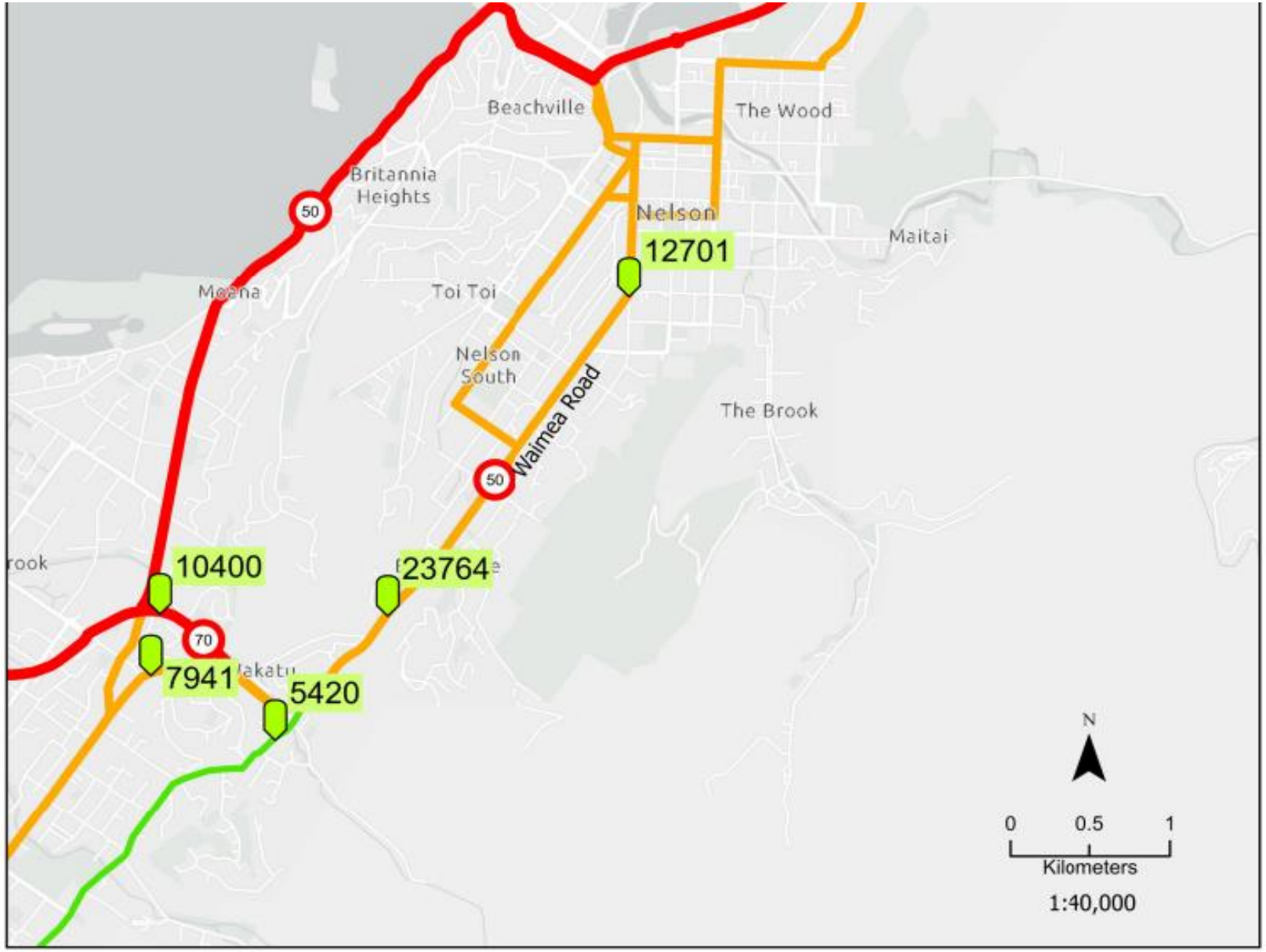
State Highway Acoustic Controls (REr43A)

