

RLZ - Rural Lifestyle Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
RLZ - Rural Lifestyle Zone /Assessment criteria - Rural Lifestyle Zone /RLZ-AC1: All infringements	Sandra Welsh	3.1	Support	Considers 299 Willowbank Ave should be rezoned to rural residential as this is now in the 50k zone and surrounded by residential and the Meeanee Hotel [currently Rural Production Zone]	Seeks rezoning of 299 Willowbank Ave from Rural Production Zone to rural residential	Open Submission
RLZ - Rural Lifestyle Zone /Assessment criteria - Rural Lifestyle Zone /RLZ-AC1: All infringements	Sandra Welsh	3.2	Amend	Considers 299 Willowbank Ave is subdividable as it is now in a 50k zone. Notes that there is a 299A registered on their property [refer Planning Maps]	Relief sought is unclear - suggests majority of Willowbank Ave is either already residential or would be suitable for residential - refer full submission [Inferred relief requested]	Open Submission
RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Standards Table /RLZ-S8: Fencing	Susan Dallas	25.21	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
RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Standards Table /RLZ-S8: Fencing	Natasha Duncan-Sutherland	31.21	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
RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Rules Table /RLZ-R3: Residential activities	WILL WORKMAN	89.1	Oppose	The submitter opposes RLZ (Rural Lifestyle Zone) and provisions including RLZ-R13A at Buchanan Street, Bay View. Considers that intensification will result in more infrastructural deficits, the loss of existing property values, rural amenity and the continued lack of consultation / notification of neighbouring property owners. Necessary intensification should be within brownfield not greenfield areas which have further capacity.	Seeks deletion of RLZ from Buchanan Street.(Inferred decision requested)	Open Submission
RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone /	Rebecca Eng	99.80	Support	While existing National Grid assets are contained within the Rural Lifestyle zone, provisions relating to the operation, maintenance, upgrade and development of the National Grid are contained in the Network Utilities Chapter. On the basis the Rural Lifestyle Zone Chapter does not apply to Network Utilities (and specifically the National Grid) in relation to: - The operation, maintenance, upgrade and development of the National Grid; - The effect of activities on the Grid. Transpower seeks no relief in relation to the Rural Lifestyle Zone (RLZ). Should the RLZ apply, Transpower seeks provisions in the chapter to give effect to the NPSET.	On the basis the Rural Lifestyle Zone (RLZ) Chapter does not apply to Network Utilities, Transpower seeks no relief in relation to the Rural Lifestyle Zone. Should the RLZ apply, Transpower seeks provisions in the chapter to give effect to the NPSET.	Open Submission
RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Rules Table /RLZ-R5: Minor residential unit, a residential care facility, an education facility	Cameron Lloyd Kerry Beard Peter Oliver	120.1	Amend	Considers that RLZ-R5 (Minor residential unit, a residential care facility, an education facility) net site area should be reduced from 5000m2 to 4000m2 for Nos. 553, 555, 565, 567 Main North Road, Bay View as these properties are now precluded from Permitted Activity Status for an additional minor residential unit under the new rule despite being possible under the Operative Plan; lot sizes are larger than surrounding residential properties such as Rogers Road that does not have Rural character; have their own sewage treatment systems; and without intensification will result in the inefficient use of land that is too small for agricultural economic purposes.	Amend RLZ-R5 (Minor residential unit, a residential care facility, an education facility) as follows: RLZ-R5A Activity Status: Permitted Where: The activity complies with all of the Rural Lifestyle Zone Standards; The net site area is more than 5000 4000 m2;	Open Submission
RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Standards Table /RLZ-S2: Yards	Nick Wakefield	131.6	Support	The submitter supports the RLZ-S2: Yards Standard as having been successfully rolled-over from the Operative Plan consistent with achieving its Objectives and Policies; reducing productive land lost to the built-form; and having proven able to address potential reverse sensitivity effects.	Retain Standard RLZ-S2: Yards as notified.(Inferred relief requested)	Open Submission

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RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Rules Table /RLZ-R5: Minor residential unit, a residential care facility, an education facility	Alison Francis	139.3	Amend	Considers that a Minor residential unit should not be in the same category (RLZ-R5: Minor residential unit, a residential care facility, an education facility) as a residential care facility or an education facility given the residential versus commercial nature and the intensity of the effects, particularly around traffic movements. The Minor residential unit provision should be separated out and instead given the same performance standards as that of Minor residential units in the SETZ (Settlement Zone). As the lots in the Rural Lifestyle Zone are generally larger than those of the SETZ zone, a maximum distance requirement from the primary dwelling would ensure that Minor residential units are seen as supplementary to the primary dwelling on site and will not result in fragmentation of buildings on a site.	Amend RLZ-R5 as follows: RLZ-R5: Minor residential unit, a residential care facility, an education facility Amend RLZ - Rural Lifestyle Zone - Rules Table as follows: <u>RLZ-Rx: Minor Residential Units</u> <u>Activity Status: Permitted</u> <u>Where:</u> <u>1. The activity complies with all of the standards of the Settlement Zone;</u> <u>2. No more than one minor residential unit per site, and</u> <u>3. The gross floor area of the unit must not exceed 80m²</u> <u>4. The minor residential unit must be within 30m of the primary dwelling on sites.</u> <u>RLZ-RxB</u> <u>Activity status where activity conditions are not met:</u> <u>Discretionary.</u>	Open Submission
RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Standards Table /RLZ-S7: Building coverage	Alison Francis	139.4	Amend	The submitter considers that there is a typo in RLZ-S7: Building coverage as the Standard references the "General Rural Zone". In addition, building coverage exceeding 10% or 1,000m ² of the net site area would see the Activity status default to a Non-Complying Activity (RLZ-R8) which is considered excessive with the expectation being a Restricted Discretionary Activity in order to assess the degree of building coverage infringement relative to rural amenity.	Amend RLZ-R8: Any land use that does not comply with the Building Coverage Standards as follows: RLZ-R8: Any land use that does not comply with the Building Coverage Standards <u>Activity Status: Non-complying Restricted Discretionary</u> <u>Matters for Discretion:</u> <u>1. How the proposal retains the open character of the surrounding Rural Lifestyle Zone</u> <u>2. The scale and design of proposed buildings</u> <u>3. How stormwater will be managed to minimise runoff</u>	Open Submission
RLZ - Rural Lifestyle Zone /Introduction /	James Witham	165.44	Support	Supports introduction as it appropriately summarises key issues for the Rural Lifestyle Zone.	Retain the introduction to the Rural Lifestyle Zone as notified.	Open Submission
RLZ - Rural Lifestyle Zone /Issues /RLZ-I1: Inappropriately located rural lifestyle development can result in the irreversible loss of highly productive land and versatile soil	James Witham	165.45	Support	Supports Issue as it appropriately summarises lifestyles potential impact on productive soil.	Retain RLZ-I1: Inappropriately located rural lifestyle development can result in the irreversible loss of highly productive land and versatile soil as notified.	Open Submission
RLZ - Rural Lifestyle Zone /Issues /RLZ-I3: The potential for reverse sensitivity in rural environments	James Witham	165.46	Amend	Supports issue generally, however considers that the definition of 'reverse sensitivity' is narrow and only applies in circumstances where activities are established and more sensitive activities establish later. Notes that the National Policy Statement for Highly Productive Land directs priority to be given to land based primary production on Highly Productive Land, regardless of when it is established. Also notes objectives and policies of the PNDP supports primary production on Versatile Soils and the Rural Production Zone generally. Where sensitive activities are established and there is a change from one land based primary production activity to another the term 'reverse sensitivity' does not apply. Considers that the effects of land based primary production should be prioritised and sensitivity issues managed.	Amend RLZ-I3: The potential for reverse sensitivity in rural environments as follows or alternative and any consequential relief required to address the matters raised in the submission: RLZ-I3: The potential for reverse sensitivity conflicts between uses in rural environments Reverse sensitivity effects <u>Conflicts between uses can occur where conflicts arise between existing rural land uses and neighbouring rural lifestyle development and non-rural land uses operate in close proximity. Rural lifestyle development has the potential to give rise to reverse sensitivity effects be sensitive to the amenity requirements with land based primary production which and need to be managed to protect the productive potential of the Rural Production Zone, and highly productive land, and the viability of activities that rely on the rural area.</u> All rural zones include working environments. The rural environment of Napier contains a diverse range of land uses including agriculture, horticulture, viticulture, residential, and rural residential activities. Rural lifestyle living can be in conflict with and, therefore, compromise adjacent land uses through complaints about the effects of rural activity such as noise.	Open Submission
RLZ - Rural Lifestyle Zone /Objectives /RLZ-O1: Choice of residential lifestyle living	James Witham	165.47	Support	Retain RLZ-O1: Choice of residential lifestyle living as notified.	Retain RLZ-O1: Choice of residential lifestyle living as notified.	Open Submission

