NOTICE OF MEETING

Notice is hereby given that a Meeting of the Hearings Panel will be held in the Council Chambers First Floor, Civic Administration Building, 101 Esk Street, Invercargill On Wednesday 27 June 2018 at 9.00 am

Cr D Ludlow (Chairman)
Cr T Biddle

EIRWEN HARRIS MITCHELL
MANAGER, SECRETARIAL SERVICES

Finance and Corporate Services Directorate
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Council's Values:

Responsibility	Take ownership of decisions and outcomes, both collectively and individually. • We willingly share our knowledge. • We acknowledge our mistakes, work to resolve them and learn from them. • We give and receive feedback in a constructive manner to resolve issues. • We do our job with total commitment.
Respect	Everyone is important, as are their views. • We support and care for each other. • We stop to listen, learn and understand. • We communicate in an honest, up-front and considerate manner. • We maintain confidences and avoid hurtful gossip.
Positivity	Always look on the bright side of life. • We are approachable, interested and friendly. • We are open and receptive to change. • We acknowledge and praise the efforts of others. • We work together as a team to get the job done.
Above and Beyond	Take opportunities to go the extra mile. • We take the initiative to improve our work practices to get the best results. • We challenge ourselves and each other to make it better. • We take pride in providing the best possible outcomes. • We are ambassadors for our Council at all times.

Council's Vision for the City:

Enhance our City and preserve its character, while embracing innovation and change.

Council's Vision:

We are an energised, fun and innovative team that makes it better for each other and our community.

Council's Mission:

Making it better by making it happen.

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Report to the Hearings Panel / Commissioner
27 June 2018

HEARING PANEL MEMBERS ARE:

Cr D Ludlow (Chair)
Cr T Biddle

1. **HEARING – 99 WILTON STREET, INVERCARGILL**

A copy of the report, including a recommendation, is attached.

Report compiled by: Tayla Carson
Resource Management Officer

Report endorsed by: Gareth Clarke
Team Leader - Resource Management

HEARING 1

Applicant	Nelson Homes Limited
Application	To operate a childcare centre within the Residential 1 Zone
Site	99 Wilton Street, Invercargill
Legal Description	Lot 1 DP 3340
Classification	Residential 1 Zone of the Proposed District Plan
Activity Status	Discretionary Activity
Process	The application was notified under the provisions of Section 95B of the Resource Management Act 1991. Six submissions were received, all in opposition to the application (four submitters requested to be heard).
Issues	The key issues for this application are amenity effects and the effects on the transportation network.

APPLICATION DETAILS AND CONSENT CATEGORY

The application is to operate a licensed Early Childhood Education (ECE) preschool to accommodate up to 20 children aged between three and five years old, Monday to Friday (8.30am to 3.30pm) at 99 Wilton Street, Invercargill. The preschool would be closed on public holidays and for at least four weeks during the Christmas holiday period.

The existing structures are to remain on site with no new structures added, however internal renovations are required to make the preschool practicable. An outside sandpit, swing, vegetable garden and outdoor seating are also planned. Three onsite car parks, including one accessible park, are proposed at the front of the property (near the existing vehicle crossing). The applicant also proposes new, higher fencing on the perimeter of the back yard of the property, at their expense. These will be on the boundaries of 101 Wilton Street, 97 Wilton Street, 131 Layard Street and 134 Chelmsford Street.

The two "owner operators" will staff the preschool.

The site is located in the Residential 1 Zone in the Proposed Invercargill City District Plan 2016 (Proposed District Plan). Resource consent is required under Rule 3.34.2 (Residential 1 Zone) of the Proposed District Plan which lists child day care facility as a discretionary activity. A child day care facility as defined in the Proposed District Plan " means any place or premises used (exclusively, mainly or regularly) for the education or care of three or more children under the age of six (not being children of the persons providing the education or care) by the day or part of the day."

PROCESS

The application and plans were received on 7 March 2018 and are attached as **Appendix 1.** Council staff, acting under delegated authority, decided that the application should be notified under the provisions of Section 95B of the Resource Management Act 1991 (the Act). Notice was served on 15 parties and six submissions were received by the closing date of 26 April 2018, with four submitters asking to be heard. The submissions are attached as **Appendix 2**.

PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

Part 2 of the Act sets out its purpose and principles. The purpose of the Act is described in Section 5 as *to promote the sustainable management of natural and physical resources.* Sustainable management is defined in the same section as *managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being while:*
(a) Sustaining the potential of natural and physical resources to meet the foreseeable needs of future generations; and
(b) Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and
(c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.

Part 2 of the Act sets a baseline for all resource consent applications. The matters to be taken into account under Sections 6, 7 and 8 are not relevant to this application, with the exception of Section 7(c) which requires particular regard to be had to the maintenance and enhancement of amenity values. Section 6 lists the matters of national importance that need to be recognised and provided for when making decisions under the Act, while section 7 lists other matters that particular regard is to be given to, and section 8 requires the principles of the Treaty of Waitangi to be taken into account. Amenity values are discussed below under District Plan provisions.

It is considered that the application meets the purpose and principles of the Act.

SECTION 104 RESOURCE MANAGEMENT ACT 1991

Section 104(1) sets out the matters which the Council must have regard to when considering an application for a resource consent:
When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to–

(a) any actual and potential effects on the environment of allowing the activity; and
(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and
(b) any relevant provisions of—
(i) a national environmental standard:
(ii) other regulations:
(iii) a national policy statement:
(iv) a New Zealand coastal policy statement:
(v) a regional policy statement or proposed regional policy statement:
(vi) a plan or proposed plan; and
(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

Regard has been given to national environmental standards. It is considered that there are no standards relevant to this application.

Regard has also been given to the Southland Regional Policy Statement 2017 (Regional Policy Statement). The provisions below are considered to be the most relevant to the application.

Objective URB.1 – Urban development
Urban (including industrial) development occurs in an integrated, sustainable and well-planned manner which provides for positive environmental, social, economic and cultural outcomes.

Policy URB.5 – Land use activities
Make provision for a range of land use activities within urban areas.

It is considered that the proposal is not inconsistent with the objectives and policies set out in the Regional Policy Statement:

DISTRICT PLAN PROVISIONS

The Proposed Invercargill City District Plan 2016 (Proposed District Plan) decisions were released in October 2016. The appeals version was released in January 2017 and has been updated to incorporate changes made through Consent Orders issued by the Environment Court as appeals have been resolved. A full copy of the relevant objectives and policies from the Proposed District Plan discussed below are included in full in **Appendix 3** to this report.

The objectives and policies relating to Transportation in the Proposed District Plan seek to manage the effects of land use on the roading network. This is managed by requiring land use activities to provide off-street car parking, and safe access and egress.

The Proposed District Plan identifies a number of expected amenity values in the residential areas of the district.

These include:
Low daytime ambient noise and lower night time ambient noise; and
Minimal lightspill and freedom of nuisance from glare; and
Low level of visual intrusion from signage; and
Well-maintained and lands and structures.

A significant resource management issue for the Residential 1 Zone of the Proposed District Plan is that residential amenity can be affected by non-residential activities within or adjoining the residential zone. The policy and rule framework of the Plan recognise that only a small number of activities are likely to meet these criteria without the need for additional controls. Residential activity is permitted, subject to compliance with environmental standards such as height, site coverage and car parking.

The application assesses the Objectives and Policies of the Residential 1 Zone. The applicant notes that the existing structures on site will not change and no new structures will be added. The activity status and operation of a commercial activity is the sole reason for the resource consent application. The proposal aligns with the environmental standards and provisions of the Proposed District Plan.

The applicant also proposes measures to mitigate the potential effect that the activity may have on the surrounding properties by upgrading fencing, widening the vehicle crossing, creating the appropriate number of car parks and maintaining foliage for screening from Wilton Street. The applicant also identifies that given the small scale of the activity (a maximum of 20 children) and operating hours (8.30am -3.30pm Monday to Friday) the majority of the environmental effects will be limited to small periods of time. The effect on the transport network will be during drop off and pick up times, and the facility will not operate during the weekend or during holiday periods.

The applicant also addresses the seven essential urban design qualities listed in Policy 3 of the Residential 1 Zone. These are context, character, choice, connections, creativity, custodianship and collaboration. Choice, creativity and collaboration were assessed with a 'not applicable', however, due to no structures being removed or added to the property, it would be difficult to consider urban design qualities within the application. The assessment that the proposal meets these criteria is generally accepted; with the exception of how the activity is reflecting and enhancing character.

Overall it is considered that the application is not contrary to the majority of the provisions of the Proposed District Plan. Further information with regard to the effects on noise and how it aligns with the related policies would be required before there is confidence in the meeting of these provisions.

ENVIRONMENTAL EFFECTS

Amenity

Provisions of private open space and incidence of daylight and sunlight
The applicant states that the existing structures are to remain on site with no new structures to be added. The open space around the building is fit for purpose and complies with the environmental standards within the Residential 1 Zone.

The large back yard allows for a large area of private open space and a private area for the children to remain safe and away from the street front. The upgrading of the fencing will allow for more privacy for the adjoining neighbours with the trees being kept and maintained on the property.

The applicant proposes to replace all fencing on adjoining property boundaries to between 1.5 and 1.8 metre high. Fencing and landscaping, when used effectively, can increase privacy for close neighbours and reduce noise from extending beyond the boundary. It is considered that conditions of consent around fencing and landscaping can mitigate any loss of privacy the neighbouring properties may experience.

Provision of onsite parking
The applicant proposes three onsite car parks which meets the minimum requirement of the Proposed District Plan transportation and parking requirements for a childcare facility. The existing frontage will be maintained to a high standard and the existing vehicle crossing would be widened with a walking path added.

Effects of the proposal on the incidence of daylight and sunlight on adjoining properties
The proposal does not effect the incidence of daylight and sunlight on neighbouring properties beyond what is permitted under the Proposed District Plan.

