

SUMMARY OF SUBMISSIONS

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Environment Southland	S85.001	Whole Plan	Whole Plan	Not Stated	Exotic wilding tree species have the potential to cause widespread adverse ecological, amenity, economic and cultural effects. Establish a new chapter similar to chapter 34 of the QLDC PDP. Douglas Fir and other wilding species outlined in the QLDC chapter should be prohibited from being planted in the Gore District	Establish a new "wilding exotic trees" section of the district plan similar to chapter 34 of the QLDC Proposed District Plan
Environment Southland	S85.002	RLZ - Rural Lifestyle Zone	RLZ-R2	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule.
Environment Southland	S85.003	RLZ - Rural Lifestyle Zone	RLZ-R3	Oppose in part	New buildings or activities should not be establish as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Include " not within an identified natural hazard area " criteria into this rule
Environment Southland	S85.004	RLZ - Rural Lifestyle Zone	RLZ-R4	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule.
Environment Southland	S85.005	RLZ - Rural Lifestyle Zone	RLZ-R8	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule.
Environment Southland	S85.006	RLZ - Rural Lifestyle Zone	RLZ-S7	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule.
Environment Southland	S85.007	RLZ - Rural Lifestyle Zone	RLZ-Additional provisions sought	Support	No objectives of policies in this zone recognize natural hazards risk. More emphasis is needed to ensure infill and greenfield development properly considers risk	Establish a new policy which takes a precautionary approach to development in areas prone to natural hazard risk.
Environment Southland	S85.008	Appendix 4 - ECO-APP - Significant Natural Area Criteria	APP4-ECO-APP	Support		The criteria is consistent with the NPS-IB
Environment Southland	S85.013	TREE - Notable Trees	TREE-R2	Support in part	Some notable trees may lead to wilding issues or alter the performance of the flood plain.	Include an ability to remove trees if they become weedy and are shown to cause wilding issues. Additionally, the ability to remove trees in flood plains is needed should they pose a problem.
Environment Southland	S85.014	TREE - Notable Trees	TREE-SCHED-TREE-14	Support in part	sycamore is a known weedy tree and could spread	Remove Sycamore
Environment Southland	S85.015	TREE - Notable Trees	TREE-SCHED-TREE-23	Oppose	Silver Birch is a known weedy tree and could spread	Remove Silver Birch
Environment Southland	S85.016	TREE - Notable Trees	TREE-SCHED-TREE-81	Oppose	Silver Birch is a known weedy tree and could spread	Remove Silver Birch
Environment Southland	S85.017	ECO - Ecosystems and Indigenous Biodiversity	ECO-Overview	Support in part		1. Remove 'While comprehensive mapping has not been undertaken to identify SNAs in the Gore District'... 2. Mandate consideration of wetlands for all proposed subdivisions, developments, or land uses.