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RLZ - Rural Lifestyle Zone /Objectives /RLZ-O2: Inappropriate subdivision, use, and development	James Witham	165.48	Amend	Supports RLZ-O2 generally, but does not meet the requirements of the National Policy Statement for Highly Productive Land insofar as that this objective, nor any other in the zone, seeks to protect the productive capacity of Highly Versatile and Versatile Land. This should be in the values protected from degradation from inappropriate subdivision, use and development in the zone.	Amend RLZ-O2: Inappropriate subdivision, use and development as follows or alternative and any consequential relief required to address the matters raised in the submission: RLZ-O2: Inappropriate subdivision, use and development Important natural features and landscapes, biodiversity, <u>highly productive, versatile land</u> , and cultural and heritage values are protected from subdivision, use, and development that may degrade those values from both individual proposals and cumulative effects.	Open Submission
RLZ - Rural Lifestyle Zone /Objectives /RLZ-O6: Reverse sensitivity	James Witham	165.49	Amend	Supports Objective RLZ-O6: Reverse sensitivity generally but considers the definition of 'reverse sensitivity' is narrow and only applies in circumstances where activities are established and more sensitive activities establish later. Notes that the National Policy Statement for Highly Productive Land directs priority to be given to land based primary production on Highly Productive Land, regardless of when it is established. Also notes objectives and policies of the PNDP supports primary production on Versatile Soils and the Rural Production Zone generally. Where sensitive activities are established and there is a change from one land based primary production activity to another the term 'reverse sensitivity' does not apply. Considers that the effects of land based primary production should be prioritised and sensitivity issues managed.	Amend RLZ-O6: Reverse sensitivity as follows or alternative and any consequential relief required to address the matters raised in the submission: RLZ-O6: Reverse sensitivity <u>Conflicts of uses</u> Development in the Rural Lifestyle Zone does not compromise the <u>establishment and</u> efficient operation of rural activities.	Open Submission
RLZ - Rural Lifestyle Zone /Policies /RLZ-P2: Protect rural character and amenity values	James Witham	165.50	Support	Supports as the policy appropriately identifies matters that are relevant to the character and amenity of the Rural Lifestyle Zone and adjoining Zones.	Retain RLZ-P2: Protect rural character and amenity values as notified.	Open Submission
RLZ - Rural Lifestyle Zone /Policies /RLZ-P4: Manage development in the Rural Lifestyle Zone	James Witham	165.51	Support	Supports as the policy appropriately identifies and protects the values of the Rural Lifestyle Zone and gives effect to the National Policy Statement for Highly Productive Land by protecting productive soils.	Retain RLZ-P4: Manage development in the Rural Lifestyle Zone as notified.	Open Submission
RLZ - Rural Lifestyle Zone /Policies /RLZ-P5: Reverse sensitivity	James Witham	165.52	Amend	Supports RLZ-P5: Reverse sensitivity generally but considers the definition of 'reverse sensitivity' is narrow and only applies in circumstances where activities are established and more sensitive activities establish later. Notes that the National Policy Statement for Highly Productive Land directs priority to be given to land based primary production on Highly Productive Land, regardless of when it is established. Also notes objectives and policies of the PNDP supports primary production on Versatile Soils and the Rural Production Zone generally. Where sensitive activities are established and there is a change from one land based primary production activity to another the term 'reverse sensitivity' does not apply. Considers that the effects of land based primary production should be prioritised and sensitivity issues managed.	Amend RLZ-P5: Reverse sensitivity as follows or alternative and any consequential relief required to address the matters raised in the submission: RLZ-P5: Reverse sensitivity <u>Conflicts of uses</u> <u>Mange the establishment, design, and location of new sensitive activities and other non-productive activities adjacent in close proximity to the Rural Production Zone to avoid, where possible, or otherwise mitigate any actual or potential sensitivity and/or reverse sensitivity effects on primary production activities and land based primary production activities.</u>	Open Submission
RLZ - Rural Lifestyle Zone /Policies /RLZ-P6: Cumulative effects	James Witham	165.53	Amend	Supports policy generally as it is appropriate to include Versatile Land in the policy as defined by the Hawkes Bay Regional Council as it encompasses a wider range of soils that could be considered Highly Productive Land when the National Policy Statement is fully implemented in the region.	Amend RLZ-P6: Cumulative effects as follows or alternative and any consequential relief required to address the matters raised in the submission: RLZ-P6: Cumulative effects Use and development of the Rural Lifestyle Zone do not have adverse cumulative effects, that: deplete the versatility and productivity of the soil resource, highly productive land <u>and/or highly versatile land</u> , or natural resources; avoid adverse effects on outstanding natural features, and mitigate impacts on significant landscapes, biodiversity, and/or heritage and cultural values.	Open Submission

