12m from the centreline of a gas transmission pipeline.</i></p>
16.2.4.1 RD: Matters over which Council's Discretion is reserved.	Amend	First Gas seeks to include an additional matter over which Council's discretion shall be limited under RD1 to address potential effects of earthworks on the gas network .	<p>First Gas seeks to add the following matter over which Council's discretion is limited:</p> <p><i>Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access.</i></p>
Subdivision			
16.2.4.X Subdivision Rules	Add	<p>To address reverse sensitivity effects, First Gas seeks the inclusion of a new rule under the Subdivision rules within the Residential Zone.</p> <p>The addition of a new rule would make subdivision of a site containing a gas transmission pipeline a restricted discretionary activity.</p>	<p>First Gas seeks the inclusion of the following subdivision rule:</p> <p><i>Subdivision- Site containing a gas transmission pipeline:</i></p>

Plan change Provision	Support/Oppose/ Amend	Submission/Reasons	Relief/Decision Sought
			<p><i>a) The subdivision of land containing a gas transmission pipeline is a restricted discretionary activity.</i></p> <p><i>(b) Council's discretion shall be restricted to the following matters:</i></p> <p><i>(i) The extent to which the subdivision design avoids or mitigates conflict with the gas infrastructure and activities.</i></p> <p><i>(ii) The ability for maintenance and inspection of pipelines including ensuring access to the pipelines.</i></p> <p><i>(iii) Consent notices on titles to ensure on-going compliance with AS2885 Pipelines- Gas and Liquid Petroleum- Parts 1 to 3.</i></p> <p><i>(iv) The outcome of any consultation with First Gas Limited.</i></p>
Chapter 20 Industrial Zone			
Restricted Discretionary Activities			
20.1.2: Restricted Discretionary Activities	Amend	In order to protect the gas network inclusive of delivery points First Gas seeks to include a minimum setback between a delivery point and sensitive land use.	<p>16.1.3: RD1</p> <p>First Gas seeks to include the following additional restricted discretionary activity:</p> <p><i>Establishment of a residential activity or use within 20m of a gas transmission pipeline.</i></p> <p><i>Establishment of a residential activity or use within 60m of the gas network (other than a gas transmission pipeline).</i></p> <p><i>Establishment of a sensitive land use (excluding residential activities) within 60m of the gas network.</i></p>

Plan change Provision	Support/Oppose/ Amend	Submission/Reasons	Relief/Decision Sought
20.1: Matters over which Council's Discretion is reserved.	Amend	First Gas seeks to include an additional matter over which Council's discretion shall be limited under RD1 (b) to address potential reverse sensitivity effects on the gas network inclusive of delivery points.	First Gas seeks to add the following matter over which Council's discretion is limited: <i>Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure</i>
Earthworks			
20.2.5.1 P1: Earthworks-General	Amend	To address reverse sensitivity effects, First Gas seeks the inclusion of an additional condition under the Earthworks- General Rules within the Industrial Zone. It is requested to include an additional condition requiring a 12m setback from gas transmission pipelines where earthworks are proposed to a depth of greater than 200m is requested within the Industrial zone rules.	First Gas seeks that these rules are amended to include the following: <i>(a)(x) Earthworks to a depth of greater than 200mm must be located a minimum of 12m from the centreline of a gas pipeline.</i>
20.2.5.1 RD1: Matters over which Council's Discretion is reserved.	Amend	First Gas seeks to include an additional matter over which Council's discretion shall be limited under RD1 (b) to address potential effects of earthworks on gas transmission lines.	The following matter to be added as a matter over which Council's discretion is limited is requested to be added to RD1: <i>(b) (viii) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access.</i>
Subdivision			
20.4.X Subdivision Rules	Add	To address reverse sensitivity effects, First Gas seeks the inclusion of a new rule under the Subdivision rules within the Industrial zone. The addition of a new rule would make subdivision of a site containing a gas transmission pipeline a restricted discretionary activity.	First Gas seeks the inclusion of the following subdivision rule: <i>Subdivision- Site containing a gas transmission pipeline:</i>

Plan change Provision	Support/Oppose/ Amend	Submission/Reasons	Relief/Decision Sought
			<p>a) The subdivision of land containing a gas transmission pipeline is a restricted discretionary activity.</p> <p>(b) Council's discretion shall be restricted to the following matters:</p> <p>(i) The extent to which the subdivision design avoids or mitigates conflict with the gas infrastructure and activities.</p> <p>(ii) The ability for maintenance and inspection of pipelines including ensuring access to the pipelines.</p> <p>(iii) Consent notices on titles to ensure on-going compliance with AS2885 Pipelines- Gas and Liquid Petroleum- Parts 1 to 3.</p> <p>(iv) The outcome of any consultation with First Gas Limited.</p>
Chapter 21 Industrial Heavy Zone			
Restricted Discretionary Activities			
21.1.2: Restricted Discretionary Activities	Amend	In order to protect the gas network inclusive of delivery points First Gas seeks to include a minimum setback between a delivery point and sensitive land use.	<p>21.1.2: RD1</p> <p>First Gas seeks to include the following restricted discretionary activity:</p> <p><i>Establishment of a residential activity or use within 20m of a gas transmission pipeline.</i></p> <p><i>Establishment of a residential activity or use within 60m of the gas network (other than a gas transmission pipeline).</i></p> <p><i>Establishment of a sensitive land use (excluding residential activities) within 60m of the gas network.</i></p>

Plan change Provision	Support/Oppose/ Amend	Submission/Reasons	Relief/Decision Sought
21.1: Matters over which Council's Discretion is reserved.	Amend	First Gas seeks to include an additional matter over which Council's discretion shall be limited under RD1 (b) to address potential reverse sensitivity effects on the gas network inclusive of delivery points.	First Gas seeks to add the following matters over which Council's discretion is limited: <i>(a) The extent to which the development will avoid or mitigate conflict with the gas network.</i>
Earthworks			
21.2.5.1 P1: Earthworks-General	Amend	To address reverse sensitivity effects, First Gas seeks the inclusion of an additional condition under the Earthworks- General Rules within the Industrial Zone. It is requested to include an additional condition requiring a 12m setback from gas transmission pipelines where earthworks are proposed to a depth of greater than 200m is requested within the Industrial zone rules.	First Gas seeks that these rules are amended to include the following: <i>(a)(x) Earthworks to a depth of greater than 200mm must be located a minimum of 12m from the centreline of a gas pipeline.</i>
21.2.5.1 RD1: Matters over which Council's Discretion is reserved.	Amend	First Gas seeks to include an additional matter over which Council's discretion shall be limited under RD1 (b) to address potential effects of earthworks on gas pipelines.	The following matter to be added as a matter over which Council's discretion is limited is requested to be added to RD1: <i>(n) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access.</i>
Subdivision			
21.4.1.XSubdivision Rules	Add	To address reverse sensitivity effects, First Gas seeks the inclusion of a new rule under the Subdivision rules within the Industrial Heavy zone. The addition of a new rule would make subdivision of a site containing a gas transmission pipeline a restricted discretionary activity.	First Gas seeks the inclusion of the following subdivision rule: <i>Subdivision- Site containing a gas transmission pipeline:</i>

Plan change Provision	Support/Oppose/ Amend	Submission/Reasons	Relief/Decision Sought
			<p><i>a) The subdivision of land containing a gas transmission pipeline is a restricted discretionary activity.</i></p> <p><i>(b) Council's discretion shall be restricted to the following matters:</i></p> <p><i>(i) The extent to which the subdivision design avoids or mitigates conflict with the gas infrastructure and activities.</i></p> <p><i>(ii) The ability for maintenance and inspection of pipelines including ensuring access to the pipelines.</i></p> <p><i>(iii) Consent notices on titles to ensure on-going compliance with AS2885 Pipelines- Gas and Liquid Petroleum- Parts 1 to 3.</i></p> <p><i>(iv) The outcome of any consultation with First Gas Limited.</i></p>
Chapter 22 – Rural Zone			
22.3 Earthworks			
16.1.3: Restricted Discretionary Activities	Amend	In order to protect the gas network inclusive of delivery points First Gas seeks to include a minimum setback between a delivery point and sensitive land use.	<p>16.1.3: RD1</p> <p>First Gas seeks to include the following additional restricted discretionary activity:</p> <p><i>Establishment of a residential activity or use within 20m of a gas transmission pipeline.</i></p> <p><i>Establishment of a residential activity or use within 60m of the gas network (other than a gas transmission pipeline).</i></p> <p><i>Establishment of a sensitive land use (excluding residential activities) within 60m of the gas network.</i></p>

