

Submission on notified proposal on for policy statement or plan, change or variation

To: West Coast Regional Council

Submission on: Proposed Te Tai o Poutini Proposed District Plan 2022

Name of Submitter: Fire and Emergency New Zealand

Fire and Emergency's submission/feedback is:

In achieving the sustainable management of natural and physical resources under the Resource Management Act 1991 (RMA), decision makers must have regard to the health and safety of people and communities. Furthermore, there is a duty to avoid, remedy or mitigate actual and potential adverse effects on the environment. The risk of fire represents a potential adverse effect of low probability but high potential impact. Fire and Emergency has a responsibility under the Fire and Emergency New Zealand Act 2017 to provide for firefighting activities to prevent or limit damage to people, property and the environment. As such, Fire and Emergency has an interest in the land use provisions of the District Plan to ensure that, where necessary, appropriate consideration is given to fire safety and operational firefighting requirements.

The main functions of Fire and Emergency, as identified in section 11 of the Fire and Emergency New Zealand Act 2017, are:

- to promote fire safety, including providing guidance on the safe use of fire as a land management tool,
- to provide fire prevention, response, and suppression services,
- to stabilise or render safe incidents that involve hazardous substances,
- to provide for the safety of persons and property endangered by incidents involving hazardous substances,
- to rescue persons who are trapped as a result of transport accidents or other incidents,
- to provide urban search and rescue services, and
- to efficiently administer the Fire and Emergency New Zealand Act 2017.

Fire and Emergency also assists in the following additional functions, as identified in section 12 of the Fire and Emergency New Zealand Act 2017, to the extent it has capability and capacity to do so:

- responding to medical emergencies,
- responding to maritime incidents,
- performing rescues, including high angle line rescues, rescues from collapsed buildings, rescues from confined spaces, rescues from unrespirable and explosive atmospheres, swift water rescues, and animal rescues, providing assistance at transport accidents (for example, crash scene cordoning and traffic control),
- responding to severe weather-related events, natural hazard events, and disasters,
- responding to incidents in which a substance (other than a hazardous substance) presents a risk to people, property, or the environment,
- promoting safe handling, labelling, signage, storage, and transportation of hazardous substances, and
- responding to any other situation if Fire and Emergency has the capability to assist.

This feedback seeks to enable Fire and Emergency to carry out its requirements under the Fire and Emergency New Zealand Act 2017 more effectively in the protection of lives, property and the surrounding environment. This feedback addresses matters relating to activities required to be undertaken to enable

effective firefighting training, emergency response and to provide for the health and safety of people and communities in the West Coast region.

The provisions of the Proposed Te Tai o Poutini District Plan that relate to Fire and Emergency's statutory functions and responsibilities are:

- fire safety and fire prevention,
- water supply and access to this supply,
- property access for fire appliances,
- subdivision and development including in remote areas,
- noise from emergency services activities,
- the ability to undertake training activities for the firefighters within the district,
- the operation of existing fire stations, and
- the establishment of new fire stations

There are twenty- seven fire stations in the West Coast Region:

Fire station	Physical Address
Haast Volunteer Fire Brigade	9 Pauareka Road, Haast
Fox Glacier Volunteer Fire Brigade	23 Cook Flat Road, Fox Glacier
Franz Joseph Volunteer Brigade (Auxiliary)	2 Main Road, Franz Joseph
Whataroa Volunteer Fire Brigade	Whataroa Flat Road
Harihari Volunteer Fire Brigade	116 Main Road, Harihari
Ross Volunteer Fire Brigade	19 Moorhouse Street, Ross
Kotatahi and Kowhitirangi Volunteer Fire Brigade	1 Ford Road
Hokitika Volunteer Fire Brigade	200 Stafford Street
Kumara Volunteer Fire Brigade	62 Seddon Street
Moana Volunteer Fire Brigade	1 Kehu Street
Greymouth Volunteer Fire Brigade	12 High Street
Cobden Volunteer Fire Brigade	1 Newcastle Street
Brunner Volunteer Fire Brigade	4 Manawatu Street
Runanga Volunteer Fire Brigade	1 McGowan Street
Ngahere Volunteer Fire Brigade	2368 SH7
Blackball Volunteer Fire Brigade	9 Hilton Street
Ikamatua Volunteer Fire Brigade	Ikamatua Highway
Springs Junction Volunteer Fire Brigade	12 SH7
Reefton Volunteer Fire Brigade	Church Street
Inangahua Volunteer Fire Brigade	38 Upper Buller Gorge Road
Charleston Volunteer Fire Brigade	SH6
Westport Volunteer Fire Brigade	99 Palmerston Street
Waimangaroa Volunteer Fire Brigade	64 McGill Street
Granity Volunteer Fire Brigade	108 Torea Street
Seddonville Volunteer Fire Brigade	96 Gladstone Street

Fire station	Physical Address
Little Wanganui Volunteer Fire Brigade (Auxiliary)	Karamea Highway
Karamea Volunteer Fire Brigade	Waverley Street

Fire and Emergency seeks the following decision from the local authority:

Appendix A sets out the details of Fire and Emergency’s feedback, including the amendments sought by Fire and Emergency to specific provisions in the [Proposed Te Tai o Poutini District Plan](#) ~~draft Waitaki District Plan~~, and the reasons for these amendments. Many of these are in favour of retaining the draft provisions as currently proposed.

Fire and Emergency would welcome any questions or further engagement on matters raised in the feedback within. Thank you for the opportunity to provide feedback.



Jessica Mangos

Signature of person authorised to sign on behalf of
Fire and Emergency

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Appendix A: Fire and Emergency New Zealand feedback on the Proposed Te Tai o Poutini Plan

The following table sets out the specific feedback and amendments sought by Fire and Emergency. Where specific amendments to provisions of the proposed Te Tai o Poutini Plan are sought, these amendments are shown as red underline (for new text sought) and ~~word~~ (for deletion).

ID	Draft provision	Support / oppose	Feedback	Suggested amendment
PART 1 – INTRODUCTION AND GENERAL PROVISIONS – Te Wāhanga				
Definitions – Ngā Tautuhinga				
1	<p>Critical Response Facilities</p> <p><i>means, in relation to natural hazards, hospitals, fire, rescue, police stations, buildings intended to be used in an emergency for shelter, -operations or response, hazardous or explosive material storage, aviation control towers, air traffic control centres, emergency aircraft hangars, fuel storage, major dams, community scale potable water treatment facilities and wastewater treatment facilities.</i></p>	Support	Fire and Emergency support the definition of 'critical facilities' as it includes fire stations as a critical facility.	No amendment sought.
2	<p>Contaminated Land</p> <p><i>Has the same meaning as in Section 2 of the RMA (as set out below)</i></p> <p><i>Means land that has a hazardous substance in or on it that:</i></p> <p><i>a. has significant adverse effects on the environment; or</i></p> <p><i>b. is reasonably likely to have significant adverse effects on the environment.</i></p>	Support	Fire and Emergency support the definition of contaminated land provided that the meaning of 'Hazardous Substance' is consistent with 'Hazardous Substances and New Organisms Act 1996'.	No amendment sought
3	<p>Emergency Service Facilities</p> <p><i>Means those facilities of authorities that are responsible for the safety and welfare of the people and property in the community. It includes fire stations, ambulance stations, police stations and emergency co-ordination facilities.</i></p>	Support	Fire and Emergency support the definition of Emergency Service Facility.	No amendment sought.
4	<p>New definition</p>	New	Fire and Emergency support the inclusion of the definition of 'Hazardous Substances' and it to be consistent with 'Hazardous Substances and New Organisms Act 1996'.	<p><u>Hazardous Substances</u></p> <p><u>has the same meaning as in section 2 of the RMA: includes, but is not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance. The Hazardous Substances and New Organisms Act 1996 defines hazardous substances as meaning, unless expressly provided otherwise by regulations or an EPA notice, any substance—</u></p> <p><u>a) with 1 or more of the following intrinsic properties: i. explosiveness: ii. flammability: iii. a capacity to oxidise: iv. corrosiveness: v. toxicity (including chronic toxicity): vi. ecotoxicity, with or without bioaccumulation; or</u></p> <p><u>which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a</u></p>

				<u>substance with any 1 or more of the properties specified in paragraph (a).</u>
5	New definition	Support	Fire and Emergency supports the definition of natural hazard being consistent with section 2 of the RMA.	Natural Hazard <u>has the meaning as in section 2 of the RMA: means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.</u>
6	Operational need <i>means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints.</i>	Support	The ability to construct and operate fire stations in locations which will enable reasonable response times to fire and other emergencies is paramount the health, safety and wellbeing of people and the community. Fire stations therefore need to be strategically located within and throughout communities to maximise their coverage and response times so that they can efficiently and effectively respond to emergency call outs in a timely way, thus avoiding or mitigating the potential for adverse effects associated with fire hazard and other emergencies.	No amendment sought
7	Temporary activity <i>means activities and their ancillary buildings and structures that are intended to have a limited duration and incidence and are not part of a permanent activity that occurs on the site.</i> <i>They include:</i> <i>a. fairs; festivals and special events;</i> <i>b. commercial filming or video production activities;</i> <i>c. public firework displays and lighting shows;</i> <i>d. buildings and structures ancillary to construction projects;</i> <i>e. temporary farmers or crafts markets; and 6. temporary helicopter take-offs and landings.</i> <i>Note: Temporary Activities do not include:</i> <i>i. Permitted Recreation Activities meeting Zone standards;</i> <i>ii. Events and other types of activities meeting Zone standards in the Stadium Zone or any Open Space and Recreation Zone; or</i> <i>iii. Temporary military training activities.</i>	Support in part	Fire and Emergency supports in part the definition of 'temporary activity' insofar that it provides for temporary activities. Fire and Emergency seeks the inclusion of 'temporary emergency service training activities' to the definition for 'temporary activity'. This will allow the rules within the Temporary Activities chapter to be applicable to Fire and Emergency's training activities. In order to ensure an efficient and effective emergency response, firefighter training is an essential activity undertaken by Fire and Emergency.	Amendment the definition as follows: <i>Temporary activity</i> <i>means activities and their ancillary buildings and structures that are intended to have a limited duration and incidence and are not part of a permanent activity that occurs on the site.</i> <i>They include:</i> <i>1. fairs; festivals and special events;</i> <i>2. commercial filming or video production activities;</i> <i>3. public firework displays and lighting shows;</i> <i>4. buildings and structures ancillary to construction projects;</i> <i>5. temporary farmers or crafts markets; and 6. temporary helicopter take-offs and landings.</i> <u>6. temporary emergency service training activities</u>

PART 2: DISTRICT WIDE MATTERS

Infrastructure

8	<i>Objective and policy framework – general</i>	Support	For Fire and Emergency, it is important that adequate infrastructure is in place before enabling the development of these large growth areas, particularly those that are intended to be serviced with a reticulated water supply network. As such, Fire and Emergency supports the objectives and policies within the Infrastructure chapter insofar that they recognise the importance of providing for effective, resilient, efficient and safe infrastructure which maintains public health and safety.	No amendment sought
Transport				
9	<i>Objective and policy framework – general</i>	Support	<p>For fire appliances to access an emergency, it is important that the transportation network is designed, constructed, and operated in a way that ensures a safe, efficient, effective, integrated, resilient and sustainable transport system.</p> <p>Fire and Emergency recognises the significant advantages of prioritisation of street space for pedestrians and cyclists in urban environments. However, in prioritising street space for pedestrians and cyclists, care must be given to avoid unintended consequences on Fire and Emergency's ability to respond to emergency events. Prior engagement with Fire and Emergency and other emergency service providers is therefore important before such measures are implemented.</p> <p>In some cases, the provision of cycleways on main arterial roads, the narrowing of roads or incorporation of speed controls as part of traffic-calming programmes may inadvertently block or significantly slow down a route required by Fire and Emergency. If an emergency appliance needs to park on a road, this can mean the street/road is blocked to all other traffic including other emergency vehicles that may need to get past. This is not only limited to residential streets, but also more commercial and central city areas.</p> <p>Street furniture, trees and sculptures etc. can also make it difficult for fire appliances to get close to building frontages and consequently fire hydrants in the streets. In the case of larger buildings, the street frontage is often where the fire alarm control panel is located. This component should be considered during the update on any urban design guidelines.</p> <p>Fire and Emergency support a robust policy framework that will see that consideration is given to the operational needs of emergency services in a fire or other emergency.</p>	No amendment sought
10	<p>TRN - R1 Establishment of accessways, vehicle crossings, parking spaces, loading spaces, queuing and standing spaces</p> <p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Vehicle crossings and access way standards - TRN Tables 1 - 3, Standards TRN S1 - S3, and TRN Figure 1 are complied with; 2. Parking, loading, queuing and standing standards - TRN Tables 4 - 5, Standards TRN S4 - S6 and TRN Figures 2 and 3 are complied with; 3. Manoeuvring standards TRN S7 - S11 are complied with; 4. Where an impermeable carparking area greater than 1000m² in area is provided, stormwater treatment is provided; and 	Oppose in Part	Fire and Emergency oppose part of TRN-R1 where requests to alter the minimum driveway width within Standard S3 to allow for fire appliance access and the inclusion of an additional standard relating to firefighting access.	No amendment sought to this rule.