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RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Rules Table /RLZ-R1: Agriculture, horticulture, and viticulture activities	James Witham	165.54	Amend	Considers that several of the matters of discretion are without policy foundation and do not prioritise land based primary production on Highly Productive Land and versatile soil. Considers that it is unclear why fire and pest control is necessary or appropriate for any or minor non-compliance with any or all of the required standards. It is difficult to find a causal nexus for most performance standards that a proposal would be non-compliant with and these matters. Additionally considers that, there is no policy foundation for these matters and no specific controls relating to matters of discretion under the permitted baseline, or specific relevant rules dealt with elsewhere for example, cultural and natural values. There are no criteria supporting the protection of and appropriate use of land for land based primary production in order to give effect to the National Policy Statement for Highly Productive Land.	Amend RLZ-R1: Agriculture, horticulture and viticulture activities as follows or alternative and any consequential relief required to address the matters raised in the submission: Matters of discretion are: 1. General assessment matters; 2. Visual and amenity values; 3. Rural characteristics and <u>amenity</u> values; 4. Risk to public health and safety, and the environment; 5. Infrastructure services; 6. Fire and pest control; 7. Nature, scale and intensity of land use; 8. Ecological, aquatic and natural values; 9. The effects on the open character of the zone; 10. The effects on the safety of people and property; 11. Cultural, ecological aquatic and natural values; 12. The effects on the maintenance, use and development of a watercourse or open drain, and 13. Cumulative effects. <u>x. The priority given to land based primary production activities on Highly Productive Land and Versatile Land.</u> <u>xx. Methods for mitigation for sensitive activities such as noise insulation, alternative locations, bedroom layout and other effective methods.</u> <u>xxx. the maintenance of the productive capacity of Highly Productive Land and Versatile Land</u>	Open Submission
RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Rules Table /RLZ-R3: Residential activities	James Witham	165.55	Support	Supports the rule as it appropriately limits residential density and by proxy higher densities of sensitive activities in the zone.	Retain RLZ-R3: Residential Activities as notified.	Open Submission
RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Rules Table /RLZ-R5: Minor residential unit, a residential care facility, an education facility	James Witham	165.56	Amend	Considers that non-compliance with the rule should be the same as residential density as the effects with regard to sensitivity, amenity and others are likely to be similar or of an even larger scale. Non-complying activity status for non-compliance is more appropriate.	Amend non-compliance with RLZ-R5: Minor residential unit, a residential care facility, and education facility to be a Non-complying activity.	Open Submission
RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Standards Table /RLZ-S1: Density	James Witham	165.57	Amend	provision contains matters of discretion, despite being a non-complying activity as set out in RLZ-R3.	Delete matters of discretion, retain non-complying activity status.	Open Submission
RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Standards Table /RLZ-S3: Setback from highly productive land	James Witham	165.58	Amend	Supports the standard is largely, the scale of mapping highly productive land makes practical implementation difficult. A 30m setback from zone boundary with Rural Production Zone and/or any horticultural or viticultural activity may be simpler to implement consistently. If the provision is to be retained then Versatile Land as defined in the Regional Resource Management Plan should be included as this will include additional land with land uses that may have the same or similar effects.	Amend RLZ-S3 Setback from highly productive land as follows or alternative and any consequential relief required to address the matters raised in the submission: Rural Lifestyle Zone Purpose: to protect highly productive land and avoid reverse sensitivity effects to land-based primary production activities. 1. No residential activity is located closer than 30 m from highly productive land <u>and/or versatile land.</u>	Open Submission

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RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Standards Table /RLZ-S4: Setback from land-based primary production	James Witham	165.59	Amend	Supports standard generally however considers the definition of 'reverse sensitivity' is narrow and only applies in circumstances where activities are established and more sensitive activities establish later. Notes that the National Policy Statement for Highly Productive Land directs priority to be given to land based primary production on Highly Productive Land, regardless of when it is established. Also notes objectives and policies of the PNDP supports primary production on Versatile Soils and the Rural Production Zone generally. Where sensitive activities are established and there is a change from one land based primary production activity to another the term 'reverse sensitivity' does not apply. Considers that the effects of land based primary production should be prioritised and sensitivity issues managed. In addition, the effects of primary production activities may be from locations that are more than just adjacent. A broader description is appropriate. In addition, the Rural Lifestyle Zone has a number of interfaces with the Rural Production zone. The actual or potential activities has the potential to generate sensitivity and reverse sensitivity effects. A buffer is appropriate	Amend RLZ-S4: Setback from land based primary production as follows or alternative and any consequential relief required to address the matters raised in the submission: RLZ-S4: Setback from land based primary production Purpose: to protect rural activities and avoid reverse sensitivity effects to land-based primary production activities. 1. No residential activity is located closer than 30 m from a lawfully established land based primary production activity <u>and</u> 2. <u>Any Rural Production Zone boundary.</u>	Open Submission
RLZ - Rural Lifestyle Zone /Assessment criteria - Rural Lifestyle Zone /RLZ-AC2: All land uses	James Witham	165.60	Support	Supports the assessment criteria with one minor change recommended being the title of the reverse sensitivity effects criteria. The criteria appropriately addresses sensitivity effects and the title should be amended to add clarity.	Amend RLZ-AC2: All land uses as follows or alternative and any consequential relief required to address the matters raised in the submission: Sensitivity and Reverse sensitivity effects	Open Submission
RLZ - Rural Lifestyle Zone /Assessment criteria for particular land uses /RLZ-AC4: Residential care facilities, retirement complexes, travellers' accommodation, day care centres, and education facilities	James Witham	165.61	Support	Considers that the assessment criteria, in addition with the general criteria are appropriate to manage the effects. It is noted that this submission requests that these activities are deemed non-complying as a result of not meeting their relevant performance standards. This is the submitters preferred potion and if granted the criteria should be deleted. In the event they are not they should be retained as notified.	Retain RLZ-AC4 as notified, or delete if other relief sought by the submitter is granted.	Open Submission
RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Standards Table /RLZ-S2: Yards	Sheena McGuire	168.114	Amend	Supports this standard which requires a building setback of 6m from any side or rear boundary. however, seeks that this applies to structures as well to ensure that there is a safe setback from the corridor for not only buildings but all rural structures. Matters of discretion are also sought in the case that the setback cannot be achieved.	Amend as follows: 1. Front yards: a. no part of a building (including eaves and guttering) is erected closer than 7.5 m from the road boundary. 2. Side and rear yards: a. no part of a building is erected closer than 6 m from any side or rear site boundary. <u>b. No part of any building or structure may be located within a 5m setback from a boundary shared with a rail corridor.</u> Matters of discretion are: 1. Scale, height, bulk, setbacks and built form; 2. Rural characteristics and economic values; 3. Amenity values; 4. Spaces between structures and buildings; 5. Rural characteristics of the zone; 6. Risk to public health and safety and the environment; 7. The effects on the quality, maintenance, use, and protection of a watercourse or open drain; <u>8. The safe and efficient operation of the rail network;</u> <u>9. Compatibility with the surrounding environment; and</u> 10. The reason for the reduced setback.	Open Submission
RLZ - Rural Lifestyle Zone /Objectives /RLZ-O6: Reverse sensitivity	Angela McFlynn	169.2	Amend	Considers that the objective should be amended to clarify that reverse sensitivity concerns relate to permitted productive activities on surrounding land within the rural production zone as current objective.	Amend to: RLZ-O6: Reverse sensitivity Development in the Rural Lifestyle Zone does not compromise the efficient operation of rural activities <u>within the Rural Production Zone.</u>	Open Submission