Plan change Provision	Support/Oppose/ Amend	Submission/Reasons	Relief/Decision Sought
16.1.3: Matters over which Council's Discretion is reserved.	Amend	First Gas seeks to include an additional matter over which Council's discretion shall be limited under RD1 (b) to address potential reverse sensitivity effects on the gas network inclusive of delivery points.	First Gas seeks to add the following matter over which Council's discretion is limited: <i>(a) The extent to which the development will avoid or mitigate conflict with the gas network.</i>
22.2.3. Earthworks		To address reverse sensitivity effects, First Gas seeks the inclusion of a new earthworks rule requiring a 12m setback from gas transmission pipelines where earthworks are proposed to a depth of greater than 200m.	First Gas seeks that Rule 22.2.3.1.P2(a)(viii) is amended to include the following: P2(a) Earthworks within a site must meet all of the following conditions: <i>(vii) Earthworks to a depth of greater than 200mm are to be located a minimum of 12m from the centreline of a gas pipeline.</i>
22.2.3.1 Earthworks	Amend	First Gas seeks to include an additional matter over which Council's discretion shall be limited under RD1 (b) to address potential effects of earthworks on gas transmission lines.	The following matter to be added as a matter over which Council's discretion is limited: <i>(xii) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access.</i>
Subdivision			
22.4.1.2:Subdivision Rules	Amend	To address reverse sensitivity effects, First Gas seeks the inclusion of a new rule under the Subdivision rules within the Rural zone. The addition of a new rule would make subdivision of a site containing a gas transmission pipeline a restricted discretionary activity.	First Gas seeks the inclusion of the following subdivision rule: <i>Subdivision- Site containing a gas transmission pipeline:</i>

Plan change Provision	Support/Oppose/ Amend	Submission/Reasons	Relief/Decision Sought
			<p><i>a) The subdivision of land containing a gas transmission pipeline is a restricted discretionary activity.</i></p> <p><i>(b) Council's discretion shall be restricted to the following matters:</i></p> <p><i>(i) The extent to which the subdivision design avoids or mitigates conflict with the gas infrastructure and activities.</i></p> <p><i>(ii) The ability for maintenance and inspection of pipelines including ensuring access to the pipelines.</i></p> <p><i>(iii) Consent notices on titles to ensure on-going compliance with AS2885 Pipelines- Gas and Liquid Petroleum- Parts 1 to 3.</i></p> <p><i>(iv) The outcome of any consultation with First Gas Limited.</i></p>
Chapter 23 – Country Living Zone			
23.1 Restricted Discretionary Activities			
23.1.2: Restricted Discretionary Activities	Amend	In order to protect the gas network inclusive of delivery points First Gas seeks to include a minimum setback between a delivery point and sensitive land use as a restricted discretionary activity.	<p>16.1.3: RD1</p> <p>First Gas seeks to include the following additional restricted discretionary activity:</p> <p><i>Establishment of a residential activity or use within 20m of a gas transmission pipeline.</i></p> <p><i>Establishment of a residential activity or use within 60m of the gas network (other than a gas transmission pipeline).</i></p> <p><i>Establishment of a sensitive land use (excluding residential activities) within 60m of the gas network.</i></p>

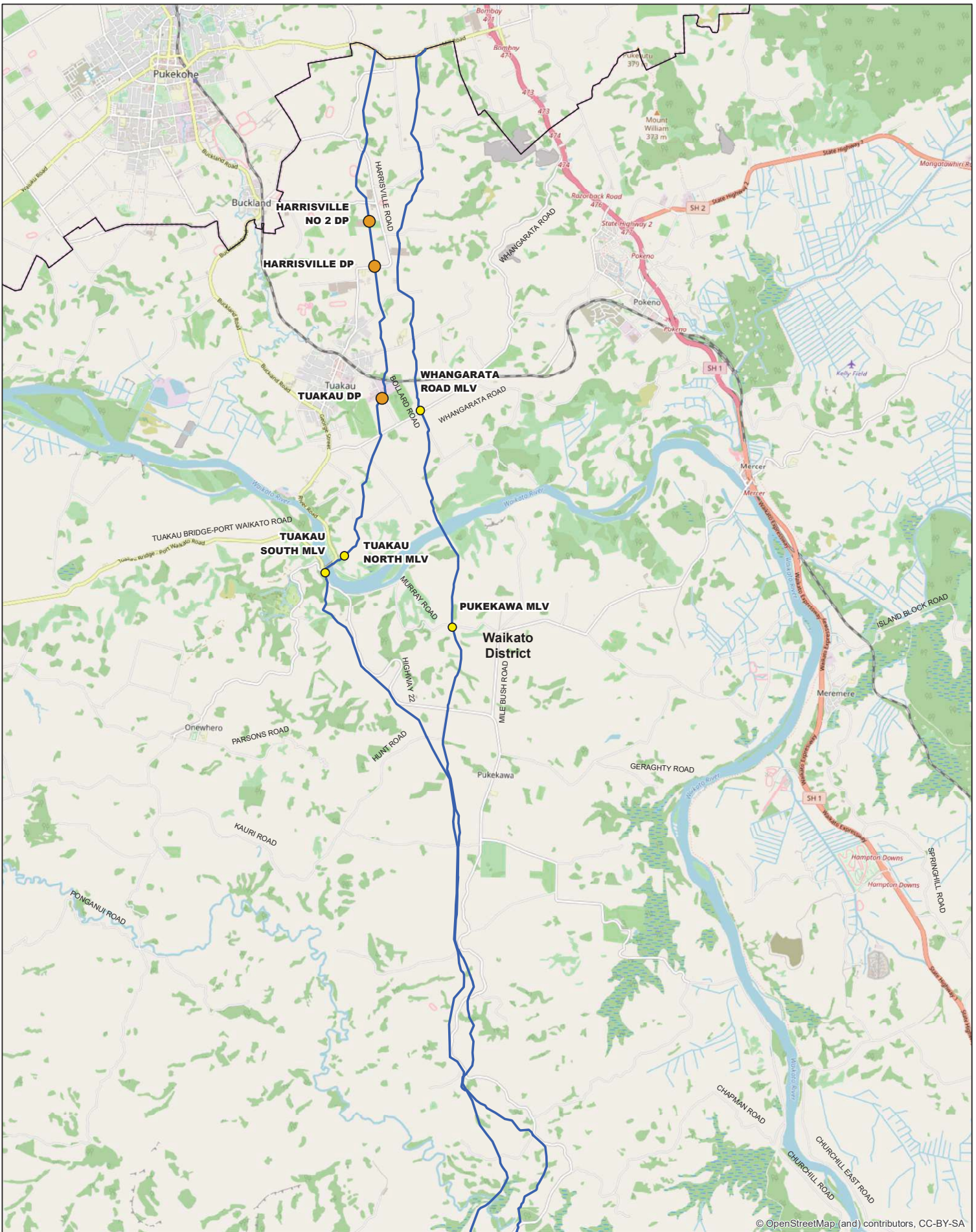
Plan change Provision	Support/Oppose/ Amend	Submission/Reasons	Relief/Decision Sought
23.1: Matters over which Council's Discretion is reserved.	Amend	First Gas seeks to include an additional matter over which Council's discretion shall be limited under RD1 (b) to address potential reverse sensitivity effects on the gas network inclusive of delivery points.	First Gas seeks to add the following matter over which Council's discretion is limited: <i>(a) The extent to which the development will avoid or mitigate conflict with the gas network.</i>
23.2.3 Earthworks			
23.2.3.1.P2: Earthworks	Amend	To address reverse sensitivity effects, First Gas seeks the inclusion of a new earthworks rule requiring a 12m setback from gas transmission pipelines where earthworks are proposed to a depth of greater than 200mm.	First Gas seeks that Rule 22.2.3.1.P2(a)(vii) is amended to include the following: P2(a) Earthworks within a site must meet all of the following conditions: <i>(vii) Earthworks to a depth of greater than 200mm are to be located a minimum of 12m from the centreline of a gas pipeline.</i>
23.2.3.1 Earthworks	Amend	First Gas seeks to include an additional matter over which Council's discretion shall be limited under RD1 (b) to address potential effects of earthworks on gas transmission lines.	The following matter to be added as a matter over which Council's discretion is limited: <i>(xii) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access.</i>
Subdivision			
23.4. X: Subdivision Rules	Add	To address reverse sensitivity effects, First Gas seeks the inclusion of a new rule under the Subdivision rules within the Rural zone. The addition of a new rule would make subdivision of a site containing a gas transmission pipeline a restricted discretionary activity.	First Gas seeks the inclusion of the following subdivision rule: <i>Subdivision- Site containing a gas transmission pipeline:</i> <i>a) The subdivision of land containing a gas transmission pipeline is a restricted discretionary activity.</i>