Effects of the proposal on stormwater flows
The applicant correctly identifies potential increase in storm water runoff due to the increase in impermeable surfaces from the proposed creation of carparks. The applicant has suggested that a sump be created, connecting to the storm water network. This is an appropriate mitigation measure, and even with the increased impermeable surface the site meets the minimum requirement of at least 30% permeable surfaces within the Residential 1 Zone.

The extent to which the development achieves good urban design outcomes
The applicant states that "this type of activity is not foreign to the area and would aid in the urban fabric by providing educational based preschool services to local pre-schoolers". Due to the nature of the activity being non-residential, the applicant has planned to minimize the adverse effects where possible whilst contributing to the residential amenity of the zone. One of the submissions in opposition pointed out that there are lots of early childhood education facilities within the area including Layard Street, Salford Street, George Street, Lees Street and Lewis Street. Although these examples are not in the immediate area, it supports the establishment of non-residential activities occurring in residential zones. Provided conditions are enforced in order to ensure the property maintains good urban design, it is considered the effect of the activity on urban design will be minor.

Noise
The applicant states that for the majority of the time children will be indoors, and the house will act as a noise buffer. During "outside time" the proposed fencing and existing trees will help reduce noise. The applicant expects that the noise levels will remain under the permitted level in the Proposed District Plan. After 3.30pm, the children will not be on the site so, there would be no noise after this time.

The submissions were largely concerned with the potential for noise generated on site, and if the consent were granted there is potential for the activity to grow and exceed what was initially approved. As a condition of consent, Council could limit the number of staff and children permitted on site at any one time, and only during the operating hours proposed.

The applicant has not provided evidence on the noise levels that could potentially be produced by the 20 children occupying the site. It would be expected that at times the noise generated would be higher than if the house was used as a residential home, and could have a negative effect on the neighbours particularly for retirees or shift workers. Acoustic fencing and a noise management plan would be required as a condition of consent if the application were to be approved.

Signage
A small sign would be erected on the site to allow parents to identify the correct address of the pre-school. A condition imposed on the resource consent would ensure that the rules of the District Plan with regard to signage are adhered to.

Alternative location
The applicant is only required to address possible alternative locations if it is likely that the activity will result in any significant adverse effect on the environment. None of the effects generated by the proposal will reach the level that requires a discussion of alternative locations.

Transportation

Traffic generation
The applicant states that given the small scale of the preschool and restricted opening hours, disruption to neighbours from extra traffic movements would be substantially less than in most other Invercargill residential areas. The proposed activity and associated increased traffic movements would be at particular times of the day as opposed to all day, and for short periods of time. The applicant also states that Wilton Street is wide enough to allow for on street parking and could accommodate any overflow. It is also anticipated that many children would live close by and walk to the preschool with their caregiver. The site has low front fencing on the boundary facing Wilton Street. Any planting will be maintained to a level would ensure that sight lines would not be impeded when cars are entering and exiting the site.

Traffic generation was also an issue raised by the submitters. As the operating hours coincide with school and work starting times, issues may arise with parents parking over neighbouring driveways and congestion on Wilton Street. It is considered, that the small scale of the centre and appropriate conditions of consent will address this issue. The amount of car parking was also a concern however the applicant is meeting the minimum requirement as per the transportation rules in the Proposed District Plan.

The Roading Manager considered the application and noted that Wilton Street is classed as an Urban Access Road. 99 Wilton Street has an existing 4.5 metre asphalt vehicle crossing which narrows to a 3.1 metre crossing from the back of the footpath with a grass strip 1.4 metres from the south boundary. The vehicle crossing is in sound condition on the south boundary with visibility to the north obstructed by trees on the street boundary.

He made the following recommendations:
1. A six metre heavy duty vehicle crossing is required for access to the car park in addition to the two metre pedestrian access. This crossing shall include new kerbing and asphalt paving.
2. The lowering and trimming of trees on the street boundary would improve visibility for vehicles exiting the carpark and for pedestrians entering the property. 750mm of landscaping/fencing or lower adjacent to driveways would allow for appropriate visibility.
3. The street tree will be required to be removed and liaison is required by the applicant with the Council's Parks Department on relocation or replacement.
4. The applicant is to provide interceptor drainage and a sump to stop water runoff to the street from the carpark if the area of fall to the street exceeds $40m^2$.
5. Should it be necessary, on street parking restrictions in the potential form of no stopping, time restricted (P 30) or other measures may need to be implemented if issues develop.

In respect of the recommendations 1 to 4 can be included as conditions of consent.

By including a "review" condition, it allows the need for recommendation 5 to be assessed with regard to residential amenity, if issues were to arise in the future.

Off-street carparking
The development would provide three off-street carparks. This is sufficient to meet the standards of the Proposed District Plan off street parking requirements for a child care facility.

Rule 3.20.3 of the Proposed District Plan:
Where parking spaces are provided for a non-residential activity located within or adjoining a Residential Zone, the area comprising of the off street parking spaces, together with their respective access and aisles, shall:
(A) Be screened by a close boarded fence, solid wall or hedge not less than 1.8 metres in height and;
(B) Be designed to comply with the parking standards in Appendix VIII.

As part (A) contradicts the Roading Managers recommendations this would need further assessment. Car park screening is important for preserving residential character of the street however achieving a safe outcome is a priority. As the boundary requiring the screening is the road boundary, it is considered impractical to enforce the screening requirements of 1.8 metres. Screening of the western boundary to a height of 750mm would be required as a condition of consent.

The carpark will enable sufficient manoeuvring space for vehicles to enter and exit the site in a forward gear. It is accepted that the effects of the car park will be minor, given that this proposal is not for an activity that generates a high number of traffic movements over the whole day (unlike a supermarket or a service station). It is accepted that the traffic effects generated by the proposal will be minor.

Given the small scale of the operation (a maximum of 20 children) and operating hours (8.30am to 3.30pm Monday to Friday) it is considered that the mitigation measures and temporary nature of the environmental effects, the activity's overall effect on amenity within the Residential 1 Zone will be acceptable. A condition of consent limiting the staff number, children number and operating hours of the preschool will ensure that this level is not exceeded.

SUMMARY AND CONCLUSION

The proposal is for land use consent to establish an early childhood education facility in the Residential 1 Zone of the Proposed District Plan. The key issue of the application is the effects of the proposal on residential amenity and the transport network. The issues raised by the submissions were generally limited to the noise generated on site, potential congestion along Wilton Street during peak times, as well as on street parking over vehicle crossings.

A number of submitters were concerned about the potential for their property values to decrease. This is outside of the scope of the Act therefore cannot be considered an environmental effect.

Overall, more information is required by the applicant in order to fully address the potential effects of the proposal. The applicant needs to provide professional evidence on the effects of noise that demonstrates how the activity will meet the policies and objectives of the Proposed District Plan. If this information is made available, noise conditions will be imposed if the consent is granted.

RECOMMENDATION

It is recommended if the applicant can satisfy the Hearings Panel with evidence that the effects of noise will be in keeping with that expected within the Residential 1 Zone, that the application be granted under Section 104, 104B and 108 of the Act, subject to conditions.

RECOMMENDED CONDITIONS

Note: Conditions in respect of noise mitigation would need to be included, based on the evidence provided to the Hearings Panel.

1. The proposed activity is to be undertaken in accordance with the plans and supporting information received by the Council on 7 March 2018, except where modified by conditions of consent.
2. A maximum of two staff and 20 children are permitted to be on site at any one time.
3. The operating hours are limited to 8.30am to 3.30pm Monday to Friday.
4. Signage is not to exceed 0.25m^2 in area or a height of two metres.
5. There is to be screening on the street boundary no greater than 750mm high. Trees and shrubs on the street boundary adjacent to the driveway are to be trimmed to 750mm.
6. A new six metre wide heavy duty crossing is to be constructed. The work is to be completed by a Council approved contractor to Council standards before the activity commences.
7. The street tree is to be removed and liaison is required by the applicant with the Council's Parks Department on its removal, relocation and/or replacement.
8. The carpark area is to be formed and sealed with a minimum of three car parks marked out in compliance with the Code of Practice for Land Development and the Building Code.
9. Interceptor drainage and sumps are to be installed in the carpark area so that no more than 40m^2 of impermeable surface discharges storm water over the footpath.
10. In accordance with Sections 128 and 129 of the Resource Management Act 1991, Council may serve notice on the consent holder of its intention to review the conditions of this resource consent. Such notice may be served not less than one month from the date of giving effect to the consent or any other time Council has received substantiated complaints about an adverse effect on amenity values/environment arising from activities associated with the site and exercising this consent.

The conditions were imposed to ensure consistency with the application, compliance with the Code of Practice for Land Development, and to mitigate the effects on the amenity of the Residential 1 Zone.

APPENDIX 1

Landuse Consent Application

Invercargill CITY COUNCIL

SECTION 88 RESOURCE MANAGEMENT ACT 1991

Applicant Details

Full name: MAS ARCHITECTURE LTD - MAS ARCHITECTURE LTD as agent for Nelson Homes Ltd

Address of Applicant: 368 DEE ST

Email Address*: MATT@MASARCHITECTURE.CO.NZ

Contact Phone Number: 0275557704.

Postal Address: (AS ABOVE)

* All Council Correspondence will be sent to the electronic address provided.

ENVIRONMENTAL & PLANNING SERVICES 06 MAR 2018 2:15pm

Fast Track Application

Omit this paragraph if the application does not qualify as a fast-track application under section 87AAC (controlled activity).

I ☐ opt out/ ☑ do not opt out* of the fast-track consent process.

* Select one

Locality of Activity

Address of Site to which this application applies

99 WILTON ST - INVERCARGILL.

Ownership / Occupancy of Site

I am the ☐ Owner ☐ Occupier * Conditional Purchaser ✓

The names and address of owner and occupier (other than applicant) of the site to which application relates.

