

Appendix B - Proposed Gore District Plan – Recommendations on Submissions – Medium Density Residential Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S124.099	Fire and Emergency NZ	MRZ - Medium Density Residential Zone	MRZ-Additional provisions sought	Not Stated	MRZ-S10 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: 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 MRZ 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
S132.135	KiwiRail Holdings Ltd	MRZ - Medium Density Residential Zone	MRZ-Additional provisions sought	Amend	KiwiRail recommend that the following standard be applied over all zones for setback from rail corridor: 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 seek a new standard MRZ-S10 to be added	Accept in part

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S77.004	New Zealand Heavy Haulage Association	MRZ - Medium Density Residential Zone	MRZ-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 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.	"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
FS28.070	Kainga Ora			Support in part	Allow in part	Kāinga Ora supports the recognition of relocatable buildings, However, considers that a more efficient change to include relocatable buildings is to amend the definition for Residential Activity and Residential Units	Reject

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						to include relocatable buildings and all references to 'new' removed from the relevant rules.	
FS14.040	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.	Reject
S85.312	Environment Southland	MRZ - Medium Density Residential Zone	MRZ-Additional provisions sought	Oppose in part	Establish a new policy which takes a precautionary approach to development in areas prone to natural hazard risk	No objectives or policies in this zone recognise natural hazards risk (including secondary flow paths). More emphasis is needed to ensure infill and brownfield development properly considers risk.	Reject
FS28.071	Kainga Ora			Oppose	Disallow	Kāinga Ora considers that the natural hazard chapter, subject to its further submission, is an appropriate mechanism for managing natural hazards.	Accept

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S123.024	Heritage New Zealand Pouhere Taonga	MRZ - Medium Density Residential Zone	MRZ - 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 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.	Accept
S146.078	Southland District Council	MRZ - Medium Density Residential Zone	MRZ - General	Support	Review zoning classification to minimise issues adapting to climate change and flood risk. Much of the centre of Gore lies in the flood plain of the Mataura.	SDC has no comparable zone, any future zone would likely be aligned in some regard with GDC. The MRZ appears to be a recognition of the facts on the ground in Gore. However, much of it appears to be in the floodplain of the Mataura. Zoning more high ground into MRZ may be a good way of lessening the impacts of flooding long term.	Reject
FS22.072	Clark Fortune McDonald & Associates			Oppose in part	Disallow in part	Oppose (in part) - the intention of the submission has merit, but the majority of the proposed MRZ is a reflection of existing land use which is already at a higher residential density than the GRZ.	Accept
S85.050	Environment Southland	Zone map layers	MRZ-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
S112.138	Waka Kotahi NZ Transport Agency	MRZ - Medium Density Residential Zone	MRZ-O3	Support	Retain as notified	Waka Kotahi supports this objective as it encourages a compact urban form that reduces the number of vehicle movements required to access town and neighborhood centres, public amenities and open spaces.	Accept
S100.012	Charlton Rise Limited	MRZ - Medium Density Residential Zone	MRZ-O3	Support	Retain as notified.		Accept