Plan change Provision	Support/Oppose/ Amend	Submission/Reasons	Relief/Decision Sought
			<p><i>(b) Council's discretion shall be restricted to the following matters:</i></p> <p><i>(i) The extent to which the subdivision design avoids or mitigates conflict with the gas infrastructure and activities.</i></p> <p><i>(ii) The ability for maintenance and inspection of pipelines including ensuring access to the pipelines.</i></p> <p><i>(iii) Consent notices on titles to ensure on-going compliance with AS2885 Pipelines- Gas and Liquid Petroleum- Parts 1 to 3.</i></p> <p><i>(iv) The outcome of any consultation with First Gas Limited.</i></p>
Chapter 24 – Village Zone			
24.2.3 Earthworks			
24.2.4.1: Earthworks- General	Amend	To address reverse sensitivity effects, First Gas seeks the inclusion of a new earthworks rule requiring a 12m setback from gas transmission pipelines where earthworks are proposed to a depth of greater than 200mm.	<p>First Gas seeks that Rule 24.2.4.1.P1(a)(x) is amended to include the following:</p> <p><i>(x) Earthworks to a depth of greater than 200mm are to be located a minimum of 12m from the centreline of a gas pipeline.</i></p>
23.2.3.1.RD1(b): Earthworks	Amend	First Gas seeks to include an additional matter over which Council's discretion shall be limited under RD1 (b) to address potential effects of earthworks on gas transmission lines.	<p>The following matter to be added as a matter over which Council's discretion is limited:</p> <p><i>(xii) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access.</i></p>

Plan change Provision	Support/Oppose/ Amend	Submission/Reasons	Relief/Decision Sought
Subdivision			
24.4:Subdivision General	Amend	<p>To address reverse sensitivity effects, First Gas seeks the inclusion of a new rule under the Subdivision rules within the Country Living zone.</p> <p>The addition of a new rule would make subdivision of a site containing the gas network a restricted discretionary activity.</p>	<p>First Gas seeks the inclusion of the following subdivision rule:</p> <p><i>Subdivision- Site containing a gas transmission pipeline:</i></p> <p><i>a) The subdivision of land containing a gas transmission pipeline is a restricted discretionary activity.</i></p> <p><i>(b) Council's discretion shall be restricted to the following matters:</i></p> <p><i>(i) The extent to which the subdivision design avoids or mitigates conflict with the gas infrastructure and activities.</i></p> <p><i>(ii) The ability for maintenance and inspection of pipelines including ensuring access to the pipelines.</i></p> <p><i>(iii) Consent notices on titles to ensure on-going compliance with AS2885 Pipelines- Gas and Liquid Petroleum- Parts 1 to 3.</i></p> <p><i>(iv) The outcome of any consultation with First Gas Limited.</i></p>
Chapter 27 – Te Kowhai Airpark Zone			
27.1.1 Earthworks			
27.2.10 Earthworks	Amend	To address reverse sensitivity effects, First Gas seeks the inclusion of a new earthworks rule requiring a 12m setback from gas transmission pipelines where earthworks are proposed to a depth of greater than 200mm.	<p>27.2.10 P1:</p> <p><i>(viii) Earthworks to a depth of greater than 200mm are to be located a minimum of 12m from the centreline of a gas transmission pipeline</i></p>
27.2.10RD1 Earthworks	Amend	First Gas seeks to include an additional matter over which Council's discretion shall be limited under RD1 (b) to address potential effects of earthworks on gas transmission lines.	<p>The following matter to be added as a matter over which Council's discretion is limited:</p> <p><i>(xii) Effects on the safe, effective and efficient operation, maintenance and</i></p>

Plan change Provision	Support/Oppose/Amend	Submission/Reasons	Relief/Decision Sought
			<i>upgrade of infrastructure, including access.</i>
Subdivision			
23.4. X: Subdivision Rules	Add	<p>To address reverse sensitivity effects, First Gas seeks the inclusion of a new rule under the Subdivision rules within the Rural zone.</p> <p>The addition of a new rule would make subdivision of a site containing a gas transmission pipeline a restricted discretionary activity.</p>	<p>First Gas seeks the inclusion of the following subdivision rule:</p> <p><i>Subdivision- Site containing a gas transmission pipeline:</i></p> <p><i>a) The subdivision of land containing a gas transmission pipeline is a restricted discretionary activity.</i></p> <p><i>(b) Council's discretion shall be restricted to the following matters:</i></p> <p><i>(i) The extent to which the subdivision design avoids or mitigates conflict with the gas infrastructure and activities.</i></p> <p><i>(ii) The ability for maintenance and inspection of pipelines including ensuring access to the pipelines.</i></p> <p><i>(iii) Consent notices on titles to ensure on-going compliance with AS2885 Pipelines- Gas and Liquid Petroleum- Parts 1 to 3.</i></p> <p><i>(iv) The outcome of any consultation with First Gas Limited.</i></p>
District Plan Maps			
Retain Gas Transmission Pipeline designation (R1) on Planning Maps	Support	First Gas supports the inclusion of designation R1 on the District Plan Maps.	Retain Designation R1 being gas transmission pipelines within District Plan Maps
Retain Gas Transmission Pipeline within Planning Maps	Support	<p>First Gas supports the annotation of First Gas's transmission pipelines on the District Plan Maps as currently proposed.</p> <p>The identification of significant infrastructure such as the gas transmission pipelines is important when considering applications for subdivision and / or development. First Gas</p>	Retain gas transmission pipelines within District Plan Maps.

Plan change Provision	Support/Oppose/ Amend	Submission/Reasons	Relief/Decision Sought
		considers it is an appropriate and effective way to alert third parties of the presence of the pipelines.	
Add delivery point stations to Planning Maps	Amend	First Gas seeks to ensure the gas network is protected from reverse sensitivity effects. Delivery point stations are critical to the operation of the pipelines for the distribution of gas which the WRPS identifies as regionally significant infrastructure and requires to be recognised and protected.	Add the delivery point stations within the District Plan maps (see attached plans).
Add distribution lines to Planning Maps	Amend	First Gas seeks to ensure the gas network inclusive of gas distribution lines are protected from reverse sensitivity effects.	Add distribution lines to the District Plan maps (see attached plans).



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FIRST GAS PIPELINES AND ABOVE GROUND ASSETS

WAIKATO DISTRICT COUNCIL

JOB NO.	SERIES	DRG NO.	SHEET	REV.
GIS	G0207	580	02	A

REFERENCE DRAWINGS: ORIGINAL SCALE:
A3 - 1:75,000



Legend

- Compressor Station
- Delivery Point
- Main Line Valve
- Offtake
- Transmission Pipeline
- Distribution Pipeline
- Waikato District Council Boundary 2012