Raymond John McCleary and Ngaire Aicken (Owners)
Kyoung-Ock Park (current tennant)
* The applicants have a binding conditional agreement to purchase the property

Additional Consents

The following additional resource consents have been applied for:

☐ Water Permit ☐ Coastal Permit ☐ Discharge Permit ☐ Subdivision Consent

Have you applied for a building consent for this project? ☐ Yes ☐ No

Description Of Activity To Which The Application Applies

Describe the activity proposed to be carried out on the site (use additional pages if necessary):

REFER TO LAND USE CONSENT DOCUMENT ATTACHED

Environmental Effects Assessment (Fourth Schedule RMA 1991)

Assess of any effects on the environment. This section must be completed (use additional pages if necessary):

REFER TO LAND USE CONSENT DOCUMENT ATTACHED

Declaration

- [x] I certify that, to the best of my knowledge and belief, the information given in this application is true and correct.
- [x] I accept that I have a legal obligation to comply with the conditions imposed on the Resource Consent, if this application be approved.
- [x] Subject to my rights under Section 357B and 358 of the RMA to object to costs, I agree to pay all fees and charges levied by the Invercargill City Council for processing this application, including a further charge if the cost of processing exceeds the deposit paid.

Signature of Applicant or Authorised Agent

MATT ANDERSON-STEWART — 6.03.18

(Signature is not required if the application is made by electronic means) (Date Submitted)

Send the completed application or hand in to us at:

Environmental and Planning Services
Invercargill City Council
Private Bag 90104
Invercargill
Email: ResourceConsents@icc.govt.nz

Applicant Checklist

- [x] I have completed and signed this Resource Consent Application form.
- [x] I have provided a full description of the activity proposed and assessment of effects.
- [ ] I have included a processing fee.
- [ ] I have included Affected Person's Written Approval forms.
- [x] I have included a set of plans

Architecture
Residential
Interior Design
Light Commercial
Planning
3D Visuals
Building Consent
Resource Consent
Fire Reports
Tendering

Land Use Consent Application

99 Wilton St
Windsor
Invercargill

Ph +64 27 555 7704 Email - matt@masarchitecture.co.nz Web - www.masarchitecture.co.nz

Application Details

Applicant	**Nelson Homes Ltd**
Site Location	**99 Wilton St**
Legal Description	**Lot 1 DP3340**
Area	**708m^2**
Zoning	**Residential Zone 1**

Proposal

Resource Consent application to operate a licensed Early Childhood Education (ECE) preschool at 99 Wilton St Invercargill.

The Site

The subject site, Lot 1 DP 3340 (708m2) is a rectangular site which faces easterly to Wilton St and is flanked by 4 neighbouring properties 101 Wilton St, 97 Wilton St, 134 Chelmsford St & 131 Layard St.

99 Wilton St is approximately 3 km from Invercargill CBD, 1km from Windsor shopping area, and located between Chelmsford St and Layard St. It is handy to local primary and secondary schools in the area.

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1. Table of Contents

1. Description of Proposal
2. Relevant District Plan Provisions
3. Assessment against District Plan Objectives and Policies
4. Assessment of Environmental Effects and Site Plan

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1. Description of Proposal

Proposal

A resource consent is sought to operate a small ECE registered preschool for up to 20 children aged 3-5 years old. The hours of operation would be 8:30 am to 3:30 pm, 5 days a week. On public holidays and at least 4 weeks during the Christmas holiday period, the preschool would be closed. The preschool would meet the Ministry of Education codes and standards and have a curriculum focused on educational outcomes.

The applicants have appraised two other sites in the area and consider this site best meets their needs.

The two 'owner operators' are experienced and registered teachers. It is planned to have two staff for the preschool.

Inside the house, internal walls would be opened out to create a teaching and learning space. Other renovations will include changes to the kitchen and bathroom areas.

Outside a sandpit, swing, vegetable garden and outdoor seating are planned for.

Access & Services

Three onsite carparks (including one disabled car park) would be created. The exterior of the house and the existing frontage would be maintained to a high standard. The existing main vehicle entrance would be widened and a walking path for pedestrian access added.

All services are already in place on the site with the nearest fire hydrant located on Wilton St

Relevant District Plan Provisions

Proposed Invercargill District Plan

The subject is zoned Residential 1 Zone and the following proposed activity under 3.34.2 is a Discretionary Activity (c) Child day care facility

Consent Required

Land use consent is required for the following:

Discretionary Activity under rule 3.34.2 to operative a child day care facility in the Residential Zone 1 area

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Assessment Against Residential Zone 1 area rules with attention to 3.34.7 A-F

(A) Provisions of private open space

The existing structures are to remain on site with no new structures to be added. The open space around the building is fit for purpose and complies with the above provision.

(B) Incidence of daylight and sunlight

No changes to the existing structures will be made so this would not be applicable.

(C) Provision of onsite parking

Three onsite car parks (including one disabled car park) would be created. The exterior of the house and the existing frontage would be maintained to a high standard. The existing main vehicle entrance would be widened and a walking path for pedestrian access added.

(D) Effects of the proposal on the incidence of daylight and sunlight on adjoining properties

No changes to the existing structures will be made so this would not be applicable.

(E) Effects of the proposal on stormwater flows

Due to the new car parks added, this will increase the amount of impermeable surface area on the site, which will need to be contained and discharged to the city's stormwater collection system. This would be achieved in the form of a sump connecting to the stormwater mains.

(F) The extent to which the development achieves good urban design outcomes

The proposed Early Childhood Education (ECE) preschool is a non-residential activity in an established residential area of North Invercargill. This type of activity is not foreign to the area and would aid in the urban fabric by providing educational based preschool services to local preschoolers. Understanding this is a non-residential activity, the proposal to

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undertake this activity has been planned to minimize any adverse effects where possible, whilst contributing to the residential amenity of the zone. Key considerations as outlined below:

Fencing

As part of this consent we undertake to replace fencing with neighbouring properties at our expense. The fence specification to be used would be a standard close boarded wooden paling fence. The wooden palings would face onto neighbouring properties. Some existing fence posts on boundaries may be retained if feasible. Our undertaking to individual neighbours are as follows:

101 Wilton St

Replace the existing lower side fence with a new 1.5 or 1.8 metre fence (with height to be chosen by neighbour). Erect a new 1.8 metre fence along rest of the southern boundary (excluding part where garage is on the boundary with 99 Wilton St).

97 Wilton St

Replace a boundary fence with a new 1.8 metre fence (excluding the concrete block part and the part where garage is on the boundary with 99 Wilton St).

Existing Concrete Block Fence

Add timber framing on top of concrete fence to bring total fence height up to 1.8 metres (if requested by neighbour)

Fill framing with either trellis or hardy sheeting, with the trellis or sheeting facing onto neighbour's driveway and framing facing onto 99 Wilton St.

131 Layard St and 134 Chelmsford St

Replace existing fence with a new 1.8 metre fence

Street Appearance

The existing entrance will need to be widened as per the attached site plan. The current frontage will be kept and maintained to a high standard. The car parking area will be set back from the street and existing plantings will provide some screening from the street. Only trees required for the car parking area will be removed. This will help maintain the sites amenity and street appearance. A small sign as permitted by the district plan will be applied for.

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2. Assessment against District Plan Objectives and Policies

As a Restricted Discretionary Activity the application has been assessed against the Resource Management Act 1991. This assessment determines whether consent could be granted on the basis that the adverse effects of the activity on the environment will be minor, and whether the application is for an activity that will not be contrary to the objectives and policies of the District Plan. The environmental effects of the proposed preschool on the environment are considered in this assessment.

The following is an assessment of the application against the revelant objectives and policies of the Operative District Plan. Objectives and policies (2.36,2.36.2,2.36.3) as below have been considered, but are not considered pertinent to the application.

2.36 Residential 1 Zone

2.36.2 Objectives 1, 4, 7, 8

Objective 1

The maintenance and ongoing development of the zoned areas as residential neighbourhoods offering a high degree of amenity to their inhabitants is provided and encouraged.

The preschool will add to this and will be maintained to a high standard as outlined. Nothing is to be taken away, and what is added will be minor to the well established Wilton St and surrounding area.

Objective 4

Provision is made for good accessibility to service and retail activities, educational establishments, and places of employment.

Three car parks are planned for. In terms of the existing structures on site, these are to be made good to accommodate the change of use in terms of accessibility, which will be further detailed in the lodging of a building consent, pending the outcome of this Resource Consent application.

Ph +64 27 555 7704 Email - matt@masarchitecture.co.nz Web - www.masarchitecture.co.nz

Objective 7

Urban growth and development is managed in ways that:

A – Support existing urban areas

The area of the proposed preschool is approximately 3 km from Invercargill CBD, 1km from Windsor shopping area, and located between Chelmsford St and Layard St. It is handy to local primary and secondary schools in the area. This type of facility is not foreign to the area, and with a smaller roll of 20 children, will promote another quality educational facility for local preschoolers.

Objective 8

The amenity values of the residential 1 zone are maintained and enhanced. The amenity values will be maintained and undisturbed as little as possible for the preschool to operate, with provisions to allow for onsite car parking, fencing and vehicle crossing.

2.36.3 Policies 2, 3, 4, 6, 9, 16, 22

Policy 2 - Connectivity

Located at 99 Wilton St this proposal is positioned in a well established area close to existing schools, Windsor shops and public transport links. It is positioned between 2 busy streets (Layard and Herbert St) which form a critical part in the historical grid pattern of Invercargill. Connectivity is not an issue for this proposal.

Policy 3 - Urban Design

Context - Buildings are to remain as is and no major changes are proposed to the buildings exterior, just enough to perform its function and accessibility

Character - In keeping with the well landscaped and scale of the street, the proposal is not to take away from this, but to keep in character with the surrounding neighbours

Choice - N/A

Connections - This proposal will add another dimension to the increasing demand of people wanting to live in North Invercargill for school zoning etc, allowing the families within the area another option for education of their preschool children.

Ph +64 27 555 7704 Email - matt@masarchitecture.co.nz Web - www.masarchitecture.co.nz

Creativity - N/A

Custodianship - This proposal will provide a place of learning that is safe and healthy for preschool children, allowing them to learn in an environment that is welcoming in its small scale and appearance.

