

Appendix B – Recommended Decisions on Submissions - Neighbourhood Centres Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S124.161	Fire and Emergency NZ	NCZ - Neighbourhood Centres Zone	NCZ- Additional provisions sought	Not Stated	NCZ-S11 Servicing All activities 1. Where available any residential unit and buildings for non-residential activities shall be connected to a Council reticulated water supply. 2. Where available any residential unit and buildings for non-residential activities shall be connected to a Council reticulated wastewater network. 3. Where Council reticulated water supply is unavailable, any residential unit and buildings for non-residential activities must: (a) be connected to a community drinking water supply; or (b) be connected to a private drinking water supply; or (c) store 45,000 litres of potable water on-site from another source. 4. Where Council reticulated wastewater is unavailable, any residential unit and buildings for non-residential activities must: (a) be provided with an on-site wastewater treatment and disposal system. 5.All developments must have an independent water supply for firefighting that is compliant with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice'	Fire and Emergency consider that new buildings located in the NCZ should be required to provide a firefighting water supply in accordance with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice in order to manage fire risk.	Reject
S132.181	KiwiRail Holdings Ltd	NCZ - Neighbourhood Centres Zone	NCZ- Additional provisions sought	Amend	Insert NCZ-S11 as follows: Setback from rail corridor All activities 1. Any Building or structure must not be located within a 5m setback from a boundary with a rail corridor. Activity status where compliance not achieved: Restricted Discretionary Matters of discretion: 1. The safe and efficient operation of the rail network. 2. Compatibility with the surrounding environment.3. The reason for the reduced setback.	KiwiRail is concerned that without appropriate setback requirements, there is significant risk of adverse health and safety effects impacting people locating in proximity to the railway corridor. KiwiRail recommend that the following standard be applied over all zones for setbacks from the rail corridor.	Reject
S85.198	Environment Southland	NCZ - Neighbourhood Centres Zone	NCZ- Additional provisions sought	Oppose in part	Include an objective and policy relating to natural hazard risk and set performance standards regarding minimum floor levels in areas still vulnerable to flood risk. Manage development within secondary flow paths.	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject – flood risk to be considered at HS9
S77.008	New Zealand Heavy Haulage Association	NCZ - Neighbourhood Centres Zone	NCZ- Additional provisions sought	Oppose in part	Permitted activity performance standards and criteria for relocation of second hand buildings: a. Any relocated building intended for use as a dwelling must have previously been designed, built and used as a dwelling. b. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. c. The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site.	"Residential Activity and Residential Units" is provided for as a permitted activity where compliance with standards is achieved. However, standards within the PGDP only refer to buildings that are "new". The approach used is supported on the basis of the decision of Environment Court - New Zealand Heavy Haulage Association Inc v The Central Otago District Council.	Accept in part

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					d. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within 12 months of the building being delivered to the site. Without limiting (c) (above) reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations. e. The proposed owner of the relocated building must certify to the Council that the reinstatement work will be completed within the 12-month period Restricted Discretionary activity status for relocated buildings that do not meet the permitted activity status standards. OR The inclusion of the words "new or relocated buildings" to the activity rules for residential activities/units.		
FS14.044	NZ Transport Agency Waka Kotahi			Oppose	Disallow	Relocated second-hand dwellings may be used for a noise sensitive activity. The permitted activity performance standards and criteria listed by NZHHA in its submission does not give any certainty that a relocated second-hand dwelling will be able to comply with the requirements of NOISE-S3, whereby that standard seeks to manage noise impacts on the noise sensitive activity. The New Zealand Transport Agency is concerned that the proposed provision by NZHHA would enable second hand dwellings, that do not have acoustic treatment that complies with NOISE-S3 requirements, to be relocated to within a proximity of the state highway network where noise sensitive activities undertaken within that dwelling would be adversely impacted by noise arising from the operation of the highway. We suggest that the performance standards proposed by NZHHA either include measures to ensure compliance with NOISE-S3, otherwise we consider that noise effects may not be appropriately managed. In its original submission, the New Zealand Transport Agency sought amendments to rule NOISE-R7 to expressly include relocated buildings used for noise sensitive activities to manage noise impacts on activities relocating to within a proximity of the road network where they could be adversely impacted by noise generated from the use of the existing state highway network.	Accept in part
S146.087	Southland District Council	NCZ - Neighbourh	NCZ - General	Support	None specified.	The submitter supports this chapter.	Accept

