

## 44. Residential 2 Zone

Submission No. and Point / Submitter Name	Plan Provision	Summary of Submission	Decision Requested
	<b>General</b>		
<b>107.17 A4 Simpson Architects Limited</b>	General	The submitter supports plan provisions that encourage growth in Bluff and Omaui	Retain Residential 2 plan provisions
<b>SECTION 2.38 ISSUES OBJECTIVES AND POLICIES</b>			
	<b>2.38.2 Objectives</b>		
<b>78.15 Ministry of Education</b>	Objectives	The submitter suggests that there should be an objective providing for good accessibility to service and retail activities, educational establishments and to places of employment	Include Objective as follows: “ <u>Provision is made for good accessibility to service and retail activities, educational establishments, and to places of employment</u> ”
<b>65.80 ICC Environmental and Planning Services</b>	Objective 1	Support subject to amendment. The submitter considers this objective needs tidied up	Amend Objective 1 as follows: “ <del>The maintenance and development of zoned areas at Bluff and Omaui are maintained and developed</del> , whilst retaining the amenity derived from low residential densities and rolling or sloping terrain.”
	<b>2.38.3 Policies</b>		
<b>65.81 ICC Environmental and Planning Services</b>	Policy 4 Stormwater runoff	Support, subject to amendment of the policy which the submitter believes inaccurately details the anticipated stormwater run-off percentages	Amend policy by either amending the wording to be accurate or remove this statistic.
<b>65.82 ICC Environmental and Planning Services</b>	New Policy	The submitter considers that there should be a policy on “Space around Buildings” to support the rules on setbacks and site coverage	Insert policy similar to that in the Residential 1 Zone but taking into account the subtle differences in the rules and the differences in the expected amenity values between the Residential 1 and Residential 2 Zones
<b>78.18 Ministry of Education</b>	Policies	Neutral. The submitter suggests that there would need to be a policy to support a new objective that supports educational activities	Include a Policy that supports educational activities and other communities activities

Submission No. and Point / Submitter Name	Plan Provision	Summary of Submission	Decision Requested
<b>SECTION 3.36 RULES</b>			
<b>78.21 Ministry of Education</b>	Rule 3.36.1	Support inclusion of educational activities in the list of permitted activities	Retain 3.36.1
<b>65.111 ICC Environmental and Planning Services</b>	3.36.11	Support in part. The submitter considers that within the designated area of outdoor living space, conservatories should be able to be erected.	Amend 3.36.11 to include a statement that "Within the designated area of outdoor living space conservatories may be erected"
<b>65.112 ICC Environmental and Planning Services</b>	Fire Safety	The submitter notes that there are areas within the Residential 2 Zone that do not have access to reticulated water and suggests that the Fire Safety Rule from other non-reticulated areas be repeated for the Residential 2 Zone to ensure consistency and to consider the health and wellbeing of the community	Include the Fire Safety Rule in the Residential 2 Zone. For recommended wording see 3.39.13 – 3.39.19 (and any subsequential amendments)
<b>ZONING</b>			
<b>Omaui Zoning</b>			
<b>2.5. Bluff Community Board</b>	General	There is a need for direct consultation with Omaui residents to enable them to be fully informed and this should occur prior to any change of zoning being adopted by Council.	Not stated. It is considered the submitter requests the following: Council should directly engage Omaui residents regarding the proposed Residential 2 zoning of the Omaui village.
<b>43.1 John Mulholland</b>	General	The submitter is opposed to the sale of the Omaui Reserve.	That Council reverse its decision to sell the Omaui reserve and the plans for subdivision of the Omaui Reserve and give the local populace a greater consultation in this process.
<b>8.1 John Collins</b>	Zoning of the Omaui village	The submitter would like to see the Omaui village identified as a separate zone, with rules on the preservation of views, section sizes, building heights and other environmental standards developed by the residents and/or ratepayers. The submitter states that Omaui has a special character, history and environmental context that is unique and the people that value Omaui should have the opportunity to preserve the unique place, the views and peace and tranquillity of the area.	To make Omaui village a special zone developed by Omaui residents and/or ratepayers, with advice and assistance from Invercargill City Council planners.
<b>11.1 Brian and</b>	Zoning of	The submitter would like to see the Omaui village identified as a separate	To make Omaui a special zone