Submission 333 and FS03

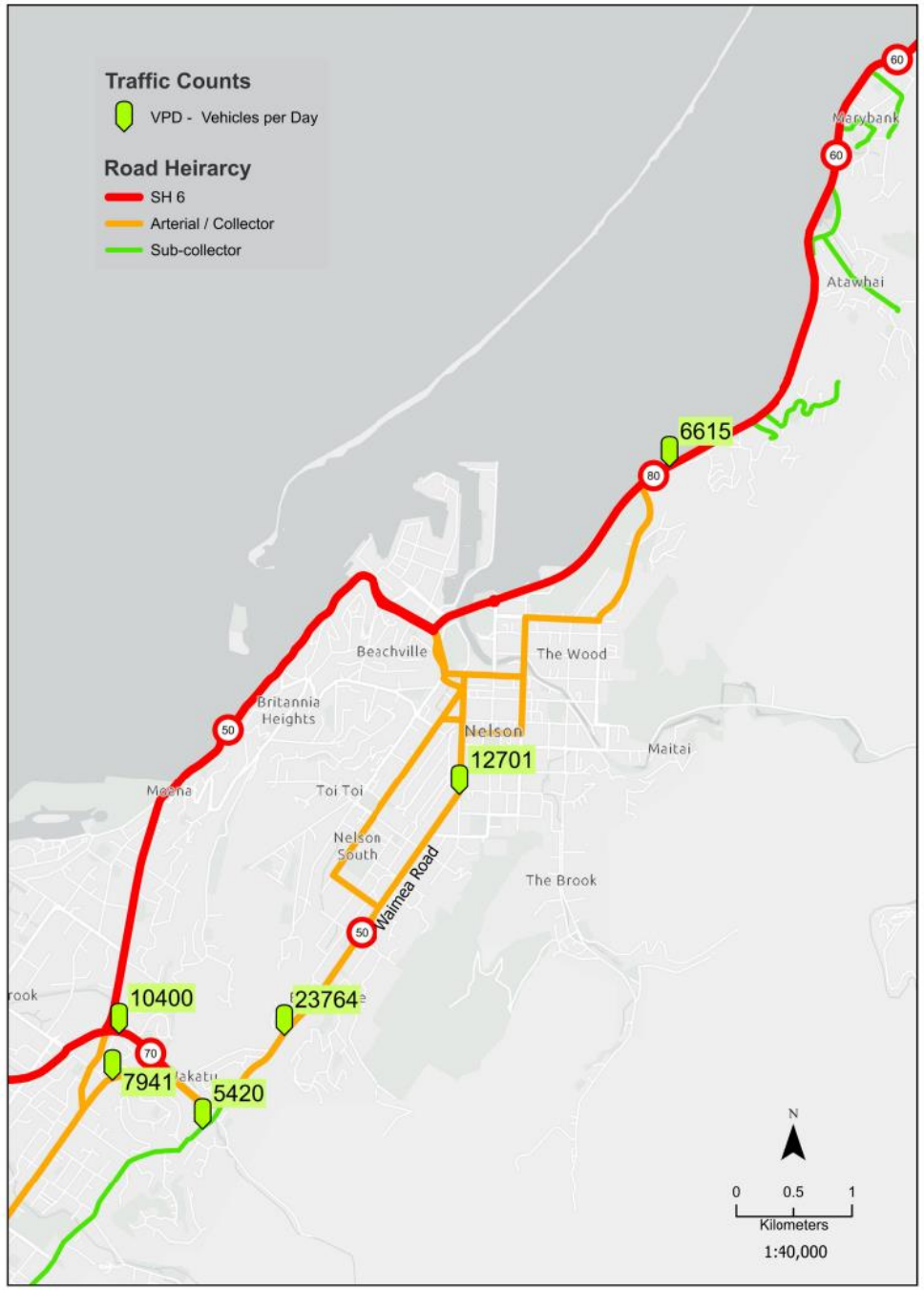
Slides to accompany
Statement of Rodney Witte



Attachment 1

Table 42 - Issue 1: Development near network utilities - Evaluation of Options

	Option 1: Status quo	Option 2: Proposed Plan Change – Amend the Buildings over drains and watermains rule as set out above	Option 3: Rely on other methods to repair and maintain infrastructure
Description of option	*Retain the existing NRMP rules for managing development near network utilities*	*Amend the NRMP rules for managing development near network utilities*	*Council and other network utility operators rely on other methods outside of the NRMP, including easements and section 181 of the Local Government Act 2002 ('**LGA**') to access private land in order repair and maintain network utilities.*
Efficiency and effectiveness in achieving objectives			
DO10.1 Land Transport: A land transport system that is safe, efficient, integrated and context responsive, and that meets the needs of Nelson in ways that are environmentally, socially and economically sustainable.	This option is not efficient or effective as there have been changes in higher level planning documents and road noise levels that means that the operative provisions are no longer context responsive, environmentally or socially sustainable	This option is efficient and effective as it will ensure that the land transport is integrated into land use planning for intensification.	This option is not efficient or effective because there are no appropriate non statutory measures to appropriately integrate the land transport system with the intensification provisions of the plan change.
Proposed objective DO14.3 Services: In all zones provide for tThe provision of services to subdivided lots and developments in anticipation of the likely effects and needs of the future land use activities on those lots within the developments; and in all zones other than the General Residential Zone, Medium Density Residential	This option is not efficient or effective as there have been changes in higher level planning documents, road noise levels, infrastructure design techniques and technology since the NRMP rules became operative, and the NRMP is no longer fit for purpose to ensure that network utilities and public infrastructure can be adequately maintained, repaired and used on an ongoing basis	This option is efficient and effective as it will ensure that network utilities and infrastructure can be appropriately located and managed to service the likely effects and needs of future land uses, including intensified residential and business activity. In particular, this option will ensure that there is sufficient space within individual sites for	This option is less efficient and effective. For Council networks it requires that an easement in favour of the Council is registered on the title of privately owned land to ensure that there is sufficient space within individual sites for Council to maintain and repair infrastructure. In many cases these easements are not in place.



Attachment 1