

Appendix B – Recommended Decisions on Submissions - Town Centre Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S149.031	Yrless	Commercial and Mixed-Use zones	Commercial and Mixed Use Zones - General	Oppose	Reduce number of zones	Too complex and limited utility	Reject
S16.028	Fuel Companies	Interpretation	service station	Support in part	Amend as follows: Means an activity where the dominant activity is the retail sales and storage of motor vehicle fuels (including petrol, LPG, CNG and diesel) and also includes: (a) Retail sales of kerosene, alcohol based fuels, lubricating oils, tyres and batteries, vehicle spare parts and other accessories normally associated with motor vehicles (including motorcycles, caravans, boats and trailers) and domestic equipment; (b) Warrant of fitness testing; (c) Car wash facilities; ~~and~~ (d) Equipment, structures and infrastructure associated with charging of electric vehicles; and (d) (e) Other retail sales subsidiary to the main use of the site.	Generally supportive- particularly that the definition acknowledges services and retail activities such as car wash stations. Concerned that the definition of service stations does not provide for electric vehicle charging infrastructure and a more permissive rule structure is sought.	Accept
S124.225	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ- Additional provisions sought	Not Stated	Fire and Emergency consider that new buildings located in the TCZ 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 TCZ-S10 Servicing 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	Fire and Emergency consider that new buildings located in the TCZ 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
S132.228	KiwiRail Holdings Ltd	TCZ - Town Centre Zone	TCZ- Additional provisions sought	Amend	Insert new standard TCZ-S10 as follows: Setback from rail corridorAll 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
S85.249	Environment Southland	TCZ - Town Centre Zone	TCZ- 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 – to be considered at HS9
S77.011	New Zealand Heavy Haulage Association	TCZ - Town Centre Zone	TCZ- Additional provisions sought	Support	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	"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	Accept in part

Appendix B – Recommended Decisions on Submissions - Town Centre Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					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. 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.	the basis of the decision of Environment Court - New Zealand Heavy Haulage Association Inc v The Central Otago District Council.	
FS14.047	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
S123.021	Heritage New Zealand Pouhere Taonga	TCZ - Town Centre Zone	TCZ - General	Support	Adopt	Precincts: Town Centre Core Local Centre Core Creamoata Historic Dairy Factory Mandeville Aviation and Rail Mataura Mill... HNZPT is supportive of the implementation of targeted Precincts which provide for the consideration and protection of the wider historic character of each area, beyond the values of	Accept

Appendix B – Recommended Decisions on Submissions - Town Centre Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						a scheduled heritage site. The Precincts, alongside the Historic Heritage provisions, appropriately balance the ongoing commercial and industrial use of each area while retaining the recognised historic heritage values.	
S146.090	Southland District Council	TCZ - Town Centre Zone	TCZ - General	Support	None specified.	The submitter supports this chapter.	Accept
S85.057	Environment Southland	Zone map layers	TCZ-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 – to be considered at HS9
S97.001	Woolworths New Zealand Limited	Zone map layers	TCZ-MAP	Support	Retain as notified.	The submitter supports the Town Centre Zone at 24 Medway Street and the surrounding area.	Accept
S124.203	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-O2	Support in part	Amend as follows: A compatible range of commercial, community, hospitality, and residential activities and emergency service facilities that service the needs of the town and the surrounding areas are encouraged in the Town Centre Zone.	Fire and Emergency support objective TCZ-O2 insofar that if recognises activities that service the needs of the town and surrounding areas. Fire and Emergency seek an amendment to include emergency service facilities which support the health and safety of communities.	Reject
S85.233	Environment Southland	TCZ - Town Centre Zone	TCZ-Overview and Purpose	Oppose in part	recognise that a residual flood risk exists despite stop banks		Reject – to be considered at HS9
FS5.175	Hamish Weir			Oppose	Disallow		Accept
S132.215	KiwiRail Holdings Ltd	TCZ - Town Centre Zone	TCZ-P2	Support	Retain TCZ-P2 as proposed.	KiwiRail supports providing for residential and accommodation activities where the units have acoustic treatment so that reverse sensitivity effects are managed in relation to surrounding activities.	Accept
S112.152	Waka Kotahi NZ Transport Agency	TCZ - Town Centre Zone	TCZ-P3	Support	Retain as notified	Waka Kotahi supports this policy in that it provides for a safe pedestrian traffic environment through the design and location of any parking areas and vehicle access. It is noted that the State highway is the main road through this zone, and it is therefore important that active travel modes are promoted where possible, and that any use of parking and access from vehicles is carefully managed.	Accept
S139.077	Hokonui Rūnanga Inc	TCZ - Town Centre Zone	TCZ-P3	Support in part	Amend to read: "Provide for built development in the neighbourhood centre that: ...5. 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.	Wherever possible the plan provisions should specify the particular effects of concern to mana 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.	Accept

