

LLRZ - Large Lot Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
LLRZ - Large Lot Residential Zone /LLRZ - Large Lot Residential Zone - Standards Table	Susan Dallas	25.2	Oppose	The submitter opposes fence and wall standards.	Delete Fences and Walls activity standards in their entirety from the District Plan. (Inferred relief requested)	Open Submission
LLRZ - Large Lot Residential Zone /LLRZ - Large Lot Residential Zone - Standards Table	Natasha Duncan-Sutherland	31.2	Oppose	Considers that a limit on fence heights to 1.2 metres will place children at risk of dog attacks. The submitter seeks no restriction on fence heights with the exception that a new rule is introduced that requires front fence heights of at least 6 feet where a large-breed dog is owned.	Delete any restriction on fence heights and introduce a new rule requiring a front fence of at least 6 feet on properties where a large-breed dog is owned.	Open Submission
LLRZ - Large Lot Residential Zone /LLRZ - Large Lot Residential Zone - Standards Table	Peter Grant	78.19	Support	Supports the proposed standards for fences and walls. Safety and visibility from and to the street are important for older people, particularly for those living alone. Social connections within neighbourhoods are important and lower fence heights go some way towards achieving this. Passive surveillance of the streetscape also helps with crime prevention.	Incorporate design guidelines to ensure utilisation of appropriate fence design and products.	Open Submission
LLRZ - Large Lot Residential Zone /LLRZ - Large Lot Residential Zone - Rules Table	Andrea Millar	105.11	Support	Supports the permitted activity rules applying to “residential units” and “residential activity” in the zone as appropriate in the context of the establishment and operation of supported and transitional accommodation activities, such as those provided by Ara Poutama.	Retain permitted activity rule LLRZ-R1 applying to “residential units” and “residential activity” in the Large Lot Residential Zone.	Open Submission
LLRZ - Large Lot Residential Zone /LLRZ - Large Lot Residential Zone - Rules Table	Jeff Reid	137.1	Oppose	Considers that LLRZ-R5: Grazing of livestock should not be a Discretionary Activity Rule in the LLRZ as stock grazing is the most efficient form of grass, weed and fire maintenance where terrain is a challenge to accessibility. There is also the resource consent application costs and as a Discretionary Activity, the uncertainty of any Council decision. The Rule is also an inefficient duplication of The Napier City Council Animal Control Bylaw 2021.	Remove the Discretionary Activity rule, in relation to the Grazing of Livestock.	Open Submission
LLRZ - Large Lot Residential Zone /LLRZ - Large Lot Residential Zone - Rules Table	Jeff Reid	138.1	Oppose	Considers that LLRZ-R4: Minor residential unit should not be a Discretionary Activity Rule in the LLRZ as the zone contains relatively spacious section sizes that are / were purchased for their ability under the Operative Plan to provide for a minor dwelling. Provided a site can comply with the LLRZ amenity Standards for a minor dwelling then it should be a Permitted Activity.	Seeks to remove Discretionary Activity and replace with Permitted Activity status where LLRZ-R4: Minor residential unit can comply with the LLRZ - Standards.	Open Submission
LLRZ - Large Lot Residential Zone /LLRZ - Large Lot Residential Zone - Rules Table	Jeff Reid	138.2	Oppose	Considers that LLRZ-R8: Visitor accommodation should not be a Discretionary Activity Rule in the LLRZ as the zone contains relatively spacious section sizes that are suitable for visitor accommodation. Provided a site can comply with the LLRZ amenity Standards for visitor accommodation then it should be a Permitted Activity.	Seeks to remove Discretionary Activity and replace with Permitted Activity status where LLRZ-R8: Visitor accommodation can comply with the LLRZ - Standards.	Open Submission
LLRZ - Large Lot Residential Zone /LLRZ - Large Lot Residential Zone - Rules Table	Keith Peacock	164.3	Oppose	Opposes as stock are the best and cheapest form of grass and weed control on hillside sites, and a number of these sites have land that cannot currently be developed or easily maintained. Grazing by stock is the best means to manage grass and weeds and mitigate fire risk. Considers that this method of property maintenance should not be subject to gaining a Discretionary Consent at the cost of the land owner and with no certainty of being granted. Notes that this matter is managed under the NCC Animal Control Bylaw and requiring a Resource Consent is an unnecessary duplication of regulation while Bylaws manage nuisance effects.	Delete Rule relating to Grazing of stock	Open Submission
