

Appendix B – Recommended Decisions on Submissions – Field Days Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S124.311	Fire and Emergency NZ	FDZ - Field Days Zone	FDZ- Additional provisions sought	Not Stated	FDZ-S7 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 (b) be connected to a private drinking water supply; or (c) store 45,000 litres of potable water on-site from another source. 4. Where Council reticulated wastewater is unavailable, any residential unit and buildings for non-residential activities must: (a) be provided with an on-site wastewater treatment and disposal system. 5. All developments must have an independent water supply for firefighting that is compliant with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice.	Fire and Emergency consider that new buildings located in the FDZ should be required to provide a firefighting water supply in order to manage fire risk.s	Reject
S77.018	New Zealand Heavy Haulage Association	FDZ - Field Days Zone	FDZ- 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.	"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	Accept in part

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					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.	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.	
FS14.05 4	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	Accept in part

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						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	

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						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.	
S101.09 1	Transpower New Zealand Limited	FDZ - Field Days Zone	FDZ - General	Oppose	Amend Note 1 as follows: "The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua. Whilst temporary events are provided for in this Chapter, the remaining Temporary Activities rule apply. Infrastructure activities are provided for in the Infrastructure Chapter and the rules in this chapter do not apply to infrastructure activities. " Amend Note 1 to include: "Rule INFR-R7 applies to activities and development near the National Grid."	The Note is not sufficiently clear in terms of the rules that might apply to critical infrastructure generally, and the National Grid specifically. That is, as written, the Note could be understood to direct that the Field Days Zone rules apply to infrastructure in addition to the rules in the Infrastructure Chapter. This would result in Rule FDZ-R10 applying and all infrastructure activities being non-complying activities. Transpower seeks that Note 1 is amended to explicitly set out that the Field Day Zone rules do not apply to infrastructure	Reject

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S85.065	Environment Southland	Zone map layers	FDZ-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
S101.090	Transpower New Zealand Limited	FDZ - Field Days Zone	FDZ-P10	Support in part	Amend Policy FDZ-P10 as follows: "FDZ-P10 Only allow other activities where they are the operation, maintenance, upgrading or development of critical infrastructure or are otherwise compatible with the purpose, character and qualities of the Field Day zone; where adverse effects on the use and amenity values of adjoining sites are avoided, remedied or mitigated, ; and the activity contributes to the overall health and wellbeing of the community. "	The Zone is traversed by the National Grid, and it is therefore important for a matter of national significance, being the need for the National Grid to continue to be operated and developed in this zone, to not be prevented by the policies for this zone (noting that the enabling of the National Grid is addressed in the Infrastructure SubChapter). While the Field Days and Camp Columba Section 32 Report suggests that the Policy recognises and provides for the National Grid, Transpower considers that the wording of the Policy is not clear. For this reason, Transpower seeks amendments to the Policy to ensure the Policy does not prevent the operation, maintenance, upgrade and development of the National Grid	Accept in part

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						in order to give effect to the NPSET.	
S139.088	Hokonui Rūnanga Inc	FDZ - Field Days Zone	FDZ-P5	Support in part	Amend to read: "Enable development that retains the open, rural character as viewed from public places and adjacent properties, and ~~Ngāi Tahu cultural values~~ recognises ki uta ki tai; and Minimises effects on the mauri of the land, and protects sites of wāhi tapu, and mahinga kai. "	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.	Accept in part
S139.089	Hokonui Rūnanga Inc	FDZ - Field Days Zone	FDZ-P6	Support in part	Amend to read: "Require buildings to be set back a minimum distance from zone boundaries, stream boundaries and road boundaries ~~in order to:~~ mitigate potential adverse effects on open space, ecological values, ~~Ngāi Tahu cultural values~~ visual amenity, and outlook from neighbouring properties; and Reduce the impact on the mauri, mahinga kai and other cultural values associated with waterbodies."	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.	Accept in part
S101.092	Transpower New Zealand Limited	FDZ - Field Days Zone	FDZ-R2	Oppose	Amend Rule FDZ-R2 as follows: "Activity status: Permitted Where: 1. Any new or extended building or structure complies with standards FDZ-S1, FDZ-S2, FDZ-S3, FDZ-S4, and FDZ-S5; and 2. Compliance with FDZ-S6 is achieved. ~~3. The event must not take place within 12 metres of the base~~	Transpower understands Note 1, Rule INFR-R7 'Activities and development (other than earthworks) within the National Grid Yard' would apply to activities in the Field Day Zone. As	Accept in part