	<p>5. Formation standards TRN S12 and TRN S13 are complied with.</p> <p>Advice Note: The Auckland Design Manual Guideline Document GD 2017/01 Stormwater Management Devices in the Auckland Region provides information on best practice stormwater design options for stormwater treatment.</p>							
11	<p>TRAN-R12 High Trip generating transport activities</p> <p>All zones</p> <p>Activity status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> This is the establishment of a new activity or the expansion of an existing activity listed in Table TRN 6 that complies with Standard TRN S14. 	Oppose in part	<p>Fire and Emergency request that emergency service facilities have no limit on traffic movements imposed. As the table currently reads, FENZ would come under the Mixed Use or other activities not otherwise listed. As vehicle movements are unable to be determined, require consent as a restricted discretionary activity when establishing an emergency service facility in all zones under TRAN-R12.</p> <p>Fire and Emergency seeks relief through other provisions in the plan to ensure the establishment of emergency service facilities, are enabled as a permitted activity. New fire stations may be necessary in order to continue to achieve emergency response time commitments in stations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations.</p> <p>Fire and Emergency considers that amending the thresholds set out in Table 6 provides for emergency service facilities in all zone as a permitted activity. This will better provide for health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations</p>	<p>Amendment sought:</p> <table border="1"> <thead> <tr> <th>Activity</th> <th>Qualifier</th> </tr> </thead> <tbody> <tr> <td>Emergency service facilities</td> <td>No limit</td> </tr> </tbody> </table>	Activity	Qualifier	Emergency service facilities	No limit
Activity	Qualifier							
Emergency service facilities	No limit							
12	<p>TRN S3 – Requirements for driveways:</p> <p>For all zones the minimum driveway width is 3m, and maximum gradient is 1:5. For all zones, where the driveway is longer than 50m, passing bays must be provided at no more than 50m intervals. Turning areas must be provided when the driveway length is 50m or longer.</p>	Oppose in Part	<p>Fire and Emergency oppose in part the minimum driveway width of 3m with a preference for minimum driveway width to be 3.5m to sufficiently cater for the fire appliance.</p>	<p>Amendment sought:</p> <p>For all zones the minimum driveway width is 3m 3.5m, and maximum gradient is 1:5.</p>				
13	<p>New Rule</p>	NEW	<p>Vehicular roading and access widths, surface and gradients should support the operational requirements of Fire and Emergency appliances. Fire and Emergency supports the amendment TRAN-S3 to the extent that it requires vehicle access standards that help ensure access design is a minimum width of 4m, and a maximum gradient of 1:5.</p> <p>However, Fire and Emergency vehicles have a maximum hose run distance of 75m. To effectively respond to a fire, it is vital that Fire and Emergency can access all parts of a building within the 75m horse run distance. As such, Fire and Emergency seek a new rule to apply to any access to a site that has a greater length than 50 metres, providing a distance of 25 metres that will allow the hose run to reach the entirety of buildings located onsite.</p>	<p>New rule sought:</p> <p>TRAN-S15 – Firefighting access</p> <ol style="list-style-type: none"> <u>Any access to a site located in an area where no fully reticulated water supply system is available, or having a length greater than 50 metres when connected to a road that has a fully reticulated water supply system including hydrants, must be designed to accommodate a fire appliance design vehicle of at least 2.5 metres wide and 13 metres long and with a minimum gross mass of 25 tonne</u> 				

Noise

<p>14 Noise-R2 – Emissions of Noise in All Zones</p> <p><i>Activity Status Permitted</i></p> <p><i>Where the following activities are exempted from meeting Zone noise standards:</i></p> <p>...</p> <ol style="list-style-type: none"> 2. <i>Any warning device or siren used by emergency services for emergency purposes (and routine testing and maintenance of these);</i> 3. <i>Activities at emergency service facilities associated with emergency response and emergency response training</i> 4. <i>Helicopters used for an emergency and as an air ambulance;</i> 5. <i>The use of generators and mobile equipment (including vehicles) for emergency purposes, including testing and maintenance not exceeding 2 weeks in duration, where they are operated by emergency services or lifeline utilities.</i> 6... 	Support	<p>Fire and Emergency supports NOISE-R2 as it exempts emergency service activities from noise limits, provided that the noise source is from warning devices, activities at emergency service facilities associated with emergency response and / or emergency response training.</p> <p>Fire and Emergency also supports the exemption of emergency aviation movements from noise limits.</p>	No amendments sought.
NH - Natural Hazards			
<p>15 <i>Objective and Policy framework – general</i></p>	Support	<p>Fire and Emergency have an interest in the natural hazards chapter insofar to ensure that the District Plan adopts a risk-based approach to flood management and manages land use in areas subject to natural hazard.</p> <p>Managing land use in relation to flood hazards and the consequences of climate change will reduce the incidence of, and associated risk to life and property, and prevent or limit injury, damage to property, land and the environment. This will enable Fire and Emergency to carry out its requirements under the Fire and Emergency Act more effectively.</p> <p>Further, Fire and Emergency support the robust and accurate mapping of the flood hazard areas. Both in respect of identifying the areas of land at risk of flood hazard and climate change effects, but also as a means of communicating to landowners and the community generally the location and extent of land areas subject to flood hazards and susceptibility to climate change effects</p>	No amendment sought
SUB - SUBDIVISION			
<p>16 SUB-O2</p> <p><i>Subdivision occurs in locations and at a rate that:</i></p> <ol style="list-style-type: none"> a. <i>Is supported by the capacity of existing infrastructure networks, or provides for infrastructure facilities and networks that are sufficient to accommodate growth and development that meets the standards required by the Council and the Plan;</i> b. <i>Facilitates the operation of critical infrastructure;</i> c. <i>Enables access and connectivity;</i> d. <i>Provide for the health, wellbeing and safety of the West Coast/Te Tai o Poutini community;</i> e. <i>Provides for growth and expansion of West Coast/Te Tai o Poutini settlements and businesses; and</i> f. <i>Avoids significant natural hazards and are built to be resilient to natural hazards</i> 	Support	<p>Fire and Emergency support SUB-O2 insofar as it promotes subdivision that is accessible from the transport network and provides for the health and well-being of communities.</p>	No amendment sought.

17	<p>SUB – P2</p> <p>ensure subdivision is appropriately serviced and integrated with existing or planned infrastructure that is provided in an efficient, integrated and coordinated manner by ensuring:</p> <ol style="list-style-type: none"> a. Infrastructure networks have sufficient capacity to accommodate the additional development, and requiring any necessary upgrades to be completed at the time of subdivision; b. Infrastructure is installed at the time of subdivision, except for on-site infrastructure that cannot be determined until the allotment is developed; c. Sufficient provision has been made for legal and physical access to each allotment created by the subdivision; d. Provision of safe and efficient vehicle access; e. Provision for open space and reserves, including pedestrian and cycle linkages; f. Drinking water compliant with New Zealand Drinking Water Standards; g. Adequate water supply for firefighting; h. Treatment and safe disposal of stormwater that does not result in increased flooding and erosion risk; i. Treatment and safe disposal of wastewater with a preference for land-based treatment where no reticulated network is in place; j. Where community scale infrastructure is developed to support more than 10 privately owned lots this should be to appropriate standards and vested in the Council to ensure ongoing maintenance and renewal; k. Supply of electricity and telecommunications using a method that is appropriate to the type of development, location and character of the area including off-grid renewable electricity supply / wireless /satellite where deemed reasonable by the Council; l. Connections are made to wastewater, water supply and stormwater systems where they are available and there is capacity; and m. Where new community infrastructure is developed, that there is adequate provision for ongoing maintenance either by the vesting of the infrastructure in the relevant Council, or in the case of papakāinga developments, that an ongoing hapū entity may be responsible for maintenance; n. In all RESZ - Residential, INZ - Industrial and CMUZ - Commercial and Mixed Use Zones requiring: <ol style="list-style-type: none"> i. Roads to a sealed standard; ii. Underground reticulation of services; iii. Sealed footpaths; iv. Streetlights in urban areas; and o. Financial contributions are provided where additional or upgraded network utility infrastructure is required to service development. <p>Advice Note: The standards for road construction can be found in Appendix One: Transport Performance Standards.</p>	Support	<p>Fire and Emergency supports SUB-P3 insofar as it required subdivisions to be appropriately serviced and for infrastructure to be installed at the time of subdivision.</p> <p>Further, Fire and Emergency support the requirement for connections to reticulated systems to be provided where reticulation services are available.</p> <p>Fire and Emergency support the policy as it requires the provision of water supply infrastructure with sufficient capacity for firefighting purposes where reticulated services are not available.</p>	No amendment sought.
18	<p>SUB-R1 Boundary adjustment</p> <p>General Residential Zone and General Rural Zone</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The boundary adjustment does not alter: <ol style="list-style-type: none"> a. The permitted activity status of any existing permitted activities occurring on the allotments and/or the ability of an existing permitted activity to continue to comply as a permitted activity under the rules and standards in this Plan; b. The extent or degree to which any consented or otherwise lawfully established activity occurring on the allotments does not comply with a rule or standard in this Plan; and 	Support	<p>Boundary adjustments in all zones require resource consent as either a controlled or restricted discretionary activity. The matters of control/discretion both include the provision of infrastructure and services including for firefighting water supply. Fire and Emergency support this.</p>	No amendments sought.

	<p>c. The ability of an existing permitted activity (including on adjacent lots) to continue to comply with the Plan.</p> <p>2. No new roading or access points are required;</p> <p>3. All existing vehicle access points comply with the requirements of Rule TRN - R1;</p> <p>4. No new Council services are required; and</p> <p>5. In the GRUZ - General Rural Zone the boundary adjustment does not result in potential additional residential units as a permitted activity.</p>			
19	<p>SUB – R5 Subdivision to create allotment(s) in all RESZ – Residential Zones, CMUZ – Commercial and Mixed-Use Zones, INZ – Industrial Zones, SVZ – Scenic Visitor Zone or PORTZ – Port Zones</p> <p>SUB-R6 – Subdivision to create allotment(s) in any RURZ – Rural Zone or MPZ – Māori Purpose Zone</p> <p>SUB-R8 – Subdivision to create allotment(s) of Land that contains or is within the Electricity Transmission and Distribution Yard</p> <p>Activity status: Controlled</p>	Support	The matters of control are restricted to the provision and design of physical access to and from the allotments, including roads, and the provision of firefighting water supply. Fire and Emergency support these provisions.	No amendments sought.
20	<p>SUB-S3 Water Supply</p> <p>All Zones:</p> <p>1. Where a connection to a District Council or Community reticulated water supply system is available, all new allotments must be provided with a connection at the boundary and net boundary where access is shared (including firefighting water supply).</p> <p>2. Where a connection to a District Council or Community reticulated water supply system is unavailable, all new allotments must be provided with access to a self-sufficient potable water supply (including firefighting water supply).</p> <p>Advice Notes:</p> <p>1. SNZ PAS 4509 New Zealand Fire Service Firefighting Water Supplies Code of Practice should be consulted when determining the most appropriate design for firefighting water supply. Fire and Emergency New Zealand is available to assist with this.</p> <p>2. Where water is to be taken from ground or surface water, resource consent from West Coast Regional Council may be required.</p>	Support	Fire and Emergency support that the requirement for all allotments to have access to firefighting water where reticulated water supply is available and for the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice.	No amendments sought
21	<p>SUB – S6 Transport and Access</p> <p>1. All allotments must be provided with vehicular access to a road by way of a vehicle access point, driveway or right of way in accordance with the Transport Performance Standards</p> <p>2. In all zones any vehicle rights of way or crossings shall be constructed in accordance with the Transport Performance Standards</p> <p>3. All new roads and upgrades of existing roads shall be constructed in accordance with the relevant district Council Engineering Standards, or where no such Standard exists, NZS 4404:2010 Land Development and Subdivision Infrastructure.</p> <p>Advice Note: SNZ PAS 4509 New Zealand Fire Service Firefighting Water Supplies Code of Practice shall be consulted to ensure compliance with the access way dimensions required for fire appliances for developments where a fire appliance is not able to reach either the residential house or the source of firefighting water supply from the public road.</p>	Support	<p>Fire and Emergency support the requirement for all allotments to have legal and physical access to a road compliant with the relevant standards set out in the transport chapter.</p> <p>Further, Fire and Emergency strongly support the use of New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509 in respect of compliance with the accessway dimension requirements.</p>	No amendments sought.