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Environment Southland	S85.018	ECO - Ecosystems and Indigenous Biodiversity	ECO-O1	Support in part	"Support in part" is based on the interpretation that 'maintain indigenous biodiversity in Gore District' includes all indigenous biodiversity not just that in SNAs and that this "maintain" would result in the 'no overall loss' - as per the NPS-IB objectives. If this is not the intent of the objective then we recommend aligning the wording to the objective 1 in the NPS-IB.	Rearrange the objective so that the "protect" statement comes before the "maintain" statement. Maintain should also mean "no overall loss".
Environment Southland	S85.019	ECO - Ecosystems and Indigenous Biodiversity	ECO-O2	Support in part	This aligns with 3.8(2) of the NPS-IB, however the addition of restore will give effect to 3.21	include the addition of "restore"
Environment Southland	S85.020	ECO - Ecosystems and Indigenous Biodiversity	ECO-O3	Support	This meets the requirements of the NPS-IB providing the definition of 'appropriate' and the subsequent policies take account of sections 3.10, 3.11, 3.12, 3.14 3.15 and 3.17.	We recommend that an additional objective is added to take account of section 3.16 in the NPS- IB
Environment Southland	S85.021	ECO - Ecosystems and Indigenous Biodiversity	ECO-O4	Support in part	The additional will help give affect to NPS-IB policy 1. Mana whenua have customs and traditions with all indigenous biodiversity, not just SNAs. The objective should be broadened to recognise that cultural values exist for all indigenous biodiversity.	Include a new sub point 'takes into account the principals to Te Titiriti' . Replace SNAs with "indigenous biodiversity" .
Environment Southland	S85.022	ECO - Ecosystems and Indigenous Biodiversity	ECO-P1	Support in part	The current wording is not consistent with the NPSIB.	Policy regarding SNAs should be "to identify all areas of significant indigenous vegetation or significant habitats of indigenous fauna and include them in the district plan as SNAs" Identify by undertaking a district wide assessment using partnerships, transparency, quality, access, consistency and boundaries' . Policy regarding Highly Mobile Fauna should be 'To provide information to the community about Highly Mobile Species, their habitat and the management of adverse effects' and to amend the Plan, if required once Highly Mobile Species areas have been identified in the Policy Statement.
Environment Southland	S85.023	ECO - Ecosystems and Indigenous Biodiversity	ECO-P2	Support in part	This change is required to make the policy consistent with the NPS-IB clause 3.15, 3.17 and 3.14. It is also less subjective that "less than minor".	Change point 4 to: The activity is no greater in intensity, scale or character and does not result in the loss of extent or degradation of ecological integrity.
Environment Southland	S85.024	ECO - Ecosystems and Indigenous Biodiversity	ECO-P3	Support	This is consistent with the NPS-IB	Not stated
Environment Southland	S85.025	ECO - Ecosystems and Indigenous Biodiversity	ECO-P4	Support in part	The NSPIB allows for the harvesting of indigenous tree species carried out in accordance with a sustainable forest management plan or permit under Part 3A of the Forest Act 1949.	Remove ~~'but not the harvesting of trees itself'~~ .
Environment Southland	S85.026	ECO - Ecosystems and Indigenous Biodiversity	ECO-P5	Support		Support
Environment Southland	S85.027	ECO - Ecosystems and Indigenous Biodiversity	ECO-P6	Support		Support
Environment Southland	S85.028	ECO - Ecosystems and Indigenous Biodiversity	ECO-P7	Support	The hierarchy of policies should have the "protect policy" either first or second not 6th. The 'incentives and inclusion of conditions' should be considered as part of clause 3.21 3 and 4.	This policy should be re-numbered to policy 2 as protection of SNAs should sit higher than the enabling policies (2-6). Also include incentives and the inclusion of conditions in resource consents.

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Environment Southland	S85.029	ECO - Ecosystems and Indigenous Biodiversity	ECO-P9	Support in part	Pest as a restricted meaning under the Biosecurity Act and it's use here reduces the effectiveness of the clause.	Change wording 9. 5 - remove word ' ~~pest~~ ' and replace with ' invasive '.
Environment Southland	S85.030	ECO - Ecosystems and Indigenous Biodiversity	ECO-P10	Support in part	Do not support the need for a separate Gore specific group/strategy. However, acknowledge that a local biodiversity incentives strategy that covers the topics listed would be of value. Subclause 8: the management of pests is regulated by the Biosecurity Act and the RPMP, it is not voluntary. Replacing the use of pest with invasive/harmful species will reduce confusion and improve the efficiency of the clause e.g. it will allow for feral deer control.	Remove sub clause 5, amend sub clause 6 to be a ' biodiversity incentives strategy '. Sub clause 8: change wording to ... including the voluntary control of invasive plant and animal species and stock...
Environment Southland	S85.031	ECO - Ecosystems and Indigenous Biodiversity	ECO-P12	Support in part	Strengthening of the rule to prevent the planting of exotic plants is supported because it incorporates species not included in other legislation, changing the wording to domesticated/invasive animals prevents the release of all harmful animal species e.g. cats/birds etc that are not pests.	Change to ' prohibit the planting of exotic plant species and the release of domesticated or invasive animals within an SNA unless allowed by ECO -P2.
Environment Southland	S85.032	ECO - Ecosystems and Indigenous Biodiversity	ECO-R1	Not Stated	Addition to 1e required to make consistent with the NPS-IB, change to 1 f required to align with section 3.10 .6.c. Section (i) should be considered on a case by case basis as per section 3.10.5. rather than allowed as a general permitted activity. The addition of the new out of region clause prevents the planting of natives from elsewhere e.g. the north island that may cause harm.	1(a) (i) leave fences in the permitted status but require a maximum width (eg 3m) and only allow fencing along property boundaries. Paddock fencing or vineyard fencing should be excluded from permitted status. 1 (e) add NPS-IB clauses 3.17 2 a and b. 1 (f): replace with wording 'work or activity of the crown within the boundaries of any area of land held or managed under the Conservation Act 1987 or any other act specified in schedule 1 of that act providing the activity does not have a significant adverse effect beyond the boundary of the crown land'. (g) remove 'structures' these are covered by 1 (a). remove section (i). add a new clause - the vegetation is not indigenous to the Southland Region <i>NOTE - the 1.5m limit for vegetation clearance and land disturbance associated with fences ECO-R1 was withdrawn by Council resolution on 21 November 2023</i>
Environment Southland	S85.033	ECO - Ecosystems and Indigenous Biodiversity	ECO-R2	Support in part	Use of the RPMP is unnecessary prohibitive in this instance and its use is unnecessary as the RPMP already prevents the planting of pest plants. Referring to the RPMP only in relation to SNAs adds confusions when the RPMP prohibits this activity anywhere not just in SNAs.	Change to ' planting of exotic plant species unless allowed for by ECO -P2 '.
Environment Southland	S85.034	ECO - Ecosystems and Indigenous Biodiversity	ECO-R3	Support in part		Change to domesticated/invasive animals unless allowed by Eco - P2.
Environment Southland	S85.035	ECO - Ecosystems and Indigenous Biodiversity	ECO-Additional provisions sought	Not Stated	1. This is required to give full effect to 3.21 of the NPS-IB. 2. The current objectives do not adequate cover clause 3.16 and 3.20 of the NPS-IB. 3. The NPS requires mapping of SNAs across the district. 4. To fully give effect to NPS-IB policy 2.	1. The inclusion of a new objective that promotes the restoration of indigenous biodiversity. 2. The inclusion of an objectives to 'manage the effects of Indigenous biodiversity outside of SNAs' to 'acknowledge and identify Taonga' and to 'manage adverse effects on Highly Mobile Species). 3. Mapping of SNAs throughout GDC area. 4. The inclusion of an objective that provides for Tangata Whenua's active participation in other decision making relating to Biodiversity. 5. Recommend you work in partnership with Maori to ensure the implementation meets section 3.18 of the NPS.
Environment Southland	S85.036	NFL - Natural Features and Landscapes	NFL-Overview	Support in part	Sets the context of why these aspects need managed. It should also identify how cultural	Include in the overview some anticipated impacts on these features eg indigenous biodiversity loss and afforestation. Acknowledge Apiti Hono Tatai Hono framework for