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					~~of any High Voltage Network Transmission Tower.~~ Activity status where compliance not achieved with: ~~FDZ-R2(1) and FDZ-R2(2):~~ Restricted Discretionary Matters of discretion: 1. The extent to which the duration, hours, frequency, intensity and scale of the activity may adversely impact on the amenity values of the area. 2. The ongoing effects on the amenity values of surrounding properties and any cumulative effects. 3. The safety and efficiency of the roading network. 4. The matters of discretion for the infringed standard(s). ~~FDZ-R2(3): Restricted Discretionary Matters of discretion: 5. The adverse effects on the safety and efficiency of the High Voltage Network Transmission Tower.~~ Amendments to Note 1 listed in that note submission. As a consequence, Amend Note 1 to include: "Rule INFR-R7 applies to activities and development near the National Grid."	such, Transpower is concerned that Rule FDZ-R2 could suggest that a different approach to the management of activities in the vicinity of the National Grid applies in the Field Day Zone. Transpower seeks that the duplicate, and possibly conflicting, condition in Rule FDZ-R2 be deleted and, as a consequence, Note 1 is amended to direct plan users to Rule INFR-R7.	
S124.301	Fire and Emergency NZ	FDZ - Field Days Zone	FDZ-R2	Support in part	Amend as follows: Any new or extended building or structure complies with standards... and FDZ-S7	Fire and Emergency support in part FDZ-R2-R7 subject to the inclusion of a servicing standard which includes firefighting water supply FDZ-S7 Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to	Reject

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						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.	
S101.093	Transpower New Zealand Limited	FDZ - Field Days Zone	FDZ-R3	Oppose	Amend Rule FDZ-R3 and Rule FDZ-R4 as follows: FDZ-R3 to FDZ-R4 Activity status: Permitted Where: 1. Any new or extended building or structure complies with standards FDZ-S1, FDZ-S2, FDZ-S3, FDZ-S4, and FDZ-S5. 2. The activity must not take place within 12 metres of the base of any High Voltage Network Transmission Tower. Activity status where compliance not achieved with: ~~FDZ-~~	As Transpower understands Note 1, Rule INFR-R7 'Activities and development (other than earthworks) within the National Grid Yard' would apply to activities in the Field Day Zone. As such, Transpower is concerned that Rules FDZ-R3 and FDZ-R4	Accept in part

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					~~R4(1)~~ Restricted Discretionary Matters of discretion: 1. The matters of discretion for the infringed standard(s). ~~FDZ-R4(2): Restricted Discretionary 2. The adverse effects on the safety and efficiency of the High Voltage Network Transmission Tower.~~ Amendments to Note 1 listed in the note submission	could suggest that a different approach to the management of activities in the vicinity of the National Grid applies in the Field Day Zone. Transpower seeks that the duplicate, and possibly conflicting, condition in Rule FDZ-R3 and Rule FDZ-R4 be deleted and, as a consequence, Note 1 is amended to direct plan users to Rule INFR-R7.	
S124.302	Fire and Emergency NZ	FDZ - Field Days Zone	FDZ-R3	Support in part	Amend as follows: Any new or extended building or structure complies with standards... and FDZ-S7	Fire and Emergency support in part FDZ-R2-R7 subject to the inclusion of a servicing standard which includes firefighting water supply FDZ-S7 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

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						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	
S101.094	Transpower New Zealand Limited	FDZ - Field Days Zone	FDZ-R4	Oppose in part	Amend Rule FDZ-R3 and Rule FDZ-R4 as follows: FDZ-R3 to FDZ-R4 Activity status: Permitted Where: 1. Any new or extended building or structure complies with standards FDZ-S1, FDZ-S2, FDZ-S3, FDZ-S4, and FDZ-S5. 2. The activity must not take place within 12 metres of the base of any High Voltage Network Transmission Tower. Activity status where compliance not achieved with: ~~FDZ-R4(1)~~ Restricted Discretionary Matters of discretion: 1. The matters of discretion for the infringed standard(s). ~~FDZ-R4(2): Restricted Discretionary~~ 2. The adverse effects on the safety and efficiency of the High Voltage Network Transmission Tower. Amendments to Note 1 listed in the Note submission	As Transpower understands Note 1, Rule INFR-R7 'Activities and development (other than earthworks) within the National Grid Yard' would apply to activities in the Field Day Zone. As such, Transpower is concerned that Rules FDZ-R3 and FDZ-R4 could suggest that a different approach to the management of activities in the vicinity of the National Grid applies in the Field Day Zone. Transpower seeks that the duplicate, and possibly conflicting, condition in Rule FDZ-R3 and Rule FDZ-R4 be deleted and, as a consequence, Note 1 is	Accept in part

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						amended to direct plan users to Rule INFR-R7.	
S124.303	Fire and Emergency NZ	FDZ - Field Days Zone	FDZ-R4	Support in part	Amend as follows: Any new or extended building or structure complies with standards... and FDZ-S7	Fire and Emergency support in part FDZ-R2-R7 subject to the inclusion of a servicing standard which includes firefighting water supply - FDZ-S7 - 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.	Reject

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						Subject to the acceptance of the relief sought relating to an additional standard for servicing	
S124.304	Fire and Emergency NZ	FDZ - Field Days Zone	FDZ-R5	Support in part	Amend as follows: Any new or extended building or structure complies with standards... and FDZ-S7	Fire and Emergency support in part FDZ-R2-R7 subject to the inclusion of a servicing standard which includes firefighting water supply - FDZ-S7 - 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	Reject