Appendix B – Recommended Decisions on Submissions - Neighbourhood Centres Zone

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		ood Centres Zone					
S85.054	Environment Southland	Zone map layers	NCZ-MAP	Support in part	Prevent any new zone changes from the current District Plan which have the potential to intensify land use change and development within a flood inundation area. This comment applies to all zones and maps.	Intensifying development in flood prone (or hazard) areas will put communities at risk	Reject – flood risk to be considered at HS9
S100.019	Charlton Rise Limited	NCZ - Neighbourhood Centres Zone	NCZ- Overview and Purpose	Amend	Include West Gore Development Areas to the listed Neighbourhood Centre Zones.	The first paragraph of the overview and purpose does not list the neighbourhood centre zone in the West Gore Development Area.	Accept
S100.020	Charlton Rise Limited	NCZ - Neighbourhood Centres Zone	NCZ-O1	Support	None specified.		Accept
S100.021	Charlton Rise Limited	NCZ - Neighbourhood Centres Zone	NCZ-O2	Support	None specified.		Accept
S100.022	Charlton Rise Limited	NCZ - Neighbourhood Centres Zone	NCZ-O3	Support	None specified.		Accept
S124.144	Fire and Emergency NZ	NCZ - Neighbourhood Centres Zone	NCZ-P1	Support in part	Amend as follows: Enable a range of small-scale commercial activities, emergency service facilities and community activities that are compatible with residential amenity and provide for the day to day needs of the local residential community.	Fire and Emergency request that NCZ-P1 be amended to reflect the change to the rule framework requested by Fire and Emergency which provides for emergency service facilities as a permitted activity. It is also noted that emergency service facilities provide for day to day needs of local communities.	Reject
S100.023	Charlton Rise Limited	NCZ - Neighbourhood Centres Zone	NCZ-P1	Support	None specified.		Accept
S100.024	Charlton Rise Limited	NCZ - Neighbourhood Centres Zone	NCZ-P2	Support	None specified.		Accept
S100.025	Charlton Rise Limited	NCZ - Neighbourhood Centres Zone	NCZ-P3	Support in part	Amend point 6 to provide clear direction on policy implementation or remove the requirement to 'respond' in all circumstances.	Point 6 is ambiguous and it is unclear how a shopping centre would respond to the underlying relationship Ngai Tahu hold with the natural environment.	Accept
S139.076	Hokonui Rūnanga Inc	NCZ - Neighbourhood	NCZ-P3	Support in part	Amend to read: "Provide for built development in the neighbourhood centre that: ...	Wherever possible the plan provisions should specify the particular effects of concern to mana	Accept

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		ood Centres Zone			3. has appropriate setbacks to waterways to maintain and enhance their amenity and ecological values, maintain access to mahinga kai; and reduce effects on mauri, ki uta ki tais and natural character; " Delete clause 6.	whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party. Clause 6 is ambiguous.	
FS6.9	Charlton Rise Limited			Support	Allow	Charlton Rise Limited support the position of Hokonui Runanga in relation to this policy and consider that the amendment to point 3 and the deletion of point 6 provide better direction and clarity.	Accept
S97.004	Woolworths New Zealand Limited	NCZ - Neighbourh ood Centres Zone	NCZ-R1	Support	Retain as notified.	The submitter supports supermarkets being a permitted activity.	Accept
S124.145	Fire and Emergency NZ	NCZ - Neighbourh ood Centres Zone	NCZ-R1	Not Stated	Amend as follows: Any new or extended building or structure complies with Neighbourhood Centres Zone Standards. and NCZ-S11	Fire and Emergency support in part NCZ-R1-R9, R11 and R13 subject to the inclusion of a servicing standard which includes firefighting water supply - NCZ-S11 - Servicing. 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 the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject
S132.171	KiwiRail Holdings Ltd	NCZ - Neighbourh ood Centres Zone	NCZ-R1	Amend	Amend NCZ-R1 as follows: Where: Any new or extended buildings, structures and activity complies with Neighbourhood Centres Zone standards NCZ-S1, NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5, NCZ-S6, NCZ-S7 ~~and~~ NCZ-S10 and NCZ-S11.	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject

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S124.154	Fire and Emergency NZ	NCZ - Neighbourhood Centres Zone	NCZ-R11	Not Stated	Amend as follows: Any new or extended building or structure complies with Neighbourhood Centres Zone Standards.... and NCZ-S11	Fire and Emergency support in part NCZ-R1-R9, R11 and R13 subject to the inclusion of a servicing standard which includes firefighting water supply - NCZ-S11 - Servicing. 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 the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject
S85.194	Environment Southland	NCZ - Neighbourhood Centres Zone	NCZ-R11	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths	Reject – flood risk to be considered at HS9
S132.254	KiwiRail Holdings Ltd	NCZ - Neighbourhood Centres Zone	NCZ-R11	Amend	Amend as follows: Where: Any new or extended buildings, structures and activity complies with Neighbourhood Centres Zone standards NCZ-S1, NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5, NCZ-S6, NCZ-S7 and NCZ-S10 and NCZ-S11	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S124.156	Fire and Emergency NZ	NCZ - Neighbourhood Centres Zone	NCZ-R12	Support in part	Amend as follows: NCZ-R12 - Emergency Services Facility Activity status: Permitted Where:1. Any new or extended building or structure complies with Neighbourhood Centres Zone Standards NCZ-S2, NCZ-S3, NCZS4, NCZ-S5, NCZ-S6, NCZ-S8 and NCZ-S9.	Emergency service facilities are provided for in this Zone as a restricted discretionary activity. New fire stations in the district may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change	Reject

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S85.195	Environment Southland	NCZ - Neighbourhood Centres Zone	NCZ-R12	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths	Reject – flood risk to be considered at HS9
S132.255	KiwiRail Holdings Ltd	NCZ - Neighbourhood Centres Zone	NCZ-R12	Amend	mend as follows: Where: Any new or extended buildings, structures and activity complies with Neighbourhood Centres Zone standards NCZ-S1, NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5, NCZ-S6, NCZ-S7 and NCZ-S10 and NCZ-S11	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S124.155	Fire and Emergency NZ	NCZ - Neighbourhood Centres Zone	NCZ-R13	Not Stated	Amend as follows: Any new or extended building or structure complies with Neighbourhood Centres Zone Standards... and NCZ-S11	Fire and Emergency support in part NCZ-R1-R9, R11 and R13 subject to the inclusion of a servicing standard which includes firefighting water supply - NCZ-S11 - Servicing. 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 the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject
S85.196	Environment Southland	NCZ - Neighbourhood Centres Zone	NCZ-R13	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings	Reject – flood risk to be considered at HS9

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						structures and earthworks which could impede or redirect secondary flow paths	
S132.256	KiwiRail Holdings Ltd	NCZ - Neighbourhood Centres Zone	NCZ-R13	Amend	Amend as follows: Where: Any new or extended buildings, structures and activity complies with Neighbourhood Centres Zone standards NCZ-S1, NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5, NCZ-S6, NCZ-S7 and NCZ-S10 and NCZ-S11	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S124.146	Fire and Emergency NZ	NCZ - Neighbourhood Centres Zone	NCZ-R2	Oppose in part	Amend as follows: Any new or extended building or structure complies with Neighbourhood Centres Zone Standards... and NCZ-S11	Fire and Emergency support in part NCZ-R1-R9, R11 and R13 subject to the inclusion of a servicing standard which includes firefighting water supply - NCZ-S11 - Servicing. 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 the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject
S132.172	KiwiRail Holdings Ltd	NCZ - Neighbourhood Centres Zone	NCZ-R2	Amend	Amend NCZ-R2 as follows: Where: Any new or extended buildings, structures and activity complies with Neighbourhood Centres Zone standards NCZ-S1, NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5, NCZ-S6, NCZ-S7 and NCZ-S10 and NCZ-S11 .	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject

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S124.147	Fire and Emergency NZ	NCZ - Neighbourhood Centres Zone	NCZ-R3	Not Stated	Amend as follows: Any new or extended building or structure complies with Neighbourhood Centres Zone Standards... and NCZ-S11	Fire and Emergency support in part NCZ-R1-R9, R11 and R13 subject to the inclusion of a servicing standard which includes firefighting water supply - NCZ-S11 - Servicing. 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 the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject
S132.173	KiwiRail Holdings Ltd	NCZ - Neighbourhood Centres Zone	NCZ-R3	Amend	Amend NCZ-R3 as follows: Where: Any new or extended buildings, structures and activity complies with Neighbourhood Centres Zone standards NCZ-S1, NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5, NCZ-S6, NCZ-S7 ~~and~~ NCZ-S10 and NCZ-S11 .	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S124.148	Fire and Emergency NZ	NCZ - Neighbourhood Centres Zone	NCZ-R4	Not Stated	Amend as follows: Any new or extended building or structure complies with Neighbourhood Centres Zone Standards... and NCZ-S11	Fire and Emergency support in part NCZ-R1-R9, R11 and R13 subject to the inclusion of a servicing standard which includes firefighting water supply - NCZ-S11 - Servicing. 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 the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an	Reject