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					landscapes should be identified and protected into the future with the AHTH framework.	managing cultural landscapes.
Environment Southland	S85.037	NFL - Natural Features and Landscapes	NFL-P1	Support in part	Ecology is an attribute that supports ONL criteria.	Acknowledge that indigenous biodiversity loss can have an impact on outstanding landscapes.
Environment Southland	S85.038	NFL - Natural Features and Landscapes	NFL-P4	Support in part	Identifying and protecting cultural values is an important matter of sections 6,7 & 8 of the RMA. The Gore District Plan should include a mechanism for considering effects using the Apiti Hono Tatai Hono framework (or other approaches) which is appended to the Gore DP notification documents.	There should be some acknowledgement that cultural landscapes are not mapped and this work will occur at some stage during the life of the plan. An additional policy is needed to identify that the Apiti Hono Tatai Hono framework is an approach (but not the only approach) to identifying cultural values. An additional policy will provide a way to incorporate cultural landscape values into decision making on resource consents.
Environment Southland	S85.039	NFL - Natural Features and Landscapes	NFL-R8	Support		Retain non-complying status for plantation forestry.
Environment Southland	S85.040	NFL - Natural Features and Landscapes	NFL-Additional provisions sought	Support	Meeting treaty obligations. It will enable mana whenua to identify and protect these important areas.	Establish an objective and policy about the process for mana whenua to identify areas of cultural significance through narrative methodologies (such as (but not limited to) Apiti Hono Tatai Hono).
Environment Southland	S85.047	Zone map layers	GRZ-MAP	Support	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. Additionally, re-align GRZ to align with potential mining overlay. This comment applies to all zones and maps	Re-align GRZ to align with potential mining overlay
Environment Southland	S85.048	Zone map layers	LLRZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk.	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.
Environment Southland	S85.049	Zone map layers	GRZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk.	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.
Environment Southland	S85.050	Zone map layers	MRZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk.	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.
Environment Southland	S85.051	Zone map layers	GRUZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk.	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.
Environment Southland	S85.052	Zone map layers	RLZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk.	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.
Environment Southland	S85.053	Zone map layers	SETZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk.	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.
Environment Southland	S85.054	Zone map layers	NCZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk	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.
Environment Southland	S85.055	Zone map layers	LCZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk	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
Environment Southland	S85.056	Zone map layers	MUZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk	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