Collaboration - N/A

Policy 4 - Stormwater runoff

The increased stormwater runoff from the site will be from the new formed car park as required. This will be contained in a sump and discharged to the city's mains. Combined site coverage including the car parking area will not exceed 30% of the total area as required by the district plan.

Policy 6 - Outdoor Living

Outdoor living will be of a different purpose for this proposal but point **E** *Children to play outdoors* is a good point to note. The preschool will be a secure and safe place for children to play and enjoy the outdoor surroundings, which will take place in the back yard of the property, where the site is well vegetated and easy to keep secure and safe. Children will not be playing on the street or front yard.

Policy 9 - Noise

Most learning activities will occur inside. This is expected to cause minimal noise to neighbours.
Outside noise. The proposed fencing undertakings to neighbours along with existing trees will help reduce outside noise. Two substantial garages backing onto the boundary will also reduce transmission of outside noise. Due to the preschools limited opening hours (8:30am to 3:30pm), the site will be quiet outside those times. Outside noise will be limited to 'blocks of time', when one or both teachers are supervising outside activities. Any noise created would hopefully be that of happy and engaged pre-schoolers.

Policy 16 - Signage

A small sign is permitted by the district plan and will be applied for at the time of building consent. This will not be of a size or colour that would dominate the street frontage.

Ph +64 27 555 7704 Email - matt@masarchitecture.co.nz Web - www.masarchitecture.co.nz

Policy 22 - Car parking and vehicle maneuvering

Car parking has been allowed for as required by the District Plan (3.20 Transport) which also allows for onsite maneuvering as detailed on the site plan.

Ph +64 27 555 7704 Email - matt@masarchitecture.co.nz Web - www.masarchitecture.co.nz

3. Assessment of Environmental Effects

Neighbourhood/Community

EFFECT	EFFECTS ON THE ENVIRONMENT	OTHER COMMENTS
Character and amenity	Less than minor	The existing entrance will need to be widened as per attached site plan. The current frontage will be kept and maintained to a high standard. The car parking area will be set back from the street and existing plantings will provide some screening from the street. Only trees required for the car parking area will be removed. This will help maintain the sites amenity and street appearance. A small sign as permitted by the district plan will be applied for
Cumulative Effects	Nil	
Precedent effects	Nil	
Reverse sensitivity	Nil	

Locality and Landscape/Visual

EFFECT	EFFECTS ON THE ENVIRONMENT	OTHER COMMENTS
Visibilty	Less than Minor	The existing house is set back from the street and its visual appearance is not going to change in terms of its form and scale
Views and outlook	Nil	Currently complies
Landscape and visual	Nil	The existing surroundings are well landscaped. This is to remain as much as practicable for the preschool to operate without taking too much away from the mature landscaping of the section
Landform	Nil	
Aesthetic values	Less than minor	

Ecosytems

EFFECT	EFFECTS ON THE ENVIRONMENT	OTHER COMMENTS
Vegetation	Nil	Current vegetation is of a mature nature and will mostly remain in place
Wildlife	Nil	
Waterbodies	Nil	
Groundwater	Nil	
Contamination	Nil	

Ph +64 27 555 7704 Email - matt@masarchitecture.co.nz Web - www.masarchitecture.co.nz

Natural and Physical Resources

EFFECT	EFFECTS ON THE ENVIRONMENT	OTHER COMMENTS
Recreational values	Nil	This will aid in the physical make up of the urban fabric of North Invercargill, providing a place of learning and recreation for pre-schoolers
Scientific values	Nil	
Sites of Heritage Significance	Nil	
Sites of Cultural Significance	Nil	
Protected Customary Rights	Nil	
Other values	Nil	

Discharge of Contaminants

EFFECT	EFFECTS ON THE ENVIRONMENT	OTHER COMMENTS
Odour	Nil	
Noise	Less than minor	Most learning activities will occur inside. This is expected to cause minimal noise to neighbours Outside noise. The proposed fencing undertakings along with existing mature vegetation will help reduce outside noise. Two substantial garages backing onto the boundary will also reduce outside noise. Due to the preschools limited hours (8.30am-3.30pm), the site will be quiet outside these times. Outside noise will be limited to 'blocks of time', when one or both teachers are supervising outside activities. Any noise created would hopefully be that of happy and engaged pre-schoolers
Hours of operation	Less than minor	8.30am – 3.30pm
Lighting	Nil	
Dust	Nil	
Air Discharges	Nil	
Vibration	Nil	

Hazards

EFFECT	EFFECTS ON THE ENVIRONMENT	OTHER COMMENTS
Flooding	Nil	
Seismic Hazards	Nil	
Erosion	Nil	
Falling Debris	Nil	
Subsidence	Nil	
Slippage	Nil	
Hazardous Substances	Nil	

Ph +64 27 555 7704 Email - matt@masarchitecture.co.nz Web - www.masarchitecture.co.nz

Infrastructure

EFFECT	EFFECTS ON THE ENVIRONMENT	OTHER COMMENTS
Water Supply	Nil	The existing dwelling is connected to the existing water supply and wastewater services.
Effluent disposal	Nil	as above
Stormwater control	Nil	Stormwater connection is to ICC mains system via Wilton St
Energy supply	Nil	Connection to existing supply at road
Telecommunication	Nil	Connection to existing supply at road
Pollution	Nil	

Traffic Generation and Vehicle Movements

EFFECT	EFFECTS ON THE ENVIRONMENT	OTHER COMMENTS
On-Site Parking	Less than minor	On site parking wil be provided as required by the district plan and as outlined on the site plan attached
On-Street Parking	Less than minor	Wilton St is wide enough to allow for on street parking and accommodate any overflow. It is anticipated a significant proportion of children attending the proposed preschool will live close by and a proportion of those would be expected to walk. This will reduce the amount of vehicle movements and parking required
Vehicle Safety	Less than minor	The site has low level front fencing and planting is to be maintained to a level that visual lines from drivers would not be limited when cars are coming and going from the site. Wilton St provides a link between Layard and Herbert St but has a moderate but managable traffic movement.
Pedestrian Safety	Nil	
Cyclist Safety	Nil	
Traffic generation	Less than minor	Given the small scale of the preschool and opening hours, it is expected disruption to neighbours from extra traffic would be substantially less than most other preschools in Invercargill residential areas. The proposed preschool will run on a sessional basis (apposed to an all day basis) This means activity associated with dropping off and picking up children would be at particular times of the day. Traffic movement times would be: One drop off time between 8.30am and 9am (Monday-Friday) Two pick up times (one around 12.30pm and the other around 3.30pm Monday-Friday)

Ph +64 27 555 7704 Email - matt@masarchitecture.co.nz Web - www.masarchitecture.co.nz

Roading capacity	Less than minor	Wilton St is wide enough to accommodate any extra trafic flow.
Noise	Less than minor	Some car noise might be noticable between the hours mentioned above, however this would be common for the area as located in Invercargill's largest school catchment zone.
Vehicle movements	Less than minor	As Above

Scale of Environmental Effects

NIL EFFECTS	NO EFFECTS AT ALL
Less than Minor Adverse Effects	Adverse effects that are discernible day-to-day effects, but too small to adversley affect other persons
Minor Adverse Effects	Adverse effects that are noticeable but that will not cause any significant adverse impacts.
More than Minor Adverse Effects	Adverse effects that are noticeable that may cause an adverse impact but could be potentially mitigated or remedied.
Significant Adverse Effects that Could Be Remedied or Mitigated.	An effect that is noticeable and will have a serious adverse impact on the environment but could potentially be mitigated or remedied.
Unacceptable Adverse Effects	Extensive adverse effects that cannot be avoided, remedied or mitigated.

Summary

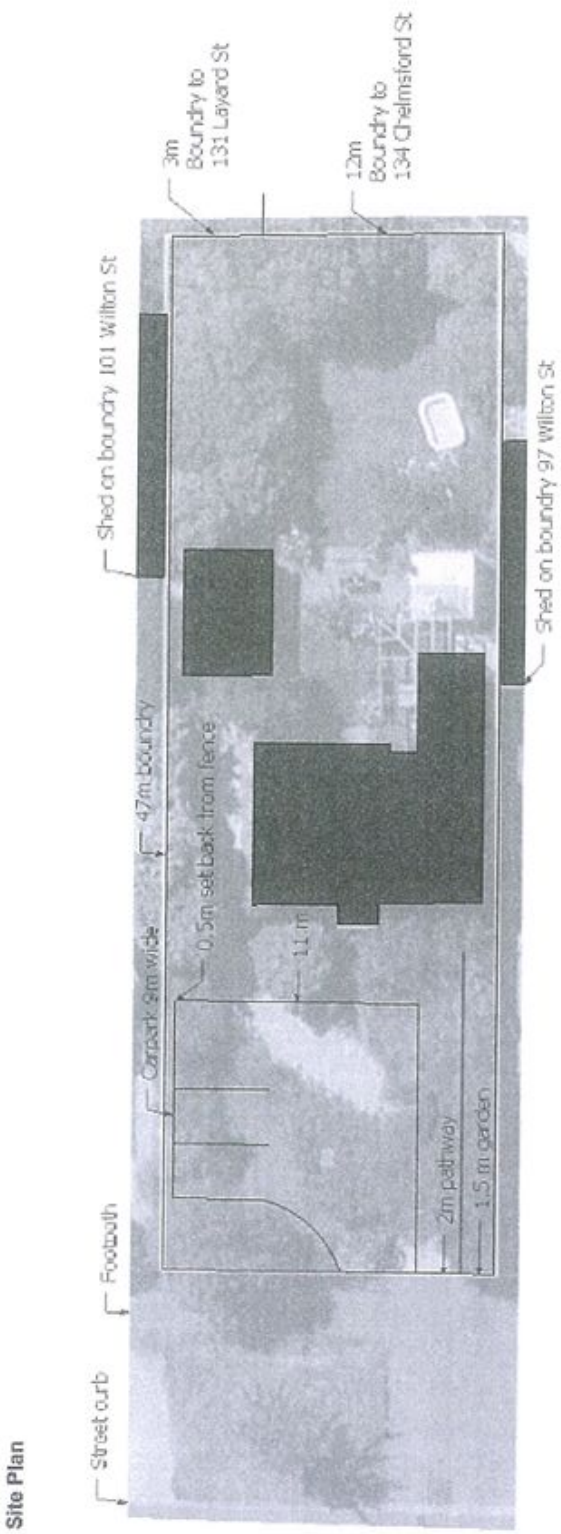
The above assessment concludes that the environmental effects of the proposed ECE preschool at 99 Wilton St would be less than minor. The preschool is to be managed and maintained in a manner that is fitting with the surrounding environment. The existing house is of a small footprint and is to remain this way, with a few minor adjustments to ensure it is fit for purpose. The environmental effects will not have an adverse impact on the character and amenity of the neighbourhood.

