

Submitter Number	117	Submitter Names	First Gas Limited
Point Number	117.1		
Plan Chapter	Generic Topic		
Support/Oppose/Amend	Amend		
Summary of Decision Requested:	Amend variation 3 to recognise the safety and reserve sensitivity concerns of building close to First Gas assets. The relief sought is carried over from the original submission (#945) by First Gas on the Proposed Waikato District Plan.		
Decision Reason	<ul style="list-style-type: none"> • Seeks to ensure that residential intensification occurs in a manner that enables First Gas to continue to safely operate, maintain, upgrade, develop, protect, relocate and/or remove its assets and operations in a timely and safe manner. • Seeks to ensure that that an adequate separation is provided between appropriate residential development and First Gas pipelines and assets, and that inappropriate development does not occur within proximity to high-pressure pipelines and stations 		
Point Number	117.2		
Plan Chapter	MRZ2-S14 (1) Building setback – sensitive land use		
Support/Oppose/Amend	Support in part		
Summary of Decision Requested:	<p>Amend MRZ2-S14(1) to include the following additional setback minimums:</p> <p>(1) Activity status: PER Where:</p> <p>(a) Any new building or alteration to an existing building for a sensitive land use shall be set back a minimum of:</p> <p>(i) 5m from the designated boundary of the railway corridor;</p> <p>(ii) 5m from the boundary of a national route or regional arterial</p> <p>(iii) 25m from the designated boundary of the Waikato Expressway;</p> <p>(iv) 300m from the edge of oxidation ponds that are part of a municipal wastewater treatment facility on another site;</p> <p>(v) 30m from a municipal wastewater treatment facility where the treatment process is fully enclosed; and</p> <p>(vi) 300m from the boundary of the Alstra Poultry intensive farming activities located on River Road and Great Sought Road, Ngaaruwaahia</p> <p>(vii) 620m from the centre of a gas transmission line identified on the planning maps; <u>and</u></p> <p>(viii) 60m from the gas network (other than a gas transmission pipeline).</p>		

Decision Reason	<ul style="list-style-type: none"> • Firstgas supports the inclusion of a minimum setback requirement from the centre of a gas transmission line, as proposed. However, Firstgas seeks to increase the setback distance from 6m to 20m as well as including additional setback requirements to protect the gas network inclusive of delivery points.
Point Number	117.3
Plan Chapter	MRZ2-S14(2) Building setback – sensitive land use
Support/Oppose/Amend	Support in part
Summary of Decision Requested:	<p>Add an additional matter over which Council’s discretion is limited to MDRZ2-S14(2), as follows:</p> <p>(2) <i>Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:</i></p> <ul style="list-style-type: none"> (a) <i>Road network safety and efficiency;</i> (b) <i>On-site amenity values</i> (c) <i>Odour, dust and noise levels received at the notional boundary of the building;</i> (d) <i>Mitigation measures; and</i> (e) <i>Potential for reverse sensitivity effect; <u>and</u></i> (f) <i><u>The extent to which the development will avoid or mitigate conflict with the gas network.</u></i>
Decision Reason	<ul style="list-style-type: none"> • First Gas supports the inclusion of ‘potential for reverse sensitive effects’ as a matter of discretion, as proposed. However, First Gas seeks to include an additional matter over which Council’s discretion shall be limited under MRZ2-S14(2) to ensure the safety of the gas network.