Submission No. and Point / Submitter Name	Plan Provision	Summary of Submission	Decision Requested
Noreen Midgley	Omaui village	<p>zone.</p> <p>The submitter believes that Omaui and Bluff are different and should not be identified as the same zone. The submitter states that Omaui does not have the same infrastructure or services as Bluff and believes Omaui is unique.</p> <p>The submitter refers to the projects identified in the Omaui Concept Plan and is concerned that Omaui will lose its identity if it is grouped with the larger centre of Bluff.</p>	
19.1 Tim and Nicole Bainbridge	Zoning of Omaui Village	<p>The submitter opposes the proposed zoning. The submitter owns a 2.8ha block in Omaui which is shown as being in the proposed Rural 1 Zone which they state will exclude them from being able to subdivide in line with the proposed Residential 2 Zone at Omaui.</p> <p>The submitter suggests that their property should be zoned Residential 2 because, due to their location, there would be no visual impact; it is the highest area so the least at risk of tsunami hazard; and there are still sewage connections available.</p>	<p>The submitter would like to be able to split their property into 3 or 4 blocks for family to be able to build on.</p> <p>If they can't subdivide their property, then the submitter believes that there should be no change to the zoning.</p>
21.1 Susan and Alastair Stark	Zoning of Omaui Village	<p>The submitter believes that Omaui has a unique special character than can be found nowhere else in Southland. They believe this special character can be retained by:</p> <ol style="list-style-type: none"> <li>1. Changing the proposed Residential 2 Zone to the Omaui Special Zone.</li> <li>2. In the long term, linking into the Invercargill/Bluff water supply</li> <li>3. Providing for the sewage scheme to service 80 lots, not 80 people</li> <li>4. Providing for subdivision of no less than 750m<sup>2</sup> per section</li> <li>5. Implementing the Upgrade of Amenities referred to in the Omaui Concept Plan 2010</li> <li>6. Not spending money on upgrading the existing road, but planning for a link into Stanley Township via a one-lane bridge over Mokomoko Inlet and at the same time looking at upgrading the water supply from the ICC/Bluff link.</li> </ol>	To create an Omaui Special Zone.

<b>Submission No. and Point / Submitter Name</b>	<b>Plan Provision</b>	<b>Summary of Submission</b>	<b>Decision Requested</b>
<b>35.1 Neville Neems</b>	Zoning of Omaui Village	<p>Oppose.</p> <p>The submitter considers that the level of detail regarding expected outcomes and impacts in the information provided during the consultation process was insufficient given the significance and value of the Omaui area. The submitter believes the process is flawed and should be started again with greater detail provided.</p>	To start the process again and compile more in-depth information so everybody has a clearer view of the proposed situation and what it really means.
<b>37.1 Karen Cox</b>	Zoning of Omaui Village	<p>Oppose.</p> <p>The submitter considers that any major development of Omaui in the future will destroy its uniqueness as a remote rural community with a distinctive character.</p> <p>The submitter also explains that she is opposed to the sale of all council reserves, including Mokomoko Rd and considers that these areas should be replanted with native bush and protected now for the benefit of future generations.</p>	No change of rural zoning and no sale of reserves.
<b>38.1 Nicole Edwards</b>	Zoning of Omaui Village	<p>The submitter is opposed to the current zoning in Omaui and believes that further development will destroy Omaui's character and remoteness.</p> <p>The submitter does not wish to see any of Omaui's Council reserves sold off and believes that they should remain native bush for the wildlife of Omaui.</p>	No change (to the rural zoning).
<b>39.1 Sean Edwards</b>	Zoning of Omaui Village	<p>The submitter is opposed to any change to the current zoning in Omaui. The submitter states that the appeal of Omaui is its remoteness and further development will destroy Omaui's character.</p> <p>The submitter does not wish to see any of Omaui's Council reserves sold off and believes that they should remain native bush for the wildlife of Omaui.</p>	No change (to the rural zoning).
<b>40.1 Jacinta Hamilton</b>	Zoning of Omaui Village	<p>The submitter is opposed to any change to the current zoning in Omaui. The submitter states that the appeal of Omaui is its remoteness and further development will destroy Omaui's character.</p>	No change (to the rural zoning).