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						activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	
S132.174	KiwiRail Holdings Ltd	NCZ - Neighbourhood Centres Zone	NCZ-R4	Amend	Amend NCZ-R4 as follows: Where: Any new or extended buildings, structures and activity complies with Neighbourhood Centres Zone standards NCZ-S1, NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5, NCZ-S6, NCZ-S7 and NCZ-S10 and NCZ-S11.	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S85.188	Environment Southland	NCZ - Neighbourhood Centres Zone	NCZ-R4	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths	Reject – flood risk to be considered at HS9
S125.068	Ministry of Education	NCZ - Neighbourhood Centres Zone	NCZ-R5	Support	Retain as proposed.	The submitter supports LCZ-R5 as it permits the establishment of an educational facility subject to the bulk, height and location standards.	Accept
S124.149	Fire and Emergency NZ	NCZ - Neighbourhood Centres Zone	NCZ-R5	Not Stated	Amend as follows: Any new or extended building or structure complies with Neighbourhood Centres Zone Standards... and NCZ-S11	Fire and Emergency support in part NCZ-R1-R9, R11 and R13 subject to the inclusion of a servicing standard which includes firefighting water supply - NCZ-S11 - Servicing. 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 the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of	Reject

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						Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	
S132.175	KiwiRail Holdings Ltd	NCZ - Neighbourhood Centres Zone	NCZ-R5	Amend	Amend NCZ-R5 as follows: Where: Any new or extended buildings, structures and activity complies with Neighbourhood Centres Zone standards NCZ-S1, NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5, NCZ-S6, NCZ-S7 and NCZ-S10 and NCZ-S11 .	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S85.189	Environment Southland	NCZ - Neighbourhood Centres Zone	NCZ-R5	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths	Reject – flood risk to be considered at HS9
S124.150	Fire and Emergency NZ	NCZ - Neighbourhood Centres Zone	NCZ-R6	Not Stated	Amend as follows: Any new or extended building or structure complies with Neighbourhood Centres Zone Standards... and NCZ-S11	Fire and Emergency support in part NCZ-R1-R9, R11 and R13 subject to the inclusion of a servicing standard which includes firefighting water supply - NCZ-S11 - Servicing. 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 the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject
S132.176	KiwiRail Holdings Ltd	NCZ - Neighbourhood Centres Zone	NCZ-R6	Amend	Amend NCZ-R6 as follows: Where: Any new or extended buildings, structures and activity complies with	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions	Reject

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		ood Centres Zone			Neighbourhood Centres Zone standards NCZ-S1, NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5, NCZ-S6, NCZ-S7 and ~~NCZ-S10~~ and NCZ-S11 .	or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	
S85.190	Environment Southland	NCZ - Neighbourhood Centres Zone	NCZ-R6	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths	Reject – flood risk to be considered at HS9
S124.151	Fire and Emergency NZ	NCZ - Neighbourhood Centres Zone	NCZ-R7	Support in part	Amend as follows: Any new or extended building or structure complies with Neighbourhood Centres Zone Standards... and NCZ-S11	Fire and Emergency support in part NCZ-R1-R9, R11 and R13 subject to the inclusion of a servicing standard which includes firefighting water supply - NCZ-S11 - Servicing. 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 the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject
S132.177	KiwiRail Holdings Ltd	NCZ - Neighbourhood Centres Zone	NCZ-R7	Amend	Amend NCZ-R7 as follows: Where: Any new or extended buildings, structures and activity complies with Neighbourhood Centres Zone standards NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5, NCZ-S6, NCZ-S8 and ~~NCZ-S9~~ and NCZ-S11 .	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and	Reject

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						avoiding health and safety hazards for residents.	
S85.191	Environment Southland	NCZ - Neighbourhood Centres Zone	NCZ-R7	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths	Reject – flood risk to be considered at HS9
S124.152	Fire and Emergency NZ	NCZ - Neighbourhood Centres Zone	NCZ-R8	Not Stated	Amend as follows: Any new or extended building or structure complies with Neighbourhood Centres Zone Standards.... and NCZ-S11	Fire and Emergency support in part NCZ-R1-R9, R11 and R13 subject to the inclusion of a servicing standard which includes firefighting water supply - NCZ-S11 - Servicing. 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 the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject
S132.178	KiwiRail Holdings Ltd	NCZ - Neighbourhood Centres Zone	NCZ-R8	Amend	Amend NCZ-R8 as follows: Where: Any new or extended buildings, structures and activity complies with Neighbourhood Centres Zone standards NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5, NCZ-S6, NCZ-S7 ~~and~~ NCZ-S10 and NCZ-S11.	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S85.192	Environment Southland	NCZ - Neighbourhood Centres Zone	NCZ-R8	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should	Reject – flood risk to be considered at HS9