LLRZ - Large Lot Residential Zone /LLRZ - Large Lot Residential Zone - Rules Table	Keith Peacock	164.4	Oppose	Opposes as the discretion rule not permitting minor dwellings is overly restrictive. Notes that properties in this zone are relatively large sections and often are purchased or owned by families wanting to provide additional space for family or relatives in a minor stand-alone dwelling. If these lots can provide for a minor dwelling that complies with the bulk, location and landscaping standards (which manage the amenity effects) then the activity of building a minor dwelling should be a permitted activity.	Amend activity status for Minor Residential Unit from Discretionary activity to permitted activity subject to bulk and location standards.	Open Submission

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LLRZ - Large Lot Residential Zone /LLRZ - Large Lot Residential Zone - Rules Table	Keith Peacock	164.5	Oppose	Opposes as the discretion rule not permitting visitor accommodation is overly restrictive. Notes that properties in this zone are relatively large sections and open themselves to opportunity to provide temporary visitor accommodation, especially for local events such as the Mission Concert and Church Road concerts. Considers that it also allows flexibility for landowners to utilise surplus units, rooms or sleepouts for accommodation and support the wider tourism market. It is also considered that the zone is suitable for type of activity at a suitable scale. If properties in this zone can provide for a visitor accommodation activity that complies with the bulk, location and landscaping standards (which manage the amenity effects) then the activity should be a permitted activity.	Amend activity status for Visitor Accommodation from Discretionary activity to permitted activity subject to bulk and location standards.	Open Submission
LLRZ - Large Lot Residential Zone /LLRZ - Large Lot Residential Zone - Standards Table	Sheena McGuire	168.110	Amend	<p>Notes that the LLRZ Chapter does not contain a specific rail corridor building setback standard. Instead, the rail corridor boundary is assessed as a side or rear yard site boundary and a 3m building setback applies with the exception of agricultural, horticultural or viticultural buildings. Supports a 6m setback for buildings associated with these activities. Considers that setbacks are a common planning tool used to ensure the safe and efficient operation of activities such as the railway corridor, particularly when it may come into conflict with adjacent land uses. For rail, a setback provides a safe physical distance between a building and the railway corridor boundary. Heavy freight trains run on the railway lines through the Napier City District. Considers that without a sufficient setback, people painting their buildings, clearing gutters or doing works on their roof will need to access or foul the rail corridor.</p> <p>If a person or object encroaches onto the rail corridor, there is a substantial risk of injury or death for the person entering the rail corridor. Considers that a setback control has obvious safety benefits for the users of the land adjoining the rail corridor and users of the rail corridor. Also notes the efficiency benefits for rail operations, mitigating against the risk of train services being interrupted by unauthorised persons or objects entering the rail corridor. Considers that without appropriate setback requirements, there is significant risk of adverse health and safety effects impacting people locating and working in proximity to the railway corridor. Seeks a new clause within LLRZ-S4:Other yards to require a 5m setback for structures and buildings from the rail corridor. Matters of discretion are also sought in the case that the setback cannot be achieved.</p>	<p>Amend as follows:</p> <ol style="list-style-type: none"> 1. No part of any building may be erected closer than 3 m to a side or rear site boundary. 2. Any part of any building associated with an agricultural, horticultural, or viticultural activity must not be erected closer than 6 m to a side or rear boundary. 3. Any part of a building, fence, or structure must not be erected closer than 6 m from the top of the bank of any watercourse or open drain. 4. <u>No part of any building or structure may be located within a 5m setback from a boundary shared with a rail corridor.</u> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. Purpose of the standard; 2. Spacious peri-urban character; 3. Safety, attractiveness, and connectivity of streets and public open spaces; 4. Quality living environments; 5. Operation and maintenance of watercourses and open drains; 6. <u>The safe and efficient operation of the rail network;</u> 7. <u>Compatibility with the surrounding environment; and</u> 8. The reason for the reduced setback. 	Open Submission
LLRZ - Large Lot Residential Zone /LLRZ - Large Lot Residential Zone - Rules Table	Angela McFlynn	189.50	Amend	Considers allowing Minor residential units to establish on larger sites within residential zones as a permitted activity provides for the efficient use of the land resource.	<p>Amend LLRZ-R4: Minor residential unit as follows:</p> <p>LLRZ-R4A</p> <p>Activity Status: Discretionary <u>Permitted</u></p> <p>Where:</p> <ol style="list-style-type: none"> 1. One minor residential unit per site, and 2. The gross floor area of the unit does not exceed 80 m². 	Open Submission