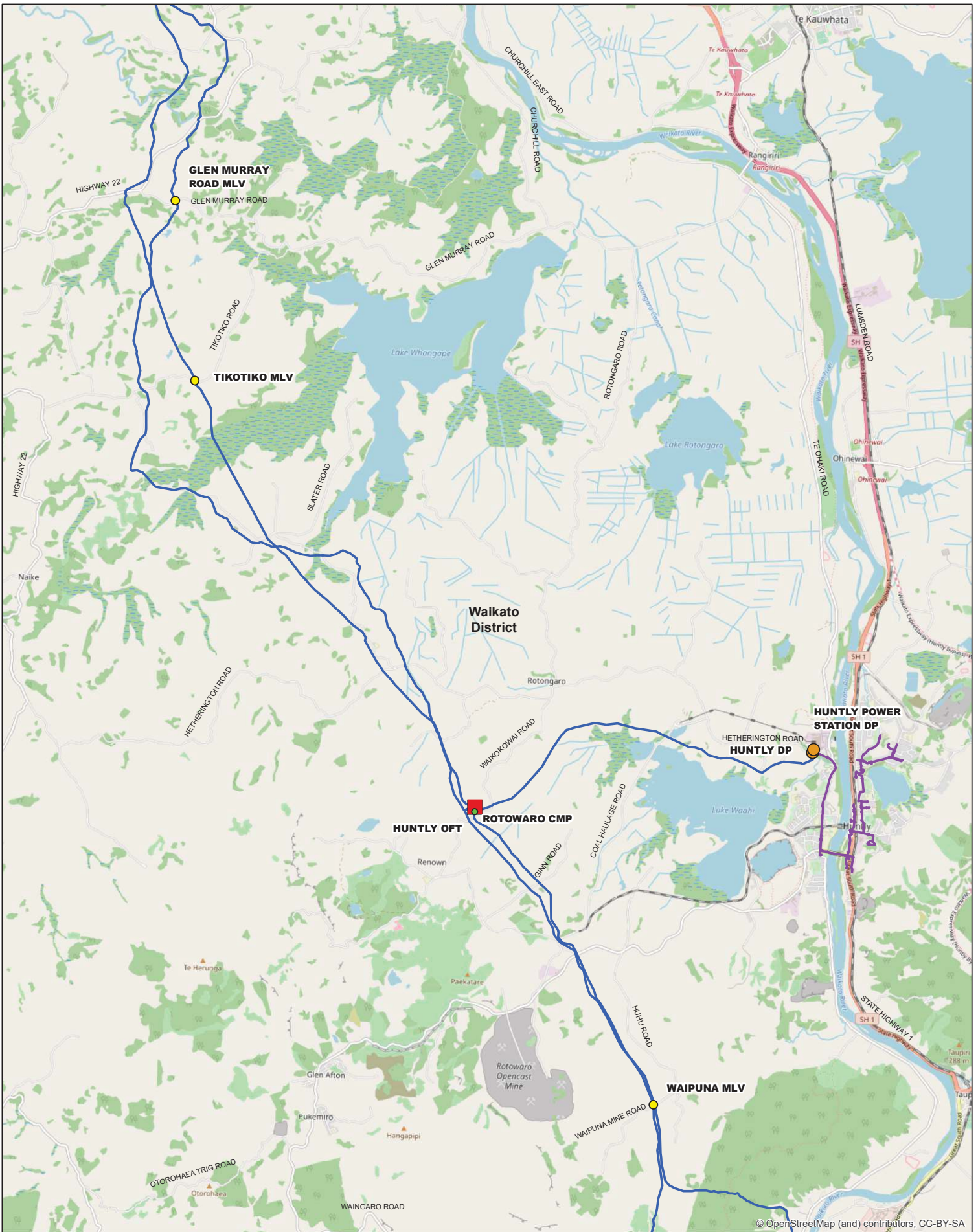


- GENERAL NOTES:**
1. Cadastral information sourced from CoreLogic.
 2. Topographical information sourced from LINZ Data Service under the Creative Commons Attribution 3.0 New Zealand licence.
 3. Coordinates are in terms of New Zealand Transverse Mercator projection.
 4. Date of Issue: 19/09/2018.
 5. Aerial Imagery sourced from CoreLogic

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Prior to commencing work, please contact First Gas on 0800 800 393 or email locations@firstgas.co.nz for free on site locations and permits. A minimum of two working days notice is required.





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FIRST GAS PIPELINES AND ABOVE GROUND ASSETS

WAIKATO DISTRICT COUNCIL

JOB NO.	SERIES	DRG NO.	SHEET	REV.
GIS	G0207	580	03	A

REFERENCE DRAWINGS:	ORIGINAL SCALE:
	A3 - 1: 75,000



Legend

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- Offtake
- Transmission Pipeline
- Distribution Pipeline
- Waikato District Council Boundary 2012

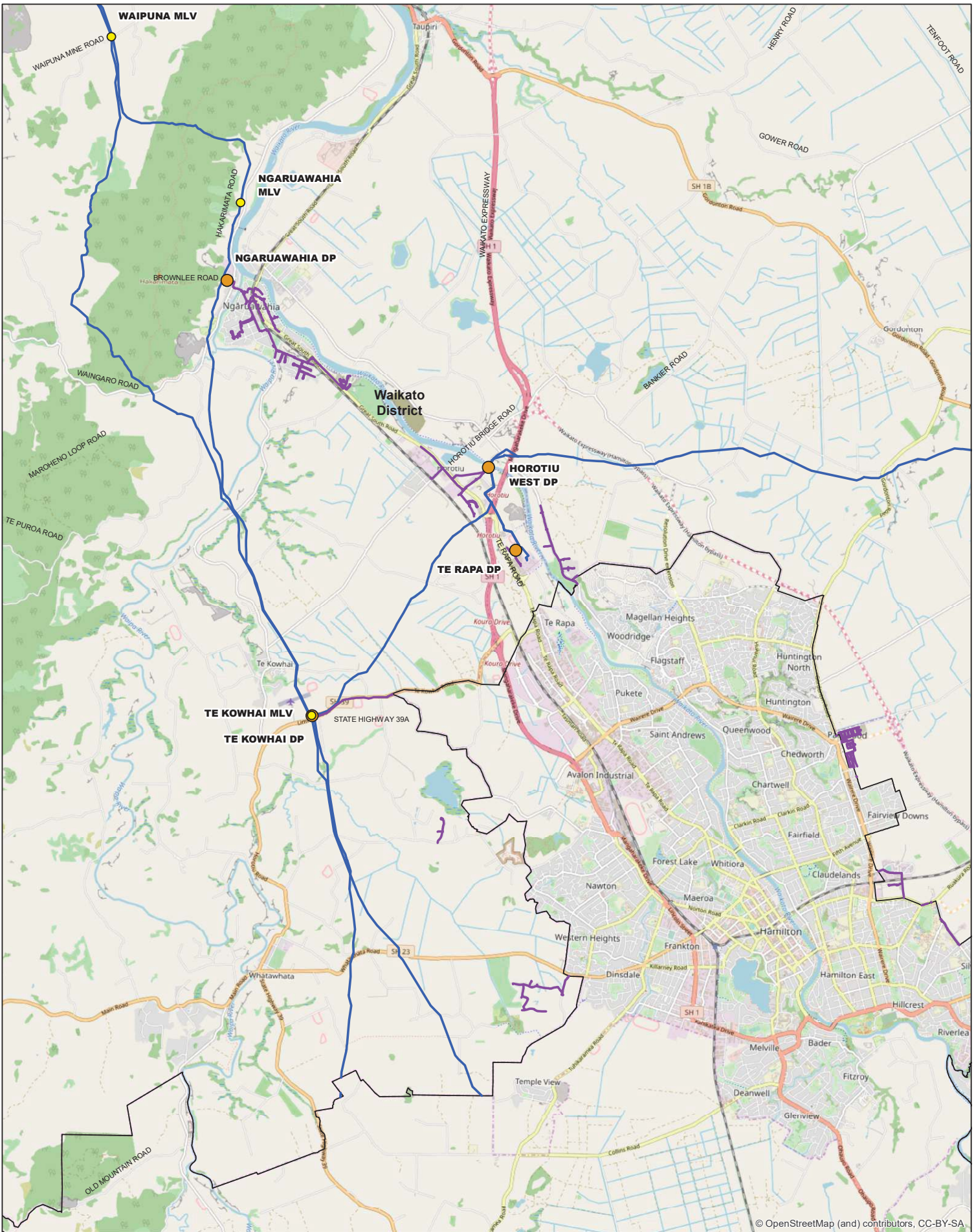


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FIRST GAS PIPELINES AND ABOVE GROUND ASSETS

WAIKATO DISTRICT COUNCIL

JOB NO.	SERIES	DRG NO.	SHEET	REV.
GIS	G0207	580	04	A

REFERENCE DRAWINGS:	ORIGINAL SCALE:
	A3 - 1 : 75,000



Legend

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- Main Line Valve
- Offtake
- Transmission Pipeline
- Distribution Pipeline
- Waikato District Council Boundary 2012



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FIRST GAS PIPELINES AND ABOVE GROUND ASSETS

WAIKATO DISTRICT COUNCIL

JOB NO.	SERIES	DRG NO.	SHEET	REV.
GIS	G0207	580	05	A

REFERENCE DRAWINGS:	ORIGINAL SCALE:
	A3 - 1: 75,000



Legend

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Waikato District Council
Private Bag 544
Ngaruawahia 3742

15 July 2019

Dear Chief Executive

Further Submission – Proposed Waikato District Plan

First Gas Ltd (“**First Gas**”) lodged a submission on the Proposed Waikato District Plan (“**Proposed Plan**”) – Submitter Number 945. Broadly speaking, First Gas’s submission sought to:

- Enable the operation, maintenance, upgrade and development of its assets and operations; and
- Protect its assets and operations from others’ land use activities.