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RLZ - Rural Lifestyle Zone /Policies /RLZ-P4: Manage development in the Rural Lifestyle Zone	Angela McFlynn	169.3	Amend	The availability of “highly productive land” for productive purposes is removed by virtue of zoning of land as Rural Production Zone land. Specifically, the District Plan proposes to adopt the definition of Highly Productive land in the NPS-HPL, which states that land is only considered highly productive land if it is zoned general rural or rural production. Development of Rural Production Zoned (Rural Lifestyle Zone Inferred) land therefore cannot have any impact on the productive capacity of highly productive land.	Amend to: RLZ-P4: Manage development in the Rural Lifestyle Zone Use and development does not degrade the values associated with the rural environment by: a. reducing the productive capacity of highly productive land and soils; b. locating development on highly productive land or versatile soils suitable for productive production; c. diminishing biodiversity, natural character, or environmental qualities; d. disrupting ecological corridors between ecosystems; e. restricting access to waterbodies; f. compromising landscapes and their characteristics; g. degrading historic heritage features; h. adversely impacting on cultural values, and i. degrading rural amenity values. Relates to RLZ-O1, RLZ-O2, RLZ-O3, RLZ-O4, and RLZ-O5	Open Submission
RLZ - Rural Lifestyle Zone /Policies /RLZ-P6: Cumulative effects	Angela McFlynn	169.4	Amend	Land within the Rural Lifestyle zone is intended to be developed and used for rural lifestyle purposes.	Amend as follows: RLZ-P6: Cumulative effects Use and development of the Rural Lifestyle Zone do not have adverse cumulative effects, that: - deplete the versatility and productivity of the soil resource, highly productive land, or natural resources; - avoid adverse effects on outstanding natural features, and - mitigate impacts on significant landscapes, biodiversity, and/or heritage and cultural values. Relates to RLZ-O2, RLZ-O3, and RLZ-O5	Open Submission
RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Standards Table /RLZ-S3: Setback from highly productive land	Angela McFlynn	169.5	Oppose	Opposes 30m setback from the boundary of any land within the Rural Productive Zone comprising highly productive land. Considers this as excessive, and not necessary protect against reverse sensitivity effects from residential activities. Considers that the setbacks required under standard RLZ-S2 are sufficient.	Delete this standard.	Open Submission
RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Standards Table /RLZ-S4: Setback from land-based primary production	Angela McFlynn	169.6	Oppose	Opposes a 30m setback from the boundary of any land-based primary production activity. Considers that this is excessive, and not necessary protect against reverse sensitivity effects from residential activities. Considers that setbacks required under standard RLZ-S2 are sufficient.	Delete this standard	Open Submission
RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Standards Table /RLZ-S8: Fencing	Angela McFlynn	169.7	Amend	Considers that this standard should relate to boundary fences only. Considers that the determination of the appropriate height of non-boundary landscape / privacy fencing should be at the sole discretion of the landowner, and will not give rise to any adverse effects beyond the property.	Amend to: RLZ-S8: Fencing Rural Lifestyle Zone Any <u>boundary</u> fence erected within front, side, and rear yards must not exceed 2 m in height. Matters of discretion are: 1. The effects of shading; 2. The effects on amenity values; 3. The effects on streetscape; 4. The effects on public health and safety, and 5. The positive effects of fences to mitigate visual and noise effects of nearby land uses.	Open Submission

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RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Rules Table /	Angela McFlynn	169.8	Amend	Considers there is no provision for visitor accommodation within the Rural Lifestyle Zone. Considers that existing buildings should be able to be used for this purpose without the need to first obtain a resource consent.	Amend by adding new Rule: RLZ-RX – Visitor Accommodation RLZ-RXA <u>Activity Status: Permitted</u> Where: The activity is being carried out within an existing residential building.	Open Submission
RLZ - Rural Lifestyle Zone /Assessment criteria - Rural Lifestyle Zone /RLZ-AC2: All land uses	Angela McFlynn	169.9	Amend	Considers that the rural lifestyle zone is intended for rural residential development. Considers that assessment criteria relating to effects on productive and versatile land or whether activities are compatible with activities more appropriately carried out within the Rural Production Zone are not relevant to the development and use of this land.	Amend assessment criteria RLZ-AC2 (r) and (x) as follows: r. Whether the use of development is located on and utilises productive or versatile land. x. Whether activities will complement primary production (agriculture, horticulture, and/or viticulture activities) and contribute to the social, cultural, and economic wellbeing of the community.	Open Submission
RLZ - Rural Lifestyle Zone /Policies /RLZ-P4: Manage development in the Rural Lifestyle Zone	Angela McFlynn	189.38	Amend	Considers that the availability of “highly productive land” for productive purposes is removed by virtue of zoning of land as Rural Production Zone land. Specifically, the District Plan proposes to adopt the definition of Highly Productive land in the NPS-HPL, which states that land is only considered highly productive land if it is zoned general rural or rural production. Development of Rural Production Zoned land therefore cannot have any impact on the productive capacity of highly productive land.	Amend RLZ-P4: Manage development in the Rural Lifestyle Zone as follows: RLZ-P4: Manage development in the Rural Lifestyle Zone Use and development does not degrade the values associated with the rural environment by: a. reducing the productive capacity of highly productive land and soils; b. locating development on highly productive land or versatile soils suitable for productive production; c. diminishing biodiversity, natural character, or environmental qualities; d. disrupting ecological corridors between ecosystems; e. restricting access to waterbodies; f. compromising landscapes and their characteristics; g. degrading historic heritage features;a h. dversely impacting on cultural values, and i. degrading rural amenity values. Relates to RLZ-O1, RLZ-O2, RLZ-O3, RLZ-O4, and RLZ-O5	Open Submission
RLZ - Rural Lifestyle Zone /Policies /RLZ-P6: Cumulative effects	Angela McFlynn	189.39	Amend	Considers that land within the Rural Lifestyle Zone (RLZ) is intended to be developed and used for rural lifestyle purposes.	Seeks to amend RLZ-P6: Cumulative effects to: RLZ-P6: Cumulative effects Use and development of the Rural Lifestyle Zone do not have adverse cumulative effects, that: - deplete the versatility and productivity of the soil resource, highly productive land, or natural resources; - avoid adverse effects on outstanding natural features, and - mitigate impacts on significant landscapes, biodiversity, and/or heritage and cultural values. Relates to RLZ-O2, RLZ-O3, and RLZ-O5	Open Submission
RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Standards Table /RLZ-S3: Setback from highly productive land	Angela McFlynn	189.40	Oppose	Considers a 30m setback from the boundary of any land within the Rural Productive Zone (RLZ-S3: Setback from highly productive land) comprising highly productive land is excessive, and not necessary protect against reverse sensitivity effects from residential activities. The setbacks required under standard RLZ-S2 are sufficient.	Delete RLZ-S3: Setback from highly productive land in its entirety.	Open Submission
RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Standards Table /RLZ-S4: Setback from land-based primary production	Angela McFlynn	189.41	Oppose	Considers a 30m setback from the boundary of any land-based primary production activity is excessive in RLZ-S4: Setback from land-based primary production, and not necessary protect against reverse sensitivity effects from residential activities. The setbacks required under standard RLZ-S2 are sufficient.	Delete RLZ-S4: Setback from land-based primary production in its entirety.	Open Submission