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LLRZ - Large Lot Residential Zone /LLRZ - Large Lot Residential Zone - Rules Table	Angela McFlynn	189.51	Amend	Considers that existing buildings should be able to be used for this purpose without the need to first obtain a resource consent.	Amend LLRZ-R8: Visitor accommodation as follows: LLRZ-R8: Visitor accommodation Activity Status: Discretionary <u>Permitted</u> <u>Where:</u> 1. <u>The activity is being carried out within an existing residential building.</u> <u>LLRZ-R8B</u> Activity Status where conditions are not met: <u>Discretionary</u>	Open Submission
LLRZ - Large Lot Residential Zone /LLRZ - Large Lot Residential Zone - Rules Table	Fleur Lincoln Napier City Council	196.61	Amend	Rules are not listed in order of activity status.	Amend rule ordering and numbering to list permitted activities first, followed by controlled, restricted discretionary, discretionary, non-complying.	Open Submission
LLRZ - Large Lot Residential Zone /LLRZ - Large Lot Residential Zone - Rules Table	Sean Thompson	225.2	Amend	Considers that it is not self-evident from the analysis and rationale in the proposed plan, including in terms of s 32 RMA, why relocated buildings should be classified as non-complying in the NCZ, LCZ, LFRZ, LIZ and GIZ. It is accepted that relocated buildings should be discretionary in the Natural Open Space Zone, and there may be urban design and other considerations applicable to the Town Centre Zone and City Centre Zone which warrant different treatment. Since a 2004 Central Otago Environment Court decision most local authorities in New Zealand have either adopted permitted activity classification for relocated buildings (with no standards) or provided for permitted activity status with prescribed performance standards.	Seeks to amend the relocated buildings activity PDP Rules as follows: a. Provide for relocated buildings as a permitted activity in all relevant zones (like LLRZ), excepting where a specified heritage or conservation or urban design consideration applies; b. For the relocated building rules in all zones, the removal of the requirement to deposit a monitoring fee at the same time as submitting the relocated building report; c. Amending the performance standards in relation to relocated buildings in accordance with the wording in the attached Schedule 1 (which can be found in the attached submission), to provide for: i. modification of the performance timeframes such that relocation on permanent foundation is required within two months, and twelve months is allowed for the completion of all reinstatement works; ii. provision for a pre-inspection report in the same or similar form as found in Schedule 2 (which can be found in the attached submission). Consequential or further relief including to the relevant objectives, policies and provisions of the proposed plan in order to give effect to relief sought. (The reasons are stated in detail in the full submission)	Open Submission

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LLRZ - Large Lot Residential Zone /Objectives /General	Sian Stirling Jessica Ensing	231.44	Amend	<p>Considers Amending Large Lot Residential (LLRZ), recognises that the primary purpose of the LLRZ is to prioritise large lot residential development. However, Educational facilities are typically located within residential zones as they are required to support the surrounding residential catchment. It is important that the objectives and policies of residential zones reflect the requirement for educational facilities to locate in each residential zone. Although the Ministry uses the NoR process for its school sites, in the Ministry's experience the objectives and policies of the relevant zone are important provisions used to assess NoRs. Therefore, without these supporting provisions the NoR process can become challenging for the Ministry.</p> <p>The LLRZ objectives do not sufficiently provide for educational facilities. Therefore, the Ministry supports the inclusion of a new objective that will allow educational facilities to be recognised as a non-residential activity to provide for the social and economic wellbeing of the surrounding communities. This will also create an objective that correlates with the Ministry's requested changes in LLRZ-P1 to enable educational facilities to support the needs of the surrounding community. Correlating objectives and policies achieve best planning practices as well.</p>	<p>Seeks to make the following Amendment, to include a new objective that allows educational Facilities to be recognised as a non-residential activity, and to create an objective that correlates with the Ministry's requested changes in LLRZ-P1 to enable educational facilities to support the needs of the surrounding community:</p> <p><u>LLRZ-OX</u></p> <p><u>Non-Residential activities</u></p> <p><u>Non-residential activities align with the overall character and amenity of the Large Lot Residential Zone and provide for the community's social, economic, and cultural wellbeing.</u></p>	Open Submission