Submission No. and Point / Submitter Name	Plan Provision	Summary of Submission	Decision Requested
		The submitter does not wish to see any of Omaui's Council reserves sold off and believes that they should remain native bush for the wildlife of Omaui.	
<b>42.1 Stephen Morris</b>	Zoning of Omaui Village	<p>The submitter opposes any change to Omaui's current rural zone, and believes that any change will destroy the remote appeal and unique character of Omaui.</p> <p>The submitter is also opposed to the selling off the Mokomoko Road Reserve and believes it should be replanted for the benefit of future generations and Omaui's biodiversity.</p>	No change (to the rural zoning) and return of the reserve to its native condition.
<b>46.1 Susan Champion</b>	Zoning of Omaui Village	The submitter opposes the change to the zoning for Omaui and wishes it to remain rural.	The zoning to remain rural.
<b>50.1 Dorothy Gilbert</b>	Zoning of Omaui Village	The submitter states that they wish the zoning for Omaui to remain rural and the urupa to be marked on all maps. The submitter also states that they are against the sale of reserves	The zoning to remain rural.
<b>55.1 Irene Schroder</b>	Zoning of Omaui Village	<p>The submitter opposes the rezoning of Omaui from Rural to Residential 2 for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The current zoning has proved adequate to date. There are 20 dwellings permanently occupied, 10 holiday houses, 2 blocks with foundations laid and 2 vacant blocks.</li> <li>2. There have been approximately 18 applications for new or extensions for buildings carried out under ICC under the current zoning. Therefore, what is the problem?</li> <li>3. Why is it necessary to change the zoning when these are already sections of a small size with dwellings built on them under your stewardship.</li> <li>4. District Plans should show all land uses. This includes parks and reserves and especially cultural sections like the Urupa. To exclude these from your plans is misleading and inaccurate.</li> </ol>	<ol style="list-style-type: none"> <li>1. That "Rural" zoning be retained as it is at Greenhills and Green Point. There appear to be only 16 sections around 800m2. Is this sufficient to warrant rezoning?</li> <li>2. That all parks and reserves and special purpose land (e.g. Urupa) be shown on all maps, including draft plans.</li> <li>3. That Omaui, with a current population of approximately 31 permanent residents (from 20 houses) and 17 occasional occupiers (from 10 holiday homes) should not be given the same zoning as Bluff which has just under 2000 residents.</li> </ol>
<b>116.7 Kylie Fowler</b>	Zoning of the Omaui Village	<p>The submitter would like the zoning to see the Omaui village identified as a separate zone.</p> <p>The submitter believes that zoning Omaui in the same Zone as Bluff is</p>	To make Omaui a special zone

Submission No. and Point / Submitter Name	Plan Provision	Summary of Submission	Decision Requested
		<p>problematic due to differing needs, such as the need for collection of water for domestic use and fire fighting.</p> <p>The submitter acknowledges that Omaui is different to other areas within the rural zone, due to the presence of a reticulated sewerage scheme.</p>	
<b>Bluff Zoning</b>			
<b>2.6. Bluff Community Board</b>	Zoning	The area at the top of Suir Street and behind Foyle Street should not be zoned Rural 2 as part of it is a landfill area. Rural 2 allows for the building of a house which could not occur on land which should be recorded as hazard/contaminated land.	<p>Not stated. It is considered the submitter requests the following:</p> <ul style="list-style-type: none"> <li>• The land in question be rezoned so as to not allow the development of residential activity; and</li> <li>• The land in question be identified on the hazard information maps as being filled land.</li> </ul>
<b>4.1. David Sutton</b>	Zoning	The 3900m2 block of land immediately to the east of 2 Raymond St, Bluff, is proposed to be zoned Rural 2 Zone. It is situated at the north of a Rural 2 zone and is surrounded on 3 boundaries by Residential 2 zoned land in the midst of a residential housing area. The land has vehicle access from two streets. Both stormwater and sewerage services run along the boundaries of the property. Town supply water, power and phone services are all available in close vicinity of the property. The elevation of the property does not compromise water pressure. The size of the section is too small to enable a residential dwelling under the Rural 2 density provisions. If zoned Residential 2, it has the potential to be subdivided into at least 4 titles meeting the minimum density provisions. The submitter asserts that there are limited residential sections available at the east end of Bluff township with desirable and elevated views in a sheltered position. Building on this block is unlikely to encroach upon any neighbours views and each section would have its own sea views that would also be unlikely to be interrupted by future developments. The submitter believes that it would be beneficial to Bluff township commercially to have available more residential land with good views.	Rezone the land east of 2 Raymond St from Rural 2 to Residential 2
<b>20.1 William and Julie Smellie</b>	Zoning	<p>The submitter opposes their property at 208 Gore Street, Bluff, being zoned Residential 2.</p> <p>They believe any zoning changes should give consideration to ensuring</p>	Planning Map 30 and any other relevant documentation be adjusted to zone 208 Gore Street, Bluff as industrial.

Submission No. and Point / Submitter Name	Plan Provision	Summary of Submission	Decision Requested
		<p>existing property owners are not disadvantaged. They give an example of their property 208 Gore Street which has limited use as a residential section and was purchased for potential to carry out industrial land uses under the current industrial zoning. They point out that there are already non-residential sections nearby and one more non-residential section should not matter.</p> <p>They also believe that having tidy industrial type businesses, relating to a port town, along the main street is an added tourist attraction to Bluff.</p>	
<b>116.1 Kylie Fowler</b>	Zoning	<p>The submitter is concerned that there are some properties within the Bluff area that have been zoned based on existing use rather than what the community would like to see in particular areas. The submitter believes that existing use rights would exist to protect these businesses.</p> <p>The submission specifically refers to a number of properties that have been zoned Industrial that the submitter does not believe is the appropriate zoning for their residential or commercial context</p>	Reassess the zoning of prosperities in Bluff