Enquires and concerns from Neighbours

Being part of the neighbourhood and contributing to the community is part of our educational program. We undertake to listen and address any concerns or clarifications neighbours may have, and if desirable (within the scope of our application), adjust our application accordingly.
All works and alterations to the property will be done to a high standard.

For clarifications or concerns our contact is Matt of MAS Architecture, 368 Dee St, Avenal, Ph. 027 555 7704
He is happy to meet and discuss any aspect of this application with both immediate neighbours and other neighbours that may be affected by this application.

Ph +64 27 555 7704 Email - matt@masarchitecture.co.nz Web - www.masarchitecture.co.nz


3m
Boundry to
131 Layard St
12m
Boundry to
134 Chelmsford St
Shed on boundry 101 Wilton St
Shed on boundry 97 Wilton St
47m boundry
0.5m set back from fence
11 m
Carpark 9m wide
2m pathway
1.5 m garden
Footpath
Street curb

Site Plan

99 Wilton St ref RMA/1018/30

25/4/2018

Amended Site Plan showing 6 metre wide vehicle entrance.

APPENDIX 2

SC

06 APR 2018

Submission On An Application for Resource Consent Publicly Notified Under Section 95(A) or Notice Which Is Served Under Section 95(B)

Invercargill City Council

SECTIONS 41D, 95(A),95B, 95C, 96, 127(3) AND 234(4) RESOURCE MANAGEMENT ACT 1991

Submitter Details

Full name and address JAMES TREVOR WILSON & Shirley Dianne Wilson

Email Address* jtsdw@xtra.co.nz

Contact Phone Number 2179698

Postal Address 97 Wilton St Invercargill

* All Council correspondence will be sent to the email address provided.

Application Details

This is a submission on an application from

Full Name of Applicant Nelson Homes Ltd c/o Mas Architecture Ltd. 368 Dee St Invercargill 9810

Details of application (Briefly describe the proposed activity) To Operate a Licensed Early Childhood Education (ECE) preschool

Location of the application Lot 1 DP 3340 99 Wilton St Invercargill

Submission

My submission is to include

- [ ] I support the application
- [ ] I am neutral regarding the application or specific parts of it
- [x] I oppose the application or specific parts of it

1/ It is estimated the reduced value of our property would be at least 25%

2/ They say 2 Teachers are required by Law for 20 Children and also required are at least 1 or 2 Teachers to provide for Breaks.

Submission - Continued

The reasons for my submission are [continue on separate page if required] 3/ The area is aptly Served With early childhood education facilities eg. Layard St, Salford St, George St, Lees St - Lewis St.
4/ We believe 99 Wilton St is too Small for its proposed useage and that this is the Wedge to eventually replace the building with a new purpose built Centre, as zone 1 residential Should not be able to be changed.
5/ Traffic Volumes, Speed of cars, and a bus route and Single Lane access along Wilton St adversly affect Safety and Health.

My submission would be met by the Council making the following decision;
(give precise details, including the general nature of any conditions sought. Continue on separate page if required).

If our appeal is rejected policeing of traffic and parking over driveways would be required
Compensation would need to be considered for property Values, With some Kind of rating rebate
Wilton St is not Wide enough to accomodate traffic parked both Sides a bus route a ~~bus~~ Preschool route, general traffic to flow.
The Schedule for Education Early Childhood regulations 2008 We believe Would not be adhered to in the existing building without Major extensions.

☑ I do ☐ do not (tick one) wish to be heard in support of my submission.
(A hearing of the application may not occur if all affected parties state that they do not wish to be heard).

If others make a similar submission, ☑ I will ☐ will not (tick one) consider presenting a joint case with them at a hearing.

☐ I am ☑ am not (tick one) a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (refer to note to submitter)

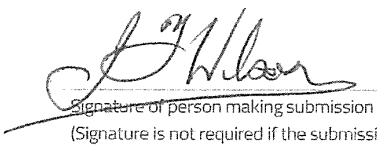
Note to Submitter

- The closing date for serving a submission on the Council is the 20th working day after public or limited notification is given.
- You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the Council.
- If you are a trade competitor your right to make submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.
- If you make a request under section 100 of the Act for a Hearing Commissioner to hear this application, you must do so in writing to the Council no later than 5 days after the close of submissions. You may be liable to meet or contribute to the costs of the Hearings Commissioner.

Your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following matters apply to the submission or part of the submission.

- it is frivolous or vexatious.
- it discloses no reasonable or relevant case.
- it would be an abuse of the hearing process to allow the submission (or the part of the submission) to be taken further.
- it contains offensive language.
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Signature of Submitter



Signature of person making submission or person authorised to sign on behalf of person making submission.
(Signature is not required if the submission is made by electronic means).

3/4/18.
(Date Submitted)

Send the completed submission or hand in to us at:

Environmental and Planning Services
Invercargilll City Council
Private Bag 90104
Invercargill
Email: ResourceConsents@icc.govt.nz

6/ Character and Amenity would be more than minor as they allowing for only 2 car parks plus a disabled car park, So where the other 18 parents and 3 to 4 Teachers park as all driveways are to be kept clear.

7/ Cumulative effects

Our Concern is that the footprint will grow and change from original plans and the precedent effects for change at a later date should not be authorised.

8/ The visability would be major as signage, traffic, ~~removed~~ removal of vegitation would all have a effect.

9/ The Recreational value is more that catered for with 2 early Childhood centres within a block each Way, from the proposed site

10/ Noise levels would be major as outside actively is over heard from North School which is a block away So Low car noise from next door be considered less than Minor and also with the thick walls and Single glazing of the Structure, limit inside noise.

11/ Hours of operation 8.30 AM — 3.30pm, also 12.30pm pick up and dropoff also coincides with school hours and bus route in Hilton St, so this increases traffic volumes, so the effect would be major, not minor as stated.

12. Traffic Generation and Vehicle Movements.

On Site parking as stated, is 2 Parks plus disability park inside, so where does everyone else park, And as stated that children would walk is blatently incorrect as children are driven every where these days as is evident at all preschools and schools, and there are only 2 preschoolers in this block of Hilton St, and it is not wide enough to allow parking on both sides and for traffic to flow through both ways for the School traffic, bus route and general traffic, and drives are not to be blocked.

13. Vehicle Safety and Traffic Generation

This contradicts the Landscape and Visual effects which they claim would be nil. The hours of arrival and departure are at the highest volume of traffic, pedestrians and Cyclists

14/ Their measurements for the front garden walkway, driveway and parking appear significantly flawed and would compromise the appearance of the property and street frontage, we class this as a major effect.

RECEIVED 10/04/18 2:36pm

10 APR 2018

SCANNED 11 APR 2018

Submission On An Application for Resource Consent Publicly Notified Under Section 95(A) or Notice Which Is Served Under Section 95(B)

Invercargill City Council

Submitter Details

Full name and address: Graeme John Wilton
98A Wilton Street, Windsor, Invercargill 9810

Email Address*: gajfwilton@gmail.com

Contact Phone Number: 021-379-353

Postal Address: 98A Wilton Street, Windsor, Invercargill 9810

* All Council correspondence will be sent to the email address provided.

Application Details

This is a submission on an application from

Full Name of Applicant: Nelson Homes Limited.

Details of application (Briefly describe the proposed activity): Licensed Early Childhood Education (ECE) Preschool

Location of the application: 99 Wilton Street, Invercargill

Submission

My submission is to include

- [ ] I support the application
- [ ] I am neutral regarding the application or specific parts of it
- [x] I oppose the application or specific parts of it

The reason for my objection is traffic generation and vehicle movements.

Submission - Continued

The reasons for my submission are [continue on separate page if required]

As a long term resident of 22 years I have vivid memories of 101 Wills Street being used for educational purposes as a Kit. M°Grath institute for additional learning.

The traffic was chaotic to say the least at time of dropping of and picking up children. At more than one occasion cars were parked over my driveway. The hours of operation are at busy traffic times.

I do not wish for a repeat of Kit. M° Grath days, so vehemently oppose the application.

My submission would be met by the Council making the following decision;
(give precise details, including the general nature of any conditions sought. Continue on separate page if required).

I would like to see 99 Wills Street not used for an ECE

☑ I do ☐ do not (tick one) wish to be heard in support of my submission.
(A hearing of the application may not occur if all affected parties state that they do not wish to be heard).

If others make a similar submission, ☑ I will ☐ will not (tick one) consider presenting a joint case with them at a hearing.

☐ I am ☑ am not (tick one) a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (refer to note to submitter)

Note to Submitter

- The closing date for serving a submission on the Council is the 20th working day after public or limited notification is given.
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Your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following matters apply to the submission or part of the submission.

- it is frivolous or vexatious.
- it discloses no reasonable or relevant case.
- it would be an abuse of the hearing process to allow the submission (or the part of the submission) to be taken further.
- it contains offensive language.
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Signature of Submitter

G. J. FOLSTER — 10-4-18

Signature of person making submission or person authorised to sign on behalf of person making submission.
(Signature is not required if the submission is made by electronic means).