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S124.073	Fire and Emergency NZ	MRZ - Medium Density Residential Zone	MRZ-O5	Support	Retain as notified	Fire and Emergency support MRZ-O5 for promoting the provision of appropriate infrastructure within the General Residential Zone.	Accept
S132.121	KiwiRail Holdings Ltd	MRZ - Medium Density Residential Zone	MRZ-O5	Support	Retain MRZ-O5 as proposed.	KiwiRail supports this objective which provides that development has appropriate infrastructure and adverse effects on infrastructure networks are minimized.	Accept
S112.139	Waka Kotahi NZ Transport Agency	MRZ - Medium Density Residential Zone	MRZ-P1	Support	Retain as notified	Waka Kotahi supports this policy as it encourages active modes of transport, less reliance on cars and reduces overall carbon emissions.	Accept in part
S100.014	Charlton Rise Limited	MRZ - Medium Density Residential Zone	MRZ-P1	Oppose	Delete policy or amend to "Enable density in line with the standard" removing the remainder of the policy. Alternatively replace 'and' with 'or.'	Zones will be created prior to employment centres etc and may only locate if there is sufficient population. The Medium Density Residential (MDR) zone is near a neighbourhood shop zone, which may emerge with enough population support. Using 'or' instead of 'and' in the policy would enable development if any one of the criteria is met.	Accept
S112.140	Waka Kotahi NZ Transport Agency	MRZ - Medium Density Residential Zone	MRZ-P11	Support in part	Amend MRZ - P11 as follows: Ensure development does not compromise existing infrastructure and transportation networks, including infrastructure capacity, or will be appropriately upgraded , and, where practicable, incorporates low impact approaches to stormwater management.	Waka Kotahi generally supports this policy in that it addresses the need for development to be consistent with the capacity of the existing infrastructure network, specifically low impact approaches to stormwater. However, we are also concerned as to whether the development can be accommodated within the existing infrastructure and transportation networks and whether any upgrades will be required. Waka Kotahi therefore seeks an amendment to this affect.	Accept
S124.075	Fire and Emergency NZ	MRZ - Medium Density Residential Zone	MRZ-P11	Support	Retain as notified	Fire and Emergency support MRZ-P11 as it seeks to ensure new development or re-development does not exceed available capacities for servicing and infrastructure and is coordinated with infrastructure provision. This is in the context that a reticulated water supply network is unlikely to be present in the zone. It is important that developments provide an adequate onsite firefighting water supply where there are	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						deficiencies in the network or additional capacity is required.	
S132.122	KiwiRail Holdings Ltd	MRZ - Medium Density Residential Zone	MRZ-P11	Amend	Amend as follows: Ensure development does not compromise existing infrastructure networks, including infrastructure capacity, and, where practicable, incorporates low impact approaches to stormwater management that does not result in increased flooding and erosion risk	KiwiRail generally support MRZ-P11 but seek amendment to this point to protect from increased flooding and erosion risk.	Reject
S100.015	Charlton Rise Limited	MRZ - Medium Density Residential Zone	MRZ-P2	Support	Retain as notified.		Accept
S125.051	Ministry of Education	MRZ - Medium Density Residential Zone	MRZ-P7	Support	Retain as proposed.	The submitter supports MRZ-P7.	Accept
S124.074	Fire and Emergency NZ	MRZ - Medium Density Residential Zone	MRZ-P8	Support	Retain as notified	Fire and Emergency support MRZ-P8 as it provides for emergency service facilities where there is an operational or functional need to be located in the MRZ.	Accept
S125.052	Ministry of Education	MRZ - Medium Density Residential Zone	MRZ-P8	Support in part	Amend as follows: Enable Only allow community facilities, healthcare and education activities and emergency service facilities that: 1. avoid adverse effects on the residential amenity values ; and 2. contribute to the health and wellbeing of people in the District; and 3. are of a scale and design that maintains the character of the surrounding area; and 4. maintains road safety and efficiency; and 5. has an operational or functional need to locate in the Medium Density Residential zone.	The submitter supports MRZ-P8 in principle, with a minor amendment to the wording of the policy to align with the language used in the strategic directions of the PDP.	Reject

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S112.141	Waka Kotahi NZ Transport Agency	MRZ - Medium Density Residential Zone	MRZ-PREC7-P1	Support	Retain as notified	Waka Kotahi supports this policy as it seeks to accommodate development within the hospital precinct that provides opportunities for transport choice, including integration with public and community transport where possible.	Accept
S124.089	Fire and Emergency NZ	MRZ - Medium Density Residential Zone	MRZ-PREC7-R1	Support in part	Retain as notified subject to the inclusion of the MRZ-S10 Servicing.	Fire and Emergency support in part MRZ-PREC-R1-R3, subject to the inclusion of firefighting water supply in MRZ-S10 - 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. 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
S85.147	Environment Southland	MRZ - Medium Density Residential Zone	MRZ-PREC7-R1	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present. Consideration should also be given to secondary flow paths which are also a natural hazard.	Reject
FS22.132	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Maitua urban areas are subject to some level of natural hazard, which is not necessarily significant. Consents should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept

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S124.090	Fire and Emergency NZ	MRZ - Medium Density Residential Zone	MRZ-PREC7-R2	Support in part	Retain as notified subject to the inclusion of the MRZ-S10 Servicing.	Fire and Emergency support in part MRZ-PREC-R1-R3, subject to the inclusion of firefighting water supply in MRZ-S10 - 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. 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
S124.092	Fire and Emergency NZ	MRZ - Medium Density Residential Zone	MRZ-PREC7-R2	Support	Retain as notified	Fire and Emergency recognise that the purpose of the Hospital Precinct is to provide for the existing hospital activities on site and provided for additional activities that meet the need of the community. 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. Where compliance cannot be achieved, Fire and Emergency consider that a restricted discretionary status would provide a sufficient level of flexibility to construct and operate fire stations and the appropriate mitigation with the relevant matters of discretion provided by the Council.	Accept
S85.148	Environment Southland	MRZ - Medium Density Residential Zone	MRZ-PREC7-R2	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present. Consideration should also be given to secondary flow paths which are also a natural hazard.	Reject