PART 3 – AREA-SPECIFIC MATTERS				
Residential Zone – Objectives and Policies				
22	<p>RESZ - 01</p> <p><i>To provide for a variety of housing forms and densities in the main towns of the West Coast/Te Tai o Poutini to enable individual residential lifestyle options while ensuring developments are serviced with all required infrastructure.</i></p>	Support	Fire and Emergency support an objective that promotes the provision of infrastructure within the General Residential Zone.	No amendments sought
22	<p>RESZ – P10</p> <p><i>Ensure that developments are serviced with all required infrastructure in an effective and efficient manner, while minimising impacts on the environment. Where new infrastructure such as roads and three waters (wastewater, water supply, stormwater) is provided to serve multiple households this infrastructure should be vested in the appropriate public agency.</i></p>	Support	Fire and Emergency support a policy that requires developments to be serviced with all required infrastructure.	No amendments sought
GRZ – General Residential Zone – Te Takiwa Noho Whanui				
24	<p>GRZ-R1 Residential Activities and Residential Units</p> <p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Residential unit density is no more than: <ol style="list-style-type: none"> 1 unit per 350m² net site area; or 1 unit per 300m² net site area where two or more adjoining sites are developed; There is no more than 1 minor residential unit per site with a maximum size of 65m²; Maximum building height above ground level is: <ol style="list-style-type: none"> 10m; except that No building, structure or tree shall protrude into the Airport Approach Path of any airport or aerodrome identified on the planning maps and as described in Appendix Nine Buildings are setback a minimum 4.5m from road boundaries, except that a roof overhang may encroach 750mm into the setback distance; Maximum site coverage is 40%; A minimum of 30m² of outdoor living space is provided per residential unit and 12m² per minor residential unit which is separate to the outdoor space for the principal dwelling and excluding any parking and manoeuvring areas; No more than one heavy vehicle is stored on site; All residential units and buildings used for a residential activity must be connected to the community water supply and wastewater networks and stormwater from the site used for the activity must not drain to any public road except for secondary flow purposes; No building shall project beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any site boundary except where the neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing. This standard does not apply to: <ol style="list-style-type: none"> Road boundaries; Buildings on adjoining sites that have a common wall along the boundary; Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard; Boundaries adjoining any site in a CMUZ - Commercial and Mixed Use, INZ - Industrial or RURZ - Rural Zone; Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (e.g. finials, spires) provided these do not exceed the recession plane by more than 3m vertically; or Solar panels and solar water heaters, provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically; and Buildings are setback a minimum of 1m from all other site boundaries, except that: <ol style="list-style-type: none"> Duplexes do not require a setback from the side boundary of the other duplex unit; and 	Support in Part	<p>Fire and Emergency supports in part the standards with GRZ-1, subject to an amendment to standard 8 that requires residential activities and units to provide fire fighting water supply where not connected to reticulated public water supply.</p> <p>It is noted there are cases that developments will not require subdivision consent, and therefore will not be subject to the water supply provisions of the SUB – Subdivision chapter, specifically, SUB-S3 that requires subdividers to provide a water supply. Therefore, a new standard is requested in the GRZ – General Residential Zone chapter to require the provision of firefighting water supply where development is not subject to subdivision.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>Add new standard as follows:</p> <p>8. <i>All residential units and buildings used for a residential activity must be connected to the community water supply and wastewater networks and stormwater from the site used for the activity must not drain to any public road except for secondary flow purposes;</i></p> <p>a. <u>Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot.</u></p> <p><u>Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding.</u></p> <p><u>Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</u></p>

	<p>b. Setbacks are not required from adjacent residential boundaries where neighbouring property owner's written approval is provided to the Council 10 working days prior to the works commencing.</p> <p>Advice Note: Where a residential building or noise sensitive activity is located within:</p> <ul style="list-style-type: none"> i. 80m of a State Highway with a speed limit of 70kph or greater; or ii. 40m of a State Highway with a speed limit of less than 70kph; or iii. 40m of a Railway Line; or iv. The 50 dBA Noise Contour boundary of Franz Josef Heliport; or v. The 55 dBA Noise Contour boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome. <p>Then the acoustic insulation requirements set out in Rule NOISE - R3 will apply.</p>			
25	<p>GRZ-R2 Minor Structures</p> <p>Activity Status Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> 1. All performance standards for Rule GRZ - R1 are complied with; 2. Masts, poles, aerials and pou whenua must not exceed 7m in height; 3. Any antenna dish must be less than 1m in diameter; 4. Any ornamental or garden structure must not exceed 2.4 m in height; and 5. Any other structure must not exceed 10m² and 2m in height. 	<p>Support in Part</p>	<p>Fire and Emergency seeks an exemption for fire hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of Fire and Emergency. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. The frequency of hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.</p> <p>Fire and Emergency considers that the inclusion of an exemption for hose drying towers better provides for the health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations.</p>	<p>Amendment sought to rule.</p> <ul style="list-style-type: none"> 1. 2. Masts, poles, aerials and pou whenua must not exceed 7m in height; <u>except hose drying towers up to 15m in height.</u>
26	<p>GRZ-R4 Relocated Buildings</p> <p>GRZ-R5 Home Business</p> <p>GRZ-R6 Residential Visitor Accommodation</p>	<p>Support with amendment</p>	<p>Subject to the acceptance of any relief sought regarding GRZ-R1 and assessment criteria for these rules, Fire and Emergency supports GRZ-R4 – R6.</p> <p>It is noted that there will be cases that developments will not require subdivision consent, and therefore will not be subject to the water supply provisions of the SUB – Subdivision chapter. Therefore, additional standards that will require the provision of firefighting water supply and access where development is not subject to subdivision provisions are requested.</p>	<p>Add new standard as follows:</p> <p><u>X. All residential units and buildings used for a residential activity must be connected to the community water supply and wastewater networks and stormwater from the site used for the activity must not drain to any public road except for secondary flow purposes;</u></p> <p><u>a. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot.</u></p> <p><u>Note: The above does not replace regional rules which control the taking and use of groundwater and</u></p>

				<p><u>surface water. These rules must be complied with prior to the activity proceeding.</u></p> <p><u>Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</u></p>
27	<p>GRZ-R7 Community Facilities and Education Facilities</p> <p>GRZ-R8 Retirement Homes and Supported Residential Accommodation</p> <p>GRZ-R9 Papakainga Developments</p> <p>GRZ-R10 Commercial Visitor Accommodation within Hokitika Visitor Accommodation Area</p> <p>Activity status: Permitted</p> <p>Where:</p>	<p>Support with amendment</p>	<p>Subject to the acceptance of any relief sought regarding related standard GRZ-R1 and assessment criteria for these rules, Fire and Emergency supports GRZ-R7 – R10</p> <p>It is noted that there will be cases that developments will not require subdivision consent, and therefore will not be subject to the water supply provisions of the SUB – Subdivision chapter. Therefore, additional standards that will require the provision of firefighting water supply and access where development is not subject to subdivision provisions are requested.</p>	<p>Add new standard as follows:</p> <p>x. <u>All residential units and buildings used for a residential activity must be connected to the community water supply and wastewater networks and stormwater from the site used for the activity must not drain to any public road except for secondary flow purposes;</u></p> <p>a. <u>Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot.</u></p> <p><u>Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding.</u></p> <p><u>Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</u></p>
28	<p>GRZ-R13 Buildings not meeting Rule GRZ-R1</p> <p>GRZ-R14 Residential Visitor Accommodation not meeting Rule GRZ-R6</p> <p>GRZ-R15 Community Facilities and Educational Facilities not meeting Rule GRZ-P7, Retirement Homes and Supported Residential Accommodation not meeting Rule GRZ-R8 and Retirement Villages</p> <p>GRZ-R16 Development of Medium Density Housing</p> <p>Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>...</p>	<p>Support with amendment</p>	<p>Subject to the acceptance of any relief sought regarding related standard GRZ-R1 and assessment criteria for these rules, Fire and Emergency supports GRZ-R13-GRZ-R16.</p> <p>It is noted that there will be cases that developments will not require subdivision consent, and therefore will not be subject to the water supply provisions of the SUB – Subdivision chapter. Therefore, additional matters of discretion that will require the provision of firefighting water supply and access where development is not subject to subdivision provisions are requested. This will help give effect to proposed GRZ-O2 and GRZ-P2.</p>	<p>Activities under these rules must consider the new matter of discretion as follows:</p> <p>Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>...</p> <p>x. <u>the extent to which the site is appropriately serviced including wastewater, stormwater, and water supply, including a firefighting water supply and access to that supply in accordance with the New Zealand Fire</u></p>

				Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.
29	<p>GRZ – R22 Commercial Activities and Emergency Service Activities</p> <p>Activity Status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> 1. This is not a Home Business or Visitor Accommodation; 2. All performance standards for Rules NOISE R1-R2 and R4 and LIGHT - R3 are complied with; 3. Commercial Activities Hours of Operation are limited to 7am to 7pm weekdays and 8am to 5pm weekends and public holidays; and 4. No external generation of dust, odour or smoke occurs as part of the activity 	Oppose	<p>Fire and Emergency do not support emergency service activities to be a discretionary activity in the General Residential- Zone.</p> <p>New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore the best way to facilitate the development of any new fire stations within the district as urban development progresses.</p> <p>Fire and Emergency request that emergency service facilities are included as a permitted activity in the General Residential Zone. In addition, fire stations have specific requirements with relation to setback distances and vehicle crossings. Fire and Emergency request that emergency service facilities are exempt from these standards.</p>	<p>Add new rule as follows:</p> <p>GRZ-RX Emergency Service Facilities</p> <p>Activity status: Permitted</p>
LLRZ – Large Lot Residential Zone – Te Takiwa Noho Whenua Nui				
30	<p>LLRZ – R1 Residential Activities and Residential Units</p> <p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. There is no more than 1 unit per 1000m² net site area; 2. The maximum height of a building above ground level is 10m; 3. There is no more than 1 minor residential unit per 1000m² net site area with a maximum size of 65m²; 4. Buildings are setback a minimum 10m from road boundaries, except that a roof overhang may encroach 750mm; 5. Maximum site coverage is 40% or 500m² whichever is the lesser; 6. Stormwater is managed on site with any off-site discharge is managed in accordance with NZS4404:2010 Land Development and Subdivision Infrastructure and must not drain to any public road except for secondary flow purposes; 7. All residential units and buildings used for a residential activity must be connected to the community water supply and wastewater networks; 8. No more than two heavy vehicles are stored on site; 9. Buildings are setback a minimum of 4m from all other site boundaries except where the neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing; 10. No building shall project beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any site boundary except where neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing. This standard does not apply to: <ol style="list-style-type: none"> a. Road boundaries; b. Buildings on adjoining sites that have a common wall along the boundary; c. Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard; d. Boundaries adjoining any site in a CMUZ - Commercial and Mixed Use, INZ - Industrial or RURZ - Rural Zone; 	Supports in Part	<p>Fire and Emergency supports in part the standards with LLRZ-R1, subject to an amendment to standard 7 that requires residential activities and units to provide firefighting water supply where not connected to reticulated public water supply.</p> <p>It is noted there are cases that developments will not require subdivision consent, and therefore will not be subject to the water supply provisions of the SUB – Subdivision chapter, specifically, SUB-S3 that requires subdividers to provide a water supply. Therefore, a new standard is requested in the LLRZ – Large Lot Residential Zone chapter to require the provision of firefighting water supply where development is not subject to subdivision.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>Add new standard as follows:</p> <p>Z. All residential units and buildings used for a residential activity must be connected to the community water supply and wastewater networks and stormwater from the site used for the activity must not drain to any public road except for secondary flow purposes;</p> <p>a. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot.</p> <p>Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding.</p> <p>Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand and the New</p>

	<p>e. Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (e.g. finials, spires) provided these do not exceed the recession plane by more than 3m vertically; or</p> <p>f. Solar panels and solar water heaters, provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically.</p> <p>Advice Note: Where a residential building or noise sensitive activity is located within:</p> <p>i. 80m of a State Highway with a speed limit of 70kph or greater; or</p> <p>ii. 40m of a State Highway with a speed limit of less than 70kph; or</p> <p>iii. 40m of a Railway Line; or</p> <p>iv. The 50 dBA Noise Contour boundary of Franz Josef Heliport; or</p> <p>v. The 55 dBA Noise Contour boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome.</p> <p>Then the acoustic insulation requirements set out in Rule NOISE - R3 will apply.</p>			<p>Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>
31	<p>LLRZ – R2 Minor Structures</p> <p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> All performance standards for Rule LLRZ - R1 are complied with; Masts, poles, aerials and pou whenua must not exceed 7m in height; Any antenna dish must be less than 1m in diameter; Any ornamental or garden structure must not exceed 2.4 m in height; and Any other structure must not exceed 10m² and 2m in height. 	<p>Support with Amendment</p>	<p>Fire and Emergency seeks an exemption for fire hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of Fire and Emergency. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. The frequency of hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.</p> <p>Fire and Emergency considers that the inclusion of an exemption for hose drying towers better provides for the health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations.</p>	<p>Amendment to rule sought</p> <ol style="list-style-type: none"> ... Masts, poles, aerials and pou whenua must not exceed 7m in height; except hose drying towers up to 15m in height.
32	<p>LLRZ – R6 Residential Visitor Accommodation</p> <p>LLRZ – R7 Community Facilities and Educational Facilities</p> <p>LLRZ – P8 Retirement Homes and Supported Residential Accommodation</p> <p>LLRZ – P9 Papakainaga Developments</p> <p>Activity status: Permitted</p> <p>Where:</p>	<p>Support in part</p>	<p>Fire and Emergency supports in part LLRZ- R6, R7, R8 and R9 subject to the inclusion of a new standard within LLRZ-R1, that requires these activities to provide a firefighting water supply.</p> <p>It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of SUB – Subdivision chapter, specifically SUB-S3 that requires subdividers to provide a water supply. Therefore, a new standard is required in the LLRZ – Large Lot Residential Zone chapter to require the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will give effect to the Residential Objectives and Policies.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008</p>	<p>Retain as notified</p>