(Date Submitted)

Send the completed submission or hand in to us at:

Environmental and Planning Services
Invercargilll City Council
Private Bag 90104
Invercargill
Email: ResourceConsents@icc.govt.nz

Submission On An Application for Resource Consent Publicly Notified Under Section 95(A) or Notice Which Is Served Under Section 95(B)

Invercargill City Council

SECTIONS 41D, 95(A),95B, 95C, 96, 127(3) AND 234(4) RESOURCE MANAGEMENT ACT 1991

Submitter Details

Full name and address: Blair Stuart Valentine

100 Wilton Street, Invercargill

Email Address*: blair.valentine@outlook.com

Contact Phone Number: 027 631 7074

Postal Address: 100 Wilton Street, Invercargill

* All Council correspondence will be sent to the email address provided.

Application Details

This is a submission on an application from

Full Name of Applicant: Neslon Homes Litd

Details of application (Briefly describe the proposed activity)

Resource Consent application to operate a licenced Early Childhood Education (ECE) preschool at 99 Wilton Street.

Location of the application

99 Wilton Street, Invercargill

Submission

My submission is to include

- ☐ I support the application
- ☐ I am neutral regarding the application or specific parts of it
- ☑ I oppose the application or specific parts of it

Proposal is only for two car parks on site and one disabled park. Which does not allow enough parking for two teachers and 20 children at different sessional times. This would mean that parking would need to occur on the street.

We have lived at 100 Wilton street for over 20 years and have experienced first hand parking issues in our street when Kip McGrath operated at 101 Wilton. At this time we had cars parking over driveways and blocking the road.

Submission - Continued

The reasons for my submission are [continue on separate page if required]

If a car is parked either side of Wilton Street then the traffic is reduced to single lane. The mentioned times of drop off and pick ups also coincide with residential busiest times of going to work, lunchtime and school hours. Right now without a preschool - traffic is already reduced to single lane with many residents parking outside of their properties. Our concern is that additional traffic could cause major disruption to existing residents and our ability to enter and leave our own property. That many additional cars and traffic makes a very high accident / damage risk area. Wilton Street is also used heavily for traffic going to and from the close proximity to existing large volume schools.

My submission would be met by the Council making the following decision;
(give precise details, including the general nature of any conditions sought. Continue on separate page if required).

Widen road so that marked parking areas could exist on both sides of road and allow two lanes of opposing traffic.

☑ **I do** ☐ **do not** (tick one) wish to be heard in support of my submission.
(A hearing of the application may not occur if all affected parties state that they do not wish to be heard).

If others make a similar submission, ☑ **I will** ☐ **will not** (tick one) consider presenting a joint case with them at a hearing.

☐ **I am** ☑ **am not** (tick one) a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (refer to note to submitter)

Note to Submitter

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- it contains offensive language.
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Signature of Submitter

Blair Valentine

Signature of person making submission or person authorised to sign on behalf of person making submission.
(Signature is not required if the submission is made by electronic means).

22 April 2018

(Date Submitted)

Send the completed submission or hand in to us at:

Environmental and Planning Services
Invercargilll City Council
Private Bag 90104
Invercargill

Email: ResourceConsents@icc.govt.nz

SCANNED
24 APR 2018

24 APR 2018

Submission On An Application for Resource Consent Publicly Notified Under Section 95(A) or Notice Which Is Served Under Section 95(B)

Invercargill CITY COUNCIL

SECTIONS 41D, 95(A),95B, 95C, 96, 127(3) AND 234(4) RESOURCE MANAGEMENT ACT 1991

Submitter Details

Full name and address: Graeme Stuart Dright and Rosemarie Pereira-Dright

Email Address*: graeme.dright@baneoysters.co.nz

Contact Phone Number: 027-2219320

Postal Address: 101 Wilton street Invercargill

* All Council correspondence will be sent to the email address provided.

Application Details

This is a submission on an application from

Full Name of Applicant: Nelson Homes Limited

Details of application (Briefly describe the proposed activity)

Application to operate an Early Childhood Education pre-school

Location of the application

99 Wilton street Invercargill

Submission

My submission is to include

- [ ] I support the application
- [ ] I am neutral regarding the application or specific parts of it
- [x] I oppose the application or specific parts of it

See Attached sheet.

Submission - Continued

The reasons for my submission are [continue on separate page if required]

See Attached Sheet

My submission would be met by the Council making the following decision;
(give precise details, including the general nature of any conditions sought. Continue on separate page if required).

If the consent was granted I would request to discuss the Applicants fencing proposal prior to any agreement being reached

☑ I do ☐ do not (tick one) wish to be heard in support of my submission.
(A hearing of the application may not occur if all affected parties state that they do not wish to be heard).

If others make a similar submission, ☑ I will ☐ will not (tick one) consider presenting a joint case with them at a hearing.

☐ I am ☑ am not (tick one) a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (refer to note to submitter)

Note to Submitter

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- it discloses no reasonable or relevant case.
- it would be an abuse of the hearing process to allow the submission (or the part of the submission) to be taken further.
- it contains offensive language.
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Signature of Submitter

Ls Wright K. Pereira-Wright 10/4/18

Signature of person making submission or person authorised to sign on behalf of person making submission. (Signature is not required if the submission is made by electronic means).

(Date Submitted)

Send the completed submission or hand in to us at:

Environmental and Planning Services
Invercargilll City Council
Private Bag 90104
Invercargill

Email: ResourceConsents@icc.govt.nz

24/04/2018

Submission On An application for Resource Consent

Application: Nelson Homes Ltd
Site Location: 99 Wilton Street
Legal Description: Lot 1 DP3340

Submitter:

Graeme Wright and Rosemarie Pereira-Wright
101 Wilton Street 027 221 9320
Invercargill

Submission:

We oppose the application

Declaration: Rosemarie Pereira-Wright operates a Podiatry clinic from our address (101 Wilton Street) approx. 2-3 half day clinic per week. I x patient per half hour. Maximum 2 cars at a time (1 client being treated and 1 client waiting)
We have two "on-street" driveway access ways and plenty of on section-parking to meet the needs of Rosemarie's clients

Reasons for opposing application:

Traffic: We believe that the extra traffic movement, of potentially up to 20 cars arriving and departing around similar time to school movements in the area will cause considerable added congestion, and create a heightened risk for existing road and footpath traffic as well as users of the Early childhood centre if consent was to be granted.

There is already a lot of school traffic movements in the area at the same timing as the applicants proposal, with parents from nearby Windsor North school totally congesting Chelmsford street with parking, and the spill-over regularly coming into Wilton Street.

There is also heavy traffic flow feeding into other schools in close proximity – James Hargest Junior campus, James Hargest Senior campus, Salford School, Boys High and Saint Theresa's.

School and Council buses utilise Wilton Street, as well as many Kids riding bikes to and from school, and pedestrians walking to and from school.

We believe the extra traffic movements especially around those already busy times will pose unacceptable increased risks to existing users particularity cyclists and pedestrians (young school children

Our residence – 101 Wilton Street- previous to our ownership some 13-14 years ago, was used by Kip McGrath after school education, for I believe a similar number of Children (albeit a different age group). Looking at Council files prior to us purchasing their was many complaints on council file from neighbours etc with regard to congestion, parking, cars etc parking on peoples front lawns etc

Parking: we believe extra pressure on parking will be a significant congestion and safety issue.

The application states that Wilton Street is a wide street, but the reality is it is no wider than any other street, it only gives that perception because of the wide on-street lawn area. If you have a situation with cars parked on both side of the street, then there is not enough room left for two moving cars to pass each other other down the middle of the street. (exactly the same as currently happens in Chelmsford street with Windsor north school)

The extra pressure on street parking, combined with the existing parking, traffic, cycle and foot traffic would create a potentially unsafe environment, especially if you are adding young pre-school age children to the picture who have no perception of the dangers.

The application only refers to three on-site car parks. I would assume that two of those would be taken up by the two teachers, only leaving one car-park for their clients, meaning the majority will be required to park on the street for drop-off and pick-up. As explained above, this will create an unacceptable risk / congestion to other road users, pedestrians, as well as neighbours trying to go about their normal daily business.

Noise: Regardless of what the applicant says, the noise creating from up-to 20 laughing, giggling, playing, crying, upset, growling pre-school children will be considerable.

At least 3 of the neighbours in close proximity that I know of are retired and obviously spend considerable amount of time at home. I believe it is unacceptable for them to be subject to this level of noise on a daily basis.

In our own situation both my wife and myself have Jobs that involve us working considerable long hours at certain times of the year, and at other times of the year we spent extended periods of time at home. When at home we enjoy the piece and quiet!!

There would also be the added noise of vehicle traffic coming and going as well as parking in the street, which would change our existing quiet and peaceful neighbourhood.

Based on the comments and details stated above we oppose the application as stated.

Regards

Graeme Wright & Rosemarie Pereira Wright
101 Wilton Street
Invercargill
graeme.wright@barnesoysters.co.nz
027 221 9320

Submission On An Application for Resource Consent Publicly Notified Under Section 95(A) or Notice Which Is Served Under Section 95(B)

Invercargill City Council

SECTIONS 41D, 95(A),95B, 95C, 96, 127(3) AND 234(4) RESOURCE MANAGEMENT ACT 1991

Submitter Details

Full name and address: Simon Flett
94 Wilton Street - Invercargill

Email Address*: squishmade xtra.co.nz

Contact Phone Number: 027 531 4259

Postal Address: 94 Wilton Street
Invercargill

* All Council correspondence will be sent to the email address provided.

Application Details

This is a submission on an application from

Full Name of Applicant: Nelson Home Ltd

Details of application (Briefly describe the proposed activity): To operate a licensed early Childhood Education Centre at 99 Wilton Street

Location of the application: Invercargill

Submission

My submission is to include

- [ ] I support the application
- [ ] I am neutral regarding the application or specific parts of it
- [x] I oppose the application or specific parts of it

Submission - Continued

The reasons for my submission are [continue on separate page if required]

- Proposed car parking - not enough parks.
- Dangerous as will require vehicles reversing onto the street at a time when children are walking to and from School.
- Increased traffic on what is currently a very quiet residential street.
- With lack of car parks vehicles will have to park on the streets and this will then narrow the street down to one lane.
- No pedestrian crossing near by and vehicles parked on the road will block pedestrian vision for on coming vehicles.