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FS22.133	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mataura urban areas are subject to some level of natural hazard, which is not necessarily significant. Consents should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept
S124.091	Fire and Emergency NZ	MRZ - Medium Density Residential Zone	MRZ-PREC7-R3	Support in part	Retain as notified subject to the inclusion of the MRZ-S10 Servicing	Fire and Emergency support in part MRZ-PREC-R1-R3, subject to the inclusion of firefighting water supply in MRZ-S10 - 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. 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
S112.142	Waka Kotahi NZ Transport Agency	MRZ - Medium Density Residential Zone	MRZ-PREC9-P1	Support in part	Enable light industrial and commercial activities in the Historic Dairy Factory Precinct that; (...) 6. maintains the safe, efficient and effective operation of the surrounding transportation network including State highways.	Waka Kotahi generally supports this policy in that it considers the pedestrian traffic environment to enable people to safely walk through the parking area. However, we recommend an amendment to address the safe, efficient and effective operation of the surrounding transportation network.	Accept in part
S124.093	Fire and Emergency NZ	MRZ - Medium Density Residential Zone	MRZ-PREC9-R1	Support in part	Retain as notified subject to the inclusion of MRZ-S10 - Servicing	Fire and Emergency support in part MRZ-PREC-R1-R2, subject to the inclusion of firefighting water supply in MRZ-S10 - 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	Reject

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						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. This will give effect to MRZ Objectives and policies. 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.	
S85.149	Environment Southland	MRZ - Medium Density Residential Zone	MRZ-PREC9-R1	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present. Consideration should also be given to secondary flow paths which are also a natural hazard.	Reject
FS22.134	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Maitaia urban areas are subject to some level of natural hazard, which is not necessarily significant. Consents should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept
S124.094	Fire and Emergency NZ	MRZ - Medium Density Residential Zone	MRZ-PREC9-R2	Support in part	Retain as notified subject to the inclusion of MRZ-S10 - Servicing	Fire and Emergency support in part MRZ-PREC-R1-R2, subject to the inclusion of firefighting water supply in MRZ-S10 - 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. This will give effect to MRZ	Reject

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						Objectives and policies. 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	
S85.150	Environment Southland	MRZ - Medium Density Residential Zone	MRZ-PREC9-R2	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present. Consideration should also be given to secondary flow paths which are also a natural hazard.	Reject
FS22.135	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Maitaia urban areas are subject to some level of natural hazard, which is not necessarily significant. Consent should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept
S124.076	Fire and Emergency NZ	MRZ - Medium Density Residential Zone	MRZ-R1	Support in part	Retain as notified subject to the inclusion of MRZ-S10 - Servicing.	Fire and Emergency support in partMRZ-R1-R12, subject to the inclusion of firefighting water supply in MRZ-S10 - 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. This will give effect to MRZ Objectives and policies. 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	Reject

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						4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	
S132.123	KiwiRail Holdings Ltd	MRZ - Medium Density Residential Zone	MRZ-R1	Amend	Amend MRZ-R1 as follows: Where: Any new or extended building or structure complies with standards MRZ-S2, MRZ-S3, MRZ -S4, MRZ -S5, MRZ -S6, MRZ -S7, MRZ -S8, MRZ -S9, and MRZ-S10 (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures 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.	Accept in part
S85.135	Environment Southland	MRZ - Medium Density Residential Zone	MRZ-R1	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule.	New buildings or activities should not be established as permitted activities in natural hazard areas. Consent should be required when there are natural hazard risks present. Consideration should also be given to secondary flow paths which are also a natural hazard.	Reject
FS5.155	Hamish Weir			Oppose in part	Disallow in part		Accept
FS28.065	Kainga Ora			Oppose	Disallow	Kāinga Ora recognises that in some cases there is a need for managing subdivision, use and development in natural hazard areas, however, provisions should enable development where it may be appropriate (following mitigation or management measures) and dependent on the level of risk associated with the hazard.	Accept
FS22.120	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mātaura urban areas are subject to some level of natural hazard, which is not necessarily significant. Consent should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept

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S124.084	Fire and Emergency NZ	MRZ - Medium Density Residential Zone	MRZ-R10	Support in part	Retain as notified subject to the inclusion of MRZ-S10 - Servicing.	Fire and Emergency support in part MRZ-R1-R12, subject to the inclusion of firefighting water supply in MRZ-S10 - 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. This will give effect to MRZ Objectives and policies. 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
S132.131	KiwiRail Holdings Ltd	MRZ - Medium Density Residential Zone	MRZ-R10	Amend	Amend MRZ-R10 as follows: 1. Where: Any new or extended building or structure complies with standards MRZ-S2, MRZ-S3, MRZ -S4, MRZ -S5, MRZ -S6, MRZ -S7, MRZ -S8, MRZ -S9, and MRZ-S10 (the new proposed standard). Matters of discretion: 11. Matters of discretion of any infringed standard	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures 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. Furthermore, KiwiRail recommends that the Matters of control include any infringed standard in particular the 'Setback from rail corridor' standard.	Accept in part
S85.142	Environment Southland	MRZ - Medium Density Residential Zone	MRZ-R10	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule	New buildings or activities should not be established as permitted activities in natural hazard areas. Consent should be required when there are natural hazard risks	Reject

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						present. Consideration should also be given to secondary flow paths which are also a natural hazard.	
FS22.127	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mataura urban areas are subject to some level of natural hazard, which is not necessarily significant. Consent should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept
S124.085	Fire and Emergency NZ	MRZ - Medium Density Residential Zone	MRZ-R11	Support in part	Retain as notified subject to the inclusion of MRZ-S10 - Servicing.	Fire and Emergency support in part MRZ-R1-R12, subject to the inclusion of firefighting water supply in MRZ-S10 - 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. This will give effect to MRZ Objectives and policies. 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
S132.132	KiwiRail Holdings Ltd	MRZ - Medium Density Residential Zone	MRZ-R11	Amend	Amend MDRZ-R11 as follows: 2. Where: Any new or extended building or structure complies with standards MRZ-S2, MRZ-S3, MRZ -S4, MRZ -S5, MRZ -S6, MRZ -S7, MRZ -S8, MRZ -S9, and MRZ-S10 (the new proposed standard). Matters of discretion:	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures 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	Accept in part

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					 7. Matters of discretion of any infringed standard	health and safety hazards for residents. Furthermore, KiwiRail recommends that the Matters of control include any infringed standard in particular the 'Setback from rail corridor' standard.	
S85.143	Environment Southland	MRZ - Medium Density Residential Zone	MRZ-R11	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule	New buildings or activities should not be established as permitted activities in natural hazard areas. Consent should be required when there are natural hazard risks present. Consideration should also be given to secondary flow paths which are also a natural hazard.	Reject
FS28.067	Kainga Ora			Oppose	Disallow	Kāinga Ora recognises that in some cases there is a need for managing subdivision, use and development in natural hazard areas, however, provisions should enable development where it may be appropriate (following mitigation or management measures) and dependent on the level of risk associated with the hazard.	Accept
FS22.128	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mataura urban areas are subject to some level of natural hazard, which is not necessarily significant. Consent should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept
S124.086	Fire and Emergency NZ	MRZ - Medium Density Residential Zone	MRZ-R12	Support in part	Retain as notified subject to the inclusion of MRZ-S10 - Servicing.	Fire and Emergency support in part MRZ-R1-R12, subject to the inclusion of firefighting water supply in MRZ-S10 - 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	Reject

Appendix B - Proposed Gore District Plan – Recommendations on Submissions – Medium Density Residential Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						provisions of the plan. This will give effect to MRZ Objectives and policies. 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.	
S132.133	KiwiRail Holdings Ltd	MRZ - Medium Density Residential Zone	MRZ-R12	Amend	Amend as follows: 1. Where: Any new or extended building or structure complies with standards MRZ-S2, MRZ-S3, MRZ -S4, MRZ -S5, MRZ -S6, MRZ -S7, MRZ -S8, MRZ -S9, and MRZ-S10 (the new proposed standard). Matters of discretion: 7. Matters of discretion of any infringed standard.	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures 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. Furthermore, KiwiRail recommends that the Matters of control include any infringed standard in particular the 'Setback from rail corridor' standard.	Reject
S85.144	Environment Southland	MRZ - Medium Density Residential Zone	MRZ-R12	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule	New buildings or activities should not be established as permitted activities in natural hazard areas. Consent should be required when there are natural hazard risks present. Consideration should also be given to secondary flow paths which are also a natural hazard.	Reject
FS22.129	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mataura urban areas are subject to some level of natural hazard, which is not necessarily significant. Consent should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept

Appendix B - Proposed Gore District Plan – Recommendations on Submissions – Medium Density Residential Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S124.088	Fire and Emergency NZ	MRZ - Medium Density Residential Zone	MRZ-R13	Support in part	Amendment sought: MRZ-R13 Emergency Services Facility Activity status: Permitted. Where: Any new or extended building or structure complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7 and MRZ-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. 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 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 Medium Density Residential Zone based on the performance standards infringed.	Reject
S132.134	KiwiRail Holdings Ltd	MRZ - Medium Density Residential Zone	MRZ-R13	Amend	Amend MRZ-R13 as follows: 1. Where: Any new or extended building or structure complies with standards MRZ-S2, MRZ-S3, MRZ -S4, MRZ -S5, MRZ -S6, MRZ -S7, MRZ -S8, MRZ -S9, and MRZ-S10 (the new proposed standard). Matters of discretion: 8. Matters of discretion of any infringed standard.	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures 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. Furthermore, KiwiRail recommends that the Matters of control include any infringed standard in particular the 'Setback from rail corridor' standard.	Accept in part
S85.145	Environment Southland	MRZ - Medium Density Residential Zone	MRZ-R13	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule	New buildings or activities should not be established as permitted activities in natural hazard areas. Consent should be required when there are natural hazard risks present. Consideration should also be given to secondary flow paths which are also a natural hazard.	Reject

Appendix B - Proposed Gore District Plan – Recommendations on Submissions – Medium Density Residential Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS22.130	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mataura urban areas are subject to some level of natural hazard, which is not necessarily significant. Consents should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept
S85.146	Environment Southland	MRZ - Medium Density Residential Zone	MRZ-R14	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present. Consideration should also be given to secondary flow paths which are also a natural hazard.	Reject
FS22.131	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mataura urban areas are subject to some level of natural hazard, which is not necessarily significant. Consents should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept
S124.077	Fire and Emergency NZ	MRZ - Medium Density Residential Zone	MRZ-R2	Support in part	Retain as notified subject to the inclusion of MRZ-S10 - Servicing.	Fire and Emergency support in part MRZ-R1-R12, subject to the inclusion of firefighting water supply in MRZ-S10 - 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. This will give effect to MRZ Objectives and policies. 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	Reject

Appendix B - Proposed Gore District Plan – Recommendations on Submissions – Medium Density Residential Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						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.	
S132.124	KiwiRail Holdings Ltd	MRZ - Medium Density Residential Zone	MRZ-R2	Amend	Amend MRZ-R2 as follows: Where: Any new or extended building or structure complies with standards MRZ-S2, MRZ-S3, MRZ -S4, MRZ -S5, MRZ -S6, MRZ -S7, MRZ -S8, MRZ -S9, and MRZ-S10 (the new proposed standard)	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures 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.	Accept in part
S85.136	Environment Southland	MRZ - Medium Density Residential Zone	MRZ-R2	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule.	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present. Consideration should also be given to secondary flow paths which are also a natural hazard.	Reject
FS22.121	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mataura urban areas are subject to some level of natural hazard, which is not necessarily significant. Consents should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept
S124.078	Fire and Emergency NZ	MRZ - Medium Density Residential Zone	MRZ-R3	Support in part	Retain as notified subject to the inclusion of MRZ-S10 - Servicing.	Fire and Emergency support in part MRZ-R1-R12, subject to the inclusion of firefighting water supply in MRZ-S10 - 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. This will give effect to MRZ Objectives and policies. The assessment matter	Reject

Appendix B - Proposed Gore District Plan – Recommendations on Submissions – Medium Density Residential Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						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.	
S132.125	KiwiRail Holdings Ltd	MRZ - Medium Density Residential Zone	MRZ-R3	Amend	Amend MRZ-R3 as follows: Where: Any new or extended building or structure complies with standards MRZ-S2, MRZ-S3, MRZ -S4, MRZ -S5, MRZ -S6, MRZ -S7, MRZ -S8, MRZ -S9, and MRZ-S10 (the new proposed standard)	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures 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.	Accept in part
S85.137	Environment Southland	MRZ - Medium Density Residential Zone	MRZ-R3	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule.	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present. Consideration should also be given to secondary flow paths which are also a natural hazard.	Reject
FS5.156	Hamish Weir			Oppose	Disallow		Accept
FS22.122	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mataura urban areas are subject to some level of natural hazard, which is not necessarily significant. Consents should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept
S124.079	Fire and Emergency NZ	MRZ - Medium Density Residential Zone	MRZ-R4	Support in part	Retain as notified subject to the inclusion of MRZ-S10 - Servicing.	Fire and Emergency support in part MRZ-R1-R12, subject to the inclusion of firefighting water supply in MRZ-S10 - 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,	Reject