33	<p>LLRZ-R12 Community Facilities and Educational Facilities not meeting Rule LLRZ - R7, Supported Residential Accommodation and Retirement Homes not meeting Rule LLRZ - R8 and Retirement Villages</p> <p>LLRZ -R13 Residential Visitor Accommodation not meeting Permitted Activity Standards</p> <p>LLRZ-R14 Papakainga Developments not meeting Permitted Activity Standards</p> <p><i>Activity Status: Restricted Discretionary</i></p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> Design and location of buildings; Design and location of parking and access; Landscape measures; Water supply, wastewater and stormwater requirements; Hours of operation; and Acoustic and noise insulation requirements. 	Support in Part	<p>Fire and Emergency supports in part LLRZ- R12, R13 and R14 subject to the inclusion of a new standard within LLRZ-R1, that requires these activities to provide a firefighting water supply.</p> <p>It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of SUB – Subdivision chapter, specifically SUB-S3 that requires subdividers to provide a water supply. Therefore, a new standard is required in the LLRZ – Large Lot Residential Zone chapter to require the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will give effect to the Residential Objectives and Policies.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008</p>	<p>Amendment to rule</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> Water supply, wastewater and stormwater requirements, including a firefighting water supply and access to that supply in accordance with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008
34	<p>LLRZ – R18 Emergency Service Activities</p> <p><i>Activity Status: Discretionary</i></p>	Oppose	<p>Fire and Emergency do not support emergency service activities to be a discretionary activity in the Large Lot Zone.</p> <p>New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore the best way to facilitate the development of any new fire stations within the district as urban development progresses.</p> <p>Fire and Emergency request that emergency service facilities are included as a permitted activity in the Large Lot Zone. In addition, fire stations have specific requirements with relation to setback distances and vehicle crossings. Fire and Emergency request that emergency service facilities are exempt from these standards.</p>	<p>New activity status sought</p> <p>LLRZ – RX Emergency Service Activities</p> <p>Activity Status: Permitted</p>
MRZ – Medium Density Residential Zone – Te Takiwa Noho Ahua Matotoru				
35	<p>MRZ-R1 Residential Activity and Residential Units</p> <p>Activity Status Permitted</p> <p><i>Where:</i></p> <ol style="list-style-type: none"> Residential unit density is no more than 1 unit per 300m² net site area; The maximum building height above ground level is 10m; Buildings are setback a minimum 4.5m from road boundaries, except that a roof overhang may encroach 750mm; Maximum site coverage is 40%; A minimum of 30m² of outdoor living space is provided per residential unit excluding any parking and manoeuvring areas; No heavy vehicles are stored on site; 	Support with Amendment	<p>Fire and Emergency supports in part the standards with MRZ-R1, subject to an amendment to standard 7 that requires residential activities and units to provide firefighting water supply where not connected to reticulated public water supply.</p> <p>It is noted there are cases that developments will not require subdivision consent, and therefore will not be subject to the water supply provisions of the SUB – Subdivision chapter, specifically, SUB-S3 that requires subdividers to provide a water supply. Therefore, a new standard is requested in the LLRZ – Large Lot Residential Zone chapter to require the provision of firefighting water supply where development is not subject to subdivision.</p>	<p>Add new standard as follows:</p> <ol style="list-style-type: none"> Where the new development will not be connected to a public reticulated water supply, or where an additional level of

<p>7. All residential units and buildings used for a residential activity must be connected to the community water supply and wastewater networks and stormwater from the site used for the activity must not drain to any public road except for secondary flow purposes;</p> <p>8. No building shall project beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any site boundary except where neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing. This standard does not apply to:</p> <ol style="list-style-type: none"> Road boundaries; Buildings on adjoining sites that have a common wall along the boundary; Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard; Boundaries adjoining any site in a CMUZ - Commercial and Mixed Use, INZ - Industrial or RURZ - Rural Zone; Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (e.g. finials, spires) provided these do not exceed the recession plane by more than 3m vertically; or Solar panels and solar water heaters, provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically; and <p>9. Buildings are setback a minimum of 1m from all other site boundaries, except that:</p> <ol style="list-style-type: none"> Duplexes do not require a setback from the side boundary of the other duplex unit; and Setbacks are not required from adjacent residential boundaries where the neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing. <p>Advice Note: Where a residential building or noise sensitive activity is located within:</p> <ol style="list-style-type: none"> 80m of a State Highway with a speed limit of 70kph or greater; or 40m of a State Highway with a speed limit of less than 70kph; or 40m of a Railway Line; or The 50 dBA Noise Contour boundary of Franz Josef Heliport; or The 55 dBA Noise Contour boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome. <p>Then the acoustic insulation requirements set out in Rule NOISE - R3 will apply.</p>		<p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot.</p> <p>Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding.</p> <p>Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>
<p>36 MRZ – R2 Minor Structures</p> <p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> All performance standards for Rule MRZ - R1 are complied with; Masts, poles, aerials and pou whenua must not exceed 7m in height; Any antenna dish must be less than 1m in diameter; Any ornamental or garden structure must not exceed 2.4 m in height; and Any other structure must not exceed 10m² and 2m in height. 	<p>Support with amendment</p>	<p>Fire and Emergency seeks an exemption for fire hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of Fire and Emergency. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. The frequency of hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.</p> <p>Fire and Emergency considers that the inclusion of an exemption for hose drying towers better provides for the health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations.</p>	<p>Amendment sought</p> <ol style="list-style-type: none"> Masts, poles, aerials and pou whenua must not exceed 7m in height; except hose drying towers up to 15m in height.
<p>37 MRZ-R4 Relocated Buildings</p> <p>MRZ-R5 Home Business</p> <p>MRZ-R6 Residential Visitor Accommodation</p>	<p>Support with amendment</p>	<p>Fire and Emergency supports in part MRZ- R4 – R8, subject to the inclusion of a new standard within each activity, that requires these activities to provide a firefighting water supply as per MRZ – R1 .</p>	<p>Retain as notified</p>

	<p>MRZ-R7 Community Facilities and Educational Facilities MRZ-R8 Retirement Homes and Supported Residential Accommodation</p> <p>Activity status: Permitted</p> <p>Where: ...</p>		<p>It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of SUB – Subdivision chapter, specifically SUB-S3 that requires subdividers to provide a water supply. Therefore, a new standard is required in the MRZ – Medium Density Residential Zone chapter to require the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will give effect to the Residential Objectives and Policies.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008</p>	
38	<p>MRZ-R12 Community Facilities and Educational Facilities not meeting Rule MRZ - R7, Supported Residential Accommodation and Retirement Homes not meeting Rule MRZ - R8 and Retirement Villages</p> <p>MRZ-R13 Medium Density Housing not meeting Rule MRZ – R11</p> <p>MRZ-R14 Residential Visitor Accommodation not meeting Rule MRZ – R6</p> <p>Activity Status: Restricted Discretionary</p> <p>Where: ...</p>		<p>Fire and Emergency supports in part MRZ- R12, R13 and R14 subject to the inclusion of a new standard within MRZ-R1, that requires these activities to provide a firefighting water supply.</p> <p>It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of SUB – Subdivision chapter, specifically SUB-S3 that requires subdividers to provide a water supply. Therefore, a new standard is required in the MRZ – Medium Density Residential Zone chapter to require the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will give effect to the Residential Objectives and Policies.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	xxxx
Rural Zones				
39	<p>RURZ-O6</p> <p><i>To ensure appropriate levels of infrastructure servicing for communities and development within rural areas, recognising that outside of settlements or major developments, on site infrastructure servicing is expected.</i></p> <p>...</p>	Support	<p>Fire and Emergency supports RURZ-06 that ensures all rural zones are adequately serviced, particularly in relation to firefighting water supply.</p>	Retain as notified.
40	<p>RURZ-P11</p> <p><i>Subdivision and development in GRUZ - General Rural and RLZ - Rural Lifestyle Zones, the SETZ - PREC3 - Coastal Settlement Precinct and the SETZ - PREC4 -Settlement Zone - Rural Residential Precinct should recognise the character and form of rural infrastructure including:</i></p> <p><i>a. Roads with roadside ditches rather than kerb and channel;</i> <i>b. An absence of street lights and urban style footpaths; and</i> <i>c. On site provision of water supply and on-site land treatment and disposal of stormwater and wastewater.</i></p>	Support with amendment	<p>Fire and Emergency supports this policy however an amendment to the policy is sought that ensures all land use activities in the General Rural Zone are adequately serviced, particularly in relation to firefighting water supply.</p>	<p>Amendment sought.</p> <p>RURZ-P11</p> <p>a. ... b. ... c. On site provision of water supply with sufficient capacity for firefighting purposes and on-site land treatment and disposal of stormwater and wastewater.</p>

General Rural Zone – Te Takiwa Tuawhenua Whanui				
41	<p>GRUZ - R1 Agricultural, Pastoral or Horticultural Activities and Buildings</p> <p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Maximum building height above ground level is: <ol style="list-style-type: none"> 10m; except that No building, structure or tree shall protrude into the Airport Approach Path of any airport or aerodrome identified on the planning maps and as described in Appendix Nine; Buildings are setback a minimum of 10m from the road boundary, 20m from the State Highway Boundary, and 10m from internal boundaries; The minimum separation distance between buildings housing more than 10 animals or commercial livestock and a residential/settlement/rural lifestyle zone boundary shall be 30m and from any residential building on another site 50m, and from any other boundary 20m; Woodlots are not established within: <ol style="list-style-type: none"> 10m of the boundary of an adjoining property unless that property is within plantation forest; and 40m of a dwelling. Within the Rifle Range Protection Areas only buildings that are reasonably necessary for the operation of the Rifle Range or to carry out Agricultural, Pastoral or Horticultural Activities are established; and Performance standards for beekeeping in the Westland District apply as follows: <ol style="list-style-type: none"> No bees may be kept on a property less than 600m² net site area; and Beehives must be placed with an obstruction in front of them or be elevated to enable bees to be 2.5m above ground level prior to crossing the site boundary. <p>Advice Note:</p> <ol style="list-style-type: none"> If land is used for disposal of effluent or solid waste then there may be rules in the Regional Air Plan and Regional Land and Water Plan administered by West Coast Regional Council. Quarrying activity within the Pounamu and Aotea Overlays is subject to Rule SASM - R7. 	Support with amendment	<p>Fire and Emergency supports in part GRUZ- R1 subject to the inclusion of a new standard within GRUZ-R1, that requires these activities to provide a firefighting water supply.</p> <p>It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of SUB – Subdivision chapter, specifically SUB-S3 that requires subdividers to provide a water supply. Therefore, a new standard requiring in the GRUZ – General Rural Zone chapter to require the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will give effect to the Rural Objectives and Policies.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008</p>	<p>New standard sought</p> <ol style="list-style-type: none"> All new developments that will require a water supply, including for firefighting purposes, must be connected to a public reticulated water supply, where one is available. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot. <p>Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding.</p> <p>Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008</p>
42	<p>GRUZ-R3 Residential Activities and Residential Units</p> <p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> All performance standards for Rule GRUZ - R1 are complied with; No residential activities or residential units occur within the Rifle Range Protection Area; Residential unit density is no more than one unit per 10ha net site area in the Highly Productive Land Overlay and one unit per 4ha net site area in the rest of the General Rural Zone except <ol style="list-style-type: none"> Where: <ol style="list-style-type: none"> The site is already in existence and complied with the previous relevant Grey, Buller or Westland District Plan density provisions; or The site is subject to an approved subdivision consent at the operative date of the plan; Then the residential unit density is no more than one unit per site; Where this is within the Community Living Precinct and in accordance with the Concept Plan contained in Appendix Eight; and There is no more than 3 minor residential units per 10ha net site area that: 	Support in Part	<p>Fire and Emergency supports in part GRUZ- R3 subject to the inclusion of a new standard within GRUZ-R1, that requires these activities to provide a firefighting water supply as outlined above.</p> <p>It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of SUB – Subdivision chapter, specifically SUB-S3 that requires subdividers to provide a water supply. Therefore, a new standard requiring in the GRUZ – General Rural Zone chapter to require the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will give effect to the Rural Objectives and Policies.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008</p>	<p>No amendments sought</p>

<p>i. Are located within 20 metres of and share the driveway with either the principal dwelling; or</p> <p>ii. Are worker accommodation associated with primary production buildings;</p> <p>Advice Note: Where a residential building or noise sensitive activity is located within:</p> <p>i. 80m of a State Highway with a speed limit of 70kph or greater; or</p> <p>ii. 40m of a State Highway with a speed limit of less than 70kph; or</p> <p>iii. 40m of a Railway Line; or</p> <p>v. The 50 dBA Noise Contour boundary of Franz Josef Heliport; or</p> <p>v. The 55 dBA Noise Contour boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome.</p> <p>Then the acoustic insulation requirements are set out in Rule NOISE - R3 will apply.</p>			
<p>43 GRUZ-R4 Papakainga Developments</p> <p>GRUZ-R7 Relocated Buildings</p> <p>GRUZ-R8 Residential Visitor accommodation</p> <p>GRUZ-R9 Home business</p> <p>GRUZ – R13 Community Halls</p> <p>GRUZ-R14 Community Facilities and Educational Facilities in the Community Living Precinct</p> <p>Activity Status Permitted</p> <p>Where:</p> <p>...</p>	<p>Support with amendment</p>	<p>Fire and Emergency supports in part GRUZ-R4, R7, R8, R9, R13, and R14, subject to the inclusion of a new standard that requires these activities to provide a firefighting water supply.</p> <p>It is noted that there will be cases that development in the General Rural Zone will not require subdivision, and therefore will not be subject to the water supply provisions of the SUB – S3- Subdivision chapter. Therefore, a new condition is requested in the GRUZ – General Rural Zone chapter to require the provision of services where development is not subject to subdivision. This new standard will better give effect to new proposed policy GRUZ-P2 sought by Fire and Emergency.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008</p>	<p>Retain as notified provided amendment to R1 occurs.</p>
<p>44 GRUZ – R10 Emergency Service Facility</p> <p>Activity Status Permitted</p> <p>Where:</p> <p>1. All performance standards for Rule GRUZ - R1 are complied with except that:</p> <p>i. Hose drying towers are exempt from the height standard; and</p> <p>ii. A setback of 5m from the road or State Highway Boundary is required.</p> <p>Activity status where compliance is not achieved:</p> <p>Restricted Discretionary</p>	<p>Support</p>	<p>Fire and Emergency supports in part GRUZ-R10 as it provides for emergency service activities in the General Rural Zone as a permitted activity, subject to the performance standards set out in GRUZ-R1 and within R10.</p> <p>Non-compliance with performance standards set out in GRUZ-R10(1) requires resource consent as a restricted discretionary activity. This approach is supported by Fire and Emergency as the performance standards with the exception of height and setbacks are not relevant.</p>	<p>Retain as notified</p>
<p>Rural Lifestyle Zone</p>			