The above key submission points form the scope under which this further submission is made by First Gas. First Gas supports or opposes the submissions listed in **Schedule 1** (attached) of this further submission for the reasons stated in the table.

As owner, operator and / or manager of the high-pressure gas transmission network in the District, First Gas has an interest in the Proposed Plan that is greater than the interest that the general public has.

First Gas wishes to be heard in support of its further submission.

If others make a similar submission, First Gas will consider presenting a joint case with them at a hearing.

Yours sincerely

pp 

Teina Malone
Senior Planner

on behalf of

Beca Limited

Direct Dial 021 0233 6992 // 06 759 5727
Email: teina.malone@beca.com

Copy

Nicola Hine, First Gas Ltd

Schedule 1: First Gas – Further Submission

Plan Provision/ Reference	Submitter ID and Submitter	Support / Oppose	Provision and Reason for Support or Opposition	Decision Sought
Section A Plan Overview and Strategic Directions				
Section 1.5.5 Services and General Infrastructure	576.4 Transpower	Support with amendment	<p>This submission point seeks to amend Section 1.5.5(f) to include:</p> <p><i>(f) There are key transmission lines located in the district. <u>The transmission of electricity in the National Grid plays a vital role in the well-being of New Zealand, its people and communities. The national significance of the National Grid is recognised in the National Policy Statement on Electricity Transmission 2008. Environmental effects of the National Grid are often experienced at a district level while the benefits of the National Grid extend to a regional or national level. These effects are a result of particular physical characteristics and operational/technical requirements and may not always be able to be avoided or mitigated. The lines are critical for ensuring an efficient and secure supply of electricity throughout the district and beyond. In accordance with the National Policy Statement on Electricity Transmission 2008 and the Regional Policy Statement, the Council is required to manage development to ensure that any third-party subdivision, land use and development in the transmission corridor does not affect the ongoing operation, maintenance, upgrading, and development of the lines or result in any incompatibility or reverse sensitivity effects. It is important that Council manages third-party activity, subdivision, land use and development in the vicinity...</u></i></p> <p>As outlined in the submission, First Gas is of the opinion that its transmission pipeline is nationally significant. Whilst the gas transmission pipeline does not have the benefit of a National Policy Statement, its significance in those regions and districts serviced by the pipeline is similar to the National Grid. Therefore, First Gas would seek similar reference that those provisions referencing the National Grid be amended to also include reference to the gas transmission pipeline.</p>	Support with amendment to include gas transmission pipelines within the regionally significant infrastructure.
Chapter 3: Natural Environment				
Policy 3.2.6 Providing for vegetation clearance	576.6 Transpower	Support	<p>The submission point seeks to amend policy 3.2.6 to provide for clearance of indigenous vegetation in Significant Natural Areas when:</p> <p><i>(v) associated with the operation, maintenance and upgrading of infrastructure.</i></p> <p>First Gas supports the above amendment which recognises that in some circumstances it is necessary for the removal of vegetation to protect the integrity of this existing infrastructure.</p>	Allow

Plan Provision/ Reference	Submitter ID and Submitter	Support / Oppose	Provision and Reason for Support or Opposition	Decision Sought
Chapter 6: Infrastructure Objectives and Policies				
Section B- Objectives and Policies	836.22 Powerco	Support	First Gas supports the submission insofar as this seeks to take into account higher order documents with regards to infrastructure. First Gas supports in particular the inclusion of reference to regionally significant infrastructure within the District Plan in line with the Waikato Regional Policy Statement 2016.	Allow
Policy 6.1.1	576.73 Transpower	Support	First Gas supports the amendment sought to Objective 6.1.1: <i>a) Infrastructure is developed, operated and maintained <u>and upgraded</u> to benefit the social, economic, cultural and environmental wellbeing of the district, <u>region and nation</u>.</i> First Gas supports the proposed amendment which acknowledges the regional and nationwide benefits of infrastructure.	Allow
Policy 6.1.3	836.36 Powerco	Support	First Gas supports the submission insofar as it seeks the retention of policy 6.1.3 which provides for the development, operation and maintenance of infrastructure and recognises the role they play in social, economic, cultural and environmental well-being of the district while also recognising the importance of allowing for flexibility for operators to use new technological advances.	Allow
	576.75 Transpower	Support	First Gas supports the submission by Transpower which seeks to retain policy 6.1.3 as notified.	Allow
	578.89 Ports of Auckland	Support	First Gas supports the submission by Ports of Auckland which seeks to retain policy 6.1.3 as notified.	Allow
Policy 6.1.5	836.38 Powerco	Support	First Gas supports the intent of this submission which seeks to retain Policy 6.1.5 Natural hazards and climate change as notified.	Allow
Objective 6.1.6	836.42 Powerco	Support	First Gas supports the intent of this submission which seeks to ensure regionally significant infrastructure is explicitly provided for within the Proposed District Plan in line with the Waikato Regional Policy Statement.	Allow

Plan Provision/ Reference	Submitter ID and Submitter	Support / Oppose	Provision and Reason for Support or Opposition	Decision Sought
Objective 6.1.6(a) (Reverse Sensitivity)	680.81 Federated Farmers	Oppose	<p>First Gas opposes the submission from Federated Farmers which seeks the following amendment:</p> <p>Amend Objective 6.1.6 (a) Reverse sensitivity, as follows:</p> <p>Objective 6.1.6(a) Reverse sensitivity Adverse effects on Infrastructure (a) <i>Existing and/or designated Infrastructure (including the National Grid) is protected from reverse sensitivity effects, and infrastructure (including the National Grid) is not compromised.</i></p> <p>Reverse sensitivity effects are a relevant consideration when considering the effects of a sensitive activity on lawfully established activities within the vicinity. Objective 6.1.6(a) is included to address reverse sensitivity effects on infrastructure. The amendment as proposed is unnecessary and could cause confusion where replacement/ upgrading of existing infrastructure is necessary or where new buildings/ structures associated with existing infrastructure are required and reverse sensitivity effects are a relevant matter for consideration.</p>	Disallow
	576.77 Transpower	Support	<p>First Gas supports the intent of this submission point which seeks to amend Objective 6.1.6(a) to ensure it is not only reverse sensitivity effects on infrastructure that are considered but also the adverse effects of subdivision, land use and development.</p>	Allow
Policy 6.1.7 Reverse sensitivity and infrastructure	680.82 Federated Farmers	Oppose	<p>First Gas opposes the submission from Federated Farmers which seeks the following amendment:</p> <p>Amend Policy 6.1.7 Reverse sensitivity and infrastructure as follows: (a) <i>Avoid, remedy or mitigate reverse sensitivity effects on existing and/or designated infrastructure from subdivision, use and development as far as reasonably practicable, so that the ongoing and efficient operation of infrastructure is not compromised.</i></p> <p>First Gas opposes the submission for the same reasons as outlined under 680.81.</p>	Disallow