Appendix B - Proposed Gore District Plan – Recommendations on Submissions – Medium Density Residential Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						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. This will give effect to MRZ Objectives and policies. 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.	
S132.126	KiwiRail Holdings Ltd	MRZ - Medium Density Residential Zone	MRZ-R4	Amend	Amend MRZ-R4 as follows: Where: Any new or extended building or structure complies with standards MRZ-S2, MRZ-S3, MRZ -S4, MRZ -S5, MRZ -S6, MRZ -S7, MRZ -S8, MRZ -S9, and MRZ-S10 (the new proposed standard)	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures 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.	Accept in part
S85.138	Environment Southland	MRZ - Medium Density Residential Zone	MRZ-R4	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule.	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present. Consideration should also be given to secondary flow paths which are also a natural hazard.	Reject
FS22.123	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Maitua urban areas are subject to some level of natural hazard, which is not necessarily significant. Consents should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept
S124.080	Fire and Emergency NZ	MRZ - Medium Density Residential Zone	MRZ-R5	Support in part	Retain as notified subject to the inclusion of MRZ-S10 - Servicing.	Fire and Emergency support in part MRZ-R1-R12, subject to the inclusion of firefighting water supply in MRZ-S10 - Servicing. It is noted that there will be cases that developments will not require subdivision, and	Reject