45	<p>RLZ-R1 Agricultural, Horticultural and Pastoral Activities and Buildings</p> <p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity does not include: <ol style="list-style-type: none"> i. Intensive indoor primary production; ii. The storage and disposal of solid or liquid animal waste other than that generated on the site; iii. Stock sale yards; or iv. Farm quarries; 2. The maximum gross ground floor area of a single building is 350m²; 3. The maximum height above ground level is: <ol style="list-style-type: none"> i. 10m for residential buildings; and ii. 7m for non-residential buildings; except iii. No building, structure or tree shall protrude into the Airport Approach Path of any airport or aerodrome identified on the planning maps and as described in Appendix Nine; 4. Buildings are set back a minimum of 10m from the road boundary, 20m from the State Highway Boundary and 10m from all internal boundaries; 5. Site coverage is a maximum of 30%; and 6. Performance standards for poultry farming and pig keeping apply as follows: <ol style="list-style-type: none"> i. For poultry setbacks of 10m from any residential building on another site and 2m from the site boundary; ii. For pig keeping setbacks of 50m from any residential building on another site and 100m for any shelter holding 4 or more pigs; 7. Performance standards for beekeeping in the Westland District apply as follows: <ol style="list-style-type: none"> i. No bees may be kept on a property less than 600m² net site area; and ii. Beehives must be placed with an obstruction in front of them or be elevated to ensure all bees are able to be 2.5m above ground level prior to crossing the site boundary. <p>Advice Note:</p> <p>If land is used for disposal of effluent or solid waste then there may be rules in the Regional Air Plan and Regional Land and Water Plan administered by West Coast Regional Council.</p>	<p>Oppose in Part</p>	<p>Height</p> <p>Regarding point 3, Fire and Emergency oppose the maximum height of non-residential activities as being 7m. Fire stations are typically single storied buildings of approximately 8-9m in height. Therefore, an amendment to the maximum height above ground level is 10m.</p> <p>Fire and Emergency seek an exemption for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of Fire and Emergency. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.</p> <p>Fire and Emergency considers that the inclusion of an exemption for hose drying towers better provides for the health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations.</p> <p>Road boundary setback</p> <p>Fire and Emergency request that Emergency Service Facilities (as per RLZ-R10) are excluded from the minimum setback from road boundaries in the Rural Lifestyle Zone. This supports the logistical and operational requirements of Fire and Emergency.</p> <p>Firefighting water supply</p> <p>Fire and Emergency supports in part RLZ- R1 subject to the inclusion of a new standard within RLZ-R1, that requires these activities to provide a firefighting water supply.</p> <p>It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of SUB – Subdivision chapter, specifically SUB-S3 that requires subdividers to provide a water supply. Therefore, a new standard requiring in the RLZ –Rural Lifestyle Zone chapter to require the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will give effect to the Rural Objectives and Policies.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>Amendment sought to include below</p> <ol style="list-style-type: none"> 3. The maximum height above ground level is: <ol style="list-style-type: none"> i. 10m for residential buildings and emergency service facilities and critical facilities. 4. Buildings are set back a minimum of 10m from the road boundary, 20m from the state highway boundary and 10m from the internal boundaries. <p>Advice Note: Emergency service facilities and critical facilities are excluded from this rule.</p> <ol style="list-style-type: none"> 8. All new developments that will require a water supply, including for firefighting purposes, must be connected to a public reticulated water supply, where one is available. 9. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot. <p>Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding.</p> <p>Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008</p>
46	<p>RLZ - R3 Residential Activities and Residential Units</p> <p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. All performance standards for Rule RLZ - R1 are complied with. 	<p>Support in Part</p>	<p>Fire and Emergency supports in part RLZ- R3 subject to the inclusion of a new standard within RLZ-R1, that requires these activities to provide a firefighting water supply as outlined above.</p> <p>It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of SUB – Subdivision chapter, specifically SUB-S3 that requires subdividers to</p>	<p>No amendment sought except as set out above.</p>

	<p>2. Residential unit density is no more than one unit per 1ha net site area on physically contiguous land except where the site is already in existence at the date of notification of the Plan; and</p> <p>3. There is no more than 1 minor residential unit with a maximum gross floor area of 65m² where this is located within 20 metres of and shares the driveway with the principal dwelling.</p>		<p>provide a water supply. Therefore, a new standard requiring in the GRUZ – General Rural Zone chapter to require the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will give effect to the Rural Objectives and Policies.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008</p>	
47	<p>RLZ-R4 Papakainga Developments</p> <p>RLZ-R5 Minor Structures</p> <p>RLZ-R7 Relocated Buildings</p> <p>RLZ-R8 Home Business</p> <p>RLZ-R9 Residential Visitor Accommodation</p> <p>Activity Status Permitted</p> <p>Where:</p> <p>....</p>	Support in Part	<p>Fire and Emergency supports in part RLZ-R4, R7, R8, and R9, subject to the inclusion of a new standard within RLZ-R1 that requires these activities to provide a firefighting water supply.</p> <p>It is noted that there will be cases that development in the Rural Lifestyle Zone will not require subdivision, and therefore will not be subject to the water supply provisions of the SUB – S3- Subdivision chapter. Therefore, a new condition is requested in the GRUZ – General Rural Zone chapter to require the provision of services where development is not subject to subdivision. This new standard will better give effect to new proposed policy GRUZ-P2 sought by Fire and Emergency.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008</p>	No amendment sought
48	<p>RLZ – R10 Community Facilities, Education Facilities, Emergency Service Facilities and Recreational Facilities</p> <p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> All performance standards for Rule RLZ - R1, NOISE - R1, -R2, and -R4 and LIGHT - R1 and - R3 are complied with; Hours of operation are limited to: <ol style="list-style-type: none"> 7am-10pm weekdays; and 8am - 8pm weekends and public holidays; except For community halls lawfully established at the time of notification of the Plan: Hours of operation on Friday and Saturday are 7am - 12pm midnight; and No restriction on hours is in place for up to 12 days per calendar year. <p>Advice Note:</p> <p>Where a noise sensitive activity is located within:</p> <ol style="list-style-type: none"> 80m of a State Highway with a speed limit of 70kph or greater; or 40m of a State Highway with a speed limit of less than 70kph; or 40m of a Railway Line; or The 50 dBA Noise Contour boundary of Franz Josef Helipoint; or The 55 dBA Noise Contour boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome. <p>Then the Noise Insulation Requirements are set out in Rule NOISE - R3 will apply.</p>	Support with amendment	<p>Fire and Emergency supports in part RLZ-R10 as it provides for emergency service activities in the Rural Lifestyle Zone as a permitted activity, subject to compliance with a suite of conditions.</p> <p>Non-compliance with the conditions set out in RLZ-R10 requires resource consent as a restricted discretionary activity. Unless the changes to RLZ-R1 are made and Emergency Service Facilities are excluded from hours of operation than resource consent will always be required.</p> <p>New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations.</p> <p>Provisions within the rules of the PDP are therefore the best way to facilitate the development of any new fire stations within the district as urban development progresses.</p> <p>Fire and Emergency however notes that while defined and included in the rule overview table and appears to be provide for in RLZ-R10, emergency aviation movements are not provided for in the rule framework.</p> <p>Fire and Emergency requests that Council provide for emergency aviation movements in the zone rule framework. Rule RLZ-R10 is supported, subject to the consequential amendments sought to the standards in this chapter.</p>	<p>Amendment sought:</p> <ol style="list-style-type: none"> Hours of operation are limited to: <ol style="list-style-type: none"> 7am-10pm weekdays; and 8am - 8pm weekends and public holidays; except For community halls lawfully established at the time of notification of the Plan: Hours of operation on Friday and Saturday are 7am - 12pm midnight; and No restriction on hours is in place for up to 12 days per calendar year. <p>Advice note:</p> <p><u>Emergency Service Facilities are excluded from the standards 2 -4 relating to the hours of operation.</u></p>

Settlement Zone – Te Takiwa Nohanga Ponaho			
<p>49 SETZ R1 Residential Activities and Residential Buildings – Density</p> <p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. Residential unit density is no more than: <ol style="list-style-type: none"> i. 1 unit per 500m² net site area in areas fully serviced by a network utility operator with wastewater, water supply and stormwater systems, except that: <ol style="list-style-type: none"> a. where smaller sites were lawfully established under the previous Buller, Grey or Westland District Plan then the residential unit density is one residential unit per site; or ii. 1 unit per 1000m² net site area in areas where there is on site servicing of wastewater, water supply and stormwater systems; except iii. In the SETZ - PREC4 - Rural Residential Precinct residential unit density is 1 unit per 4000m² net site area; 2. Where the settlement is serviced by a network utility operator for wastewater, water supply or stormwater all residential units and buildings used for a residential activity must be connected to the community wastewater, water supply and stormwater infrastructure; 3. Where the settlement is not serviced by a network utility operator for wastewater, water supply or stormwater on site collection, treatment and disposal must be undertaken in accordance with NZS4404:2010 Land Development and Subdivision Infrastructure or the relevant Council Engineering Technical Standards. 	<p>Supports in part</p>	<p>Fire and Emergency supports in part the standards with SETZ-R1, subject to an amendment to standard 2 that requires residential activities and units to provide firefighting water supply where not connected to reticulated public water supply.</p> <p>It is noted there are cases that developments will not require subdivision consent, and therefore will not be subject to the water supply provisions of the SUB – Subdivision chapter, specifically, SUB-S3 that requires subdividers to provide a water supply. Therefore, a new standard is requested in the SETZ – Settlement Zone chapter to require the provision of firefighting water supply where development is not subject to subdivision.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>Add new standard as follows:</p> <ol style="list-style-type: none"> 2. Where the settlement is serviced by a network utility operator for wastewater, water supply or stormwater all residential units and buildings used for a residential activity must be connected to the community wastewater, water supply and stormwater infrastructure <ol style="list-style-type: none"> a. <u>Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot.</u> <p><u>Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding.</u></p> <p><u>Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</u></p>
<p>50 SETZ – R2 Building and Sites – Design</p> <p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. The maximum height above ground level for buildings is: <ol style="list-style-type: none"> i. 10m for residential buildings and Emergency Service Facilities and 7m for accessory buildings; except ii. No building, structure or tree shall protrude into the Airport Approach Path of any airport or aerodrome identified on the planning maps and as described in Appendix Nine; iii. 7m for buildings in the SETZ - PREC3 - Coastal Settlement Precinct; and iv. 12m for buildings in the SETZ - PREC2 - Settlement Centre Precinct; 2. The maximum site coverage is: <ol style="list-style-type: none"> i. 40%; except ii. Maximum site coverage is 60% in the SETZ - PREC2 - Settlement Centre Precinct 3. The maximum gross ground floor area of any one building <ol style="list-style-type: none"> i. Is 350m²; except ii. In the SETZ - PREC3 - Coastal Settlement Precinct the gross ground floor area is a maximum of 200m² total for all buildings on the site. 4. Buildings are setbacks from boundaries as follows: <ol style="list-style-type: none"> i. 5m from the road and any GRUZ - General Rural or INZ Industrial Zone boundary and 1m from internal boundaries; except 	<p>Support</p>	<p>Fire and Emergency support the inclusion of Emergency Service facilities to have a maximum height of 10m.</p>	<p>No amendment sought</p>