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Environment Southland	S85.057	Zone map layers	TCZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk	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
Environment Southland	S85.058	Zone map layers	LIZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk	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
Environment Southland	S85.059	Zone map layers	GIZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk	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
Environment Southland	S85.060	Zone map layers	NOSZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk	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
Environment Southland	S85.061	Zone map layers	SARZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk	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
Environment Southland	S85.062	Zone map layers	AIRPZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk	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
Environment Southland	S85.063	Zone map layers	MPZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk	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
Environment Southland	S85.064	Zone map layers	CCZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk	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
Environment Southland	S85.065	Zone map layers	FDZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk	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
Environment Southland	S85.066	ECO - Ecosystems and Indigenous Biodiversity	ECO-P11	Support		Support
Environment Southland	S85.067	MW - Mana Whenua	MW-1	Oppose in part	Providing for Apiti Hono Tatai Hono in this section of the plan will enable the framework to be used to identify and articulate values during decision making.	Recognise that cultural values are not mapped within the District Plan and that there is a number of tools (such as Apiti Hoho Tatai Hono) to identify values important to iwi.
Environment Southland	S85.068	UFD - Urban form and development	UFD-Overview	Oppose in part	The recent flash flooding events have revealed capacity issues within the stormwater network. Future localised high rainfall events will overwhelm urban stormwater networks and the management of secondary flow paths is an important consideration when enabling urban development.	Better evaluation of stormwater capacity is needed during flood events, particularly with regard to areas targeted for future development. Identify the importance of adequately mapping and protecting secondary flow paths in planning documents. Restrictions should be imposed for buildings, driveways and fences which are likely to impede secondary flow paths and redirect floodwater into other properties and assets.
Environment Southland	S85.069	UFD - Urban form and development	UFD-Additional provisions sought	Support in part	The recent flooding event revealed capacity issues within the stormwater network. Future high rainfall events will overwhelm the stormwater network and the management of secondary flow paths is an important consideration when considering urban development.	Evaluation of stormwater capacity during flooding, particularly with regard to areas targeted for future development. Identify the importance of adequately mapping and protecting secondary flow paths in planning documents.
Environment Southland	S85.070	INFR - Infrastructure	INFR-O4	Oppose in part	There are no other objectives that reconcile the balance between providing infrastructure and managing the siting of infrastructure around significant landscapes, biodiversity, natural hazards	Broaden the objective to incorporate section 6 matters of National importance

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					etc. A precautionary approach should be taken when siting infrastructure in important areas so that the infrastructure does not undermine key values. Some objectives and policies need to be established to guide decision making when consents are being sought under Rule 9.	
Environment Southland	S85.071	INFR - Infrastructure	INFR-P7	Support in part	It's difficult to understand how these policies will balance the drivers for infrastructure and the wider benefits of matters under section 6 of the RMA such as significant indigenous vegetation, significant landscapes etc. Some objectives and policies need to be established to guide decision making when consents are being sought under Rule 9	Broaden the policy to incorporate section 6 matters of national importance
Environment Southland	S85.072	INFR - Infrastructure	INFR-R1	Oppose	Permitted activity status of underground infrastructure may have temporary or permanent adverse effects on matters of national importance such as heritage, indigenous biodiversity or flood plain management. These matters should be specifically considered when new infrastructure is proposed or existing infrastructure is upgraded.	Establish a restricted discretionary status to this rule in order to trigger resource consents where underground infrastructure will be located in areas where there is likely to be an impact on section 6 matters, for example significant indigenous vegetation, significant landscapes etc
Environment Southland	S85.073	INFR - Infrastructure	INFR-R3	Oppose in part	Greater consideration is needed for upgrading infrastructure around section 6 matters of national importance such as biodiversity, landscapes and natural hazards.	Broaden the rule to have a greater consideration of section 6 matters of national importance.
Environment Southland	S85.074	INFR - Infrastructure	INFR-R4	Oppose in part	Greater consideration is needed for upgrading infrastructure around section 6 matters of national importance such as biodiversity, landscapes and natural hazards	Broaden the rule to have a greater consideration of section 6 matters of national importance.
Environment Southland	S85.075	INFR - Infrastructure	INFR-R5	Oppose in part	Greater consideration is needed for upgrading infrastructure around section 6 matters of national importance such as biodiversity, landscapes and natural hazards.	Broaden the rule to have a greater consideration of section 6 matters of national importance.
Environment Southland	S85.076	INFR - Infrastructure	INFR-R6	Oppose in part	Greater consideration is needed for upgrading infrastructure around section 6 matters of national importance such as biodiversity, landscapes and natural hazards.	Broaden the rule to have a greater consideration of section 6 matters of national importance.
Environment Southland	S85.077	INFR - Infrastructure	INFR-R7	Oppose in part	Greater consideration is needed for upgrading infrastructure around section 6 matters of national importance such as biodiversity, landscapes and natural hazards.	Broaden the rule to have a greater consideration of section 6 matters of national importance.
Environment Southland	S85.078	INFR - Infrastructure	INFR-R8	Oppose in part	Greater consideration is needed for upgrading infrastructure around section 6 matters of national importance such as biodiversity, landscapes and natural hazards.	Broaden the rule to have a greater consideration of section 6 matters of national importance.
Environment Southland	S85.079	INFR - Infrastructure	INFR-R9	Support in part	Rules 1&2 permit the establishment of new infrastructure in all areas (no consent needed). Whereas Rule 9 triggers consent for new infrastructure when located in significant landscapes and biodiversity. Some clarity needed about how the two rules work together, as they seem to be working against each other. Consents should also be triggered when infrastructure	Reconcile the interplay between Rule INFR 9 and Rules INFR 1&2. Additionally, add in wider section 6 matters such as natural hazards.