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RLZ - Rural Lifestyle Zone /Assessment criteria - Rural Lifestyle Zone /RLZ-AC2: All land uses	Angela McFlynn	189.42	Amend	Considers the rural lifestyle zone is intended for rural residential development. Assessment criteria (RLZ-AC2: All land uses) relating to effects on productive and versatile land or whether activities are compatible with activities more appropriately carried out within the Rural Production Zone are not relevant to the development and use of this land. Assessment of effects on amenity should be restricted to effects on the amenity of the zone in which the activity is proposed to be carried out.	Amend RLZ-AC2: All land uses as follows: f. Whether the use of development is located on and utilises productive or versatile land. u. Whether the establishment and operation of the land use would have adverse effects on the amenity of the Rural, Rural Lifestyle or Settlement Zones. x. Whether activities will complement primary production (agriculture, horticulture, and/or viticulture activities) and contribute to the social, cultural, and economic wellbeing of the community.	Open Submission
RLZ - Rural Lifestyle Zone /Assessment criteria for particular land uses /RLZ-AC3: Seasonal workers accommodation	Angela McFlynn	189.43	Amend	Considers residential activities are expected to be the predominant use within a rural lifestyle zone. It is not necessary to consider potential conflicts with primary production activities in association with the proposed establishment of seasonal workers accommodation (RLZ-AC3: Seasonal workers accommodation) in this zone.	Amend RLZ-AC3: Seasonal workers accommodation as follows: a. The capacity for providing water and waste services on site. b. Whether buildings and structures are compatible with rural amenity, of a similar design and scale to those used for rural activities, and vehicle parking and storage areas are screened from adjacent properties by fencing and/or landscaping. c. The extent to which the land use is consistent with and supports primary production or may result in conflict with rural activities, rural production, or rural industry. d. Whether the scale and design of the proposed building complements the character of the area. e. Whether the siting of the activity will impact on the amenity of the adjoining property. f. Whether traffic generation associated with the number of occupants will adversely impact on the road network.	Open Submission
RLZ - Rural Lifestyle Zone /Assessment criteria for particular land uses /RLZ-AC4: Residential care facilities, retirement complexes, travellers' accommodation, day care centres, and education facilities	Angela McFlynn	189.44	Amend	Considers the assessment of amenity effects associated with development (RLZ-AC4: Residential care facilities, retirement complexes, travellers' accommodation, day care centres, and education facilities) should relate only to effects in relation to the zone in which the activity is proposed to be undertaken.	Amend RLZ-AC4: Residential care facilities, retirement complexes, travellers' accommodation, day care centres, and education facilities as follows: RLZ-AC4: Residential care facilities, retirement complexes, travellers' accommodation, day care centres, and education facilities Compatibility with rural land use a. Whether j. Whether the establishment and operation of the land use would adversely affect the amenity of the Rural, Rural Lifestyle, Settlement Zones, the Jervois Development Area, or result in significant social or economic impacts.	Open Submission

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RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Rules Table /RLZ-R5: Minor residential unit, a residential care facility, an education facility	Cameron Lloyd	194.2	Amend	Wishes to Amend RLZ-R5A, line 2 states that a minor residential unit is permitted if the net site area is more than 5000m2. Submitter wants the net site area amended to 3000m2. The property 5 Villers Street currently falls under the Rural Residential Zone, the plan suggests the shift to the Rural Lifestyle Zone. Under the current zoning the properties could construct a major dwelling along with a supplementary unit. The property has a unique history going from one title to two. The proposed plan restricts the development to a one dwelling for land sizes under 5000m2 and it is not an option to have an additional minor residential unit, due to the properties overall land size. The occupiers had not received news of the proposed plan. 3000m2 is still a large enough size to sustain a dwelling and a minor residential unit while retaining the rural lifestyle character. Residential housing exists north of the area. Submitter wishes to maintain the rural character but develop their properties with an additional minor residential unit. Highlighted in attached document those properties all wish to build a minor residential unit. With the proposed plan changes land will be underutilised. If the property on 5 Villers Road can be grouped in the Settlement Zone, then the Rural Lifestyle zone seems to lose its meaning. The point here is that if we are to be categorized as the same as areas which have much higher density, then we should have the right to have an additional minor residential unit.	Seeks to Amend RLS-R5A to make the threshold 3000m2 for permitting a minor residential unit in addition to a dwelling in the Rural Lifestyle Zone.	Open Submission
RLZ - Rural Lifestyle Zone /Policies /	Fleur Lincoln Napier City Council	196.52	Amend	There is no specific policy guidance in the rural zones for minor residential units. To ensure that these are appropriately managed to achieve the objectives for the rural zones including in relation to highly productive land and rural amenity, an additional policy is sought in terms of how minor residential units are approached.	Add a new policy <u>To enable appropriate Minor Household units in rural zones, where they provide for separate accommodation in a manner that is visually integrated with the Principal Household Unit.</u> Or similar alternative relief.	Open Submission
RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Rules Table /RLZ-R5: Minor residential unit, a residential care facility, an education facility	Fleur Lincoln Napier City Council	196.54	Amend	There is no requirement under the rules for minor residential units to be within close proximity to the principal residential unit. This could result in significant visual amenity and rural character effects, as well as resulting in further fragmentation of highly productive land including through provision of separate driveways etc.	Add new activity conditions for minor residential units (as a separate activity rule) as follows: <u>a) Sites less than 100ha The Minor Household Unit shall be separated from the Principal Household Unit by a maximum distance of 6 metres on all sites less than 100ha in rural zones.</u> <u>b) Sites of 100 ha or greater The Minor Household Unit shall be separated from the Principal Household Unit by a maximum distance of 30 metres on all sites of 100ha or greater in rural zones.</u> Or similar alternative relief.	Open Submission
RLZ - Rural Lifestyle Zone /Assessment criteria for particular land uses /	Fleur Lincoln Napier City Council	196.56	Amend	There is currently no guidance in the rural zones for how to assess minor residential units that do not comply with the permitted activity standards. Matters of discretion and assessment criteria should provide guidance to ensure that these do not detract from the relevant objectives and policies for the zones.	Add matters of discretion and assessment criteria relating to rural character, external appearance, landform modification, density, visual impact, access, and highly productive land.	Open Submission
RLZ - Rural Lifestyle Zone /Issues /RLZ-I3: The potential for reverse sensitivity in rural environments	Georgina McPherson	215.126	Support	The Fuel Companies support RLZ-I3 as notified.	Retain RLZ-I3 as notified.	Open Submission
RLZ - Rural Lifestyle Zone /Objectives /RLZ-O6: Reverse sensitivity	Georgina McPherson	215.127	Amend	The Fuel Companies support the intent of this objective, however, oppose that it refers only to 'rural activities'. The Fuel Companies consider that reverse sensitivity effects on lawfully established activities in the zone should also be managed.	Amend RLZ-O6 as follows: Development in the Rural Lifestyle Zone does not compromise the efficient operation of rural activities <u>or other lawfully established activities.</u>	Open Submission
RLZ - Rural Lifestyle Zone /Policies /RLZ-P5: Reverse sensitivity	Georgina McPherson	215.128	Amend	The Fuel Companies support the intent of this policy, however, oppose that it refers only to 'primary production'. The Fuel Companies consider that reverse sensitivity effects on lawfully established activities in the zone should also be managed.	Amend RLZ-P5 as follows: Manage the establishment, design, and location of new sensitive activities and other non-productive activities adjacent to the Rural Production Zone to avoid, where possible, or otherwise mitigate any actual or potential reverse sensitivity effects on primary production activities, and land-based primary production activities <u>and other lawfully established activities.</u>	Open Submission