Appendix B - Proposed Gore District Plan – Recommendations on Submissions – Medium Density Residential Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						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. This will give effect to MRZ Objectives and policies. 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	
S132.127	KiwiRail Holdings Ltd	MRZ - Medium Density Residential Zone	MRZ-R5	Amend	Amend MRZ-R5 as follows: Where: Any new or extended building or structure complies with standards MRZ-S2, MRZ-S3, MRZ -S4, MRZ -S5, MRZ -S6, MRZ -S7, MRZ -S8, MRZ -S9, and MRZ-S10 (the new proposed standard	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures 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.	Accept in part
S85.139	Environment Southland	MRZ - Medium Density Residential Zone	MRZ-R5	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule.	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present. Consideration should also be given to secondary flow paths which are also a natural hazard.	Reject
FS5.157	Hamish Weir			Oppose	Disallow		Accept
FS28.066	Kainga Ora			Oppose	Disallow	Kāinga Ora recognises that in some cases there is a need for managing subdivision, use and development in natural hazard areas, however, provisions should enable development where it may be appropriate (following mitigation or management measures) and dependent on the level of risk associated with the hazard.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS22.124	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mataura urban areas are subject to some level of natural hazard, which is not necessarily significant. Consents should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept
S124.081	Fire and Emergency NZ	MRZ - Medium Density Residential Zone	MRZ-R6	Support in part	Retain as notified subject to the inclusion of MRZ-S10 - Servicing.	Fire and Emergency support in part MRZ-R1-R12, subject to the inclusion of firefighting water supply in MRZ-S10 - 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. This will give effect to MRZ Objectives and policies. 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
S125.053	Ministry of Education	MRZ - Medium Density Residential Zone	MRZ-R6	Support in part	None specified.	The submitter supports MRZ-R6 in part.	Accept in part
S125.054	Ministry of Education	MRZ - Medium Density Residential Zone	MRZ-R6	Support in part	Amend as follows: Educational facilities Activity status: Permitted Where: ~~1. The educational facility is within an existing residential unit or minor residential unit; and 2. The maximum number of children on site does not exceed 8.~~	It is not reasonable to only provide for educational activities in existing residential units. The amendment seeks compliance with the relevant standards to ensure the bulk and location of an educational facility is consistent with the outcomes sought in the GRZ. The maximum number of people on site provides for	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					1. The hours of operation are generally between 7am to 7pm Monday to Sunday. 2. Any new or extended building or structure complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7, MRZ-S8 and MRZ-S9. Activity status where compliance not achieved: ~~Discretionary~~ Restricted discretionary. Matters of discretion are restricted to: 1. the location and design of buildings and any proposed car parking and loading areas and access; and 2. hours of operation; and 3. noise, disturbance and loss of privacy of neighbours; and 4. screening and landscaping; and 5. waste treatment and disposal.	unreasonable restrictions on educational facilities. Change in activity status when compliance is not achieved to restricted discretionary to ensure that the consideration of effects is appropriately limited to matters of relevance.	
S132.128	KiwiRail Holdings Ltd	MRZ - Medium Density Residential Zone	MRZ-R6	Amend	Amend MRZ-R6 as follows: Where: Any new or extended building or structure complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7, MRZ-S8, MRZ-S9, and MRZ-S10 (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures 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.	Accept in part
S85.140	Environment Southland	MRZ - Medium Density Residential Zone	MRZ-R6	Oppose in part	Include "not within an identified natural hazard area" criteria into this rule.	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present. Consideration should also be given to secondary flow paths which are also a natural hazard.	Reject
FS22.125	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mataura urban areas are subject to some level of natural hazard, which is not necessarily significant. Consents should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S124.082	Fire and Emergency NZ	MRZ - Medium Density Residential Zone	MRZ-R8	Support in part	Retain as notified subject to the inclusion of MRZ-S10 - Servicing.	Fire and Emergency support in part MRZ-R1-R12, subject to the inclusion of firefighting water supply in MRZ-S10 - 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. This will give effect to MRZ Objectives and policies. 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
S125.055	Ministry of Education	MRZ - Medium Density Residential Zone	MRZ-R8	Support in part	None specified.	The submitter supports MRZ-R8 in part.	Accept in part
S125.056	Ministry of Education	MRZ - Medium Density Residential Zone	MRZ-R8	Support in part	Amend as follows: Additions to existing healthcare activities or education facilities Activity status: ~~Controlled~~ Permitted Where: 1. Any new or extended building or structure complies with standards MRZ-S2 MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7 and MRZ-S9.. ~~Matters of control: 1. Transport effects including the location and design of loading areas and access; and 2. Design and layout of on-site pedestrian connections; and 3. Hours of operation; and 4. Noise, disturbance and loss of privacy of adjacent sites; and 5. Servicing including the positive effects of low impact design~~ Activity status where compliance is not	The submitter considers extensions to be a permitted activity, subject to compliance with the relevant built form standards. Where compliance cannot be achieved, resource consent is required as a restricted discretionary activity with discretion limited to that previously proposed as matters of control.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					achieved: Restricted Discretionary Matters of discretion: 1. Transport effects including the location and design of loading areas and access; and 2. Design and layout of on-site pedestrian connections; and 3. Hours of operation; and 4. Noise, disturbance and loss of privacy of adjacent sites; and 5. Servicing including the positive effects of low impact design; and 6. The matters of control 1 – 5.6. The matters of discretion of any infringed standard.		
S132.129	KiwiRail Holdings Ltd	MRZ - Medium Density Residential Zone	MRZ-R8	Amend	Amend MRZ-R8 as follows: 1. Where: Any new or extended building or structure complies with standards MRZ-S2, MRZ-S3, MRZ -S4, MRZ -S5, MRZ -S6, MRZ -S7, MRZ -S8, MRZ -S9, and MRZ-S10 (the new proposed standard). Matters of control: 6. Matters of control of any infringed standard.	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures 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. Furthermore, KiwiRail recommends that the Matters of control include any infringed standard in particular the 'Setback from rail corridor' standard. It is also noted that the numbering for Matters of discretion start at 6.	Accept in part
S85.141	Environment Southland	MRZ - Medium Density Residential Zone	MRZ-R8	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present. Consideration should also be given to secondary flow paths which are also a natural hazard.	Reject
FS22.126	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mataura urban areas are subject to some level of natural hazard, which is not necessarily significant. Consents should not be required for buildings or activities where risks from natural hazards are not	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	
S124.083	Fire and Emergency NZ	MRZ - Medium Density Residential Zone	MRZ-R9	Support in part	Retain as notified subject to the inclusion of MRZ-S10 - Servicing.	Fire and Emergency support in part MRZ-R1-R12, subject to the inclusion of firefighting water supply in MRZ-S10 - 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. This will give effect to MRZ Objectives and policies. 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
S132.130	KiwiRail Holdings Ltd	MRZ - Medium Density Residential Zone	MRZ-R9	Amend	Amend MRDZ-R9 as follows: 1. Where: Any new or extended building or structure complies with standards MRZ-S2, MRZ-S3, MRZ -S4, MRZ -S5, MRZ -S6, MRZ -S7, MRZ -S8, MRZ -S9, and MRZ-S10 (the new proposed standard). Matters of discretion: 9. Matters of discretion of any infringed standard	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures 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. Furthermore, KiwiRail recommends that the Matters of control include any infringed standard in particular the 'Setback from rail corridor' standard.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S124.095	Fire and Emergency NZ	MRZ - Medium Density Residential Zone	MRZ-S2	Support in part	Amend as follows: 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
S124.096	Fire and Emergency NZ	MRZ - Medium Density Residential Zone	MRZ-S3	Support in part	Amend as follows: Except that: (c) This standard does not apply to communication towers and poles for emergency service facilities	As per the points raised in relation to MRZ-S2 Fire and Emergency seeks an exemption for communication towers and poles regarding height in relation to boundary standards.	Reject
S94.001	Phil Checketts	MRZ - Medium Density Residential Zone	MRZ-S4	Oppose in part	MRZ-S4 1. (b) eaves, gutters and associated downpipes on any building may intrude into the setback by ~~a maximum of 600mm.~~ a maximum of 350mm. without the need for fire rating and 600mm where there is a fire rating required under NZBC (d) a carport or garage, either standalone or attached to the residential unit may be setback a minimum of 500mm from a side or rear boundary provided that the maximum	NZBC CAS1 Clause 5.5.2 states: Where roof eaves extend from an otherwise unrated external wall to within 650 mm of the relevant boundary, the total eaves construction and the external wall from which they project shall have an FRR of no less than 30/30/30. 5.2.1 Where the external wall is required to have an FRR, the eaves projection shall either have an FRR of 30/30/30 or the wall shall be extended to the underside of the roof. We think that the two should be aligned or at least direct the owner that fire rating	Accept in part