LLRZ - Large Lot Residential Zone /Policies /LLRZ-P1: Landscape character, ecological, and mana whenua values	Sian Stirling Jessica Ensing	231.45	Amend	<p>Recognises the importance of maintaining the character of the LLRZ, however wherever there is a residential population, there can be a requirement for the Ministry to provide educational facilities. The Ministry request this zone enables the establishment of any childcare facilities or schools that are required to meet the education needs of the LLRZ.</p> <p>The Ministry also requests that an operational needs test is added to subpart (d). This this will allow council the confidence that non- residential activities that detract from the peri-urban character will be avoided while acknowledging that some activities, like schools, may have an operational need to locate in the LLRZ. Schools are designed in a way that tries not to detract from the surrounding character.</p> <p>However, 'character' is subjective. Including an operational needs test would still allow the Ministry to provide educational facilities for communities in the LLRZ should there be a demand for it.</p>	<p>Seeks to make the following amendments.</p> <p>Landscape character, ecological, and mana whenua values</p> <p>Achieve a spacious peri-urban residential character that provides a transition between urban and rural areas by providing for primarily single storey residential buildings surrounded by significant areas of open space and landscaping including by:</p> <ol style="list-style-type: none"> limiting the height, bulk and form of development; avoiding multi-residential unit development; requiring setbacks and landscaped areas that are consistent with a semi- rural character, and avoiding non-residential activities that detract from the peri-urban character, <u>unless there is a functional or operational need for it to locate there.</u> <p>Relates to LLRZ-O1 and LLRZ-O3</p>	Open Submission
LLRZ - Large Lot Residential Zone /LLRZ - Large Lot Residential Zone - Rules Table	Sian Stirling Jessica Ensing	231.46	Amend	<p>Opposes and wishes to amend the discretionary activity status for educational facilities and requests that educational facilities are provided for as a Restricted Discretionary activity in the LLRZ.</p> <p>The Ministry recognises the importance of maintaining the character and amenity of the LLRZ zone. The Ministry feels that any effects that arise from educational facilities can be appropriately managed and mitigated through carefully crafted matters of discretion. The matters of discretion proposed have been taken from other chapters in the Plan. However, if council does not support these, the ministry would appreciate the opportunity to work with council to refine these matters of discretion.</p> <p>The Ministry considers that educational facilities should be provided for in this zone as educational facilities are considered essential social infrastructure that may need to locate within the LLRZ.</p>	<p>Seeks to add the following to LLRZ-R9:</p> <p>Educational Facility</p> <p>Activity Status: Discretionary <u>Restricted Discretionary</u></p> <p><u>Matters of discretion are:</u></p> <ol style="list-style-type: none"> <u>Scale, design, layout, setbacks and screening</u> <u>Contribution to local community wellbeing;</u> <u>Neighbourhood character and visual amenity;</u> <u>Open space character</u> <u>Reverse sensitivity on surrounding properties and any rural activities</u> <u>Infrastructure capacity and stormwater management.</u> 	Open Submission

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LLRZ - Large Lot Residential Zone /LLRZ - Large Lot Residential Zone - Rules Table /General	Alec Duncan	288.59	Amend	<p>Fire and Emergency requires the ability to construct and operate emergency service facilities (i.e., fire stations) in locations which will enable reasonable response times to fire and other emergencies. This means new fire stations may be necessary in any zone across the district in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations.</p> <p>Fire and Emergency notes that the effects of a fire station can be largely anticipated and, in the most part, do not differ to the effects of many activities that may be anticipated through rural and urban environments.</p> <p>Fire and Emergency requests that emergency service facilities are provided for as permitted activities in the larger, more extensive zones of the district to recognise the critical importance of emergency services to communities. In providing for emergency service facility as a permitted activity would mean that emergency service facilities would be controlled by the subsequent performance standards of each zone (such as height, height in relation to boundary, front yards, building coverage requirements).and the other relevant performance standards in other chapters (i.e., transport) to ensure that any effects are appropriately managed.</p>	<p>Seeks to include new permitted activity as follows: xxx-Rx: Emergency service facilities Activity status: Permitted</p> <p>Or</p> <p>To similar effect</p> <p>And</p> <p>any other consequential amendments required to give effect to this new standard</p>	Open Submission