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RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Rules Table /General	Georgina McPherson	215.129	Oppose	Oppose the RLZ rules as they do not provide for existing service stations activities, including any alterations or additions to the existing activity. Alterations or additions is a discretionary activity or a non-complying activity under rule RLZ-R8. This is overly restrictive with respect to existing activities. The Fuel Companies seek a new discretionary activity for service stations, subject to it being an addition, alteration or rebuild to that activity. In addition, a consequential change is needed to the definition of 'alteration or addition' as the current definition relates only to heritage buildings or structure.	Add new rule as follows: <u>RLZ-RX: Service stations</u> <u>Activity status: Discretionary</u> <u>Where:</u> 1. The activity is an <u>addition, alteration or redevelopment of an existing service station.</u>	Open Submission
RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Rules Table /RLZ-R6: Relocated buildings.	Sean Thompson	225.5	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 Rule RLZ-R6, 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
RLZ - Rural Lifestyle Zone /Objectives /RLZ-O4: Services and infrastructure	Sian Stirling Jessica Ensing	231.55	Amend	Recommends the inclusion of 'additional infrastructure' into RLZ-O4 as it includes educational facilities within the definition. The Ministry is responsible for providing educational facilities to meet the demand and needs of growing communities. Educational facilities are a crucial form of infrastructure to allow communities to meet their social and economic wellbeing. The proposed amendment will allow for the residential communities in RLZ zones to have access to early childhood education or schooling should they need it. To achieve the best planning practice, educational facilities should be represented in the objectives and policies as well as its own rule framework of any zone that enables a residential population of some sort. The Ministry has a responsibility to provide educational support to those residential communities enabled by the RLZ. Therefore, the policy framework should recognise the need for educational facilities to support any rural community. Although the Ministry use the NoR process to designate school sites, in the Ministry's experience the objectives and policies of the relevant zone are important provisions which are used to assess NoR's. If this amendment is not supported by council, the Ministry would support a similar provision to what we have recommend in row 59 of this submission.	Seeks to make the following Amendment: Services and infrastructure Subdivision, use, and development supported by adequate servicing infrastructure <u>and additional infrastructure.</u> Relates to RLZ-I3	Open Submission
RLZ - Rural Lifestyle Zone /Policies /RLZ-P2: Protect rural character and amenity values	Sian Stirling Jessica Ensing	231.56	Support	Supports the principles set out in this provision. The Ministry would expect that educational facilities would be assessed against these values and criteria.	Retain as proposed.	Open Submission
RLZ - Rural Lifestyle Zone /Policies /RLZ-P4: Manage development in the Rural Lifestyle Zone	Sian Stirling Jessica Ensing	231.57	Support	Supports RLZ-P4 as it manages the effects of development on the rural environment. The Ministry would expect that educational facilities would be assessed against these criteria as well.	Retain as proposed.	Open Submission

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RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Rules Table /RLZ-R5: Minor residential unit, a residential care facility, an education facility	Sian Stirling Jessica Ensing	231.58	Amend	Amend RLZ-R5 to allow for 30 people, as this will cater for day care facilities. Recommends that the term 'education facility' be changed to 'educational facility' to maintain consistency throughout the plan. The Ministry requests that educational facilities are provided for and enabled in the RLZ to serve the educational needs of the residential community and recommend a restricted discretionary activity status. The Ministry acknowledges that educational facilities can have effects on the surrounding environment and cause reverse sensitivity, but these can be managed through appropriate matters of discretion. The Ministry proposes the following matters of discretion to restrict council's assessment to relevant effects. The Ministry is responsible for providing educational facilities to meet the demand and needs of growing communities. Educational facilities are a crucial form of infrastructure to allow communities to meet their social and economic wellbeing. The proposed amendment will allow for the residential communities in RLZ zones to have access to early childhood education or schooling should they need it.	Seeks to Amend RLZ-R5 to the following: Minor residential unit, a residential care facility, an educational facility RLZ-R5A Activity Status: Permitted Where: 1. The activity complies with all of the Rural Lifestyle Zone Standards; 2. The net site area is more than 5000 m2; 3. The activity does not cater for more than ten 30 people; 4. A maximum of one non-rural activity may be undertaken on any site; 5. The combined gross floor area of these activities must not exceed 80 m2 (per site, not per activity), and 6. Access is to be shared with any primary dwelling on site. RLZ-R5B Activity Status where activity conditions are not met: Discretionary Except for Educational Facility: Restricted Discretionary <u>Matters of discretion are:</u> 1. <u>Scale, design, layout, setbacks and screening;</u> 2. <u>Reverse sensitivity on surrounding properties</u> 3. <u>Contribution to local community wellbeing;</u> 4. <u>Effects on the streetscape and neighbourhood character;</u>	Open Submission
RLZ - Rural Lifestyle Zone /Assessment criteria for particular land uses /RLZ-AC4: Residential care facilities, retirement complexes, travellers' accommodation, day care centres, and education facilities	Sian Stirling Jessica Ensing	231.59	Amend	Requests that 'education facilities' be amended to read 'educational facilities' for consistency across the plan. The Ministry is also comfortable with the proposed assessment criteria on educational facilities.	Seeks to make the following amendment so education facilities be changed to educational facilities. Residential care facilities, retirement complexes, travellers' accommodation, day care centres, and educational facilities Compatibility with rural land use. a. Whether the impact of the scale and intensity of the use is compatible with surrounding rural land uses. b. Whether the land use's hours of operation would adversely affect the amenity, health, safety, and wellbeing of surrounding land uses and residents. c. Whether the volume of traffic likely to be attracted to the site is likely to cause an effect on the neighbouring people and environment, including the road network and traffic safety and efficiency. d. Whether the site is a suitable size for the type and number of persons being catered or cared for. e. Whether the proposed land use will have an adverse effect on any sites of significance to Māori, cultural values, or heritage values of the area. f. Whether the land use will contribute to the social, cultural, and economic well-being of the community, including for the purposes of diversifying land uses complementing primary production such as agriculture, horticulture, and/or viticulture activities. g. Whether the land use will contribute to the efficient use and/or development of natural and physical resources within the city and the availability of alternative sites and locations in an	Open Submission
RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Rules Table /RLZ-R3: Residential activities	Darryl Wayne Hook	248.1	Oppose	Considers the rules relating to subdivision and minimum site area (2,500m2) should apply to all properties within the Rural Lifestyle Zone. There is a rule that only permits further site as a result of subdivision at 135 Ballantyne Road which is 5.4ha in area.	Seeks that all properties within this subdivision have RLZ-R3a minimum site area of 2,500 m2.	Open Submission

