

SETZ - Settlement zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
SETZ - Settlement zone /SETZ - Settlement Zone - Standards Table	Susan Dallas	25.22	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
SETZ - Settlement zone /SETZ - Settlement Zone - Standards Table	Natasha Duncan-Sutherland	31.22	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
SETZ - Settlement zone /SETZ - Settlement Zone - Rules Table	Angela McFlynn	189.52	Amend	The submitter considers that the use of existing residential buildings for visitor accommodation should be a permitted activity.	Amend the SETZ - Settlement Zone - Rules Table with a new Rule as follows: <u>SETZ-RX: Visitor Accommodation</u> <u>SETZ-RXA</u> <u>Activity Status: Permitted</u> <u>Where:</u> <u>The activity is being carried out within an existing residential building.</u>	Open Submission
SETZ - Settlement zone /SETZ - Settlement Zone - Standards Table	Angela McFlynn	189.53	Oppose	Considers a 30m setback from the boundary of any land within the Rural Productive Zone comprising highly productive land is excessive, and [not won't] necessary protect against reverse sensitivity effects from residential activities.	Delete SETZ-S3: Setback from highly productive land in its entirety.	Open Submission
SETZ - Settlement zone /SETZ - Settlement Zone - Standards Table	Angela McFlynn	189.54	Oppose	Considers a 30m setback from the boundary of any land-based primary production activity is excessive, and [not won't] necessary protect against reverse sensitivity effects from residential activities.	Delete SETZ-S4: Setback from land-based primary production in its entirety as notified.	Open Submission
SETZ - Settlement zone /SETZ - Settlement Zone - Standards Table	Fleur Lincoln Napier City Council	196.13	Amend	The density rule does not recognize unserviced sites. The rule also is more restrictive than the Operative District Plan rule for fully serviced sites, however this change has not been supported by analysis.	Either undertake further analysis for change to density provisions from the ODP, or, amend to allow for: - Fully serviced sites: One residential unit per site, provided that the net site area is not less than 800sqm, - Other sites: a) One residential unit per site, provided that the net site area is not less than 1000sqm b) One residential unit and one minor residential unit per site, provided that the net site area is not less than 2000sqm.	Open Submission
SETZ - Settlement zone /Policies /SETZ-P2: Retain settlement character and amenity	Fleur Lincoln Napier City Council	196.84	Amend	The wording of Policy SETZ-P29(b) could be improved to assist in implementation.	Amend bullet point 3 as follows (or similar relief): buildings are generally integrated into a predominantly natural <u>setting the rural environment,</u>	Open Submission
SETZ - Settlement zone /Policies /SETZ-P6: Cumulative effects	Anna and Ben Sanders	207.2	Oppose	Opposes the zoning of Jervoistown as a Precinct and considers this to be an ineffective mechanism to use to signal and account for potential suitability for greater or more residential intensification. Considers the proposed Plan is not enabling more intensive residential development by way of the proposed plan provisions, it is simply signalling it, with no subdivision standards included should the key identified infrastructure occur. If the infrastructure is to occur there is a need for development agreements with multiple landowners, and a following plan change to introduce an effect's based subdivision minimum. Submits all of which is sought to be achieved can be done more simply and if the Precinct remains, needs to be undertaken in meaningful engagement with current property owners.	Amendments to the Settlement Zone (SETZ) and Jervoistown Precinct (PREC4)	Open Submission

