

Chapter: SETZ – Settlement Zone

Feed-back No.	Section	Sub-section	Plan Provision	Feedback	Relief sought
143.66	SETZ – Settlement zone	General		<p><i>Settlement Zone</i></p> <p><i>The SETZ applies to a number of small residential settlements dispersed throughout the district’s rural areas. These settlements include Acacia Drive, Cave, Orari, Pareora, Winchester, Peel Forest, Blandswood and Woodbury. They have a different character from the typical suburban areas of Timaru. In general, they have larger allotment sizes and some contain a mixture of residential and non-residential activities. Most of these settlements have reticulated water supply but no reticulated sewerage.</i></p> <p><i>The objectives and policies for the zone predominantly allow for residential activity to occur at small densities. Intensification is discouraged as a majority of the sites are not appropriately serviced by infrastructure and must be self-sufficient, especially in regards to the disposal of sewerage.</i></p>	No request
71.24	SETZ – Settlement zone	General	General	<p><i>This submission point relates to [REDACTED], [REDACTED] & [REDACTED] - which is zoned Settlement Zone.</i></p> <p><i>This zone is applied to rural settlement areas that generally have larger allotment sizes and some contain a mixture of residential and non-residential activities. The zoning is considered appropriate.</i></p> <p><i>[REDACTED] supports the provisions in the SETZ, including the objectives and policies which allow for compatible non-residential activities.</i></p> <p><i>Retain the Settlement Zone and its associated provisions as they apply to non-residential activities (including service stations).</i></p>	
43.120	SETZ – Settlement zone	Objectives	SETZ-O3 Servicing in the Settlement zone	<p><i>Retain as proposed or preserve the original intent.</i></p> <p><i>[REDACTED] particularly support clause (1) which relates to the provision of servicing in such a way that access to safe drinking water supplies is maintained.</i></p>	

96.49	SETZ – Settlement zone	Objectives	SETZ-O3 Servicing in the Settlement zone	<p>██████ supports in part the objective pertaining to servicing within the settlement zone, including that to not place pressure on the existing network. ██████ has concern over this wording and suggest that it be changed to account for when the demand for upgraded infrastructure is required.</p>
71.23	SETZ – Settlement zone	Policies	SETZ-P1 Range of activities	<p>This submission point relates to ████████████████████ - which is zoned Settlement Zone.</p> <p>This zone is applied to rural settlement areas that generally have larger allotment sizes and some contain a mixture of residential and non-residential activities. The zoning is considered appropriate.</p> <p>██████████ supports the provisions in the SETZ, including the objectives and policies which allow for compatible non-residential activities (such as Policy SETZ-P1).</p> <p>Retain SETZ-P1.</p>
96.50	SETZ – Settlement zone	Policies	SETZ-P1 Range of activities Enable re	<p>██████ supports Policy 1 in that it enables activities provides that they are able to be adequately and safely serviced by reticulated water supply.</p>
96.51	SETZ – Settlement zone	Policies	SETZ-P3 Compatible non-residential activities	<p>██████ supports non-residential activities requiring adequate and safe servicing with the reticulated water supply.</p>
96.52	SETZ – Settlement zone	Policies	SETZ-P4 Other non-residential activities	<p>██████ supports non-residential activities being provided for, however there is no specific provision for emergency services. This should be inserted into the Policy where emergency services have a functional or operational need to be located within the settlement zone.</p> <p>Amend to include</p>

				<p>3. provide for emergency services facilities where there is an operational or functional requirement for them to be located in these locations.</p>	
71.25	SETZ – Settlement zone	Rules	<p>SETZ-R15 Activities not provided for as a permitted, controlled, discretionary activity or non-complying activity</p>	<p>This submission point relates to [REDACTED], [REDACTED] - which is zoned Settlement Zone.</p> <p>[REDACTED] supports the discretionary activity status for service stations (being an activity not otherwise listed) with no activity specific standards (Rule SETZ-R15). It appears that compliance with the general performance standards is not required for buildings and structures not associated with permitted, controlled or restricted discretionary activities: confirmation / clarification would be useful.</p> <p>Retain Rule SETZ-R15.</p> <p>Clarify whether compliance with the general performance standards is not required for buildings and structures not associated with permitted, controlled or restricted discretionary activities.</p>	
96.53	SETZ – Settlement zone	Rules	<p>SETZ-R15 Activities not provided for as a permitted</p>	<p>[REDACTED] is concerned that this rule does not reflect the Policy P4, in enabling emergency services to locate within these areas.</p> <p>As such, it is requested that emergency service facilities are provided for as controlled activities, limiting the matters of discretion to the relevant standards of the zone.</p> <p>Amend to include a new provision</p> <p>SETZ-RXX Emergency Services Facilities</p> <p>Activity Status: Controlled</p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of control of any infringed standard; and 2. the location and design of buildings, parking and loading areas and access 	

				<ol style="list-style-type: none"> 3. hours of operation; and 4. noise, disturbance and loss of privacy of neighbours; and 5. screening and landscaping; and 6. waste treatment and disposal. 	
43.119	SETZ – Settlement zone	Standards	SETZ-S5 Water supply Settlement zone	<p><i>Retain as proposed or preserve the original intent.</i></p> <p><i>Consistent with the CRPS in terms of maintaining safe reticulated water supplies.</i></p>	
96.54	SETZ – Settlement zone	Standards	SETZ-S5 Water supply Settlement zone	<p>█ supports the Standard SETZ-S5 pertaining to the requirement of all residential and visitor activities on site to be connected to a reticulated water supply. The matters of discretion reflect the requirement for the adequacy of stormwater volume for firefighting purposes. It is recommended that the standard be amended to include clarification on the requirements of storage.</p> <p><i>Amend:</i></p> <p><i>Matters of discretion ...</i></p> <p><i>2. adequacy of storage volume of water for domestic and firefighting purposes, as outlined in the █ █ █</i></p>	
43.123	SETZ – Settlement zone	Standards	SETZ-S6 Sewage treatment and disposal	<p><i>Amend Settlement zone as follows:</i></p> <p><i>Any activity must:</i></p> <ol style="list-style-type: none"> 1. be connected to a reticulated sewerage system where one is available; or <p>█ supports the requirement to connect to a reticulated sewerage system. The proposed amendment would ensure that connecting to a reticulated sewerage system is the preference, with onsite disposal occurring only where there is not an available reticulated network.</p>	