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RLZ - Rural Lifestyle Zone /Introduction /	NZ Transport Agency Waka Kotahi Kelsey Watson	277.119	Amend	Supports the introduction to the Rural Lifestyle Zone. Seeks for Council to broaden this introduction to recognise that rural lifestyle land use, needs to be carefully managed to avoid creating reverse sensitivity effects on existing established land uses including the land transport network. Considers that it is also important that traffic movements associated with rural lifestyle land use development are appropriately managed to ensure the safe and efficient function of the land transport network is not compromised.	Amend: RLZ - Rural Lifestyle Zone Introduction Overall, the natural and cultural values associated with rural land needs to be retained, and the potential to contribute to the economic wellbeing of the city is provided for with opportunities for generating supplementary income. <u>'Greenfield Growth in the Hills' and 'Regional Approach to industry' are key outcomes that are indirectly related to managing the distinctive elements of development in a rural environment. The Key Strategic Objectives relevant to planning for rural areas are Smart Growth, Quality Design and Environmental Excellence. Key Principles include 'Rural production in the Heretaunga Plains is enabled and protected'; 'Quality, high amenity and healthy environments to live, work and play', 'Economic activity and innovation is supported and enabled in appropriate locations' and 'Ecological assets and urban waterways are maintained and enhanced'.</u> <u>To achieve these key objectives:</u> - Opportunity exists for undertaking rural activities - The characteristic and functional needs of rural activities are recognised - Network infrastructure is not readily available. - The life-supporting capacity of soil and ecosystems are safeguarded; versatile land is valued and protected; earthworks and vegetation clearance on soils vulnerable to erosion is	Open Submission
RLZ - Rural Lifestyle Zone /Issues /RLZ-15: The provision of alternative housing choice with rural setting is an attractive lifestyle	NZ Transport Agency Waka Kotahi Kelsey Watson	277.120	Support	Supports 15 as it recognises the conflict between existing land uses and lifestyle developments, and consider existing state highway activities are included.	Retain as notified.	Open Submission
RLZ - Rural Lifestyle Zone /Objectives /RLZ-O6: Reverse sensitivity	NZ Transport Agency Waka Kotahi Kelsey Watson	277.121	Amend	Supports the objectives of the Rural Lifestyle Zone, however, the draft objectives overlook the need to protect established infrastructure, including the state highway network, from both traffic and reverse sensitivity effects associated with incoming development.	Amend: RLZ-O6: Transport Infrastructure Development in the Rural Lifestyle Zone does not compromise the efficient operation of <u>existing infrastructure</u> and rural activities.	Open Submission
RLZ - Rural Lifestyle Zone /Policies /RLZ-P5: Reverse sensitivity	NZ Transport Agency Waka Kotahi Kelsey Watson	277.122	Amend	For consistency with submission above, seeks for Council to amend policy RLZ-P5 to include the state highway network	Amend as follows: RLZ-P5: Reverse sensitivity Reverse sensitivity effects and/or incompatible activities locating adjacent to the rural zone or <u>established infrastructure</u> or established productive rural activities do not unreasonably compromise rural activities and rural industry. Relates to RLZ-O2 <u>and RLZ-O6</u>	Open Submission
RLZ - Rural Lifestyle Zone /Policies /RLZ-P6: Cumulative effects	NZ Transport Agency Waka Kotahi Kelsey Watson	277.123	Amend	Supports policy RLZ-P6. Seeks for Council to broaden this policy to ensure cumulative development does not cause adverse reverse sensitivity and/or traffic effects that compromise the safety, efficiency and function of the land transport infrastructure, including the state highway network.	Amend as follows: RLZ-P6: Cumulative effects Use and development of the Rural Lifestyle Zone does not have adverse cumulative effects, that; deplete the versatility and productivity of the soil resource or natural resources, • avoid adverse effects on outstanding natural features, • mitigate impacts on significant landscapes, biodiversity, and/or heritage and cultural values. • <u>Avoid compromising the safe and efficient function of the regional land transport infrastructure.</u>	Open Submission

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RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Rules Table /RLZ-R2: Rural produce retail activity	NZ Transport Agency Waka Kotahi Kelsey Watson	277.124	Support	Supports rule RLZ-R2 as it recognises the cumulative effect that roadside stalls and hoarding can have on the safety, efficiency and function of the state highway network. Notes that the state highway network typically provides a throughflow function and as such, is designed to carry more vehicles at higher speeds, particularly in rural environments. Considers cumulative roadside retail activities can create significant differences in speed between vehicles travelling on the state highway vs vehicles turning to ingress or egress a roadside activity. Where drivers are not anticipating vehicles accessing a roadside activity this can cause an unsafe road environment.	Retain as notified.	Open Submission
RLZ - Rural Lifestyle Zone /Assessment criteria - Rural Lifestyle Zone /RLZ-AC2: All land uses	NZ Transport Agency Waka Kotahi Kelsey Watson	277.125	Amend	Supports the reverse sensitivity effects assessment criteria but request it includes the state highway network	Amend to include: <u>Whether the nature, size and scale of the activity, additional residential development or the development of other sensitive activities would have the potential to result in complaints against existing infrastructure due to differing amenity expectations.</u>	Open Submission
RLZ - Rural Lifestyle Zone /Introduction /	Alan Petersen	281.2	Oppose	Considers there is a clear delineation between rural and residential environments in Bay View, and has been for years. There has been some minor residential development at the ends of Rogers Rd and Franklin Road in recently times.	Seeks to retain the minimum lot size at 1500m2 for non-serviced sites and 800m2 for services sites in the Rural Lifestyle Zone.	Open Submission
RLZ - Rural Lifestyle Zone /Policies /RLZ-P3: Allow adequate support services and infrastructure where appropriate	Alan Petersen	281.3	Oppose	Considers that a minimum lot size of 800m2 for serviced sites in Bay View and 1500m2 for unserviced sites in Bay View should be retained in the Rural Lifestyle Zone. Considers that additional development at 68 Franklin Road could not be considered urban sprawl. Considers that infrastructure should be improved for urban areas of Bay View. Seeks consistency of terminology between urban living and suburban living.	In the Bay View urban areas retain the minimum lot sizes to 1500m2 for non- serviced sites and 800m2 for serviced sites in the Rural Lifestyle Zone.	Open Submission
RLZ - Rural Lifestyle Zone /Issues /RLZ-I1: Inappropriately located rural lifestyle development can result in the irreversible loss of highly productive land and versatile soil	Alan Petersen	281.4	Oppose	At Bay View there has been very little development of inappropriate lifestyle development encroaching on highly productive versatile land. Bay View is located in close proximity to Napier and should therefore be seen as part of Napier.	The Bay View urban areas retain the minimum lot sizes to 1500m2 for non- serviced sites and 800m2 for serviced sites in the Rural Lifestyle Zone.	Open Submission
RLZ - Rural Lifestyle Zone /Issues /RLZ-I2: Cost and capacity of infrastructure	Alan Petersen	281.5	Oppose	Considers the reason for retaining Bay View within a rural environment is due to lack of infrastructure (wastewater). The majority of Bay View is connected to the wastewater network with the exception of approximately 300 homes. Council needs to remedy this.	Seeks to retain the minimum lot sizes to 1500m2 for non- serviced sites and 800m2 for serviced sites in the Rural Lifestyle Zone..	Open Submission
RLZ - Rural Lifestyle Zone /Issues /RLZ-I3: The potential for reverse sensitivity in rural environments	Alan Petersen	281.6	Oppose	Considers reverse sensitivity is two-way. If the site at 68 Franklin Rd is used for rural land uses (as is permitted) the reverse sensitivity could be significant on existing residential properties. When the residential development proceeds there will not be any reverse sensitivity from those typical of rural activities. There is also separation of 20m wide of the rail corridor along the western side of the site.	Seeks to retain the minimum lot sizes to 1500m2 for non- serviced sites and 800m2 for serviced sites in the Rural Lifestyle Zone.	Open Submission
RLZ - Rural Lifestyle Zone /Objectives /RLZ-O1: Choice of residential lifestyle living	Alan Petersen	281.7	Oppose	Considers the Bay View residential environment is very similar to Westshore - which is the Northern Residential Zone in the Operative Plan & in the Proposed Plan to be in the General Residential Zone.	Seeks the retention of minimum lot sizes to 1500m2 for non-serviced sites and 800m2 for serviced sites in the Rural Lifestyle Zone of Bay View.	Open Submission
RLZ - Rural Lifestyle Zone /Objectives /RLZ-O2: Inappropriate subdivision, use, and development	Alan Petersen	281.8	Oppose	The residential development with an approved resource consent at 68 Franklin Rd was an appropriate development between 2008 and 2018 and in the recently lodged re-application.	Seeks the retention of minimum lot sizes to 1500m2 for non-serviced sites and 800m2 for serviced sites in the Rural Lifestyle Zone in Bay View.	Open Submission
RLZ - Rural Lifestyle Zone /Objectives /RLZ-O3: Rural character and amenity	Alan Petersen	281.9	Oppose	The proposed development at 68 Franklin Road is not in a rural environment, but is in an urban and coastal environment.	Seeks to retain the minimum lot sizes to 1500m2 for non- serviced sites and 800m2 for serviced sites in the Rural Lifestyle Zone in Bay View.	Open Submission
RLZ - Rural Lifestyle Zone /Objectives /RLZ-O4: Services and infrastructure	Alan Petersen	281.10	Oppose	The proposed development at 68 Franklin Road will be supported by adequate servicing infrastructure to the standard required in residential zones.	Seeks to retain the minimum lot sizes to 1500m2 for non- serviced sites and 800m2 for serviced sites in the Rural Lifestyle Zone in Bay View.	Open Submission