	<p>ii. In the SETZ - PREC4 - Rural Residential Precinct all buildings are setback 10m from road boundaries, residential buildings are setback 10m from the internal boundaries and non-residential buildings are setback 5m from internal boundaries;</p> <p>iii. In the SETZ - PREC2 - Settlement Centre Precinct no setback from the road boundary is required where there is a verandah provided over an adjacent footpath.</p> <p>5. In the Kumara Junction Developments area:</p> <p>i. A minimum 5m wide buffer strip of indigenous vegetation is to be retained on all boundaries. Native species will be retained or planted to ensure that, at maturity, buildings will be screened from the road and neighbouring allotments;</p> <p>ii. A maximum of 2000m² indigenous vegetation in total is allowed to be cleared from each site; and</p> <p>iii. Development will be in accordance with the Outline Plan set out in the Development Areas section of the Plan;</p> <p>6. No building shall project beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any site boundary except where neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing. This standard does not apply to:</p> <p>i. Road boundaries;</p> <p>ii. Buildings on adjoining sites that have a common wall along the boundary;</p> <p>iii. Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard;</p> <p>iv. Boundaries adjoining any site in a CMUZ - Commercial and Mixed Use, INZ - Industrial or GRUZ General Rural Zone;</p> <p>v. Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (e.g. finials, spires) provided these do not exceed the recession plane by more than 3m vertically; or</p> <p>vi. Solar panels and solar water heaters provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically</p> <p>Advice Notes:</p> <p>1. In relation to indigenous vegetation clearance in Kumara Junction developments and Standard 5. it should be noted that indigenous vegetation clearance provisions in the Ecosystems and Biodiversity Chapter also apply;</p> <p>2. Where a residential building or noise sensitive activity is located within:</p> <p>i. 80m of a State Highway with a speed limit of 70kph or greater; or</p> <p>ii. 40m of a State Highway with a speed limit of less than 70kph; or</p> <p>iii. 40m of a Railway Line; or</p> <p>iv. The 50 dBA Noise Contour boundary of Franz Josef Heliport; or</p> <p>v. The 55 dBA Noise Contour boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome.</p> <p>Then the acoustic insulation requirements set out in Rule NOISE - R3 will apply.</p>			
51	<p>SETZ - R3 Building Design in the Coastal Settlement Precinct</p> <p>Activity Status Permitted</p> <p>Where:</p> <p>1. All standards for Rule SETZ - R1 and R2 are complied with;</p> <p>2. New buildings are no more than 100m² in ground floor area and additions to existing buildings add up to no more than 50m² ground floor area.</p>	Support	Fire and Emergency support SETZ-R3 provided amendments are made to SETZ – R1 are completed.	Retained as notified

52	<p>SETZ - R4 Papakāinga Developments</p> <p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. All standards for Rule SETZ - R2 are complied with; 2. Where developments are in the SETZ - PREC3 - Coastal Settlement Precinct all standards for Rule SETZ - R3 are complied with; 3. In areas not serviced by reticulated wastewater, stormwater and water supply: <ol style="list-style-type: none"> i. The average residential building density is no more than one unit per 1000m² net site area, although units can be clustered; and ii. On-site wastewater, water supply and stormwater systems are developed to serve the entire papakāinga. <p>Advice Note: Where a residential building or noise sensitive activity is located within:</p> <ol style="list-style-type: none"> i. 80m of a State Highway with a speed limit of 70kph or greater; or ii. 40m of a State Highway with a speed limit of less than 70kph; or iii. 40m of a Railway Line; or iv. The 50 dBA Noise Contour boundary of Franz Josef Heliport; or v. The 55 dBA Noise Contour boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome. <p>Then the acoustic insulation requirements set out in Rule NOISE - R3 will apply.</p>	Support in Part	<p>Fire and Emergency supports in part the standards with SETZ-R4, subject to an amendment to standard 3 that requires residential activities and units to provide firefighting water supply where not connected to reticulated public water supply.</p> <p>It is noted there are cases that developments will not require subdivision consent, and therefore will not be subject to the water supply provisions of the SUB – Subdivision chapter, specifically, SUB-S3 that requires subdividers to provide a water supply. Therefore, a new standard is requested in the SETZ – Settlement Zone chapter to require the provision of firefighting water supply where development is not subject to subdivision.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>Amendment sought</p> <ol style="list-style-type: none"> 3. In areas not serviced by reticulated wastewater, stormwater and water supply: <ol style="list-style-type: none"> i. The average residential building density is no more than one unit per 1000m² net site area, although areas can be clustered; and ii. On-site wastewater, water supply and stormwater systems are developed to serve the entire papakāinga. iii. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot. <p>Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding.</p> <p>Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>
53	<p>SETZ - R5 Agricultural, Horticultural and Pastoral Activities, Recreational Activities and Conservation Activities</p> <p>SETZ - R6 Minor Structures</p> <p>SETZ - R7 Fences, Walls and Retaining Walls</p> <p>SETZ - R8 Relocated Buildings</p> <p>SETZ - R9 Home Business</p> <p>SETZ - R10 Residential Visitor Accommodation</p> <p>SETZ - R11 Visitor Accommodation in the Settlement Centre Precinct</p> <p>SETZ - R13 Retail Activities</p> <p>SETZ - R14 Commercial Activities other than Retail, Home Business or Visitor Accommodation</p>	Support in Part	Fire and Emergency support these activities provided the provisions in SETZ-R1 are amended.	Retain as notified.
54	<p>SETZ-R21 Community facilities, Educational Facilities, Emergency Service Facilities and Retirement Homes not meeting Permitted Activity Standards</p> <p>Activity status: Restricted Discretionary</p>	Oppose	<p>Fire and Emergency do not support emergency service activities to be a restricted discretionary activity in the Settlement Zone.</p> <p>New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and</p>	<p>New activity status sought</p> <p>SETZ – RX Emergency Service Activities</p> <p>Activity Status: Permitted</p>

	<p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. Design and location of buildings; b. Size and height of buildings; c. Vehicle movements and access; d. Design and location of parking and access; e. Landscape measures; f. Any requirement for financial contributions; g. Methods of water supply, wastewater and stormwater treatment and disposal; h. Hours of operation; and i. Acoustic and noise management requirements. <p>Notification: Applications for community facilities will always be limited notified to adjacent neighbours and may be publicly notified.</p> <p>:</p> <p>...</p>		<p>populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore the best way to facilitate the development of any new fire stations within the district as urban development progresses.</p> <p>Fire and Emergency request that emergency service facilities are included as a permitted activity in the Settlement Zone with performance standards and where these are not met, a restricted discretionary activity status. In addition, fire stations have specific requirements with relation to setback distances and vehicle crossings.</p>	
Commercial Zone – Te Takiwa Pakihi				
55	<p>Commercial and Mixed-Use Zones - Objectives and Policies Ngā Takiwā Pakihi me ngā Takiwā Hanumi - Ngā Whāinga me ngā Kaupapa Here</p> <p>CMUZ - O1</p> <p><i>To maintain and enhance the character and amenity values of commercial areas and town centres in a way that enables commercial and other activities to support the local community and visitors, while minimising adverse effects on amenity within and adjoining the commercial areas.</i></p>	Support	<p>Fire and Emergency supports CMUZ-O1, to the extent that the objective provides for commercial and other activities within the Commercial and Mixed Use Zone.</p> <p>Fire stations in commercial and mixed use zones are generally compatible with the scale and amenity levels in these zones.</p> <p>The ability to construct and operate fire stations in locations which will enable reasonable response times to fire and other emergencies is paramount to the health, safety and wellbeing of people in the community. Fire stations therefore need to be strategically located within and throughout communities to maximise their coverage and response</p>	Retained as notified
56	<p>CMUZ-P11</p> <p><i>Ensure that developments are serviced with all required infrastructure in an effective and efficient manner. Where new infrastructure such as roads and three waters (wastewater, water supply, stormwater) is provided to service new commercial areas across multiple properties then this should be vested with the Council rather than be retained as private infrastructure.</i></p>	Support in part	<p>Fire and Emergency seeks an amendment to this policy that ensures all land use activities in the Mixed Use Zone are adequately serviced, particularly in relation to reticulated water supply or an alternative method for firefighting purposes. This will give better effect to CMUZ-O1 and provides a better policy framework for the new standard sought in this zone relating to the requirement to provide water supply.</p>	<p>Amend policy as follows:</p> <p>CMUZ – P11</p> <p><i>Ensure that developments are serviced with all required infrastructure in an effective and efficient manner. Where new infrastructure such as roads and three waters (wastewater, water supply with sufficient capacity for firefighting purposes., stormwater) is provided to service new commercial areas across multiple properties then this should be vested with the Council rather than be retained as private infrastructure.</i></p>
57	<p>COMZ- R1 Commercial Activities, Community Facilities, Emergency Service Facilities, Community Corrections Activity, Educational Facilities and Visitor Accommodation Activities and Buildings</p> <p>Activity Status Permitted</p> <p><i>Where:</i></p>	Support in Part	<p><u>Maximum height</u></p> <p>Fire and Emergency support that the maximum height is 12m and that the standard does not include hose drying towers at Emergency Service Facilities.</p> <p><u>External storage</u></p>	<p>Amend as follows</p> <p>....</p> <p>5. External storage is screened by a 1.8m fence or landscaping so that it is not visible from any adjoining residential zone boundary or adjoining public place.</p>

	<p>1. The maximum height above ground level is 12 metres except that this standard does not apply to hose drying towers at Emergency Service Facilities;</p> <p>2. Any building or structure is set back:</p> <ul style="list-style-type: none"> i. 3m from any RESZ - Residential Zone or OSRZ - Open Space and Recreation Zone; and ii. 3m from the road boundary, except for; sites with frontage to two roads in the COMZ - Commercial Zone can have a 3m setback on one road boundary and 1.5m setback on the other road boundary; <p>3. Landscaping shall be provided as follows:</p> <ul style="list-style-type: none"> i. The area adjoining the road frontage of all sites shall contain a minimum 1.5m landscaping strip that will, within two years of being planted, reach a minimum height of 1m; ii. On sites adjoining a RESZ - Residential Zone a 2m wide landscaping strip shall be provided adjacent to the RESZ - Residential Zone boundary and shall be planted with species, which at maturity, will screen the buildings from the adjoining sites; and iii. The planting of 1 tree per 20 carparking spaces is encouraged within any carparking area. iv. Stormwater facilities that provide water quality treatment and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management in an integrated manner. <p>4. The maximum building length is 20m where this abuts a RESZ - Residential Zone;</p> <p>5. External storage is screened by a 1.8m fence or landscaping so that it is not visible from any adjoining residential zone boundary or adjoining public place; and</p> <p>6. No building projects beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any site boundary except where the neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing. This standard does not apply to:</p> <ul style="list-style-type: none"> i. Road boundaries; ii. Buildings on adjoining sites that have a common wall along the boundary; iii. Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard.; iv. Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (eg finials, spires) provided these do not exceed the recession plane by more than 3m vertically; v. Solar panels and solar water heaters provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically. <p>Advice Notes:</p> <ul style="list-style-type: none"> 1. Any landscaping required by this rule may be located in common areas, where the development comprises land and/or buildings in separate unit titles. 2. The acoustic insulation requirements for noise sensitive activities as set out in Rule NOISE - R3 also apply. 		<p>It is important to Fire and Emergency that screening of external storage areas as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut off valves or other emergency response facilities. Such mitigation should be constructed in a way to ensure the signs and facilities are visible/accessible for Fire and Emergency. Where this is not possible, mitigation should not be required.</p> <p>Fire and Emergency therefore seeks an amendment to COMZ-R1 (5) to provide for this.</p>	<p>a. Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</p>
58	<p>COMZ -R2 Minor Structures</p> <p>COMZ – R4 Relocated buildings</p> <p>COMZ – R5 Residential Buildings and Activities</p>	<p>Support in Part</p>	<p>Fire and Emergency support that each activity is amended to reflect COMZ-R1 changes.</p>	<p>Retain as notified</p>
<p>Mixed Use Zone – Te Takiwā Hanumi</p>				
59	<p>MUZ - R1 New Buildings and External Additions or Alterations to Existing Buildings</p> <p>Activity Status Permitted</p> <p>Where:</p>	<p>Support</p>	<p>Maximum height</p>	<p>Amend as follows</p> <p>....</p>