Appendix B – Recommended Decisions on Submissions - Town Centre Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S112.153	Waka Kotahi NZ Transport Agency	TCZ - Town Centre Zone	TCZ-P7	Support in part	Amend as follows: Manage activities which are potentially compatible with the purpose and predominant character of the Town Centre Zone where: 4. there is adequate existing and/or planned infrastructure including transport infrastructure to service the activity; and / or	part Waka Kotahi generally supports this policy as it requires activities consider the overall design and location of any parking areas, vehicle access, and servicing arrangements to maintain streetscape amenity and pedestrian safety. However, we do recommend amendments to further clarify that infrastructure also includes land transport infrastructure.	Reject
S124.204	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-P8	Support in part	Amend as follows: Avoid activities establishing in the local centre that are 1. incompatible with the anticipated purpose, character and amenity values of the Town Centre Zone unless there is a functional or operational need ; or	Fire and Emergency acknowledge there the TCZ provides for the commercial area in Gore. However, there may be a functional or operational need 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.	Reject
S97.002	Woolworths New Zealand Limited	TCZ - Town Centre Zone	TCZ-R1	Support	Retain as notified.	The submitter supports supermarkets being a permitted activity.	Accept
S124.205	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-R1	Support in part	Amend as follows: Any new or extended building or structure complies with Town Centre Zone Standards... and TCZ-S10	Fire and Emergency support in part TCZ-R1-R11, R13, R15 and R17subject to the inclusion of a servicing standard which includes firefighting water supply - TCZS10 - 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
S132.216	KiwiRail Holdings Ltd	TCZ - Town Centre Zone	TCZ-R1	Amend	Amend TCZ-R1 as follows: Where: 2. Any new or extended building or structures complies with Town Centre Zone Standards TCZ- S1, TCZ-S2, TCZ-S3, TCZ-S4, TCZ-S5, TCZ-S6, TCZ-S7 ~~and~~ TCZ-S8 and TCZ-S10.	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	Reject

Appendix B – Recommended Decisions on Submissions - Town Centre Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						operations and avoiding health and safety hazards for residents.	
S85.234	Environment Southland	TCZ - Town Centre Zone	TCZ-R1	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 – to be considered at HS9
S124.206	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-R2	Support in part	Amend as follows: Any new or extended building or structure complies with Town Centre Zone Standards... and TCZ-S10	Fire and Emergency support in part TCZ-R1-R11, R13, R15 and R17subject to the inclusion of a servicing standard which includes firefighting water supply - TCZS10 - 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
S132.217	KiwiRail Holdings Ltd	TCZ - Town Centre Zone	TCZ-R2	Amend	Amend TCZ-R2 as follows: Where: 2. Any new or extended building or structures complies with Town Centre Zone Standards TCZ- S1, TCZ-S2, TCZ-S3, TCZ-S4, TCZ-S5, TCZ-S6, TCZ-S7 andTCZ-S8 and TCZ-S10 .	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
S85.235	Environment Southland	TCZ - Town Centre Zone	TCZ-R2	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 – to be considered at HS9
S124.207	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-R3	Support in part	Amend as follows: Any new or extended building or structure complies with Town Centre Zone Standards... and TCZ-S10	Fire and Emergency support in part TCZ-R1-R11, R13, R15 and R17subject to the inclusion of a servicing standard which includes firefighting water supply - TCZS10 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the	Reject