Appendix B - Proposed Gore District Plan – Recommendations on Submissions – Medium Density Residential Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					length of the building adjacent to the property boundary does ~~not exceed 6 metres~~ not exceed 8 metres and contains no doors or windows.	issues should be checked. Vehicles are up to 5.5m long from front bumper to rear toe bar- to ensure a vehicle would fit in a garage built of various materials you would need at least 800mm either at the front or at the back or both so the minimum length of the garage would need to be 8m.	
FS5.158	Hamish Weir			Support	Allow		Accept
S124.097	Fire and Emergency NZ	MRZ - Medium Density Residential Zone	MRZ-S5	Support	Retain as notified	Fire and Emergency support the proposed road setback. The proposed setback of 2.5 metres means that there will not be any increased civil costs, land parcel size or fire separation issues at the rear boundary. This supports the logistical and operational requirements of Fire and Emergency	Accept
S99.030	Clark Fortune McDonald & Associates	MRZ - Medium Density Residential Zone	MRZ-S5	Not Stated	Amend MRZ-S5 to include the exception as stated in the ODP	The exception for a carport or garage does not apply to road boundaries as it does with the ODP which is unjustified.	Reject
FS5.159	Hamish Weir			Support	Allow		Reject
S146.080	Southland District Council	MRZ - Medium Density Residential Zone	MRZ-S6	Support	None specified.	The submitter supports this rule and the matters of discretion and notes that it should reduce impacts downstream.	Accept
S124.098	Fire and Emergency NZ	MRZ - Medium Density Residential Zone	MRZ-S7	Support	Retain as notified	Fire and Emergency note that the minimum building coverage for a volunteer fire station is 250m2 and up to 1500m2 for a career fire station. Fire and Emergency support the 50% building coverage per site as this is considered appropriate for emergency service facilities and would enable Fire and Emergency to operate effectively should any sites be developed with the MRZ in future.	Accept
S85.151	Environment Southland	MRZ - Medium Density Residential Zone	MRZ-S7	Oppose in part	Include "not within an identified natural hazard area" criteria into this rule	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present. Consideration should also be given to secondary flow paths which are also a natural hazard.	Reject

Appendix B - Proposed Gore District Plan – Recommendations on Submissions – Medium Density Residential Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS28.068	Kainga Ora			Oppose in part	Disallow	Kāinga Ora recognises that in some cases there is a need for managing subdivision, use and development in natural hazard areas, however, provisions should enable development where it may be appropriate (following mitigation or management measures) and dependent on the level of risk associated with the hazard.	Accept
FS22.136	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mataura urban areas are subject to some level of natural hazard, which is not necessarily significant. Consents should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept
S85.152	Environment Southland	MRZ - Medium Density Residential Zone	MRZ-S9	Oppose in part	Establish a new policy which takes a precautionary approach to development in areas prone to natural hazard risk	No objectives of policies in this zone recognize natural hazards risk (including secondary flow paths). More emphasis is needed to ensure infill and brownfield development properly considers risk.	Reject
FS28.069	Kainga Ora			Oppose	Disallow	Kāinga Ora considers that the natural hazard chapter, subject to its further submission, is an appropriate mechanism for managing natural hazards.	Accept