



**FURTHER SUBMISSION BY POWERCO LIMITED ON SUBMISSIONS TO
MATAMATA PIAKO DISTRICT COUNCIL PROPOSED PLAN CHANGE 50**

To: Matamata-Piako District Council
35 Kenrick Street
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Email: submissions@mpdc.govt.nz

From: Powerco Limited ("Powerco")
Private Bag 2061
New Plymouth
(Note that this is not the address for service.)

**Further Submission on a Plan Change 50 to the Matamata Piako District Plan
Clause 8 of Schedule 1 Resource Management Act 1991**

1. Powerco's further submissions are as contained in the attached Tables.
2. Powerco has an interest in the proposed plan change greater than that of the general public.
3. Powerco does wish to be heard in support of its further submission.
4. Powerco could not gain an advantage in trade competition through this further submission.

5. If others make similar submissions Powerco may be prepared to consider presenting a joint case with them at any hearing.

Dated at New Plymouth this 18th day of June 2018

Signature of person authorised to sign on behalf of Powerco Limited:



Simon Roche

ADDRESS FOR SERVICE: **Powerco: Private Bag 2065,
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Ref: SUB/2018/13**

Table 1 – Further submission by Powerco Limited on submissions on Matamata Piako
District Plan Change 50

FURTHER SUBMISSION ON BEHALF OF POWERCO LIMITED ON SUBMISSIONS TO PLAN CHANGE 50 TO THE MATAMATA PIAKO DISTRICT PLAN

Submission #	Relief Sought By Submitter	Position of Further Submitter	Reason For Support / Opposition	Outcome sought
2) Monique Moore	<ul style="list-style-type: none"> • Improve visibility at the exit from Hobbiton (remove hill/ straighten road). • Provide judder bars at both ends of the Hobbiton Area. • Provide a pedestrian crossing at the Buckland Road frontage of the Hobbiton Area. 	Neutral but seeks protection of our assets.	Any proposed alterations in the street may affect our assets.	Powerco is neutral to this submission but wants to ensure we are consulted prior to any alterations to roading layouts around our assets.
5) Kaye Ring	<ul style="list-style-type: none"> • Require the addition of a turning bay on State Highway 29 (southbound) into Rangitanuku Road, and double-laning of 	Neutral but seeks protection of our assets.	Any proposed alterations in the street may affect our assets.	Powerco is neutral to this submission but wants to ensure we are consulted prior to any alterations to roading layouts around our assets.

	Rangitanuku Road in order to prevent accidents caused by drivers unused to NZ road rules and single lane roads.			
7) Carolyn and John Evans	<ul style="list-style-type: none"> • Road modifications at 399 and 385 Buckland Road for clear view and access. • Roundabout at the corner of Hopkins Road and SH 29. 	Neutral but seeks protection of our assets.	Any proposed alterations in the street may affect our assets.	Powerco is neutral to this submission but wants to ensure we are consulted prior to any alterations to roading layouts around our assets.
10) Gregan Family Trust	<ul style="list-style-type: none"> • That the section of road adjacent to 385 Buckland Road have designed parking bays constructed and that the entranceway be reconfigured in the interests of safety; • That consideration be given to pedestrian safety on Buckland Road; • That consideration be 	Neutral but seeks protection of our assets.	Any proposed alterations in the street may affect our assets.	Powerco is neutral to this submission but wants to ensure we are consulted prior to any alterations to roading layouts around our assets.

	given to the construction of a vehicle underpass at the Hobbiton entrances;			
11) Gasquoine Holdings Ltd,	<ul style="list-style-type: none"> Road marking, road signage and general infrastructure on Buckland Road, west of Hobbiton. 	Neutral but seeks protection of our assets.	Any proposed alterations in the street may affect our assets.	Powerco is neutral to this submission but wants to ensure we are consulted prior to any alterations to roading layouts around our assets
13) Matamata-Piako District Council	<p>12) Amend Performance Standard 1.1.4 (a), (b) and (c) relating to landscaping of new buildings as the wording of the proposed performance standard is not sufficiently specific.</p> <p>13) Include new Performance Standard 1.1.X relating to earthworks</p>	Neutral but seeks additions to the proposed revised rule wording in line with our original submission.	<p>Powerco sought additions to rules 1.1.4 (a) (b) (c) and 1.1.5(a) so any changes proposed by this submitter should include the additions we requested.</p> <p>Proposed new rule around earthworks in point (14) of this submission should include points around Electrical Safe Distances NZECP 34:2001 and "Dial</p>	<p>12) Neutral to this change but seek point (d) is added to any revised version of rule (4) as outlined in our original submission and outlined below:</p> <p><i><u>d) All planting and landscaping shall be in keeping with the New Zealand Code of Practice for Electrical Safe Distances NZECP 34:2001 (NZECP34:2001) and the Electricity (Hazards from Trees) Regulations 2003 (the Tree Regulations).</u></i></p> <p>13) Neutral to this new proposed rule on earthworks but seek that a further criteria is added to ensure safe distances from electrical infrastructure.</p>

	14) Amend 1.1.5(a) remove “New” and replace with “All” regarding landscaping of car parking areas within Precinct 1.		Before U Dig”	<p>Also request the addition of the “<i>Dial Before U Dig</i>” process and contacting Powerco to identify the location of any underground assets prior to works occurring, to avoid the potential for damage during excavations:</p> <p><u>iii) Any earthworks in close to existing electrical infrastructure, in Precincts 1 and 2 shall be in keeping with the setbacks outlined in the New Zealand Code of Practice for Electrical Safe Distances NZECP 34:2001 (NZECP34:2001) and dial before you dig</u></p> <p><u>iv) The location of underground infrastructure should be identified prior to works commencing to ensure that infrastructure is not accidentally dug into and to avoid serious injury or a costly service interruption. Information on the location of underground pipes and cables can be obtained through the ‘Dial Before You Dig’ service found online at http://www.beforeudig.co.nz/#.</u></p>
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				<p><u>v) Where works are proposed in close proximity to any overhead or below ground electrical line, individuals are advised to contact the line operator to discuss the works.</u></p> <p>14) Neutral to this change but seek Point (b) is added to any revised version of rule (5) as outlined in our original submission and outlined below:</p> <p><u>b) All planting and landscaping shall be in keeping with the New Zealand Code of Practice for Electrical Safe Distances NZECP 34:2001 (NZECP34:2001) and the Electricity (Hazards from Trees) Regulations 2003 (the Tree Regulations).</u></p>
14) J Swap Contractors Ltd	<ul style="list-style-type: none"> Accept the plan change but with additions: <ul style="list-style-type: none"> Section 2.3 and 2.4:9.01 with clear wording around physical improvements to the roading network and 	Neutral but seeks protection of our assets.	Any proposed alterations in the street may affect our assets.	Powerco is neutral to this submission but wants to ensure we are consulted prior to any alterations to roading layouts around our assets.

	<p>provisions within the Council's Development Contributions Policy.</p> <ul style="list-style-type: none"> - Section 2.4:9 - Policy 2. This policy is supported in part. The Submitter proposes that an additional policy to look at effects from increased traffic in the town centre, and impacts on other infrastructure - Supports the addition of physical road carriageway (e.g road straightening) improvements within both the eastern and western end of Buckland Road. 			
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