Appendix B – Recommended Decisions on Submissions - Town Centre Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						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.	
S132.218	KiwiRail Holdings Ltd	TCZ - Town Centre Zone	TCZ-R3	Amend	Amend TCZ-R3 as follows: Where: 2. Any new or extended building or structures complies with Town Centre Zone Standards TCZ- S1, TCZ-S2, TCZ-S3, TCZ-S4, TCZ-S5, TCZ-S6, TCZ-S7 ~~and~~ TCZ-S8 and TCZ-S10 .	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
S85.236	Environment Southland	TCZ - Town Centre Zone	TCZ-R3	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 – to be considered at HS9
S124.209	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-R4	Support in part	Amend as follows: Any new or extended building or structure complies with Town Centre Zone Standards... and TCZ-S10	Fire and Emergency support in part TCZ-R1-R11, R13, R15 and R17subject to the inclusion of a servicing standard which includes firefighting water supply - TCZS10 - 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
S132.219	KiwiRail Holdings Ltd	TCZ - Town Centre Zone	TCZ-R4	Amend	Amend TCZ-R4 as follows: Where: 2. Any new or extended building or structures complies with Town Centre Zone Standards TCZ- S1, TCZ-S2, TCZ-S3, TCZ-S4, TCZ-S5, TCZ-S6, TCZ-S7 ~~and~~ TCZ-S8 and TCZ-S10 .	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	Reject

Appendix B – Recommended Decisions on Submissions - Town Centre Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						with railway operations and avoiding health and safety hazards for residents.	
S85.237	Environment Southland	TCZ - Town Centre Zone	TCZ-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 – to be considered at HS9
S125.074	Ministry of Education	TCZ - Town Centre Zone	TCZ-R5	Support	Retain as proposed.	The submitter supports the provisions for educational facilities in the TCZ as it enables the establishment/ operation of education facilities to support the needs of local communities.	Accept
S124.210	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-R5	Support in part	Amend as follows: Any new or extended building or structure complies with Town Centre Zone Standards... and TCZ-S10	Fire and Emergency support in part TCZ-R1-R11, R13, R15 and R17subject to the inclusion of a servicing standard which includes firefighting water supply - TCZS10 - 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
S132.220	KiwiRail Holdings Ltd	TCZ - Town Centre Zone	TCZ-R5	Amend	Amend TCZ-R5 as follows: Where: 2. Any new or extended building or structures complies with Town Centre Zone Standards TCZ- S1, TCZ-S2, TCZ-S3, TCZ-S4, TCZ-S5, TCZ-S6, TCZ-S7 ~~and~~ TCZ-S8 and TCZ-S10 .	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
S85.241	Environment Southland	TCZ - Town Centre Zone	TCZ-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 – to be considered at HS9
S124.211	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-R6	Support in part	Amend as follows: Any new or extended building or structure complies with Town Centre Zone Standards... and TCZ-S10	Fire and Emergency support in part TCZ-R1-R11, R13, R15 and R17subject to the inclusion of a servicing standard which includes firefighting water supply - TCZS10 - Servicing. It is noted that there will be cases that developments will not	Reject

Appendix B – Recommended Decisions on Submissions - Town Centre Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						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.	
S132.221	KiwiRail Holdings Ltd	TCZ - Town Centre Zone	TCZ-R6	Amend	Amend TCZ-R6 as follows: Where: 2. Any new or extended building or structures complies with Town Centre Zone Standards TCZ- S1, TCZ-S2, TCZ-S3, TCZ-S4, TCZ-S5, TCZ-S6, TCZ-S7 ~~and~~ TCZ-S8 and TCZ-S10 .	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
S85.238	Environment Southland	TCZ - Town Centre Zone	TCZ-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 – to be considered at HS9
S124.212	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-R7	Support in part	Amend as follows: Any new or extended building or structure complies with Town Centre Zone Standards... and TCZ-S10	Fire and Emergency support in part TCZ-R1-R11, R13, R15 and R17subject to the inclusion of a servicing standard which includes firefighting water supply - TCZS10 - 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
S132.223	KiwiRail Holdings Ltd	TCZ - Town Centre Zone	TCZ-R7	Amend	Amend TCZ-R7 as follows: Where: 1. Any new or extended building or structures complies with Town Centre Zone Standards TCZ- S1, TCZ-S2, TCZ-S3, TCZ-S4, TCZ-S5, TCZ-S6, TCZ-S7 ~~and~~ TCZ-S8 and TCZ-S10 .	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	Reject – noise standard to be considered at HS6