My submission would be met by the Council making the following decision;
(give precise details, including the general nature of any conditions sought. Continue on separate page if required).

- Widening the road
- Increased parking spaces on site
- Installing a pedestrian crossing
- Road markings required including yellow lines outside driveways on either side of the street.

☐ I do ☑ do not (tick one) wish to be heard in support of my submission.
(A hearing of the application may not occur if all affected parties state that they do not wish to be heard).

If others make a similar submission, ☑ I will ☐ will not (tick one) consider presenting a joint case with them at a hearing.

☐ I am ☑ am not (tick one) a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (refer to note to submitter)

- With cars parked on the road side will prevent people safely driving out of their own driveway.
- Concerned about the change of zoning required, what is to stop more Businesses opening up in the area.
- If the business is successful in its application this will have a negative impact on house values as this is a popular street due to it being quiet with relatively no traffic.
- There is also 2 licensed premises in close vicinity, one only one block away and the other two blocks away. Would query the need for a 3rd centre in this area.

Note to Submitter

- The closing date for serving a submission on the Council is the 20th working day after public or limited notification is given.
- You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the Council.
- If you are a trade competitor your right to make submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.
- If you make a request under section 100 of the Act for a Hearing Commissioner to hear this application, you must do so in writing to the Council no later than 5 days after the close of submissions. You may be liable to meet or contribute to the costs of the Hearings Commissioner.

Your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following matters apply to the submission or part of the submission.

- it is frivolous or vexatious.
- it discloses no reasonable or relevant case.
- it would be an abuse of the hearing process to allow the submission (or the part of the submission) to be taken further.
- it contains offensive language.
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Signature of Submitter

Signature of person making submission or person authorised to sign on behalf of person making submission.
(Signature is not required if the submission is made by electronic means).

26/4/2018
(Date Submitted)

Send the completed submission or hand in to us at:

Environmental and Planning Services
Invercargill City Council
Private Bag 90104
Invercargill

Email: ResourceConsents@icc.govt.nz

APPENDIX 3

possibly declining population with costs of maintaining expanded service networks if this expansion can be avoided.

Policy 6 **Non-residential activities:** To enable non-residential activities when it can be demonstrated that they:

(a) Are in keeping with the character anticipated in a residential area; and

(b) Will not compromise the health, safety and amenity values enjoyed by residents; and

(c) Cannot be practically located in other zones where such activities are anticipated.

Explanation: *Whilst the primary purpose of Residential Zones revolves around residential activities, it is recognised that there will be some non-residential activities that need to be located within parts of the Residential Zones. Examples may include education activities and visitor accommodation. In instances where it is accepted that a location in a Residential Zone is appropriate for a non-residential land use, the activity will need to be designed in a manner which minimises adverse effects and where possible contributes to residential amenity. Some activities, such as new industrial activities, are very unlikely to be appropriate in any part of the Residential Zone. The Council intends to support the vitality of the Business Zones, including the Central Business District. Commercial activities are therefore not anticipated to locate within the Residential Zones.*

Policy 7 **Residential Amenity:** To advocate for and encourage the site layout and design of residential buildings so as to provide as far as practical sunlight access and opportunity for solar gain.

Explanation: *Maximising sunlight access/solar gain is a practical way to achieve warmer and healthier homes while minimising heating costs. Sunlight also enhances internal illumination of buildings.*

2.36 RESIDENTIAL 1 ZONE

The Invercargill urban area has a strong urban character based on its flat terrain, its grid street pattern and its compact urban form. These characteristics, together with the tradition of one or two storey single family housing on generous sized sections, offer a high level of residential amenity together with convenience, accessibility and short travel times.

Invercargill's geographic position and climate mean that incidence of sun to residential dwellings, for outdoor living and for indoor solar gain, is a very important dimension to residential amenity.

Overall residential amenity is best maintained by controlling or excluding non-residential activities, by limiting the scale of home occupations and by requiring compliance with the environmental standards.

Redevelopment of existing residential properties, and infill development, is likely to constitute the majority of new residential building in Invercargill over the planning period. In such cases, section size, building coverage, incidence of sun and daylight, and provision for outdoor living space and car parking are the main components of residential amenity.

[Invercargill Airport Ltd appealed seeking the introduction of provisions relating to NZS6805][29]

2.36.1 Issues

The significant resource management issues for the Residential 1 Zone:

1. The quality of the City's housing stock depends on an ongoing process of maintenance, development and redevelopment.
2. Poor urban design can affect the advantages of Invercargill in terms of convenience, accessibility and short travel times.
3. Increasing residential densities can have adverse effects on residential amenity. This "amenity" includes in particular adequate provision for density and coverage, for outdoor living, for incidence of sun, and for car parking.
4. Residential amenity can be affected by non-residential activities within or adjoining the Residential Zone.

2.36.2 Objectives

Objective 1: The maintenance and ongoing development of the zoned areas as residential neighbourhoods offering a high degree of amenity to their inhabitants is provided for and encouraged.

Objective 2: Adverse effects of urban development on the environment are avoided, remedied or mitigated.

Objective 3: Opportunities for urban intensification and redevelopment are encouraged within Invercargill's existing urban areas.

Objective 4: Provision is made for good accessibility to service and retail activities, educational establishments, and to places of employment.

Objective 5: High quality urban design is incorporated into new development and redevelopment.

Objective 6: Housing choice, both in terms of type and lot sizes, is provided for within urban areas.

Objective 7: Urban growth and development is managed in ways that:

(A) Support existing urban areas.

(B) Promote development of existing urban areas ahead of greenfield development.

(C) Promote urban growth and development within areas that have existing infrastructure capacity.

(D) Plan ahead for the expansion of urban areas.

(E) Promote compact urban form.

[29] Appeal - Invercargill Airport Ltd

Objective 8: The amenity values of the Residential 1 Zone are maintained and enhanced.

2.36.3 Policies

Policy 1 **Residential 1 Zone:** To provide for suburban residential development by zoning within the existing urban area for dwellings on lots 400 square metres in size or larger.

Explanation: *The following considerations favour minimising peripheral expansion of the built-up area:*

(A) *As a compact City originally planned on a grid street system, Invercargill enjoys the advantages of convenience, accessibility and short travel times. This could be compromised by sporadic peripheral expansion.*

(B) *The current housing stock contains a significant proportion of dwellings built prior to 1930, particularly south of Tay Street. Many are obsolete in terms of current health standards and expectations and the best option in many cases is renewal and infill development. Renewal may be delayed or not occur if there are more convenient development opportunities elsewhere.*

(C) *To the north of the current built up area are highly versatile soils which in the long term should not be alienated from their potential to grow food. The ability to grow food locally may well be an important dimension to long term sustainability.*

(D) *Population projections indicate that the rate of growth will at best be slow, and at worst population decline is a possibility. The age distribution inevitably will become older. Keeping the infrastructure of the City affordable is an issue. Unnecessary extensions to services that are expensive long term to maintain should be avoided.*

(E) *Lots 400 square metres and larger can offer the desired level of amenity for residential living in Invercargill. Housing on smaller lots needs to be designed comprehensively to achieve satisfactory levels of amenity.*

Policy 2 **Connectivity:** To require that provision is made for safe, logical, and direct access by the variety of transportation modes in common use (pedestrian, cycle, mobility scooter, motor vehicle, public transport) from dwellings to service and retail activities, educational establishments, and places of employment.

Explanation: *The historical grid pattern of Invercargill has resulted in a City form that is logical, easily accessible and convenient. This is a valued amenity of the City today and is likely to be increasingly important if "peak oil' or other factors change transport fuel economics and availability. Some recent subdivisions have not complemented the City's historical grid street system, resulting in developments that are difficult and inconvenient to access and that generate undesirable levels of traffic down some residential streets. Long cul-de-sacs with single points of access can create social isolation and also constitute a threat to personal safety, in that people can be more easily trapped than if there are multiple connections.*

Policy 3 **Urban design:** To encourage good urban design in terms of:

(A) Context.

(B) Character.

(C) Choice.

(D) Connections.

(E) Creativity.

(F) Custodianship.

(G) Collaboration.

Explanation: *Promoting good urban design in the suburban areas of the City is an important part of reinforcing their function as the City's day to day living spaces.*

There are seven essential design qualities:

(A) ***Context:*** *Seeing that buildings, places and spaces are part of the whole town or City.*

(B) ***Character:*** *Reflecting and enhancing the distinctive character, heritage and identity of our urban environment.*

(C) ***Choice:*** *Ensuring diversity and choice for people.*

(D) ***Connections:*** *Enhancing how different networks link together for people.*

(E) ***Creativity:*** *Encouraging innovative and imaginative solutions.*

(F) ***Custodianship:*** *Ensuring design is environmentally sustainable, safe and healthy.*

(G) ***Collaboration:*** *Communicating and sharing knowledge across sectors, professions and with communities.*

Policy 4 **Stormwater runoff:** To require site and building development to incorporate methods to:

(A) Minimise loadings on stormwater runoff networks and reticulation systems caused by rainfall events; and

(B) Improve the water quality of stormwater flows.

Explanation: *Climate change is likely to mean that rainfall in Invercargill may become higher on average but, more significantly, there is likely to be increased incidence of extreme climatic events. Currently, Invercargill's stormwater systems are designed for immediate runoff to the stormwater system of 55% of design rainfall, with the remaining 45% being retained within permeable surfaces such as lawns and gardens. Increasing areas of impermeable surfaces can*

compromise stormwater capacity. Lessening the immediate effect of peak stormwater flows on stormwater systems will reduce the risk of localised surface flooding.

There is also increasing concern about the condition of Southland's waterways. Urban stormwater can contain pollutants and organic matter.

