

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
Dooney Brothers Partnership	Planning Maps / /	169.1	Amend	Considers the zoning of the land at 35, 45, 49 & 55 The Loop, and 69 Waverley Road (refer to attached map) as Rural Production Zone is inappropriate. The use of this land for productive rural activities is not economically viable. The land is ideally located for Rural Lifestyle Zoning, providing a transition between the residential zone to the north, and the productive rural zoned land to the south.	Amend 35, 45, 49 & 55 The Loop, and 69 Waverley Road to be Rural Lifestyle Zone.
Dooney Brothers Partnership	RLZ - Rural Lifestyle Zone /Objectives /RLZ-O6: Reverse sensitivity	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>
Dooney Brothers Partnership	RLZ - Rural Lifestyle Zone /Policies /RLZ-P4: Manage development in the Rural Lifestyle Zone	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:  <del>a. reducing the productive capacity of highly productive land and soils;</del> <del>b. locating development on highly productive land or versatile soils suitable for productive production;</del> c. diminishing biodiversity, natural character, or environmental qualities;
Dooney Brothers Partnership	RLZ - Rural Lifestyle Zone /Policies /RLZ-P6: Cumulative effects	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:  <del>- deplete the versatility and productivity of the soil resource, highly productive land, or natural resources;</del> - avoid adverse effects on outstanding natural features, and - mitigate impacts on significant landscapes, biodiversity, and/or heritage and cultural values.
Dooney Brothers Partnership	RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Standards Table /RLZ-S3: Setback from highly productive land	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.
Dooney Brothers Partnership	RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Standards Table /RLZ-S4: Setback from land-based primary production	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
Dooney Brothers Partnership	RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Standards Table /RLZ-S8: Fencing	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  1. Any <u>boundary fence erected within front, side, and rear yards</u> must not exceed 2 m in height.
Dooney Brothers Partnership	RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Rules Table /	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:  <u>RLZ-RX – Visitor Accommodation</u>  <u>RLZ-RXA</u>  <u>Activity Status: Permitted</u>  <u>Where:</u>  <u>The activity is being carried out within an existing residential building.</u>
Dooney Brothers Partnership	RLZ - Rural Lifestyle Zone /Assessment criteria - Rural Lifestyle Zone /RLZ-AC2: All land uses	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:  <del>r. Whether the use of development is located on and utilises productive or versatile land.</del>  x. Whether activities will <del>complement primary production (agriculture, horticulture, and/or viticulture activities) and</del> contribute to the social, cultural, and economic wellbeing of the community.

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Dooney Brothers Partnership	SUB - Subdivision /SUB - Subdivision - Standards Table / SUB-S3: Minimum allotment sizes - rural	169.10	Amend	Considers that requiring that subdivision achieves a minimum average allotment size of 1.5 ha based on the parent allotment in existence as at 11 November 2000 adds unnecessary complexity when determining subdivision potential, and is inconsistent with both the pattern of subdivision consents granted by Council under the Operative District Plan, and the expected character within a rural residential area.	Amend as follows:  SUB-S3: Minimum allotment sizes - rural  Rural Lifestyle Zone, Mission Rural Residential Precinct  <del>5,000 m2 minimum allotment size with a minimum average allotment size of 1.5 ha. The minimum average allotment size must be calculated using the parent allotment in existence as at 11 November 2000. This parent allotment will be the base for any further proposed subdivision.</del>  Activity Status where standards are not met: Non-complying
Dooney Brothers Partnership	RPROZ - Rural Production Zone /Policies /RPROZ-P1: Use or development of highly productive land	169.11	Amend	Considers that policies of the district plan should be consistent with the NPS-HPL. Notes that the NPS-HPL does not restrict the use of highly productive land to land-based primary production activities. Considers that the policy should be amended to provide certainty to the public regarding the nature of activities that are not land based primary production activities, but are considered appropriate in this location (e.g., supporting activities such as owners/farm managers accommodation).	Amend to include reference to activities that are considered appropriate as specified in clause s3.9(2) of the NPS-HPL.
Dooney Brothers Partnership	RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R5: Residential activities and associated buildings and structures (excluding minor residential units)	169.12	Amend	Notes that the construction of one dwelling on a rural property to provide accommodation for the owner or farm manager is specifically anticipated by the NPS-HPL as a supporting activity. Considers it inappropriate to prevent the owner of a property from residing on their land, or where they reside elsewhere, providing on-site farm manager accommodation for security. Considers the permitted size of buildings for supporting activities is appropriately controlled by Standard RPROZ-S5 – Building coverage. Notes that intentional inconsistency with NPS-HPL would require the removal of the reference to “subdivision” from any evaluation report required to support an application for land use consent.	Amend to:  RPROZ-R5: Residential activities and associated buildings and structures (excluding minor residential units) RPROZ-R5A  Activity Status: Permitted  Where:  1. The activity complies with all of the Rural Production Zone Standards. 2. One residential unit per site where the net site area of the site is larger than 2,500 m2. <del>3. The activity is not located on highly productive land.</del> <del>RPROZ-R5B</del> <del>Activity Status where condition 3 is not met: Restricted-Discretionary</del> - Where: The activity is ancillary to land-based primary production activity within the same site. The application complies with <del>RPROZ-R5B-REQ1.</del> <del>RPROZ-R5B-REQ1</del> Any application under rule RPROZ-R5A must include a productive capacity assessment report prepared by a suitably qualified and experienced soil scientist which shall address the following matters: <del>a plan identifying the productive capacity of the site, and evaluation and evidence to confirm that the subdivision will not result in the cumulative loss of the availability and productive capacity of highly productive land within the district.</del>  Matters of discretion are: Scale and intensity of land use; Consistency with the scale and character of the rural environment; Location, scale and design of buildings or structures; Whether or not the activity will result in the cumulative loss of the availability of the productive capacity of highly productive land; Whether or not the activity will have actual or potential reverse sensitivity effects on land-based primary production activities; Setback distances from the property boundary, Ahuriri Estuary, any watercourse or open drain; The effects of shading, outlook and amenity of the neighbouring properties; The effects on the open character of the zone; The effects on the maintenance, use and development of a watercourse or open drain; and The capacity of the site to cater for on-site infrastructure associated with the proposed activity. - RPROZ-R5C  Activity Status where conditions of RPROZ-R4B 1 and 2 are not met: Non-complying