Appendix B – Recommended Decisions on Submissions - Town Centre Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					2. The visitor accommodation activity complies with Noise Standard Noise-S3 and Noise-SX (KiwiRail full submission noise standard attached at Appendix A) Acoustic Treatment, or alterations to existing buildings, to be occupied by a noise sensitive activity.	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. KiwiRail recommends that the rule also refers to the standard provided at Appendix A of this submission (refer to full submission point 98).	
S85.239	Environment Southland	TCZ - Town Centre Zone	TCZ-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 – to be considered at HS9
S124.213	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-R8	Support in part	Amend as follows: Any new or extended building or structure complies with Town Centre Zone Standards... and TCZ-S10	Fire and Emergency support in part TCZ-R1-R11, R13, R15 and R17subject to the inclusion of a servicing standard which includes firefighting water supply - TCZS10 - 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
S132.224	KiwiRail Holdings Ltd	TCZ - Town Centre Zone	TCZ-R8	Amend	Amend TCZ-R8 as follows: Where: 1. Any new or extended building or structures complies with Town Centre Zone Standards TCZ- S1, TCZ-S2, TCZ-S3, TCZ-S4, TCZ-S5, TCZ-S6, TCZ-S7 ~~and~~ TCZ-S8 and TCZ-S10 . 2. The visitor accommodation activity complies with Noise Standard Noise-S3 and Noise-SX (KiwiRail full submission noise standard attached at Appendix A) Acoustic Treatment, or alterations to existing buildings, to be occupied by a noise sensitive activity.	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. KiwiRail recommends that the rule also refers to the standard provided at Appendix A of this submission (refer to full submission point 98).	Reject – noise standard to be considered at HS6
S85.242	Environment Southland	TCZ - Town Centre Zone	TCZ-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 also be given to effectively providing for secondary flow paths	Reject – to be considered at HS9

Appendix B – Recommended Decisions on Submissions - Town Centre Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	
S124.214	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-R9	Support in part	Amend as follows: Any new or extended building or structure complies with Town Centre Zone Standards... and TCZ-S10	Fire and Emergency support in part TCZ-R1-R11, R13, R15 and R17subject to the inclusion of a servicing standard which includes firefighting water supply - TCZS10 - 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
S132.225	KiwiRail Holdings Ltd	TCZ - Town Centre Zone	TCZ-R9	Amend	Amend TCZ-R9 as follows: Where: 1. Any new or extended building or structures complies with Town Centre Zone Standards TCZ- S1, TCZ-S2, TCZ-S3, TCZ-S4, TCZ-S5, TCZ-S6, TCZ-S7 and TCZ-S8 and TCZ-S10. 2. The visitor accommodation activity complies with Noise Standard Noise-S3 and Noise-SX (KiwiRail full submission noise standard attached at Appendix A) Acoustic Treatment, or alterations to existing buildings, to be occupied by a noise sensitive activity.	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. KiwiRail recommends that the rule also refers to the standard provided at Appendix A of this submission (refer to full submission point 98).	Reject – noise standard to be considered at HS6
S85.240	Environment Southland	TCZ - Town Centre Zone	TCZ-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 – to be considered at HS9
S16.048	Fuel Companies	TCZ - Town Centre Zone	TCZ-R10	Support	Retain as notified	The Fuel Companies support TCZ-R10 Matters of Discretion, especially clause (4) which provides for consideration of the potential for reverse sensitivity effects.	Accept
S124.215	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-R10	Support in part	Amend as follows: Any new or extended building or structure complies with Town Centre Zone Standards... and TCZ-S10	Fire and Emergency support in part TCZ-R1-R11, R13, R15 and R17subject to the inclusion of a servicing standard which includes firefighting water supply - TCZS10 - 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	Reject