<ol style="list-style-type: none"> 1. The maximum ground floor area of the building is 500m²; 2. The maximum height above ground level is 12m except that this standard does not apply to hose drying towers at Emergency Service Facilities; 3. Any building on a Facade Control Street must have: <ol style="list-style-type: none"> i. A cantilevered continuous verandah to cover the full width of the footpath except that this does not apply to Heritage Buildings identified in Schedule One; ii. 20% of the facade devoted to display windows or transparent glazing; and iii. The principal public entrance to the building must be located on the front boundary; 4. Any building or structure is setback a minimum of 3m from any RESZ - Residential Zone, OSRZ - Open Space and Recreation Zone, INZ - Industrial Zone or PORTZ - Port Zone boundary; 5. All external storage is screened by a 1.8m fence or landscaping so it is not visible from any adjoining residential zone boundary or any adjoining public space; 6. On sites adjoining a RESZ - Residential Zone a 2m wide landscaping strip shall be provided adjacent to the RESZ - Residential Zone boundary and shall be planted with species, which at maturity, will screen the buildings from the adjoining sites; and 7. No building shall protrude beyond a building envelope defined by a recession plane as identified in accordance with Appendix Two to commence 2.5m above any RESZ - Residential Zone boundary except where the neighbouring property owner's written approval is provided to the Council 10 working days to the works commencing. This standard does not apply to: <ol style="list-style-type: none"> i. Road boundaries; ii. Buildings on adjoining sites that have a common wall along the boundary; iii. Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard; iv. Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (e.g. finials, spires) provided these do not exceed the recession plane by more than 3m vertically; and v. Solar panels and solar water heaters, provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically. 		<p>Fire and Emergency support that the maximum height is 12m and that the standard does not include hose drying towers at Emergency Service Facilities.</p> <p><u>External storage</u></p> <p>It is important to Fire and Emergency that screening of external storage areas as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut off valves or other emergency response facilities. Such mitigation should be constructed in a way to ensure the signs and facilities are visible/accessible for Fire and Emergency. Where this is not possible, mitigation should not be required.</p> <p>Fire and Emergency therefore seeks an amendment to MUZ-R1 (5) to provide for this.</p>	<p>5. External storage is screened by a 1.8m fence or landscaping so that it is not visible from any adjoining residential zone boundary or adjoining public place.</p> <p style="color: red;">a. <u>Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u></p>
<p>60</p> <p>MUZ - R2 Commercial Activity, Community Facilities, Community Corrections Activity, Educational Facilities and Emergency Service Facilities</p> <p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. This is not visitor accommodation subject to Rule MUZ - R5; 2. Performance standards for Rule MUZ - R1 are complied with; and 3. This is not a commercial garage, service station or emergency service activity located on a Facade Control Street. 	<p>Support in Part</p>	<p>Fire and Emergency support the MUZ-R2 provided the amendments to R1 are made.</p>	<p>Retain as notified</p>
<p>61</p> <p>MUZ - R3 Carparking and Vehicle Service Access</p> <p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Provision for carparking and vehicle service access is made at the side or rear of the building; 2. If available all vehicle access should be from service lanes or streets other than those subject to Facade Controls; 3. No parking areas are located between the frontage of buildings and the street; 4. No carpark is provided on a Facade Control Street; and 5. For all sites adjoining a RESZ - Residential Zone all parking areas must be screened so they are not visible from the adjoining residential site. 	<p>Oppose</p>	<p>Fire and Emergency oppose MUZ-R3 (1) which requires car parking and vehicle service access to be made at the side or rear of the building.</p> <p>This is not a practical option for fire appliances which in order to ensure quick response times occur, vehicle access needs to be at the front of the building for direct exit from the site to the road. Fire appliances require quick manoeuvring on a site and if the access was to be to the rear or side this would result in additional maneuvering to exit.</p> <p>Fire and Emergency support the exclusion of emergency service activities from being included within the provisions.</p>	<p>Amendment south</p> <p>....</p> <p style="color: red;">6. <u>Emergency Service activities are excluded from standards 1 – 5.</u></p>

	Advice Note: Carparking and Vehicle Service Access must comply with the standards outlined in the Transport Chapter .			
62	<p>MUZ - R4 Residential Activities and Papakāinga</p> <p>MUZ - R5 Visitor Accommodation</p> <p>MUZ - R6 Minor Structures</p> <p>MUZ - R8 Relocated Buildings</p> <p>Activity Status Permitted</p> <p>....</p>	Support	Fire and Emergency support these standards provided R1 is amended.	Retain as notified.
Neighbourhood Centre Zone – Te Takiwā o te Pokapū o te Hapori				
63	<p>NCZ - R1 Commercial Activities and Buildings, Community Facilities and Emergency Service Facilities</p> <p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Community Facilities, Emergency Service Facilities, retail and office activities are a maximum of 250m² gross floor area per activity provided; 2. The activity does not include: <ol style="list-style-type: none"> i. Drive through restaurants; ii. Service stations; iii. Motor vehicle sales; iv. Yard-based retail activities; v. Trade retail and trade suppliers; or vi. Bars/taverns; 3. The maximum height above ground level is 10 metres except that this standard does not apply to hose drying towers at Emergency Service Facilities; 4. External storage is screened by a 1.8m fence or landscaping so that it is not visible from any adjoining residential zone boundary or adjoining public place; 5. Maximum site coverage is 60%; 6. No more than one heavy vehicle is stored on the site; 7. Activities other than Emergency Services shall be limited to the following hours of operation: <ol style="list-style-type: none"> i. 6am – 11pm weekdays; and ii. 7am – 10 pm weekends and public holidays; except where <ol style="list-style-type: none"> a. The entire activity is located within a building; and b. There are no visitors, customers or deliveries outside the above hours. 8. The maximum building length is 20m where this abuts a RESZ - Residential Zone; 9. Any building or structure is set back <ol style="list-style-type: none"> i. 2m from a RESZ - Residential Zone or OSRZ - Open Space and Recreation Zone boundary; ii. 3m from the road boundary; or iii. For sites with frontage to two roads in the NCZ - Neighbourhood Centre Zone: <ol style="list-style-type: none"> a. 3m on one road boundary; and b. 1.5m on the other road boundary; 10. A landscape buffer of 1m width must be provided along the frontage between the street and any car parking, loading or service areas which are visible from the street frontage. This rule excludes access points; 11. No building shall protrude beyond a building envelope defined by a recession plane as outlined in Appendix Two to commence 2.5m above any residential site boundary except where the 	Support in part	<p><u>Floor areas</u></p> <p>Fire and Emergency support the standards set out in NCZ-R1. A maximum gross floor area of 250m² will be appropriate for new fire stations.</p> <p><u>Heavy vehicles</u></p> <p>Fire and Emergency request that standard 6 is amended to exclude fire appliances from heavy vehicles stored on site as more than one fire appliance is likely to be located on site at any one time and any associated vehicles to assist Fire and Emergency.</p>	Amendment sought: <ol style="list-style-type: none"> 6. No more than one heavy vehicle is stored on site excluding vehicles associated with emergency service activities.

	<p>neighbouring property owner's written approval is provided to the Council 10 working days to the works commencing. This standard does not apply to:</p> <ol style="list-style-type: none"> Road boundaries; Buildings on adjoining sites that have a common wall along the boundary; Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard; Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (e.g. finials, spires) provided these do not exceed the recession plane by more than 3m vertically; or Solar panels and solar water heaters, provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically. <p>Advice Note:</p> <ol style="list-style-type: none"> The acoustic insulation requirements for noise sensitive activities set out in Rule NOISE - R3 also apply. 			
64	<p>NCZ - R2 Minor Structures</p> <p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> All performance standards for Rule NCZ - R1 are complied with; Masts, poles, aerials and pou whenua must not exceed 7m in height; Any antenna dish must be less than 1m in diameter; Any ornamental or garden structure must not exceed 2.4 m in height; and Any other structure must not exceed 10m² and 2m in height. 	Support in part	<p>Fire and Emergency seeks an exemption for fire hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of Fire and Emergency. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. The frequency of hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.</p> <p>Fire and Emergency considers that the inclusion of an exemption for hose drying towers better provides for the health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations.</p>	<p>Amendment sought</p> <ol style="list-style-type: none"> Masts, poles, aerials and pou whenua must not exceed 7m in height; <u>except hose drying towers up to 15m in height.</u>
65	<p>NCZ - R4 Relocated Buildings</p> <p>NCZ - R5 Residential Activities and Residential Units</p>	Support in Part	<p>Fire and Emergency support these standards provided that NCZ-R1 is amended.</p>	<p>Retain as notified.</p>
Town Centre Zone Te Takiwā o te Pokapū o te Tāone				
66	<p>TCZ - R1 Commercial Activities and Buildings, Community Corrections Activities, Community Facilities and Emergency Service Facilities</p> <p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Any building is located: <ol style="list-style-type: none"> On the front boundary of the site; With no setback from the street boundary, except that a recess of up to 0.5m within the facade of the building is permitted; Any building is setback a minimum of 3m from any RESZ - Residential Zone boundary; All external storage is screened by a 1.8m fence or landscaping so it is not visible from any adjoining residential zone boundary or any adjoining public space; The ground floor facade of all buildings with a Main Street Frontage must have: <ol style="list-style-type: none"> 50% of the facade devoted to display windows or 75% of its height for at least 50% of the ground floor building frontage; and 	Support in Part	<p>Fire and Emergency supports in part the standards with TCZ-R1, subject to an additional standard that requires commercial activities and buildings, community corrections activities and units to provide firefighting water supply where not connected to reticulated public water supply.</p> <p>It is noted there are cases that developments will not require subdivision consent, and therefore will not be subject to the water supply provisions of the SUB – Subdivision chapter, specifically, SUB-S3 that requires subdividers to provide a water supply. Therefore, a new standard is requested in the SETZ – Settlement Zone chapter to require the provision of firefighting water supply where development is not subject to subdivision.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent</p>	<p>Amendment sought:</p> <ol style="list-style-type: none"> The ground floor façade of all buildings <u>excluding Emergency Service Facilities</u> with a Main Street Frontage must have ... <u>All new developments that will require a water supply must be connected to a public reticulated water supply, where one is available.</u> <u>Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service</u>

	<p>b. One public entrance with glazing comprising at least 40% of the doors; except that</p> <p>c. Any Heritage Building in Schedule One is exempt from this requirement.</p> <p>5. No building shall create a featureless facade or blank wall on a Main Street Frontage at ground floor level wider than 3m;</p> <p>6. No building shall project beyond a building envelope defined by a recession plane as identified in accordance with Appendix Two to commence 2.5m above any RESZ - Residential Zone boundary except where the neighbouring property owner's written approval is provided to the Council 10 working days to the works commencing. This standard does not apply to:</p> <p>a. Road boundaries;</p> <p>b. Buildings on adjoining sites that have a common wall along the boundary;</p> <p>c. Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard;</p> <p>d. Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (e.g. finials, spires) provided these do not exceed the recession plane by more than 3m vertically; and</p> <p>e. Solar panels and solar water heaters, provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically.</p>		<p>an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot.</p> <p>Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding.</p> <p>Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</p>
67	<p>TCZ - R2 Commercial Activities and Buildings, Community Facilities, Community Corrections Activities and Emergency Service Facilities in the TCZ - PREC2 Hokitika Town Centre Precinct</p> <p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> All performance standards from Rule TCZ - R1 are complied with; Any commercial activity on a Main Street Frontage does not include: <ol style="list-style-type: none"> Motor vehicle sales yards; Service stations; Yard based retail; Trade retail and trade suppliers; Drive through restaurants. The maximum height above ground level is 12 metres except that hose drying towers at an Emergency Service Facility are exempt from this standard; Every building with a Main Street Frontage must erect a cantilevered continuous verandah to cover the full width of the footpath except that this does not apply to Heritage Buildings identified in Schedule One; and New buildings and additions and alterations to any Main Street Frontage facade must demonstrate that they meet the Hokitika Town Centre Urban Design Guidelines. 	Support in Part	<p>Fire and Emergency support the standards provided the amendment is made to TCZ-R1.</p>	Retain as notified.
68	<p>TCZ - R3 Commercial Activities and Buildings, Community Facilities, Community Corrections Activities and Emergency Service Facilities in the TCZ - PREC1 Greymouth/Māwhera Town Centre Precinct</p> <p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> All performance standards from Rule TCZ - R1 are complied with; The maximum height above ground level is 20 metres; Every building with a Main Street Frontage must erect a cantilevered continuous verandah (with no decorative poles) to extend from the shop frontage to be 400mm inside the kerbline. This requirement for a verandah does not apply to Historic Heritage buildings identified in Schedule One. <p>Advice Note:</p>	Support in Part	<p>Fire and Emergency support the standards provided the amendment is made to TCZ-R1.</p>	Retain as notified.

	<ol style="list-style-type: none"> The verandah shall extend from the shop frontage to be 400mm inside the kerbline. The verandah, if on a corner, shall be splayed so as to be 400mm back from the kerbline. When designing new buildings in Greymouth/Māwhera Town Centre developers are encouraged to use the Greymouth/Māwhera Town Centre and Mixed Use Urban Design Guidelines. 			
69	<p>TCZ - R4 Commercial Activities and Buildings, Community Facilities and Emergency Service Facilities in the TCZ - PREC3 - Westport/Kawatiri Town Centre Precinct</p> <p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> All performance standards from Rule TCZ - R1 are complied with; Any commercial activity on a Main Street Frontage does not include: <ol style="list-style-type: none"> Motor vehicle sales yards; Service stations; Yard based retail; Trade retail and trade suppliers; Drive through restaurants. The maximum height above ground level is 15 metres; Every building with a Main Street Frontage must erect a cantilevered continuous verandah to cover the full width of the footpath. This requirement to provide a verandah does not apply to Heritage Buildings identified in Schedule One. <p>Advice Note:</p> <ol style="list-style-type: none"> When erecting a cantilevered verandah, poles are encouraged for decorative purposes. When designing new buildings for the Westport/Kawatiri Town Centre developers are encouraged to use the Westport/Kawatiri Town Centre and Mixed Use Zone Urban Design Guidelines. 	Support in Part	Fire and Emergency support the standards provided the amendment is made to TCZ-R1.	Retain as notified.
70	<p>TCZ - R5 Commercial Activities and Buildings, Community Facilities, Community Corrections Activities and Emergency Service Facilities in the TCZ - PREC4 - Reefton Town Centre Precinct</p> <p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> All performance standards from Rule TCZ - R1 are complied with; The maximum height above ground level is 12 metres except that hose drying towers at Emergency Service Facilities are exempt from this standard; Every building with a frontage to SH7 (Broadway) must erect a continuous verandah to cover the full width of the footpath with a timber frame and a roof supported on timber poles; Any commercial activity does not include: <ol style="list-style-type: none"> Car sales yards; Service stations; Yard based retail; Trade retail and trade suppliers; Drive through restaurants; and 	Support in Part	Fire and Emergency support the standards provided the amendment is made to TCZ-R1.	Retain as notified.