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					(particularly lifelines infrastructure) is proposed to be established in areas of known natural hazards.	
Environment Southland	S85.080	INFR - Infrastructure	INFR-S3	Support in part	Establish a permitted height for poles and masts in outstanding landscapes.	There is no consideration for poles or masts in outstanding landscapes, 25m high it very tall for an outstanding landscape. Suggest blanket consent for any building or structure in an ONL.
Environment Southland	S85.081	INFR - Infrastructure	INFR-S5	Support in part	Broaden to include stop banks and flood control infrastructure.	Infrastructure should be managed around existing flood control measures.
Environment Southland	S85.082	INFR - Infrastructure	INFR-S6	Support in part	Broaden to also consider size of buildings in ONL and SNAs	Listed criteria may be too permissive in sensitive areas.
Environment Southland	S85.083	CL - Contaminated Land	CL-Additional provisions sought	Not Stated	This will enhance regional management of these locations.	GDC should notify ES when identifying a new HAIL site, so that ES can update the SLUS register
Environment Southland	S85.084	NH - Natural Hazards	NH-Overview	Oppose in part	Caution needs to be exercised to ensure that communities are not unnecessarily exposed to natural hazard events. The GNS report identifies the extent to which the 2006 Gore District Plan meets best practice around managing natural hazards. The gaps identified in the report should be resolved in the proposed Gore District Plan. Stop banks do not provide 100% protection from flood inundation. The February 2020 flood met the maximum design capacity for the Mataura River through Gore and Mataura. In the future it is anticipated that floods will get larger and accordingly the level of protection currently provided by the stop banks will diminish over time. The presence of stop banks should not necessarily provide an automatic green light for further land use change and development.	Oppose zone changes or provisions within existing zones which have the potential to intensify land use, development or risk within natural hazard areas (particularly flood inundation). Draft the chapter to take on board the 2020 GNS report titled "Southland Regional Natural Hazard Provision Review" and to rectify the deficiencies outlined in the Operative Gore District Plan to ensure the new plan sufficiently managed natural hazard risks. The chapter overview should recognise that there are some existing historical flood protection works within GDC but acknowledge that these works were established to a design standard which have limits. Climate change impacts are likely to test and exceed flood protection works into the future and a precautionary approach is best when considering future development.
Environment Southland	S85.085	NH - Natural Hazards	NH-O3	Oppose	There is no consideration for how new development will be managed where there is significant natural hazard risk. This objective is required to give effect to the Southland RPS and it does need reworded to achieve this. This links to other submission points about zoning new land for intensification of development.	Provide for the avoidance of development where there is significant risk from natural hazards as required by the Southland Regional Policy Statement
Environment Southland	S85.086	NH - Natural Hazards	NH-O4	Oppose in part	The Southland RPS requires "critical infrastructure" to be located outside of natural hazard areas. Greater consideration should be given to prevent lifeline infrastructure from being established in natural hazard areas.	Clarification is needed about whether this objective is more permissive or restrictive than the Southland RPS.
Environment Southland	S85.087	NH - Natural Hazards	NH-P1	Support in part	Modelling information and data used to make decisions on future zone changes and subsequent land use intensification should be provided to Environment Southland. Environment Southland will be undertaking some independent modelling analysis to ensure that flood mapping is accurate and future zoning is managed to prevent flood risk. This submission point applies to other natural hazard provisions, and also to all maps that show flood inundation.	Leave as is