Plan Provision/ Reference	Submitter ID and Submitter	Support / Oppose	Provision and Reason for Support or Opposition	Decision Sought
	576.78 Transpower	Support	First Gas supports the intent of this submission but seeks to amend Policy 6.1.7 as outlined in First Gas' original submission and include a separate policy which addresses other actual and potential effects from subdivision, use and development on infrastructure i.e. impacts on access.	Allow with amendment
Objective 6.1.8 Infrastructure in the community and identified areas	680.83 Federated Farmers	Oppose	<p>First Gas opposes amendments sought by Federated Farmers as the amended wording which refers to "<i>proposed and/ or designated infrastructure</i>".</p> <p>Amend Objective 6.1.8 Infrastructure in the community and identified areas as follows:</p> <p><i>6.1.8 Objective – <u>Proposed and/or designated infrastructure in the community and identified areas</u></i></p> <p><i>(a) <u>Proposed and/or designated infrastructure takes into account the qualities and characteristics of surrounding environments and community well-being.</u></i></p> <p>AND</p> <p>The change sought does not provide for existing infrastructure that is not designated.</p>	Disallow
	836.41 Powerco	Support	First Gas supports this submission which seeks to retain Policy 6.1.8- Infrastructure in the community and identified areas which provides for the development, operation and maintenance of infrastructure and recognise the role they play in social, economic, cultural and environmental well-being of the district.	Allow
	578.94 Ports of Auckland	Support	First Gas supports this submission which seeks to retain Policy 6.1.8 as notified.	Allow
Policy 6.1.9	836.43 Powerco	Support	<p>First Gas supports the submission with amendment proposed which seeks to amend policy 6.1.9 to avoid remedy or mitigate <u>significant</u> adverse effects <u>as far as reasonably practicable</u>, on the environment, community health, safety and amenity.</p> <p>First Gas considers this amendment is appropriate as this acknowledges that there are instances where infrastructure will generate some adverse effects which will need to be managed.</p>	Allow
Policy 6.1.12(a)	405.44 Counties	Support	First Gas supports the retention of Policy 6.1.12(a) which relates to co-location of compatible facilities.	Allow

Plan Provision/ Reference	Submitter ID and Submitter	Support / Oppose	Provision and Reason for Support or Opposition	Decision Sought
	680.87 Federated Farmers	Oppose	<p>First Gas opposes the following amendment sought by Federated Farmers: Amend Policy 6.1.12 (a) Co-location of compatible facilities, as follows:</p> <p><i>Encourage compatible infrastructure to share location or facilities where operational advantages can be achieved or adverse effects are reduced and where reverse sensitivity effects on other surrounding land use and development is not increased.</i></p> <p>Reverse sensitivity effects occur where a sensitive activity is placed within close proximity to an activity that may be detrimentally affected as a result. The above situation would not result in reverse sensitivity issues on surrounding land uses as the pipelines are not a sensitive activity. Reverse sensitivity issues are addressed within objective 6.1.6 and policy 6.1.7.</p>	Disallow
Policy 6.1.10	836.44 Powerco	Support	<p>First Gas supports the intent of the submission which aims to ensure limitations on infrastructure due to form and function are taken into account in the case of development within the Significant Natural Areas, Landscape and Natural Characters and Heritage Items.</p>	Allow
Objective 6.3.6 (Non-renewable Energy)	836.52 Powerco	Support	<p>First Gas supports the submission which seeks the retention of Objective 6.3.6 (Non-renewable Energy) as notified.</p>	Allow
Policy 6.3.7 (Non- renewable Energy)	836.53 Powerco	Support	<p>First Gas supports the submission which seeks the retention of Policy 6.3.7 (Non-renewable Energy) as notified.</p>	Allow
Objective 6.4.1 Integration of Infrastructure with subdivision, land use and development.	836.4 Powerco	Support	<p>The submission supports the retention of Objective 6.4.1. First Gas supports this submission to the extent that the objective provides for the development, operation and maintenance of infrastructure and recognises the role they play in social, economic, cultural and environmental well-being of the district.</p> <p>The submission seeks to provide for integration of infrastructure with subdivision, land use and development which is also supported by First Gas.</p>	Allow

Plan Provision/ Reference	Submitter ID and Submitter	Support / Oppose	Provision and Reason for Support or Opposition	Decision Sought
	405.2 Counties	Support	First Gas supports this submission which seeks to add the following to objective 6.4.1 (a) Integration of infrastructure with subdivision, land use and development: <i>Protection of existing infrastructure assets.</i>	Allow
Policy 6.4.2 (Provide adequate infrastructure)	836.54 Powerco	Support	First Gas supports this submission which seeks the retention of Policy 6.4.2 which seeks to ensure adequate provision of infrastructure where land is subdivided or its use is intensified.	Allow
Policy 6.4.3 (Infrastructure Location and Services)	836.55 Powerco	Support	First Gas supports this submission which seeks the retention of Policy 6.4.3 which seeks to ensure adequate provision of infrastructure where land is subdivided or its use is intensified.	Allow
Policy 6.4.5 (a) Roading Infrastructure.	405.4 Counties	Support as amended	First Gas supports this submission which seeks to add the following to Policy 6.4.5 (a) Roading Infrastructure. <u><i>Design, alignment and dimension of new roads to accommodate installation of network infrastructure in accordance with technical and safety specification.</i></u>	Allow Amend policy 6.4.5 as sought in submission point 405.4.
Objective 6.5.1 Land transport network	836.5 Powerco	Support	First Gas supports the retention of Objective 6.5.1 which seeks to provide for the development, operation and maintenance of infrastructure and recognise the role they play in social, economic, cultural and environmental well-being of the district.	Allow
Policy 6.5.2(a)(vi)	405.5 Counties	Support	First Gas supports this submission which seeks to amend Policy 6.5.2(a)(vi) subject to an amendment to address the gas network: <u><i>Encourage collaborative working to enable sustainable transport, electricity and gas networks in transport corridors and the protection of existing assets.</i></u>	Allow with amendment

Plan Provision/ Reference	Submitter ID and Submitter	Support / Oppose	Provision and Reason for Support or Opposition	Decision Sought
Policy 6.5.6 (Network utility location)	836.64 Powerco	Support	First Gas supports this submission which seeks the retention of Policy 6.5.6 (Network utility location) which seeks to ensure network utility infrastructure is provided within the transport corridors where the function, safety and efficiency of the transport network will not be compromised.	Allow
	680.110 Federated Farmers	Support	First Gas supports this submission which seeks the retention of Policy 6.5.6 (a)(Network utility location) as notified.	Allow
Chapter 13: Definitions- Operational Need				
Definition of Operational Need	836.6 Powerco	Support	First Gas supports the intent of this submission which acknowledges requirements for infrastructure which often has to traverse, locate or operate in a particular environment because it can only operate in that environment or because of technical or operational constraints.	Allow
Definition of Functional Need	836.7 Powerco	Support	First Gas supports the intent of this submission which acknowledges requirements for infrastructure which often has to traverse, locate or operate in a particular environment because it can only operate in that environment or because of technical or operational constraints.	Allow
	680.137 Federated Farmers	Oppose	First Gas opposes the amendment sought by Federated Farmers <i>Means for Chapter 14 Infrastructure and Energy, the need for a proposal or activity to traverse, locate or operate in a particular environment because it can only occur in that environment for any number of reasons.</i> First Gas supports the definition of Functional need as notified.	Disallow
	576.34 Transpower	Support	First Gas supports the submission which seeks to retain the definition of Functional Need as notified.	Allow

Plan Provision/ Reference	Submitter ID and Submitter	Support / Oppose	Provision and Reason for Support or Opposition	Decision Sought
	578.46 Ports of Auckland	Support	First Gas supports the submission which seeks to retain the definition of Functional Need as notified.	Allow
Definition of Minor Infrastructure Structure	578.55 Ports of Auckland	Support	First Gas supports the submission which seeks to retain the definition of Minor Infrastructure Structure as notified.	Allow
Definition of Network Utility	405.14 Counties	Support	First Gas supports the submission which seeks to retain the definition of network utility operator as per S166 RMA and in particular S166 (a) but seeks that the definition is included within the District Plan.	Allow Retain definition of network utility operator as per S166 RMA but include definition within Proposed Plan.
New Definition of Regionally Significant Infrastructure	576.36 Transpower	Support	First Gas supports the intent of this submission which seeks to include a definition of 'Regionally Significant Infrastructure' providing the definition includes the gas network. Inclusion the proposed definition would be consistent with the Waikato Regional Policy Statement.	Allow
Definition of Utility Allotment	405.15 Counties	Support	First Gas supports the retention of the definition of utility allotment within Chapter 13 as notified.	Allow
Chapter 14: Infrastructure and Energy				
14.1 Introduction	836.14 Powerco	Support	First Gas supports this submission point which supports consideration of utilities on a district-wide basis and within a separate section.	Allow
	576.24 Transpower	Support	First Gas supports this submission point which supports the introductory statement clarifying the relationship between Chapter 14 and other plan provisions.	Allow