Appendix B – Recommended Decisions on Submissions - Town Centre Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						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.	
S132.226	KiwiRail Holdings Ltd	TCZ - Town Centre Zone	TCZ-R10	Amend	Amend as follows: Where: 2. Any new or extended building or structures complies with Town Centre Zone Standards TCZ-S2, TCZ-S3, TCZ-S4, TCZ-S5, TCZ-S6, TCZ-S7 and TCZ-S9and TCZ-S10 . 3. The residential activity complies with Noise Standard Noise-S3 and Noise-SX (KiwiRail noise standard attached at Appendix A) Acoustic Treatment, or alterations to existing buildings, to be occupied by a noise sensitive activity.	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. KiwiRail recommends that the rule also refers to the standard provided at Appendix A of this submission (refer to full submission point 98).	Reject – noise standard to be considered at HS6
S85.243	Environment Southland	TCZ - Town Centre Zone	TCZ-R10	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 – to be considered at HS9
S124.216	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-R11	Support in part	Amend as follows: Any new or extended building or structure complies with Town Centre Zone Standards... and TCZ-S10	Fire and Emergency support in part TCZ-R1-R11, R13, R15 and R17subject to the inclusion of a servicing standard which includes firefighting water supply - TCZS10 - 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
S132.222	KiwiRail Holdings Ltd	TCZ - Town Centre Zone	TCZ-R11	Amend	Amend TCZ-R11 as follows: Where: 2. Any new or extended building or structures complies with Town	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	Reject

Appendix B – Recommended Decisions on Submissions - Town Centre Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					Centre Zone Standards TCZ- S1, TCZ-S2, TCZ-S3, TCZ-S4, TCZ-S5, TCZ-S6, TCZ-S7 and TCZ-S8 and TCZ-S10 .	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.	
S85.248	Environment Southland	TCZ - Town Centre Zone	TCZ-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 – to be considered at HS9
S85.244	Environment Southland	TCZ - Town Centre Zone	TCZ-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 – to be considered at HS9
S16.049	Fuel Companies	TCZ - Town Centre Zone	TCZ-R13	Oppose	Amend TCZ-R13 as follows: ... All areas 2. Any new or extended building or structure complies with the Town Centre Zone standards. 3. Any alteration or addition to an existing service station that complies with the Town Centre Zone standards. Or, in the alternative, amend TCZ-R17 to 'New Service Station'.	This rule is considered appropriate for new service stations within the Town Centre Zone (TCZ), but it is unclear whether it would also extend to alterations or additions to existing service stations within the TCZ. The Fuel Companies consider that any such alterations or additions to existing service stations should be explicitly provided for as a permitted activity within Rule TCZ-R13, subject to the TCZ Standards. Relief is sought through the addition of a new clause (3) to TCZ-R13 Building activities that provides for alterations and additions to existing service stations as permitted activities, assuming changes sought to the definition of service station are accepted this change would also ensure activities such as EV charging and other minor works are not unduly restricted.	Reject
S124.217	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-R13	Support in part	Amend as follows: Any new or extended building or structure complies with Town Centre Zone Standards... and TCZ-S10	Fire and Emergency support in part TCZ-R1-R11, R13, R15 and R17subject to the inclusion of a servicing standard which includes firefighting water supply - TCZS10 - 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