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Dooney Brothers Partnership	RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R6: Minor residential unit	169.13	Amend	Considers that the construction of minor residential unit on a rural property to provide accommodation for the owner or farm manager is specifically anticipated by the NPS-HPL as a supporting activity. Considers it inappropriate to prevent the owner of a property from residing on their land, or where they reside elsewhere, providing on-site farm manager accommodation for security. Considers the permitted size of buildings for supporting activities is appropriately controlled by Standard RPROZ-S5 – Building coverage. Notes that intentional inconsistency with NPS-HPL would require the removal of the reference to “subdivision” from any evaluation report required to support an application for land use consent.	Amend as follows: RPROZ-R6: Minor residential unit RPROZ-R6A Activity Status: Permitted Where: .. <del>3. The activity is not located on Highly Productive Land.</del>  RPROZ-R6B Activity Status where condition RPROZ-R6A 3 is not met: Restricted discretionary - Where: The activity is ancillary to the land-based primary production activity within the same site. The application complies with RPROZ-R6B-REQ1 - RPROZ-R6B-REQ1 - Any application under rule RPROZ-R6A must include a productive capacity assessment report prepared by a suitably qualified and experienced soil scientist which shall address the following matters: a plan identifying the productive capacity of the site, and evaluation and evidence to confirm that the subdivision will not result in the cumulative loss of the availability and productive capacity of highly productive land within the district.  Matters of discretion are restricted to: Scale and intensity of land use; Consistency with the scale and character of the rural environment; Location, scale and design of buildings or structures; Whether or not the activity will result in the cumulative loss of the availability of the productive capacity of highly productive land; Whether or not the activity will have actual or potential reverse sensitivity effects on land-based primary production activities; Setback distances from the property boundary, Ahuriri Estuary, any watercourse or open drain; The effects of shading, outlook and amenity of the neighbouring properties; The effects on the open character of the zone; The effects on the maintenance, use and development of a watercourse or open drain; and The capacity of the site to cater for on-site infrastructure associated with the proposed activity.  RPROZ-R6C Activity status where conditions of RPROZ-R6A 1 and 2 and RPROZ-R6B 1 and 2 are not met: Non complying
Dooney Brothers Partnership	RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R10: Travellers' accommodation	169.14	Amend	Considers the name of the rule should be amended to “Visitor Accommodation” to be consistent with the definitions provided within the District Plan. Considers that existing buildings should be able to be used for this purpose without the need to first obtain a resource consent.	Amend to: RPROZ-R10: <del>Travellers' Visitor</del> accommodation  Activity Status: Non-complying  RPROZ-R10A  Activity Status: <del>Non-Complying</del> Permitted  Where:  1. The activity is being carried out within an existing residential building  RPROZ-R10B  Activity Status where conditions are not met: Non-Complying
Dooney Brothers Partnership	RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R12: Home business	169.15	Amend	Considers that home occupations are frequently carried out within an existing dwelling / accessory building. Considers that it is irrelevant whether the existing building has been established on highly productive land, and this in itself should not be a trigger for requiring resource consent.	Amend to: RPROZ-R12: Home business  .. 7. Retailing of goods must not occur from the site, and 8. The activity is not located on highly productive land, or will be carried out within an existing building.
Dooney Brothers Partnership	SUB - Subdivision /SUB - Subdivision - Rules Table /SUB-R8: Subdivision of lifestyle sites within the Productive Rural Zone with amalgamation	169.16	Amend	Considers that lifestyle subdivision where the balance land is amalgamated with neighbouring land is an effective means of increasing the size (and therefore overall productive capacity) of landholdings. Considers that boundary relocations of this nature should therefore be encouraged for small landholdings comprising highly productive land.	Amend to: SUB-R8: Subdivision of lifestyle sites within the Productive Rural Zone with amalgamation  SUB-R8A  Activity Status: Discretionary  Where:  1. Subdivision is not on highly productive land; 2. Compliance with standards SUB-S6 - SUB-S18;

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Dooney Brothers Partnership	RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Standards Table /RPROZ-S3: Setback from highly productive land	169.17	Oppose	Opposes the 30m setback from the boundary of any highly productive land is excessive, and not necessary protect against reverse sensitivity effects from residential activities. Considers that the setbacks required under standard RPROZ-S1 are sufficient and that the setback should also relate only to highly productive land on an adjoining title. Considers this is neither sensible nor practical to require a residential activity to be located 30m from highly productive land contained within the same property.	Delete this standard.