LLRZ - Large Lot Residential Zone /LLRZ - Large Lot Residential Zone - Standards Table /General	Alec Duncan	288.77	Amend	<p>Fire and Emergency's main area of concern is the provision of a water supply and access to this supply which will enable Fire and Emergency to operate effectively and efficiently to save lives and property in the event of a fire. This is best achieved through compliance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ 4509:2008.</p> <p>SNZ 4509:2008 sets out minimum water supply requirements required for firefighting water supply to both reticulated and non-reticulated areas. Where a development is unable to connect to the reticulated network, or the reticulated network has insufficient capacity and/or pressure, an alternative firefighting water source is required by Fire and Emergency. This could be from a dedicated firefighting water supply tank.</p> <p>Fire and Emergency notes that the subdivision chapter includes rules and standards applying to subdivision. Therefore, activities that do not require subdivision will not be subject to the servicing standards within, including SUB-S14 that applies to the subdivision of new lots only and requires a firefighting water supply.</p> <p>A new standard is therefore requested in all zones of which development of new buildings are enabled to ensure that new development is provided with a water supply suitable for firefighting purposes.</p> <p>In relation to new standard XXX-SX(1), it is expected that all reticulated water supply networks (whether private or public) will be fully compliant with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 as required by the Code of Practice for Land Development and</p>	<p>Seeks to include a new performance standard as follows: XXX-SX: Firefighting water supply</p> <p><u>1. All new developments must be connected to a public reticulated water supply, where one is available.</u></p> <p><u>2. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory firefighting water supply can be provided in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u></p> <p><u>Matter of discretion:</u></p> <p><u>1. The extent of consistency with the requirements of the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u></p> <p>Or</p> <p>To similar effect.</p> <p>And</p> <p>any other consequential amendments required to give effect to</p>	Open Submission
LLRZ - Large Lot Residential Zone /Objectives /LLRZ-O3: Public health and environmental wellbeing	Alec Duncan	288.108	Support	<p>Fire and Emergency support this objective as it seeks development and activities that contribute to the safety of communities. This would include emergency service facilities.</p>	Retain as notified.	Open Submission
LLRZ - Large Lot Residential Zone /Policies /LLRZ-P5: Sustainable design and infrastructure	Alec Duncan	288.109	Support	<p>Supports LLRZ-P5 insofar that it seeks the provision for onsite water storage where reticulated services are not available and to ensure sufficient infrastructure provision and/or mitigation measures to accommodate demand. This would include firefighting water supply and access for Fire and Emergency operations.</p>	Retain as notified.	Open Submission

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LLRZ - Large Lot Residential Zone /LLRZ - Large Lot Residential Zone - Standards Table	Alec Duncan	288.110	Amend	Seeks the inclusion of a new matter of discretion to provide NCC the ability to consider the risk of non-compliance with LLRZ-S3 on emergency service access. It is important that emergency service access suitable for Fire and Emergency personnel is provided at site boundaries, as well as provision for emergency egress by residents.	Add a new matter of discretion to LLRZ-S3 as follows: <u>x. The ability for emergency services to safely and efficient access the site.</u>	Open Submission
LLRZ - Large Lot Residential Zone /LLRZ - Large Lot Residential Zone - Standards Table	Alec Duncan	288.111	Amend	Seeks the inclusion of a new matter of discretion to provide NCC the ability to consider the risk of non-compliance with LLRZ-S4 on emergency service access. It is important that emergency service access suitable for Fire and Emergency personnel is provided at site boundaries, as well as provision for emergency egress by residents.	Add a new matter of discretion to LLRZ-S4 as follows: <u>x. The ability for emergency services to safely and efficient access the site.</u>	Open Submission