

## Online submission

This is a submission that was made online via the Council's website.

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<b>Wish to be heard</b>	Yes
<b>Joint presentation</b>	Yes
<b>Trade competition</b>	I could not gain an advantage in trade competition through this submission.
<b>Directly affected</b>	N/A
<b>Withhold contact details?</b>	No

## Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
Rural Lifestyle Zone	RLZ - R1	Support in part	<p>The overview of the Rural Life Style Zone states: Because the RLZ - Rural Lifestyle Zone directly abuts the GRUZ - General Rural Zone, reverse sensitivity with common rural activities such as mining and quarrying and dairy sheds, alongside the typical noises and smells of rural areas is an issue. For this reason, the zone's provisions seek to maintain rural lifestyle character and amenity, including by managing density and building setbacks from internal and road boundaries.</p> <p>The increase from a 1.5m internal boundary setback in the Buller District Plan to 10m in the TTPP is a considerable change, especially when considering the configuration and constraints of existing lots to be zoned rural lifestyle. Taking into account the TTPP overview (above mentioned) the 10m setback may be appropriate for a General Rural Zone - Rural Lifestyle Zone interface, but perhaps not as appropriate for a Rural Lifestyle Zone to Rural Lifestyle Zone interface. A reduced setback is therefore sought for this scenario to achieve openness but allow less constraint on the site.</p>	<p>In regard to RLZ-R1.4. Buildings are set back a minimum of 10m from the <a href="#">road</a> boundary, 20m from the State Highway Boundary and 10m from all internal boundaries</p> <p>Consideration of a reduced internal boundary setback of 3m is sought for lots Zoned Rural Lifestyle Zone that adjoin another Rural Lifestyle Zone.</p>
Noise	NOISE - R3	Support in part	I support the need to mitigate noise effects by a set of appropriate rules. The Acoustic Requirements for sensitive activities appear arduous for the traffic volumes in the Buller District.	A decision is sought to rewrite the noise rules with consideration of the lower traffic volumes in Buller and to provide a set of permitted mitigations (such as bunding) to negate the need for a Suitably qualified acoustic engineer to verify that the building meets the permitted criteria.

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Whole Plan	Whole plan	Support in part	I support the requirement for an updated District Plan. An overall observation of the plan is that some of the rule headings are lengthy and not easily understood. Any simplification is welcomed to help all plan users determine where their activity fits.	Where appropriate condense and simplify the set of rules using plain language, clearly understood definitions and tables.
Planning Maps and Overlays	Planning Maps and Overlays	Support in part	I support the requirement to address Natural Hazard. If any overlays do not have expert evidence to validate the extent of the overlay this may cause undue constraints for some properties and risks for others.	Review the extent of any hazard overlays which do not have expert reports and evidence to validate them.

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## Documents included with submission

None