	5. New buildings and additions and alterations to the exterior facade with frontage to SH7 (Broadway) must demonstrate they meet the Reefton Heritage Town Design Guidelines .			
71	<p>TCZ - R6 Carparking and Vehicle Service Access</p> <p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Provision for carparking and vehicle service access is made at the side or rear of the building; If available all vehicle access should be from service lanes; No parking areas are located between the frontage of buildings and the street; No carpark is provided on a Main Street Frontage; For all sites adjoining a RESZ - Residential Zone all parking areas must be screened so they are not visible from the adjoining residential site; and Where the entire site is developed as a carpark, this must incorporate pedestrian wet weather cover for the footpath, planting and landscape measures which have been assessed as meeting the requirements of the relevant Town Centre Design Guidelines <p>Advice Note: Carparking and Vehicle Service Access must comply with the standards outlined in the Transport Chapter.</p>		<p>Fire and Emergency oppose TCZ-R6 (1) which requires car parking and vehicle service access to be made at the side or rear of the building.</p> <p>This is not a practical option for fire appliances which in order to ensure quick response times occur, vehicle access needs to be at the front of the building for direct exit from the site to the road. Fire appliances require quick manoeuvring on a site and if the access was to be to the rear or side this would result in additional maneuvering to exit.</p> <p>Fire and Emergency support the exclusion of emergency service activities from being included within the provisions.</p>	<p>Amendment south</p> <p>.....</p> <p>Emergency Service activities are excluded from standards 1 – 5.</p>
72	<p>TCZ - R8 Visitor Accommodation Activities and Buildings</p> <p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> All performance standards from Rule TCZ - R1 are complied with; The visitor accommodation activity is located; <ol style="list-style-type: none"> Above street level; except At street level and above street level in any Heritage Building listed in Schedule One; Any space designed for waste management, whether private or communal, shall not be located between the road boundary and any building, and shall be screened from adjoining sites, roads and adjoining outdoor living spaces by screening of the waste management area to a height of 1.5 metres; Visitor accommodation entrances are clearly separated and distinguished from commercial entrances; and Visitor accommodation entrances provide pedestrian access directly from the public street. <p>Advice Note:</p> <ol style="list-style-type: none"> The acoustic insulation requirements for noise sensitive activities as set out in Rule NOISE - R3 also apply. 	Support in Part	<p>Fire and Emergency support the standards provided the amendment is made to TCZ-R1.</p>	Retain as notified.
73	<p>TCZ - R10 Minor Structures</p> <p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Masts, poles, aerials and pou whenua does not exceed 7m in height; Any antenna dish is less than 1m in diameter; Any ornamental structure does not exceed 2.4m in height; and 	Support in Part	<p>Fire and Emergency seeks an exemption for fire hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of Fire and Emergency. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. The frequency of hose drying towers being required at stations is dependent on locational and operational</p>	<p>Amendment sought</p> <ol style="list-style-type: none"> <i>Masts, poles, aerials and pou whenua must not exceed 7m in height; except hose drying towers up to 15m in height.</i>

	4. Any other structure does not exceed 10m ² and 2m in height.		requirements of each station. These structures can be around 12 to 15 metres in height. Fire and Emergency considers that the inclusion of an exemption for hose drying towers better provides for the health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations.	
Industrial Zone				
74	Industrial Zones - Objectives and Policies Ngā Takiwā Ahumahi - Ngā Whāinga me ngā Kaupapa Here			
75	INZ - O1 <i>To provide for the efficient and effective operation and development of industrial activities in the INZ - Industrial Zones in a manner that maintains a standard of amenity appropriate to these areas and does not compromise the amenity of adjoining areas.</i>	Support in Part	Fire and Emergency supports in part INZ-O2, to the extent that the objective provides for non-industrial activities within the Industrial Zones. However, Fire and Emergency considers that the objective should more suitably refer to 'non-industrial activities'. Fire stations in industrial zones are generally compatible with the scale and amenity levels in Industrial Zones. As noted previously, the ability to construct and operate fire stations in locations which will enable reasonable response times to fire and other emergencies is paramount the health, safety and wellbeing of people in the community. Fire stations therefore need to be strategically located within and throughout communities to maximise their coverage and response times so that they can efficiently and effectively respond to emergency call outs in a timely way, thus avoiding or mitigating the potential for adverse effects associated with fire hazard and other emergencies.	Amend as follows: INZ-O2 To provide for the efficient and effective operation and development of industrial and non-industrial activities in the INZ – Industrial Zones in a manner that maintains a standard of amenity appropriate to these areas and does not compromise the amenity of adjoining areas.
76	INZ - O2 <i>To encourage new industrial development to locate within INZ - Industrial Zoned land, and where new land is proposed for industrial zoning or uses ensure that this development maximises the efficient use of existing infrastructure and where such infrastructure does not exist, the development of new infrastructure to the standards required by the Council and Te Tai o Poutini Plan.</i>	Support	Fire and Emergency support that development maximises the efficient use of existing infrastructure and where such infrastructure does not exist, is developed to the standards required by the Council and Te Tao o Poutini Plan.	Retain as notified.
77	GIZ - R1 Industrial Activities and Industrial Buildings Activity Status Permitted <i>Where:</i> 1. The maximum building height above ground level is 20m; 2. Maximum site coverage is 80%; 3. Buildings are setback a minimum: a. 10m from State Highways; and b. 5m from road boundaries, any RESZ - Residential Zone, OSRZ - Open Space and Recreation Zone or SETZ - Settlement Zone boundary and the Rail Corridor; 4. All external storage and car parking areas shall be screened by a 1.8m fence or landscaping so that: a. It is not visible from any adjacent RESZ - Residential Zone or SETZ - Settlement Zone boundary or adjacent public place; and b. The fence or landscaping is set back from the road boundary so that it does not restrict visibility; 5. No blasting or vibration beyond the zone boundary shall occur outside the hours of 0800 to 1800 hours weekdays and 0900 to 1600 hours on weekends and public holidays;	Support in Part	Fire and Emergency supports in part GIZ-R1, subject to the inclusion of a new standard that requires these activities to provide a firefighting water supply which covers GIZ R2 – R8. It is noted that there are cases that development in the General Industrial Zone will not require subdivision, and therefore will not be subject to the water supply provisions of the SUB - Subdivision chapter, specifically, SUB – S3 that requires subdividers to provide a water supply. Therefore, a new standard is requested in the GIZ – General Industrial Zone chapter to require the provision of firefighting water supply where development is not subject to subdivision. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Add to GIZ-R1 GIZ – R1 Industrial Activities and Industrial Buildings Activity Status Permitted <i>Where:</i> 1. 2. 10. <u>All new developments that will require a water supply must be connected to a public reticulated water supply, where one is available.</u> 11. <u>Where the new development will not be connected to a public reticulated water supply, or where an additional level of service</u>

	<p>6. There shall be no offensive or objectionable dust nuisance at or beyond the LIZ - Light Industrial Zone boundary as a result of the activity;</p> <p>7. The area adjoining the road frontage of all sites, and the side boundary of a site that adjoins a RESZ - Residential, SETZ - Settlement, OSZ - Open Space or MUZ - Mixed Use Zone shall contain landscaping with a minimum width of 2 metres, of a standard that does not restrict road visibility, or obstruct signage or accessways within the road corridor;</p> <p>8. Contaminated stormwater run-off associated with any industrial activity or building, including stormwater runoff from any earthworks, shall be collected and treated prior to discharge to ensure there are no significant adverse effects on water quality;</p> <p>9. No building shall project beyond a building envelope defined by a 35 degree recession plane to commence 2.5m above any RESZ - Residential, OSZ - Open Space, SARZ - Sport and Recreation Zone, MUZ - Mixed Use or SETZ - Settlement Zone boundary except where the neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing. This standard does not apply to:</p> <ol style="list-style-type: none"> Road boundaries; Buildings on adjoining sites that have a common wall along the boundary; Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard; Antennas, aerials, satellite dishes (less than 1.2m in diameter), chimneys, flues and architectural features (e.g. finials, spires) provided these do not exceed the recession plane by more than 3m vertically; and Solar panels and solar water heaters provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically. <p>Advice Notes:</p> <ol style="list-style-type: none"> Any landscaping required by this rule may be located in common areas, where the development comprises land and/or buildings in separate unit titles. Stormwater facilities that support multiple uses such water quality treatment, biodiversity enhancement and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management in an integrated manner. The Auckland Design Manual Guideline Document GD 2017/01 Stormwater Management Devices in the Auckland Region provides information on best practice stormwater design options for stormwater treatment. 			<p><u>is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot.</u></p> <p><u>Note: The above does not replace regional reules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding.</u></p> <p><u>Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u></p>
78	<p>GIZ - R2 Minor Structures</p> <p>GIZ - R3 Fences, Walls and Retaining Walls</p> <p>GIZ - R4 Commercial Activities</p> <p>GIZ - R5 Ancillary Residential Activities</p>	<p>Support in part</p>	<p>Fire and Emergency support in part these activities provided the amendments are made above to GIZ-R1 to include firefighting water supply.</p>	<p>Retain as notified.</p>
79	<p>GIZ - R6 Emergency Service Facility, Carparking Lots and Buildings, Trade and Industry Training, Community Corrections Activity, Gymnasium and Public Transport Facility</p> <p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> All performance standards for Rule GIZ - R1 are complied with. 	<p>Support</p>	<p>Fire and Emergency support this activity provided the amendments to GIZ-R1 are undertaken.</p>	<p>Retain as notified.</p>

Light Industrial Zone - Te Takiwā Ahumahi Āhua Toritori

80	<p>LIZ - R1 Industrial Activities and Industrial Buildings Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. The maximum building height above ground level is 12m; 2. Maximum site coverage is 65%; 3. Buildings are setback a minimum: <ol style="list-style-type: none"> i. 10m from State Highways; and ii. 5m from road boundaries, any Residential Zone, Open Space Zone or Settlement Zone boundary and the Rail Corridor; 4. All external storage and car parking areas shall be screened by a 1.8m fence or landscaping so that: <ol style="list-style-type: none"> i. It is not visible from any adjacent Residential Zone or Settlement Zone boundary or adjacent public place; and ii. The fence or landscaping is set back from the road boundary so that it does not restrict visibility; 5. No blasting or vibration shall occur outside the hours of 0800 to 1800 hours weekdays and 0900 to 1600 hours on Saturdays with no blasting or vibration to be undertaken on Sundays or public holidays; 6. There shall be no offensive or objectionable dust nuisance at or beyond the LIZ - Light Industrial Zone boundary as a result of the activity; 7. The area adjoining the road frontage of all sites, and the side boundary of a site that adjoins a RESZ - Residential, SETZ - Settlement, OSZ - Open Space, SARZ - Sport and Recreation Zone or MUZ - Mixed Use Zone shall contain landscaping as follows: <ol style="list-style-type: none"> i. A minimum width of 2 metres that will, within two years of being planted, reach a minimum height of 1m, provided that lower heights are acceptable where this will otherwise restrict visibility within the State Highway corridor; and ii. On sites adjoining a RESZ - Residential Zone shall be planted with species, which at maturity, will provide screening from the adjoining sites; and iii. The planting of 1 tree per 20 carparking spaces is encouraged within any carparking area. 8. Contaminated stormwater run-off associated with any industrial activity or building, including stormwater runoff from earthworks, shall be collected and treated prior to discharge to ensure there are no significant adverse effects on water quality; and 9. No building shall project beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any RESZ - Residential, OSZ - Open Space, SARZ - Sports and Active Recreation, MUZ - Mixed Use or SETZ - Settlement Zone boundary except where neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing. This standard does not apply to: <ol style="list-style-type: none"> i. Road boundaries; ii. Buildings on adjoining sites that have a common wall along the boundary; iii. Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard; iv. Antennas, aerials, satellite dishes (less than 1.2m in diameter), chimneys, flues and architectural features (e.g. finials, spires) provided these do not exceed the recession plane by more than 3m vertically; and v. Solar panels and solar water heaters, provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically. 		<p>Fire and Emergency supports in part LIZ-R1, subject to the inclusion of a new standard that requires these activities to provide a firefighting water supply which covers LIZ R2 – R8.</p> <p>It is noted that there are cases that development in the General Industrial Zone will not require subdivision, and therefore will not be subject to the water supply provisions of the SUB - Subdivision chapter, specifically, SUB – S3 that requires subdividers to provide a water supply. Therefore, a new standard is requested in the LIZ – General Industrial Zone chapter to require the provision of firefighting water supply where development is not subject to subdivision.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>LIZ - R1 Industrial Activities and Industrial Buildings Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. 2. 10. <u>All new developments that will require a water supply must be connected to a public reticulated water supply, where one is available.</u> 11. <u>Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot.</u> <p><u>Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding.</u></p> <p><u>Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u></p>
81	<p>LIZ - R2 Commercial Activities LIZ - R3 Ancillary Residential Activities LIZ - R5 Minor Structures LIZ - R7 Agricultural, Pastoral and Horticultural Activities LIZ - R8 Aquaculture Activities</p>	<p>Support in Part</p>	<p>Fire and Emergency support activities LIZ – R2, R3, R5, R7 and R8 provided the amendments to LIZ-R1 are made.</p>	<p>Retained as notified.</p>

82	<i>LIZ - R4 Emergency Service Facility, Carparking Lots and Buildings, Trade and Industry Training, Community Corrections Activity, Gymnasium and Public Transport Facility</i>	Support		Retain as notified
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