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						of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing	
S101.095	Transpower New Zealand Limited	FDZ - Field Days Zone	FDZ-R6	Oppose	Amend Rule FDZ-R6 as follows: "Activity Status: Permitted Where: 1. The activity is undertaken on land, outdoors; and 2. Does not involve more than 12 persons in any one group; and 3. ~~The activity must not take place within 12 metres of the base of any High Voltage Network Transmission Tower, and~~ 4. Any new or extended building or structure complies with zone standards FDZ-S1, FDZ-S2, FDZ-S3, FDZ-S4, and FDZS5." Amendments suggested to Note 1 are listed in that submission	As Transpower understands Note 1, Rule INFR-R7 'Activities and development (other than earthworks) within the National Grid Yard' would apply to activities in the Field Day Zone. As such, Transpower is concerned that Rules FDZ-R6 could suggest that a different approach to the management of activities in the vicinity of the National Grid applies in the Field Day Zone. Transpower seeks that the duplicate, and possibly conflicting, condition in Rule FDZ-R6 be deleted and, as a consequence, Note 1 is amended to direct plan users to Rule INFR-R7.	Accept in part
S124.305	Fire and Emergency NZ	FDZ - Field Days Zone	FDZ-R6	Support in part	Amend as follows: Any new or extended building or structure complies with standards... and FDZ-S7	Fire and Emergency support in part FDZ-R2-R7 subject to the inclusion of a servicing standard which includes firefighting water supply - FDZ-S7 - Servicing. It is noted that there will be cases	Reject

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						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	
S124.306	Fire and Emergency NZ	FDZ - Field Days Zone	FDZ-R7	Support in part	Amend as follows: Any new or extended building or structure complies with standards... and FDZ-S7	Fire and Emergency support in part FDZ-R2-R7 subject to the inclusion of a servicing standard which includes firefighting water supply FDZ-S7 Servicing. It is	Reject

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						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	
S101.096	Transpower New Zealand Limited	FDZ - Field Days Zone	FDZ-R8	Oppose	Amend Rule FDZ-R8 as follows: "Activity status: Permitted Where: 1. The visitor accommodation is ancillary to a Temporary Event. 2. The activity complies with the following: ~~(a) the activity must~~	As Transpower understands Note 1, Rule INFR-R7 'Activities and development (other than earthworks) within the National	Accept in part

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					not take place within 12 metres of the base of any High Voltage Network Transmission Tower"	Grid Yard' would apply to activities in the Field Day Zone. As such, Transpower is concerned that Rules FDZ-R8 could suggest that a different approach to the management of activities in the vicinity of the National Grid applies in the Field Day Zone. Transpower seeks that the duplicate, and possibly conflicting, condition in Rule FDZ-R8 be deleted and, as a consequence, Note 1 is amended to direct plan users to Rule INFR-R7.	
S124.307	Fire and Emergency NZ	FDZ - Field Days Zone	FDZ-R8	Support in part	Amend as follows: Any new or extended building or structure complies with standards... and FDZ-S7	Fire and Emergency support in part FDZ-R2-R7 subject to the inclusion of a servicing standard which includes firefighting water supply FDZ-S7 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	Reject

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						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	
S124.308	Fire and Emergency NZ	FDZ - Field Days Zone	FDZ-R9	Support in part	Amend as follows: FDZ-R9 Emergency Services Facility All Areas Activity Status: Restricted Discretionary Where: Any new of extended building or structure complies with the zone standards. Matters of discretion 1. The matters of discretion of the infringed standard(s).	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	Accept in part

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						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 restricted discretionary, which will be subject to the performance standards within. Where there is a non-compliance with the performance standards, a discretionary activity is requested. This will provide fire and emergency with some flexibility and ensure that Council have the discretion over what activities are deemed acceptable to be located in the FDZ based on the performance standards infringed.	
S124.309	Fire and Emergency NZ	FDZ - Field Days Zone	FDZ-S1	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	Reject

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						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	

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						tower or structure. Fire and Emergency therefore seek an exemption from the height standard for communication towers and poles	
S124.310	Fire and Emergency NZ	FDZ - Field Days Zone	FDZ-S2	Support in part	Amend as follows: Except that: Emergency service facilities are exempt from this rule	Fire and Emergency note that the minimum building coverage for a volunteer fire station is 250m ² and up to 1500m ² for a career fire station. It is unclear to Fire and Emergency what 5 percent of the total zone area would equate to in metres squared should a new volunteer or career station need to be constructed in the FDZ in future. Typically, Fire and Emergency purchase land from 2000m ² to 4000m ² to facilitate the construction and operation of new emergency service facilities. It is requested that this rule in relation to the building coverage is amended for emergency services facilities in the FDZ.	Reject
S124.320	Fire and Emergency NZ	FDZ - Field Days Zone	FDZ-S3	Support in part	Amend as follows: Except that: Emergency service facilities are exempt from this rule	Fire and Emergency request that emergency service facilities (as proposed) are excluded from the minimum setback from road boundary rule. Where are	Reject

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						setback is greater than 8-10m, this will result in increased civil costs, land parcel size and can create fire separation issue at rear boundaries The exclusion would support the logistical and operational requirements of Fire and Emergency.	