Plan Provision/ Reference	Submitter ID and Submitter	Support / Oppose	Provision and Reason for Support or Opposition	Decision Sought
Chapter 14	836.23 Powerco	Support	Chapter 14: First Gas supports retention of Chapter 14 Infrastructure and Energy as a separate section within the Proposed Waikato District Plan and retention of Chapter 6 Infrastructure as a separate section covering objectives and policies for utilities on a district-wide basis.	Allow
Rule 14.2.1.1(1)(c) and (d)	405.17 Counties	Support	First Gas supports the removal of 14.2.1.1(1)(c) and (d) height in relation to boundaries given the maximum height limit of 2.5m.	Allow Amend Rule 14.2.1.1(1)(c) and (d)
Rule 14.2.1.2	405.20 Counties	Support	First Gas supports the submission insofar as it seeks clarification on where noise limits are measured from under 14.2.1.2 and clarification on 14.2.1.2 in regard to applicable noise standards for infrastructure within the road.	Allow Amend Rules 14.2.1.2 to provide further clarification on noise limits.
Rule 14.3.1 Permitted Activities	576.25 Transpower	Support	First Gas supports the submission which seeks to amend the rule as notified to provide clarification as to the relationship between rules within Section 14.3 and those within 14.4 (National Grid) noting that First Gas has sought an amendment seeking similar reference that those provisions referencing the National Grid be amended to also include reference to the gas transmission pipeline.	Allow
Rule 14.3.1.7 P11	836.69 Powerco	Support	First Gas supports this submission which seeks to retain Rule 14.3.1.7 P11 as notified allowing signage associated with infrastructure that is required for health and safety or asset identification purposes and/ or required by legislation.	Allow Retain Rule 14.3.1.1
Rule 14.7.2	578.34 Ports of Auckland	Support	First Gas supports the intent of this submission which seeks to amend Rule 14.7.2 so that pipelines for the conveyance of liquid fuels and gas that do not comply with one or more of the conditions of Rule 14.7.11 or 14.7.1.2 are restricted discretionary activities to ensure the matters that are required to be considered can be clearly determined.	Allow

Chapter 16: Residential Zone

Subdivision

Plan Provision/ Reference	Submitter ID and Submitter	Support / Oppose	Provision and Reason for Support or Opposition	Decision Sought
Rule 16.4.1 RD1(b)	405.61 Counties		<p>First Gas supports the intention of the proposed amendment to Rule 16.4.1 RD1(b) which seeks to ensure subdivision within the Residential Zone does not impact adversely on existing infrastructure and in particular access.</p> <p>While First Gas supports the intent of submission point 405.61, ultimately First Gas seeks an additional rule which would make subdivision of a site containing a gas transmission pipeline a restricted discretionary activity as outlined in the original submission.</p>	Allow
Chapter 17: Business Zone				
Rule 17.4.1 RD1(b)	405.62 Counties	Support	<p>First Gas supports the intention of the proposed amendment to Rule 17.4.1 RD1(b) which seeks to ensure subdivision within the Business Zone does not impact adversely on existing infrastructure and in particular access.</p> <p>While First Gas supports the intent of submission point 405.62, ultimately First Gas seeks an additional rule which would make subdivision of a site containing a gas transmission pipeline a restricted discretionary activity as outlined in the original submission.</p>	Allow
Chapter 22: Rural Zone				
Rule 22.4.1.5 RD1(b)	405.69 Counties	Support	<p>First Gas supports the intention of the proposed amendment to Rule 22.4.1.5 which seeks to ensure subdivision within the Rural Zone does not impact adversely on existing infrastructure and in particular access.</p> <p>While First Gas supports the intent of submission point 405.69, ultimately First Gas seeks an additional rule which would make subdivision of a site containing a gas transmission pipeline a restricted discretionary activity as outlined in the original submission.</p>	Allow
Rule 22.4.1.6 RD1(b) (Conservation Lot Subdivision)	405.70 Counties	Support	<p>First Gas supports the proposed amendment to Rule 22.4.1.6 RD1(b) to add the following matter of discretion for Conservation Lot Subdivision:</p> <p>The subdivision, layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of existing infrastructure assets.</p>	<p>Allow</p> <p>Amend Rule 22.4.1.6 as requested under</p>

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			<p><i>(i) The extent to which the subdivision design avoids or mitigates conflict with the gas infrastructure and activities.</i></p> <p><i>(ii) The ability for maintenance and inspection of pipelines including ensuring access to the pipelines.</i></p> <p><i>(iii) Consent notices on titles to ensure on-going compliance with AS2885 Pipelines- Gas and Liquid Petroleum - Parts 1 to 3.</i></p> <p><i>(iv) The outcome of any consultation with First Gas Limited.</i></p> <p>AND</p> <p>Any consequential amendments and other relief to give effect to the matters raised in the submission.</p>		
945.10			<p>Add a new Restricted Discretionary Activity to Rule 20.1 Land Use Activities as follows:</p> <p><u>Establishment of a residential activity or use within 20m of a gas transmission pipeline.</u></p> <p><u>Establishment of a residential activity or use within 60m of the gas network (other than a gas transmission pipeline).</u></p> <p><u>Establishment of a sensitive land use (excluding residential activities) within 60m of the gas network.</u></p> <p>AND</p> <p>Add a new matter of discretion to Rule 20.1 Land use - Activities as follows:</p> <p><u>Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure.</u></p> <p>AND</p>	Reject	Decision Report 21: Industrial Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			Any consequential amendments and other relief to give effect to the matters raised in the submission.		
FSI 289.5	Mowbray Group	Oppose		Accept	
FSI 087.31	Ports of Auckland Limited	Oppose		Accept	
FSI 134.70	Counties Power Limited	Support		Reject	
FSI 134.87	Counties Power Limited	Support		Reject	
FSI 305.18	Andrew Mowbray	Oppose		Accept	
945.11			Add an additional condition to Rule 20.2.5.1 PI Earthworks-General as follows: <i>(a) (x) Earthworks to a depth of greater than 200mm must be located a minimum of 12m from the centre line of a gas pipeline.</i> AND Any consequential amendments and other relief to give effect to the matters raised in the submission.	Reject	Decision Report 21: Industrial Zones
FSI 289.1	Mowbray Group	Oppose		Accept	
FSI 305.21	Andrew Mowbray	Oppose		Accept	
945.12			Add a new matter of discretion to Rule 20.2.5.1 RD1 (b) as follows: <i>(b) (viii) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access.</i> AND	Reject	Decision Report 21: Industrial Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			Any consequential amendments and other relief to give effect to the matters raised in the submission.		
945.13			<p>Add a new rule to Chapter 20.4: Subdivision as follows: Subdivision - Site containing a gas transmission pipeline:</p> <p><i>(a) The subdivision of land containing a gas transmission pipeline is a restricted discretionary activity.</i></p> <p><i>(b) Council's discretion shall be restricted to the following matters:</i></p> <p><i>(i) The extent to which the subdivision design avoids or mitigates conflict with the gas infrastructure and activities.</i></p> <p><i>(ii) The ability for maintenance and inspection of pipelines including ensuring access to the pipelines.</i></p> <p><i>(iii) Consent notices on titles to ensure on-going compliance with AS2885 Pipelines-Gas and Liquid Petroleum-Parts 1 to 3.</i></p> <p><i>(iv) The outcome of any consultation with First Gas Limited.</i></p> <p>AND</p> <p>Any consequential amendments and other relief to give effect to the matters raised in the submission.</p>	Accept in Part	Decision Report 21: Industrial Zones
945.14			<p>Add a new Restricted Discretionary Activity to Rule 21.1 Land Use - Activities as follows:</p> <p><i>Establishment of a residential activity or use within 20m of a gas transmission pipeline.</i></p>	Reject	Decision Report 21: Industrial Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			<p><u>Establishment of a residential activity or use within 60m of the gas network (other than a gas transmission pipeline).</u> <u>Establishment of a sensitive land use (excluding residential activities within 60m of the gas network).</u> AND Add a new matter of discretion to Rule 21.1 Land Use - Activities as follows: <u>(a) The extent to which the development will avoid or mitigate conflict with the gas network.</u> AND Any consequential amendments and other relief to give effect to the matters raised in the submission.</p>		
945.15			<p>Add a new condition (x) to Rule 21.2.5.1 P1 (a) Earthworks - General as follows: <u>(x) Earthworks to a depth of greater than 200mm must be located to a minimum of 12m from the centre line of a gas pipeline.</u> AND Any consequential amendments and other relief to give effect to the matters raised in the submission.</p>	Accept	Decision Report 21: Industrial Zones
945.16			<p>Add a new matter of discretion to Rule 21.2.5.1 RDI (b) Earthworks - General as follows: <u>(n) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access.</u> AND</p>	Accept	Decision Report 21: Industrial Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			Any consequential amendments and other relief to give effect to the matters raised in the submission.		
945.17			<p>Add a new rule to Rule 21.4: Subdivision as follows: <u>Subdivision - Site containing a gas transmission pipeline:</u> <i>(a) The subdivision of land containing a gas transmission pipeline is a restricted discretionary activity.</i> <i>(b) Council's discretion shall be restricted to the following matters:</i> <i>(i) The extent to which the subdivision design avoids or mitigates conflict with the gas infrastructure and activities.</i> <i>(ii) The ability for maintenance and inspection of pipelines including ensuring access to the pipelines.</i> <i>(iii) Consent notices on titles to ensure on-going compliance with AS2885 Pipelines-Gas and Liquid Petroleum-Parts 1 to 3.</i> <i>(iv) The outcome of any consultation with First Gas Limited.</i> AND Any consequential amendments and other relief to give effect to the matters raised in the submission.</p>	Accept in Part	Decision Report 21: Industrial Zones
945.18			<p>Add a new Restricted Discretionary Activity to Rule 22.1.3 Restricted Discretionary Activities as follows: <u>Establishment of a residential activity or use within 20m of a gas transmission pipeline.</u></p>	Reject	Decision Report 22: Rural Zone