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RLZ - Rural Lifestyle Zone /Objectives /RLZ-O5: Lifestyle lot sizes maintain rural outlook	Alan Petersen	281.11	Oppose	Considers that the change in zoning from Rural Settlement Zone to Rural Lifestyle Zone for urban areas of Bay View, and the accompanying change in minimum lot size from 800m2 for serviced sites and 1500m2 for unserviced sites to a proposed minimum lot size of 2500m2 will be a major concern for residents.	Seeks to retain the minimum lot sizes to 1500m2 for non- serviced sites and 800m2 for serviced sites in the Rural Lifestyle Zone in the urban areas of Bay View.	Open Submission
RLZ - Rural Lifestyle Zone /Policies /RLZ-P3: Allow adequate support services and infrastructure where appropriate	Alan Petersen	281.12	Oppose	Infrastructure in Bay View needs to be upgraded. A lack of infrastructure shouldn't be the primary reason for not giving an area appropriate zoning. There needs to be consistent use of terminology, for example 'urban living' and suburban' are both used.	Seeks to retain the standards table from the Rural Settlement Zone.	Open Submission
RLZ - Rural Lifestyle Zone /Policies /RLZ-P4: Manage development in the Rural Lifestyle Zone	Alan Petersen	281.13	Oppose	The Bay View residential areas are already an urban environment. Nor will it reduce the productive capacity of highly productive land. Nor would it diminish the list of points "a" to "l" (p4).	Seeks to retain the Standards table from the Rural Settlement Zone.	Open Submission
RLZ - Rural Lifestyle Zone /Policies /RLZ-P6: Cumulative effects	Alan Petersen	281.14	Oppose	The Bay View residential areas are already an urban environment. Nor will it reduce the productive capacity of highly productive land. Nor would it diminish the list of points "a" to "l" (p4).	Seeks to retain the Standards Table from the Rural Settlement Zone.	Open Submission
RLZ - Rural Lifestyle Zone /Policies /RLZ-P5: Reverse sensitivity	Alan Petersen	281.15	Oppose	Considers reverse sensitivity is two-way. If the site at 68 Franklin Rd is used for rural land uses (as is permitted) the reverse sensitivity could be significant on existing residential properties. When the residential development proceeds there will not be any reverse sensitivity from those typical of rural activities. There is also separation of 20m wide of the rail corridor along the western side of the site.	Seeks to retain the Standards Table from the Rural Settlement Zone.	Open Submission
RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Rules Table /RLZ-R3: Residential activities	Alan Petersen	281.16	Oppose	Considers reverse sensitivity is two-way. If the site at 68 Franklin Rd is used for rural land uses (as is permitted) the reverse sensitivity could be significant on existing residential properties. When the residential development proceeds there will not be any reverse sensitivity from those typical of rural activities. There is also separation of 20m wide of the rail corridor along the western side of the site.	Seeks to retain the same Standards Table from the Rural Settlement Zone.	Open Submission
RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Standards Table /RLZ-S1: Density	Alan Petersen	281.17	Oppose	In the Bay View urban area density, yards, setback from highly productive land, setback from land- based primary production, setback from water, open drains, and stopbanks height, building coverage, fencing, aerials, lines and support structures, shelterbelts and plantations should all remain the same as the operative Rural Settlement Zone.	Seeks to retain the Standards Table from the Rural Settlement Zone.	Open Submission
RLZ - Rural Lifestyle Zone /Assessment criteria - Rural Lifestyle Zone /General	Alan Petersen	281.18	Oppose	These criteria are all proposed for the Rural Lifestyle Zone but are not suitable for a residential environment such as the Bay View urban areas. The areas of Bay View zoned Rural Settlement Zone in the PDP but are zoned Rural Settlement in the OPD, should be rezoned General Residential. The Bay View residential area is clearly not rural but urban or residential in nature. The site at 68 Franklin Rd, at the very least, should be included in the proposed Rural Lifestyle Zone. But as a fully serviced development it could also be rezoned to the General Residential Zone. The statements are applicable to the Bay View urban area and the development site.	The site at 68 Franklin Rd should not be rezoned as the Rural Lifestyle Zone.	Open Submission

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Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Rules Table /General	Alec Duncan	288.62	Amend	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. 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. 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.	Seeks to include new permitted activity as follows: xxx-Rx: Emergency service facilities <u>Activity status: Permitted</u> Or To similar effect And any other consequential amendments required to give effect to this new standard.	Open Submission
RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Standards Table /General	Alec Duncan	288.81	Amend	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. 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. 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. 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. 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 Subdivision Infrastructure and that new connections under the water supply bylaw will not be granted where there is insufficient capacity available within the water supply network for the proposed activity.	Seeks to include a new performance standard as follows: XXX-SX: Firefighting water supply 1. All new developments must be connected to a public reticulated water supply, where one is available. 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>Matter of discretion:</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. Or To similar effect. And any other consequential amendments required to give effect to this new standard.	Open Submission
RLZ - Rural Lifestyle Zone /Objectives /RLZ-O4: Services and infrastructure	Alec Duncan	288.125	Support	Supports RLZ-O4 insofar as requires that subdivision, use and development be supported by adequate servicing infrastructure that has sufficient capacity and does not increase demand for upgrading or extension of public infrastructure.	Retain as notified.	Open Submission
RLZ - Rural Lifestyle Zone /Policies /RLZ-P3: Allow adequate support services and infrastructure where appropriate	Alec Duncan	288.126	Support	Supports RLZ-P3 insofar as requires that subdivision, use and development be supported by adequate servicing infrastructure that has sufficient capacity and does not increase demand for upgrading or extension of public infrastructure.	Retain as notified.	Open Submission
RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Rules Table /RLZ-R1: Agriculture, horticulture, and viticulture activities	Alec Duncan	288.127	Support	Supports RLZ-R1 insofar as the matters of discretion extend to consider fire control for agriculture, horticulture, and viticulture activities.	Retain as notified.	Open Submission

RLZ - Rural Lifestyle Zone

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RLZ - Rural Lifestyle Zone /Assessment criteria - Rural Lifestyle Zone /RLZ-AC2: All land uses	Alec Duncan	288.128	Amend	Supports RLZ-AC2(h) insofar as the assessment criteria includes consideration of whether adequate provision is made for water supply. However, Fire and Emergency requests specific reference to whether the development can be serviced by a firefighting water supply. Fire and Emergency supports RLZ-AC2 (o) insofar as the assessment criteria includes consideration of the extent to which the activity implements an approved fire management plan.	Amend as follows: RLZ-AC2 ... t. Whether adequate provision is made for water supply (<u>including a suitable firefighting water supply</u>), and stormwater disposal.	Open Submission