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Environment Southland	S85.088	NH - Natural Hazards	NH-P2	Oppose	New subdivision on unprotected flood plains should be avoided. Minimal development should be allowed on existing properties within unprotected flood plains. Existing stop banks have a design limitation and climate change impacts will mean that the design standard will be exceeded in the future. A restrictive approach should be taken to land use development behind stop banks.	Split the policy so that there are two parts the first being change "manage" to "avoid" for new subdivision and the second part to manage the use and development on existing lots. Create a new policy to establish some management criteria for new subdivision and development where there is existing flood protection (eg Gore Main Street)
Environment Southland	S85.089	NH - Natural Hazards	NH-P3	Oppose	Significant natural hazard risk exists in the Matarua floodway (between the stop banks). All development, with the exception of critical infrastructure which has a specific need to be sited there, should be avoided.	Remove "unless it can be demonstrated that the risks can be mitigated".
Environment Southland	S85.090	NH - Natural Hazards	NH-P5	Oppose in part	Add in medium liquefaction risk to the policy.	A precautionary approach should be taken with medium liquefaction risk given fault lines in the Gore District.
Environment Southland	S85.091	NH - Natural Hazards	NH-P6	Support in part	Align to provide consistency with objective 4 which talks about "regionally significant infrastructure". "Critical infrastructure" is not defined in the draft district plan.	Alingment of terms provides clarity with definitions.
Environment Southland	S85.092	NH - Natural Hazards	NH-R2	Oppose	Avoiding significant natural hazard risk is an important policy in the Regional Policy Statement. Establishing a minimum floor level as a permitted activity will incentivise land use change and development in areas of medium and high risk. A precautionary approach is needed with new subdivision, and development on land subject to natural hazards, particularly with climate change impacts moving forward. The rule should consider all natural hazards not just inundation.	Exclude sensitive activities from being established on flood prone land as a permitted activity. Internal alterations should be a permitted activity. However, extensions, additions or new buildings on natural hazard prone land should trigger resource consents. The rules should be expanded to cover other natural hazard risks such as liquification and land instability etc.
Environment Southland	S85.093	NH - Natural Hazards	NH-R3	Support	Establishing new flood protection works should be undertaken with detailed work and in partnership with numerous agencies.	Keep rule
Environment Southland	S85.094	NH - Natural Hazards	NH-R4	Support in part	Earthworks (cut or fill) and establishing trees can have an impact on the performance of the Mataura River Floodway.	Keep rule but include earthworks and afforestation. These activities shouldn't be allowed as of right on the floodplain.
Environment Southland	S85.095	NH - Natural Hazards	NH-R5	Support in part	Keep rule but include earthworks and afforestation. These activities shouldn't be allowed as of right on the floodplain.	Earthworks (cut or fill) and establishing trees can have an impact on the performance of the Mataura River Floodway.
Environment Southland	S85.096	NH - Natural Hazards	NH-R6	Support in part	This rule only covers infrastructure on liquefaction prone land.	Expand to cover sensitive activities within this rule.
Environment Southland	S85.097	NH - Natural Hazards	NH-Additional provisions sought	Support	Additional provisions required to resolve gaps identified by the 2020 GNS report. The report identifies various areas where there are gaps that need new provisions. The draft NPS-NHD provides an indication of where national natural hazard management is going. The proposed Gore District Plan should consider using the terminology and other indicators in the NPS to guide how the chapter is written. This will pre-empt misalignment as national direction continues	Create a new policy to establish some management criteria for new subdivision and development where there is existing flood protection (eg Gore Main Street).
Environment Southland	S85.098	HAZS - Hazardous Substances	HAZS-Overview	Not Stated	The plan advises "Duplication of the HSNO & HSW Act requirements in the Plan is not efficient and does not add any effective control over hazardous	Add a Hazardous Substances Quantity Limits appendix, similar to other District Plans.