Appendix B – Recommended Decisions on Submissions - Town Centre Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S85.245	Environment Southland	TCZ - Town Centre Zone	TCZ-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 structures and earthworks which could impede or redirect secondary flow paths.	Reject – to be considered at HS9
S112.154	Waka Kotahi NZ Transport Agency	TCZ - Town Centre Zone	TCZ-R14	Support	Retain as notified	Waka Kotahi supports this rule that restricts car parking areas from locating within the PREC 3 Town Centre core precinct thereby encouraging active transport modes.	Accept
S85.246	Environment Southland	TCZ - Town Centre Zone	TCZ-R14	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 – to be considered at HS9
S124.218	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-R15	Support in part	Amend as follows: Any new or extended building or structure complies with Town Centre Zone Standards... and TCZ-S10	Fire and Emergency support in part TCZ-R1-R11, R13, R15 and R17subject to the inclusion of a servicing standard which includes firefighting water supply - TCZS10 - 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
S124.220	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-R16	Oppose in part	Amend as follows: TCZ-R16 - Emergency Services Facility Activity status: Permitted Where: 1.Any new or extended building or structure complies with Town Centre Zone Standards TCZ-S1, TCZ-S2, TCZ-S3, TCZS4, TCZ-S5, TCZ-S6, TCZ-S7 and TCZ-S8.	Emergency service facilities are provided for in this Zone as a 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. In this regard it is noted that Fire and Emergency is not currently 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. Fire and Emergency consider that emergency service facilities should be provided for as a permitted activity, which will be subject to the	Reject

Appendix B – Recommended Decisions on Submissions - Town Centre Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						performance standards within. Where there is a non-compliance with the performance standards, a restricted discretionary activity is requested subject to the matters of discretion associated with the infringed standard. This will ensure that Council have the discretion over what activities are deemed acceptable to be located in the TCZ based on the performance standards infringed.	
S16.050	Fuel Companies	TCZ - Town Centre Zone	TCZ-R17	Support in part	Retain as notified or as an alternative to amendment sought to TCZ-R13 amend to ' New Service Station'	The Fuel Companies support a discretionary activity status for 'new' service stations in the Town Centre Zone, subject to the addition of a new clause (3) to TCZ-R13. While amending TCZ-R13 is the preferred approach, an alternative approach is to amend TCZ-R17 so that it refers to 'new' service stations. This would ensure that TCZ-R13(2) applies to buildings and structures on existing service station sites.	Reject
S124.219	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-R17	Support in part	Amend as follows: Any new or extended building or structure complies with Town Centre Zone Standards... and TCZ-S10	Fire and Emergency support in part TCZ-R1-R11, R13, R15 and R17subject to the inclusion of a servicing standard which includes firefighting water supply - TCZS10 - 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
S99.043	Clark Fortune McDonald & Associates	TCZ - Town Centre Zone	TCZ-S1	Not Stated	TCZ-S1 is deleted. Depending on definitions/interpretations it may be worth clarifying whether a new retail business in an existing building with over 10m width of shop space would be classed as a new activity (and therefore require resource consent) or not.	The 10m width per tenancy proposed by TCZ-S1 will cause issues for a new business taking over a number of existing buildings (tenancies) which exceed this width. Some businesses might regard a need for resource consent to be enough of an impediment to look for a site outside the precinct instead, defeating the purpose of rules aimed at providing a vibrant town centre.	Accept in part
S124.221	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-S2	Support in part	Amend as follows: 4.Lanscaping 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 the landscape strip of any site will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut off valves or other emergency response facilities. t is important to Fire and Emergency that the landscape strip of any site will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut off valves or other emergency response facilities.	Accept

Appendix B – Recommended Decisions on Submissions - Town Centre Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S124.222	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-S3	Support in part	Amend as follows: Except that: (iii) This standard does not apply to communication towers and poles for emergency service facilities	Amend as follows: 4.Lanscaping shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.	Reject
S124.223	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-S4	Support in part	Amend as follows: And excluding communication towers and poles for 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
S132.227	KiwiRail Holdings Ltd	TCZ - Town Centre Zone	TCZ-S5	Amend	Amend TCZ-S5 as follows. 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 network 5. Compatibility with the surrounding environment 6. The reason for the reduced setback.	KiwiRail generally support the intention of this rule. 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
S85.247	Environment Southland	TCZ - Town Centre Zone	TCZ-S6	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 – to be considered at HS9
S124.224	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-S7	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.	Accept