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SETZ - Settlement zone /SETZ - Settlement Zone - Standards Table	Mike Doesburg	209.3	Oppose	Opposes the density standard of one dwelling per 1000m2 in the Settlement Zone for the reasons set out in the submission.	Amend SETZ-S1 as follows: 1. Where a site is fully serviced with council-reticulated networks, the maximum density must not exceed: a. one dwelling per 1000 350 m2, and b. one dwelling unit and one minor residential unit per site, provided that the net site area is not less than 1500 m2.	Open Submission
SETZ - Settlement zone /SETZ - Settlement Zone - Rules Table	Mike Doesburg	209.5	Amend	Considers that the Settlement Zone should provide for retirement villages, specifically at 68 Franklin Road.	Amend the Settlement Zone Chapter to include a new rule as a restricted discretionary activity for the establishment of retirement villages.	Open Submission
SETZ - Settlement zone /Objectives /SETZ-O5: Reverse sensitivity	Georgina McPherson	215.131	Support	The Fuel Companies are supportive of provisions for reverse sensitivity.	Retain SETZ-O5 and SETZ-P5 as notified.	Open Submission
SETZ - Settlement zone /Policies /SETZ-P5: Reverse sensitivity	Georgina McPherson	215.132	Support	The Fuel Companies are supportive of provisions for reverse sensitivity.	Retain SETZ-O5 and SETZ-P5 as notified.	Open Submission
SETZ - Settlement zone /Assessment criteria /SETZ-AC2: All activities	Georgina McPherson	215.133	Amend	The Fuel Companies support the inclusion of Reverse Sensitivities as assessment criteria. However, they seek that the criteria are expanded beyond reverse sensitivity effects on airport operations and activities.	Amend SETZ-AC2 Reverse sensitivities as follows: az. Whether the location of the site in relation to the airport and the airport noise boundary and the likely exposure to airport noise will lead to an unreasonable level of amenity for sensitive land uses or future occupiers. ba. Whether in the circumstances, (including the number of people to be accommodated), the nature, size, and scale of the development are such that it is likely to lead to potential conflict with and adverse effects on airport activities, or whether the proposed activity might constrain the way in which the airport operates. bb. The extent to which the establishment of activities may over time demand increasingly higher levels of amenity and where such expectations may unduly restrict accepted management practices of normal airport operations. <u>bc. Whether the development is likely to lead to potential conflict with or adverse effects on established non-residential activities in adjoining zones.</u>	Open Submission

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SETZ - Settlement zone /SETZ - Settlement Zone - Rules Table	Sean Thompson	225.7	Amend	<p>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.</p> <p>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.</p>	<p>The Association seeks to amend the relocated building activity PDP rules as follows:</p> <p>a. Provide for relocated buildings as a permitted activity (like SETZ-R6) in all relevant zones, excepting where a specified heritage or conservation or urban design consideration applies;</p> <p>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;</p> <p>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:</p> <p>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;</p> <p>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).</p> <p>Consequential or further relief including to the relevant objectives, policies and provisions of the proposed plan in order to give effect to relief sought.</p> <p>(The reasons are stated in detail in the full submission)</p>	Open Submission
SETZ - Settlement zone /Objectives /General	Sian Stirling Jessica Ensing	231.64	Amend	<p>Considers the RPROZ objectives do not sufficiently provide for educational facilities. Considers that educational facilities, particularly early childhood centres and schools, should be enabled where there is a residential population. The Ministry supports amending SETZ to include a new objective taken from MRZ-o2 to allow development activities if they contribute to social well-being. The ministry considers that educational facilities support social well-being. States the adoption of this objective would align with part 2 section 5(2) of the RMA, it would provide local communities with essential social infrastructure to service the residential catchment in rural areas.</p>	<p>Seeks to Amend SETZ to add the following objective:</p> <p><u>SETZ-OX</u></p> <p>Community wellbeing</p> <p><u>Development and activities contribute to safety, security, social wellbeing, and connectivity in communities.</u></p>	Open Submission
SETZ - Settlement zone /Policies /General	Sian Stirling Jessica Ensing	231.65	Amend	<p>Considers that educational facilities particularly early childhood centres and schools, should be provided for in the SETZ as educational facilities should be provided in any zone that enables residential development. To achieve best planning outcomes educational facilities should be represented in the objectives and policies as well as it's own rules framework. Although the Ministry use the Notice of Requirement process for it's school sites, in the Ministry's experience the objectives and policies of the zone are important provisions used to assess the NoRs.</p> <p>The Ministry request that SETZ is amended to add an additional provision is included that enables non-residential activities (like educational facilities) if they support the community needs and wellbeing. This will allow the Ministry to provided schools for the community and better respond to growth over time.</p>	<p>Seeks to Amend SETZ to add the following objective:</p> <p>Non-residential activities</p> <p><u>Limit Non-residential activities in the zone to:</u></p> <p>a. <u>prioritise efficient use of the zone for residential activities;</u></p> <p>b. <u>minimise effects on the vitality of centre zones, and</u></p> <p>c. <u>minimise effects on residential amenity</u></p> <p>d. <u>only those required to support well-functioning urban environments.</u></p>	Open Submission