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					substance." This misses the point of such rules, e.g. the storage of deadly poisons or explosives may not be appropriate in a residential zone. HSNO doesn't necessarily restrict such activities in sensitive areas.	
Environment Southland	S85.099	HAZS - Hazardous Substances	HAZS-O1	Support in part	All objectives and policies need to have alignment with Southland Regional Policy Statement.	Alignment required
Environment Southland	S85.100	SASM - Sites and Areas of Significance to Māori	SASM-Overview	Oppose in part	This section of the plan does not outline the narrative approaches (not just limited to Apiti Hono Tatai hono) mana whenua can use to inform cultural significance.	Mention needed of Apiti Hono Tatai Hono and other narrative approaches to identifying sites of cultural importance.
Environment Southland	S85.101	SASM - Sites and Areas of Significance to Māori	SASM-Additional provisions sought	Support	Objectives and policies need to set up a framework for mana whenua to identify matters of cultural importance, either through Apiti Hono Tatai Hono or other narrative or matauranga approaches.	Mana whenua need objectives and policies to support the identification of cultural areas of significance.
Environment Southland	S85.102	SUB - Subdivision	SUB-O5	Oppose in part	The Subdivision section needs to link to the natural hazard chapter. Subdivision is also a precursor to further land development so a cautious approach will prevent risky development in unsuitable areas.	Establish a new policy which takes a precautionary approach to subdivisions in areas prone to natural hazard risk.
Environment Southland	S85.103	SUB - Subdivision	SUB-P4	Oppose	Recognise that natural hazard mapping is not entirely accurate and a precautionary approach to development should be taken. Enabling development in natural hazard areas with minimum floor levels will unnecessarily expose communities to a medium and high level of risk during a flood event.	Include " medium, high and " in front of significant natural hazards....
Environment Southland	S85.104	SUB - Subdivision	SUB-P10	Support in part	Secondary flow paths can flood subdivisions if not adequately managed.	Expand to consider secondary stormwater flow paths during subdivision design
Environment Southland	S85.105	SUB - Subdivision	SUB-P11	Support in part	Subdivision is a precursor to further development. Subdivision can fragment ecological areas and landscapes. New subdivision boundaries should go around high value locations in the district not through.	Support there being a rule relating to SNA and ONL. The activity should be uplifted to non-complying and include boundary adjustment
Environment Southland	S85.106	SUB - Subdivision	SUB-R5	Support in part	The wording in the areas of discretion are enabling and potentially cannot be relied on in their own right to decline a subdivision in a natural hazard area.	Give greater emphasis on natural hazards (more emphasis on avoid in the first instance)
Environment Southland	S85.107	SUB - Subdivision	SUB-R6	Support in part	The wording in the areas of discretion are enabling and potentially cannot be relied on in their own right to decline a subdivision in a natural hazard area.	give greater emphasis on Natural hazards (more emphasis on avoid in the first instance).
Environment Southland	S85.108	SUB - Subdivision	SUB-R7	Support in part	The wording in the areas of discretion are enabling and potentially cannot be relied on in their own right to decline a subdivision in a natural hazard area.	give greater emphasis on Natural hazards (more emphasis on avoid in the first instance).
Environment Southland	S85.109	SUB - Subdivision	SUB-Additional provisions sought	Support	The current objectives do not adequate cover clause 3.16 and 3.20 of the NPS-IB.	The inclusion of objectives to ' manage the effects of Indigenous biodiversity outside of SNAs ' to ' acknowledge and identify Taonga ' and to ' manage adverse effects on Highly Mobile Species '). Recognition of the GNS natural hazard report findings about natural hazards with subdivisions.
Environment Southland	S85.110	EW - Earthworks	EW-R13	Oppose in part	Earthworks cut or fill within a flood zone should trigger a resource consent.	Remove from permitted status

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Environment Southland	S85.111	LLRZ - Large Lot Residential Zone	LLRZ-R1	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule.
Environment Southland	S85.112	LLRZ - Large Lot Residential Zone	LLRZ-R2	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule.
Environment Southland	S85.113	LLRZ - Large Lot Residential Zone	LLRZ-R3	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule.
Environment Southland	S85.114	LLRZ - Large Lot Residential Zone	LLRZ-R4	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule.
Environment Southland	S85.115	LLRZ - Large Lot Residential Zone	LLRZ-R5	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule.
Environment Southland	S85.116	LLRZ - Large Lot Residential Zone	LLRZ-R6	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule.
Environment Southland	S85.117	LLRZ - Large Lot Residential Zone	LLRZ-S1	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule
Environment Southland	S85.118	LLRZ - Large Lot Residential Zone	LLRZ-S7	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule
Environment Southland	S85.119	LLRZ - Large Lot Residential Zone	LLRZ-Additional provisions sought	Oppose in part	No objectives of policies in this zone recognise natural hazards risk (including secondary flow paths). More emphasis is needed to ensure infill and brownfields development properly considers risk.	Establish a new policy which takes a precautionary approach to development in areas prone to natural hazard risk