Plan Provision/ Reference	Submitter ID and Submitter	Support / Oppose	Provision and Reason for Support or Opposition	Decision Sought
				submission point 405.70.
Rule 22.4.1.7 RD1(b)	405.71 Counties	Support	First Gas supports the proposed amendment to Rule 22.4.1.7 RD1(b) to add the following matter of discretion for Subdivision to create a reserve: The subdivision, layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of existing infrastructure assets.	Amend Rule 22.4.1.7 as requested under submission point 405.71.
Chapter 23: Country Living				
Rule 23.4.9 Subdivision Creating Reserves	405.77 Counties	Support	First Gas supports the proposed amendment to Rule 23.4.9 to add the following matter of discretion for Subdivision to create a reserve: The subdivision, layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of existing infrastructure assets.	Amend Rule 23.4.9 as requested under submission point 405.77
Rule 23.4.1.2 Subdivision creating Esplanade Reserves and Esplanade Strip	405.78 Counties	Support	First Gas supports the proposed amendment to Rule 23.4.12 to add the following matter of discretion for Subdivision to create an esplanade reserve: The subdivision, layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of existing infrastructure assets.	Amend Rule 23.4.1.2 as requested under submission point 405.78.
Chapter 24: Village				
Rule 24.4.11 Subdivision creating Reserves	405.83 Counties	Support	First Gas supports the proposed amendment to Rule 24.4.11 to add the following matter of discretion for Subdivision to create reserves: The subdivision, layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of existing infrastructure assets.	Amend Rule 24.4.11 as requested under submission point 405.83

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			<p><u>Establishment of a residential activity or use within 60m of the gas network (other than a gas transmission pipeline).</u></p> <p><u>Establishment of a sensitive land use (excluding residential activities) within 60m of the gas network.</u></p> <p>AND</p> <p>Add a new matter of discretion to Rule 22.2.3.1 Restricted Discretionary Activities as follows:</p> <p><u>(a) The extent to which the development will avoid or mitigate conflict with the gas network.</u></p> <p>AND</p> <p>Any consequential amendments and other relief to give effect to the matters raised in the submission.</p>		
FS1289.6	Mowbray Group	Oppose		Accept	
FS1305.19	Andrew Mowbray	Oppose		Accept	
FS1062.110	Andrew and Christine Gore	Oppose		Accept	
945.19			<p>Add a new clause (vii) to Rule 22.2.3.1 P2 (a) Earthworks - General as follows:</p> <p><u>(vii) Earthworks to a depth of greater than 200mm are to be located a minimum of 12m from the centre line of a gas pipeline.</u></p> <p>AND</p> <p>Any consequential amendments and other relief to give effect to the matters raised in the submission.</p>	Reject	Decision Report 22: Rural Zone

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
FS1289.2	Mowbray Group	Oppose		Accept	
FS1305.22	Andrew Mowbray	Oppose		Accept	
FS1342.256	Federated Farmers	Support		Reject	
945.20			<p>Add a new matter of discretion to Rule 22.2.3.1 RDI (b) Earthworks - General as follows:</p> <p><u>(xii) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access.</u></p> <p>AND</p> <p>Any consequential amendments and other relief to give effect to the matters raised in the submission.</p>	Accept	Decision Report 22: Rural Zone
945.21			<p>Add a new rule to Rule 22.4.1 Subdivision as follows:</p> <p><u>Subdivision - Site containing a gas transmission pipeline:</u></p> <p><u>(a) The subdivision of land containing a gas transmission pipeline is a restricted discretionary activity.</u></p> <p><u>(b) Council's discretion shall be restricted to the following matters:</u></p> <p><u>(i) The extent to which the subdivision design avoids or mitigates conflict with the gas infrastructure and activities.</u></p> <p><u>(ii) The ability for maintenance and inspection of pipelines including ensuring access to the pipelines.</u></p>	Reject	Decision Report 22: Rural Zone

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			<p><i>(iii) Consent notices on titles to ensure on-going compliance with AS2885 Pipelines-Gas and Liquid Petroleum-Parts 1 to 3.</i></p> <p><i>(iv) The outcome of any consultation with First Gas Limited.</i></p> <p>AND</p> <p>Any consequential amendments and other relief to give effect to the matters raised in the submission.</p>		
FS1062.111	Andrew and Christine Gore	Oppose		Accept	
FS1342.257	Federated Farmers	Oppose		Accept	
945.22			<p>Add a new Restricted Discretionary Activity to Rule 23.1 Land Use Activities as follows:</p> <p><i>Establishment of a residential activity or use within 20m of a gas transmission pipeline.</i></p> <p><i>Establishment of a residential activity or use within 60m of the gas network (other than a gas transmission pipeline).</i></p> <p><i>Establishment of a sensitive land use (excluding residential activities within 60m of the gas network.</i></p> <p>AND</p> <p>Add the following matter of discretion to Rule 23.1 Land Use Activities:</p> <p><i>(a) The extent to which the development will avoid or mitigate conflict with the gas network.</i></p> <p>AND</p> <p>Any consequential amendments and other relief to give effect to the matters raised in the submission.</p>	Reject	Decision Report 18: Country Living Zone

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
FSI 289.7	Mowbray Group	Oppose		Accept	
FSI 305.20	Andrew Mowbray	Oppose		Accept	
945.23			<p>Add a new condition to Rule 23.2.3.1.P2(a)(vii) Earthworks-General: <u>(vii) Earthworks to a depth of greater than 200mm are to be located a minimum of 1.2m from the centerline of a gas pipeline.</u></p> <p>AND</p> <p>Any consequential amendments and other relief to give effect to the matters raised in the submission.</p>	Reject	Decision Report 18: Country Living Zone
FSI 289.3	Mowbray Group	Oppose		Accept	
FSI 305.23	Andrew Mowbray	Oppose		Accept	
945.24			<p>Add a matter of discretion to Rule 23.2.3.1 RD1 (b) Earthworks-General as follows: <u>(xii) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access.</u></p> <p>AND</p> <p>Any consequential amendments and other relief to give effect to the matters raised in the submission.</p>	Accept	Decision Report 18: Country Living Zone
FSI 134.88	Counties Power Limited	Support		Accept	
945.25			<p>Add a new rule to Rule 23.4 - Subdivision as follows: <u>Subdivision-Site containing a gas transmission pipeline:</u></p>	Accept in part	Decision Report 18: Country Living Zone