

45. Residential 3 Zone

Submission No. and Point / Submitter Name	Plan Provision	Summary of Submission	Decision Requested
	General		
29.1 R T Chapman	General	The submitter supports the Residential 3 (Large Lot) Zone and considers that this zone is a logical extension of the current residential/urban areas that will meet the future demand for residential sections in the north of Invercargill.	Confirmation of the proposed Residential 3 (Large Lot) Zone and associated objectives, policies and rules.
33.1 G D & N A Mason	General	The submitter supports the Residential 3 (Large Lot) Zone and considers that this zone is a logical extension of the current residential/urban areas that will meet the future demand for residential sections in the north of Invercargill.	Confirmation of the proposed Residential 3 (Large Lot) Zone and associated objectives, policies and rules.
69.4 ICC Roading Manager	General - infrastructure	The submitter notes that there are references in the Plan that extensions to infrastructure will not be possible until 1 July 2018. The submitter considers that it should be a permitted activity to extend these services if Council opts to extend the services prior to this. The submitter also considers that it is necessary to record and acknowledge who is responsible for funding of any extensions and what the financial implications are and how it would be funded	Amend the Plan to a. Enable the Council to extend services within this area at its discretion b. Acknowledge and record the financial implications of these provisions
SECTION 2.39 ISSUES, OBJECTIVES AND POLICIES			
	2.39.2 Objectives		
53.62 NZ Transport Agency	Objective 3	Support.	Retain Objective 3 as proposed.
	2.39.3 Policies		
65.83 ICC Environmental and Planning Services	Policy 1	Support subject to amendment. The submitter notes that the policy refers to lots larger than 1500m ² and the rules state that residential activity is permitted on lots over 200m ²	Amend policy “...for housing on lots larger than 1500 <u>2000</u> square metres and which...”

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67.6 ICC Drainage Manager	Policy 4 Stormwater runoff	The submitter notes that the policy refers to the incorporation of impermeable surfaces, where it should be referring to "permeable" surfaces.	Amend Policy 4 by replacing "impermeable" with "permeable"
53.63 NZ Transport Agency	Policy 21 Car parking and vehicle manoeuvring	Support.	Retain Policy 21 as proposed.
65.84 ICC Environmental and Planning Services	Policy 21 Car parking and vehicle manoeuvring	Support, subject to amendment of the explanation and the reasons given for requiring on-site car parking	Rewrite explanation to reflect the intention of the policy.
SECTION 3.37 - RULES			
101.5 NZ Fire Service Commission	3.37.30 – 3.37.33 Fire Safety	Support in part. The submitter supports these provisions in large, but would like to see provision made for unimpeded access for fire service appliances to water supplies.	Amend 3.37.33 by including a new bullet point: <u>...(B) It is located so that fire appliances have unimpeded vehicular access, including a minimum width of 4m for an accessway, from the property boundary to the connection point; and...</u> And subsequent renumbering.
ZONING			
1.1 R B Waterhouse	Zoning	There is a shortage of reasonably priced small allotments south east of Invercargill City. The Residential 3 Zone should go from Oteramika Rd south to Mason Rd. Opposes the area north of Mason Rd being classified Rural 1 Zone.	The area north of Mason Rd should be Residential 3 Zone, the same as the area south of Oteramika Rd.
36.1 T C McGaveston	Zoning	The submitter considers the property at 345 Bainfield Rd would be more appropriately zoned as Residential 3, rather than Rural 2 as proposed. The submitter explains that the total land area of the property (8104m ²) is already well below the minimum 2 ha lot size stated in Section 2.41.3 Policy 1. The submitter notes that the Residential 3 Zone provides for lots larger	That under the final adopted 2013 District Plan 345 Bainfield Road (Lot 1 DP 7180) is zoned Residential 3.

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		<p>than 1500m2 that can be connected to the ICC reticulated sewerage system, and explains that the Inverurie Subdivision has now brought the system within 37 metres of the submitter's property, thereby making future connection possible.</p> <p>The submitter considers that as the properties immediately west and immediately north-east of the submitter's property are zoned Residential 3 there would be no adverse precedent set by rezoning 345 Bainfield Rd</p>	
51.1 Margaret and Maurice Casey	Zoning	<p>The submitter considers that the area north of Oteramika Road from Rockdale Road to the entrance to Ascot Heights Development should be zoned Residential 3. The submitter states that there have been recent subdivision along that side of the road with sewage and other services passing the gate, traffic speeds have been reduced, and the area to the north of the existing sections is always going to be rural as it is part of the Regional Council's flood relief plan.</p>	<p>The area north of Oteramika Road from Rockdale Road to the entrance to Ascot Heights Development should be zoned Residential 3.</p>