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SETZ - Settlement zone /SETZ - Settlement Zone - Rules Table /General	Sian Stirling Jessica Ensing	231.66	Amend	<p>Considers educational facilities are currently not provided for under the plan but rather fall under the proposed rule SETZ-R4 as a Discretionary activity.</p> <p>The Ministry acknowledges that the primary purpose of the settlement zone is to provide for a cluster of residential, commercial, light industrial, and/or community activities located in rural areas or coastal environments.</p> <p>The Ministry considers that educational facilities, particularly early childhood centres and schools, should be provided for where there is potential for a population to support them including in the settlement zone. They are typical in small settlements and should be enabled in this zone as educational facilities are considered essential social infrastructure. The Ministry therefore requests the following new policy educational facilities in the Rural Zone.</p> <p>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 come to an agreement on these matters of discretion.</p>	<p>Seeks to Amend SETZ to add the following provision:</p> <p><u>SETZ-RX</u></p> <p>Educational Facility</p> <p>Activity Status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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 rural/settlement character;</u> 	Open Submission
SETZ - Settlement zone /Issues /SETZ-I3: The cumulative effects of residential subdivision and development in the rural settlement zone place unsustainable pressure on council infrastructure	NZ Transport Agency Waka Kotahi Kelsey Watson	277.129	Amend	Support in part this issue as it identifies cumulative effects of development on infrastructure but consider that NZTA infrastructure should be included also or remove the word council, so it covers all infrastructure	The cumulative effects of residential subdivision and development in the rural settlement zone place unsustainable pressure on council infrastructure. (Inferred removed of the word Council; The cumulative effects of residential subdivision and development in the rural settlement zone place unsustainable pressure on council infrastructure.)	Open Submission
SETZ - Settlement zone /Issues /SETZ-I4: The potential for reverse sensitivity in rural environments	NZ Transport Agency Waka Kotahi Kelsey Watson	277.130	Amend	Supports I4 but there is a settlement zone identified in close proximity State Highway 50 and 2 and consider that reverse sensitivity effects should also be considered for the state highway network	<p>Amend to below:</p> <p><u>There is the potential for reverse sensitivity effects where conflicts arise between existing rural land uses, transport networks and neighbouring residential-focused rural settlements.</u></p>	Open Submission
SETZ - Settlement zone /Objectives /General	NZ Transport Agency Waka Kotahi Kelsey Watson	277.131	Amend	Considers that since there is a settlement zone identified in close proximity to State Highway 50 and 2 reverse sensitivity from the existing use of the state highway should also be considered	<p>New objective:</p> <p><u>State Highway activities are not unreasonably compromised by reverse sensitivity effects and/or incompatible activities locating in a Settlement Zone.</u></p>	Open Submission
SETZ - Settlement zone /Policies /SETZ-P6: Cumulative effects	NZ Transport Agency Waka Kotahi Kelsey Watson	277.132	Support	Support P6 as it ensures the effects of subdivision, use and development of land does not compromise the ability of infrastructure to perform efficiently.	Retain as notified	Open Submission
SETZ - Settlement zone /Policies /General	NZ Transport Agency Waka Kotahi Kelsey Watson	277.133	Amend	Considers that since there are settlement zones identified in close proximity to State Highway 50 and 2 reverse sensitivity from the existing use of the state highway should also be considered.	<p>New policy:</p> <p><u>Ensure that existing state highway activities are not compromised by reverse sensitivity effects and/or incompatible activities located in an adjacent Settlement Zone.</u></p>	Open Submission
SETZ - Settlement zone /SETZ - Settlement Zone - Standards Table /General	NZ Transport Agency Waka Kotahi Kelsey Watson	277.134	Amend	Considers that since there are settlement zones identified in close proximity to State Highway 50 and 2 reverse sensitivity from the existing use of the state highway should also be considered.	<p>Include New standard:</p> <p><u>Setback from state highways</u></p> <p><u>No residential activity is located closer than 100m from a state highway</u></p>	Open Submission

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SETZ - Settlement zone /SETZ - Settlement Zone - Rules Table /General	Alec Duncan	288.64	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:</p> <p>xxx-Rx: Emergency services 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
SETZ - Settlement zone /SETZ - Settlement Zone - Standards Table /General	Alec Duncan	288.83	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:</p> <p>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 this new standard.</p>	Open Submission
SETZ - Settlement zone /Policies /SETZ-P3: Require sites to be of a sufficient size to cater for water supply, wastewater, and stormwater servicing on site	Alec Duncan	288.129	Support	<p>Supports SETZ-P3 insofar as it requires sites to be of a sufficient size to cater for on-site water supply infrastructure. This supports the new performance standard sought above in relation to firefighting water supply provision.</p>	Retain as notified.	Open Submission
SETZ - Settlement zone /SETZ - Settlement Zone - Standards Table	Alec Duncan	288.130	Amend	<p>Seeks the inclusion of a new matter of discretion to provide NCC the ability to consider the risk of non-compliance with SETZ-S2 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.</p>	<p>Add a new matter of discretion to SETZ-S2 as follows:</p> <p><u>14. The ability for emergency services to safely and efficient access the site.</u></p>	Open Submission