Design to mitigate stormwater effects needs to encompass the whole of the area under development, including roads and open spaces as well as housing lots. Best practical means are necessary to minimise pollution of waterways by urban stormwater.

Policy 5 **Choice:** To enable the development of a range of housing types by:

(A) Allowing, as of right, development on sections exceeding 400 square metres.

(B) Allowing development on sections between 350m^2 and 400m^2 when buildings are well designed to give effect to other relevant Objectives and Policies of the Residential 1 Zone.

(C) Encouraging comprehensively designed medium density development by way of resource consent within specified parts of the Residential 1 Zone, being the Residential 1A Zone.

Explanation: *Invercargill's ageing population, decreasing average household size and the evolving settlement pattern of the District and region all mean that provision needs to be made for a variety of housing types. Single-family housing in Invercargill is typically on sites 650 - 1,000 square metres in size. Market-driven redevelopment in Invercargill often takes the form of subdivision of existing, larger sites and erection of new residential units on the newly subdivided sites. Single unit residential development can be designed to provide good levels of amenity on sites down to 400 square metres. When sites are smaller than 400 square metres amenity, for both the subject property and its neighbours, tends to suffer and development of residential units on smaller sites needs to be comprehensively designed.*

Policy 6 **Outdoor living:** To require the provision of practical outdoor private open spaceas an important dimension of amenity.

Explanation: *Private open space is desirable on residential lots to provide:*

(A) *Outlook – a pleasant outlook from inside the living areas of the dwelling.*

(B) *Ventilation of indoor spaces on to a sheltered outdoor space.*

(C) *Outdoor living (e.g. sitting in the sun with a cup of coffee).*

(D) *Outdoor household activities (such as barbecues).*

(E) *Children to play outdoors.*

(F) *Provision of biodiversity (gardens), and a beneficial microclimate (shelter and sun).*

To be capable of being used for these purposes, the open space needs to have a minimum dimension. Several lines of reasoning draw to a conclusion that this minimum dimension should be at least five metres.

Where the living areas of a dwelling are mostly at first floor level or above, a balcony is an appropriate design response to the need for outdoor living space.

Policy 8 **Space around buildings:** To maintain the residential scale and amenity of space around and between buildings.

Explanation: *The proportion of the site covered by buildings is an important determinant of residential amenity. This can reduce significantly on the property and on adjoining properties if more than around 40% of the site is covered in buildings. Excessive building coverage has other undesirable effects, such as overloading the City's stormwater reticulation system.*

Policy 9 **Noise:** To maintain low daytime ambient noise levels and lower night time ambient noise levels consistent with residential use of the area.

Explanation: *The residential areas of the City have the lowest tolerance to noise of any of the City environments. "Peace and tranquillity" are important dimensions to residential amenity for most people. Excess noise, especially if it occurs repeatedly, can engender a reaction of increased intolerance. Noise is the most common issue in neighbourhood disputes in which the Council has to become involved.*

Policy 10 **Noise:** To recognise that some parts of the Zone are subject to higher levels of noise generated by the transportation network and to avoid, or mitigate reverse sensitivity effects associated with those activities.

Explanation: *Residential "peace and tranquillity" can be affected by major transportation infrastructure, in particular the State Highways, the Railway and the Airport. However, it is important that the functioning of this infrastructure is not compromised by reverse sensitivity issues involving noise, and provisions in the District Plan are necessary to achieve this. The location, design and operation of noise sensitive activities should involve the consideration of these existing noise sources.*

Policy 11 **Odour:** To ensure absence of nuisance from objectionable odour.

Explanation: *People expect not to be bothered by objectionable odour in residential areas.*

Policy 12 **Glare:** To ensure freedom of nuisance from glare.

Explanation: *People expect not to be bothered by glare from the built environment in residential areas.*

Policy 13 **Electrical interference:** To avoid nuisance from electrical interference.

Explanation: *Electrical interference can be a source of irritation to residents within the residential Zones. This is an environmental effect that needs to be considered in the placement and maintenance of electrical equipment and machinery, including transmitting aerials.*

Policy 14 **Lightspill:** To avoid, remedy or mitigate the adverse effects of lightspill.

Explanation: *Lightspill (e.g. from security lighting) can be a source of annoyance to residents. The character of the night sky, with its starscapes, cloud effects and occasional glimpses of the Aurora Australis, is also an amenity of the residential areas of Invercargill and can be masked by light "pollution". Lightspill can also cause a hazard to transportation networks, including to aircraft, vehicles, trains, cyclists and pedestrians.*

Policy 15 **Wind:** To encourage the provision of shelter from wind as an important dimension of residential amenity.

Explanation: *At times Invercargill is subject to very strong winds for extended periods, particularly from the westerly quarter. At times these winds make it difficult for people – particularly those on cycles, the elderly and the very young – to move around the City. These winds also bring a significant chill factor. Any development which provides shelter is likely to have a benefit, and any development which exacerbates wind effects is likely to have a significant adverse effect on the amenities of adjoining properties.*

Policy 16 **Signage:** To protect residential amenity by controlling the size and nature of signage.

Explanation: *In residential areas there is an expectation that the use of buildings and property will be predominantly residential. Signage of sufficient size and clarity to enable people to find someone offering a professional service from home is appropriate. Signage which hints at a residential property being used for predominantly non-residential purposes is likely to be seen as a visual intrusion. Advertising signage which does not relate to the activity on the site is not appropriate in a residential area.*

Policy 17 **Dilapidated structures and ill-maintained lands:** To require that buildings and sections in the Residential Zone shall be sound, well-maintained and tidy in appearance, avoiding adverse effects of dilapidated structures and ill-maintained lands on the wider neighbourhood.

Explanation: *Derelict properties and poorly maintained sections significantly detract from the amenities of neighbour properties.*

Policy 18 **Demolition or removal activities:** To manage the adverse effects of demolition or removal activities on amenity values by ensuring the clean-up, screening and maintenance of sites.

Explanation: *Although normally temporary and localised, demolition activities can create a significant nuisance. There is an obligation to ensure that demolition materials are disposed of responsibly. There is also a need to ensure that the site is made safe, clean and tidy in a timely manner.*

Policy 19 **Relocation activities:** To manage the adverse effects of relocation activities on amenity values by ensuring that any relocated building is placed on permanent foundations and reinstated to a reasonable state of repair within a limited timeframe.

Explanation: *There are many instances of dwellings which have been relocated on to sections in Invercargill and which offer a high standard of amenity to their*

occupiers and which contribute to the appearance of the neighbourhood. However, the process of relocation, and in particular adherence to a reasonable timeframe, needs to be carefully managed in order to minimise adverse effects on neighbours.

Policy 20 **Hazardous substances:** To protect the public from the effects of storage and use of hazardous substances.

Explanation: *Some substances used in normal domestic living are potentially hazardous. Neighbours are entitled to protection from hazard from more than domestic quantities of hazardous material or bad practice in the use of such material.*

Policy 21 **Height and location of structures:** To maintain a 1-2 storey scale for development.

Explanation: *The great majority of housing in Invercargill is single storey stand-alone dwellings and set back from front, side and rear boundaries. A minority of houses are two storeys. While redevelopment and "infill" development can achieve high levels of amenity, the overall characteristic of Invercargill is of structures of modest height placed with space around them on individual sections. This characteristic is an important dimension of amenity.*

Policy 22 **Car parking and vehicle manoeuvring:** To maintain road safety by providing for residents to park their vehicle(s) on-site and to manoeuvre them safely on and off the formed road.

Explanation: *Provision for off street car parking and manoeuvring minimises the adverse effects on the safety and efficiency of the road. It also enables the retention of on-street parking for short term visitors and improves the visual amenity of the streets by reducing the level of long term on-street parking.*

2.36.4 Methods of Implementation

Method 1 Delineate the Residential 1 Zone on the District Planning Maps.

Method 2 Include Rules identifying activities that are appropriate within the Residential 1 Zone.

Method 3 Identify the anticipated amenity values for the Residential 1 Zone, include environmental standards to protect and enhance them, and implement through enforcement under the RMA, education, advocacy and collaboration with other Territorial Authorities.

Method 4 Include rules in the Plan:

(A) Setting limits for the bulk and location of structures.

(B) Setting maxima on the proportion of the site that may be covered by buildings.

(C) Setting limits on the size of any signage and require that signage relate to the activities being carried out on-site.

Method 5 Include Rules addressing District Wide issues.

Method 6 Require applications for resource consent to include an analysis of the proposal on the defined amenity values of the Residential 1 Zone, as well as any relevant principles of good urban design.

Method 7 Initiate environmental advocacy for:

(A) Promotion of the principles of qualities of good urban design.

(B) Promotion of the principles of Crime Prevention Through Environmental Design (CPTED).

(C) Protection of landscape values.

(D) Mitigation or avoidance of nuisance arising from glare and accentuation of windflow effects.

(E) Promotion of site and building design that recognises energy efficiency and its benefits, such as passive solar gain.

2.37 RESIDENTIAL 1A (MEDIUM DENSITY) ZONE

The Residential 1A Zone provides for medium density housing to be developed comprehensively on appropriately sized sites. The nature of medium density housing means that housing units may be built on very small individual lots, and in this situation amenity can best be provided by planning the development comprehensively.

By making provision for medium density housing in this way, there will be an increase in the range of housing type choices available in Invercargill, and encourage the redevelopment of an area of the City with older housing.

2.37.1 Issues

In addition to the Issues detailed in Residential 1, the significant resource management issues for the Residential 1A (Medium Density) Zone:

1. The issues identified above for the Residential 1 Zone.
2. Medium density housing can lead to decrease in amenity unless it is planned and developed comprehensively.
3. Residential amenity can be compromised by separation of medium density housing from commercial areas and public reserves.

2.37.2 Objectives

Note: All Objectives and Policies that apply to the Residential 1 Zone also apply to the Residential 1A Zone.

The following are additional Objectives and Policies that apply within the Residential 1A Zone.