Appendix B – Recommended Decisions on Submissions - Neighbourhood Centres Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths	
S124.153	Fire and Emergency NZ	NCZ - Neighbourhood Centres Zone	NCZ-R9	Not Stated	Amend as follows: Any new or extended building or structure complies with Neighbourhood Centres Zone Standards.... and NCZ-S11	Fire and Emergency support in part NCZ-R1-R9, R11 and R13 subject to the inclusion of a servicing standard which includes firefighting water supply - NCZ-S11 - Servicing. 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 the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject
S132.179	KiwiRail Holdings Ltd	NCZ - Neighbourhood Centres Zone	NCZ-R9	Amend	Amend as follows: Where: Any new or extended buildings, structures and activity complies with Neighbourhood Centres Zone standards NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5, NCZ-S6, NCZ-S7 ~~and~~ NCZ-S10 and NCZ-S11.	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S85.193	Environment Southland	NCZ - Neighbourhood Centres Zone	NCZ-R9	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths	Reject – flood risk to be considered at HS9
S124.160	Fire and Emergency NZ	NCZ - Neighbourhood	NCZ-S10	Support in part	Amend as follows: Note: Emergency service facilities are exempt from this rule	Emergency service facilities operate 24 hours a day. As such the restriction pertaining to hours of	Reject

Appendix B – Recommended Decisions on Submissions - Neighbourhood Centres Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
		ood Centres Zone				operation is not suitable for emergency service facilities. Fire and Emergency therefore seek and exemption for emergency service facilities to provide for the logistical and operational requirements for Fire and Emergency.	
S124.157	Fire and Emergency NZ	NCZ - Neighbourh ood Centres Zone	NCZ-S2	Not Stated	Amend as follows: Except that: (iii) This standard does not apply to communication towers and poles for emergency service facilities	As per the points raised in relation to NCZ-S3 Fire and Emergency seeks an exemption for communication towers and poles regarding height in relation to boundary standards.	Reject
S124.158	Fire and Emergency NZ	NCZ - Neighbourh ood Centres Zone	NCZ-S3	Support in part	Amend as follows: And excluding emergency service facilities.	Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in a district plan. However, as part of Fire and Emergency fire station operational requirements many stations include a multipurpose tower or pole between 12-15m in height. Fire and Emergency towers are typically either lattice towers that can support a siren, aerials and hose drying or are platform towers that can support all the above plus be used for firefighter training. Similarly, poles can support sirens, aerials and hose drying activities. Examples of these structures are attached as Appendix B. The frequency of towers or poles being required at stations is generally dependent on locational and operational requirements of each station. Some existing fire station sites across the country have aerial and sirens mounted on the roof of the building which is not ideal, and Fire and Emergency are slowly rectifying this with the construction of towers and poles. Ideally all stations would have a tower or structure. Fire and Emergency therefore seek an exemption from the height standard for emergency service facilities which encompasses communication towers and poles.	Reject
S132.180	KiwiRail Holdings Ltd	NCZ - Neighbourh ood Centres Zone	NCZ-S4	Amend	Amend NCZ-S4 as follows: Any building is setback from any side or rear boundary where that boundary adjoins a site: ...2. Any building or structure must not be located within a 5m setback from a boundary with a rail corridor. Activity status: Restricted Discretionary Matters of discretion: 4. The safe and efficient operation of the rail network5. Compatibility with the surrounding environment6. The reason for the reduced setback.	KiwiRail generally support the intention of setback to boundary standards. KiwiRail seek a setback from the rail corridor with a "no build" area of 5m from the rail boundary to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S85.197	Environment Southland	NCZ - Neighbourhood Centres Zone	NCZ-S5	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject – flood risk to be considered at HS9
S124.159	Fire and Emergency NZ	NCZ - Neighbourhood Centres Zone	NCZ-S6	Support in part	Amend as follows: 3.Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.	It is important to Fire and Emergency that screening of any on-site service area 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. Fire and Emergency therefore seeks an amendment to NCZ-S6 to provide for this.	Accept