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Environment Southland	S85.120	GRZ - General Residential Zone	GRZ-R1	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule.
Environment Southland	S85.122	GRZ - General Residential Zone	GRZ-R2	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule.
Environment Southland	S85.123	GRZ - General Residential Zone	GRZ-R3	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule.
Environment Southland	S85.124	GRZ - General Residential Zone	GRZ-R4	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule.
Environment Southland	S85.125	GRZ - General Residential Zone	GRZ-R5	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule.
Environment Southland	S85.126	GRZ - General Residential Zone	GRZ-R6	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule.
Environment Southland	S85.127	GRZ - General Residential Zone	GRZ-R9	Support in part	This activity is only suitable in locations not prone to natural hazards	Include natural hazard risk to the matters of discretion.
Environment Southland	S85.128	GRZ - General Residential Zone	GRZ-R10	Support in part	This activity is only suitable in locations not prone to natural hazards	Include natural hazard risk to the matters of discretion.
Environment Southland	S85.129	GRZ - General Residential Zone	GRZ-R11	Support in part	This activity is only suitable in locations not prone to natural hazards	Include natural hazard risk to the matters of discretion.
Environment Southland	S85.130	GRZ - General Residential Zone	GRZ-R12	Support in part	This activity is only suitable in locations not prone to natural hazards	Include natural hazard risk to the matters of discretion.
Environment Southland	S85.131	GRZ - General Residential Zone	GRZ-R13	Support in part	This activity is only suitable in locations not prone to natural hazards	Include natural hazard risk to the matters of discretion.
Environment Southland	S85.132	GRZ - General Residential Zone	GRZ-R14	Support in part	This activity is only suitable in locations not prone to natural hazards	Include natural hazard risk to the matters of discretion.
Environment Southland	S85.133	GRZ - General Residential Zone	GRZ-S7	Oppose in part	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	Include " not within an identified natural hazard area " criteria into this rule

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					also be given to secondary flow paths which are also a natural hazard.	
Environment Southland	S85.134	GRZ - General Residential Zone	GRZ-Additional provisions sought	Oppose in part	No objectives of policies in this zone recognise natural hazards risk (including secondary flow paths). More emphasis is needed to ensure infill and brownfields development properly considers risk.	Establish a new policy which takes a precautionary approach to development in areas prone to natural hazard risk.
Environment Southland	S85.135	MRZ - Medium Density Residential Zone	MRZ-R1	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule.
Environment Southland	S85.136	MRZ - Medium Density Residential Zone	MRZ-R2	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule.
Environment Southland	S85.137	MRZ - Medium Density Residential Zone	MRZ-R3	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule.
Environment Southland	S85.138	MRZ - Medium Density Residential Zone	MRZ-R4	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule.
Environment Southland	S85.139	MRZ - Medium Density Residential Zone	MRZ-R5	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule.
Environment Southland	S85.140	MRZ - Medium Density Residential Zone	MRZ-R6	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule.
Environment Southland	S85.141	MRZ - Medium Density Residential Zone	MRZ-R8	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule
Environment Southland	S85.142	MRZ - Medium Density Residential Zone	MRZ-R10	Oppose in part	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	Include " not within an identified natural hazard area " criteria into this rule

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					also be given to secondary flow paths which are also a natural hazard.	
Environment Southland	S85.143	MRZ - Medium Density Residential Zone	MRZ-R11	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule
Environment Southland	S85.144	MRZ - Medium Density Residential Zone	MRZ-R12	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule
Environment Southland	S85.145	MRZ - Medium Density Residential Zone	MRZ-R13	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule
Environment Southland	S85.146	MRZ - Medium Density Residential Zone	MRZ-R14	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule
Environment Southland	S85.147	MRZ - Medium Density Residential Zone	MRZ-PREC7-R1	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule
Environment Southland	S85.148	MRZ - Medium Density Residential Zone	MRZ-PREC7-R2	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule
Environment Southland	S85.149	MRZ - Medium Density Residential Zone	MRZ-PREC9-R1	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule
Environment Southland	S85.150	MRZ - Medium Density Residential Zone	MRZ-PREC9-R2	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule
Environment Southland	S85.151	MRZ - Medium Density Residential Zone	MRZ-S7	Oppose in part	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	Include " not within an identified natural hazard area " criteria into this rule

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					also be given to secondary flow paths which are also a natural hazard.	
Environment Southland	S85.152	MRZ - Medium Density Residential Zone	MRZ-S9	Oppose in part	No objectives of 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.	Establish a new policy which takes a precautionary approach to development in areas prone to natural hazard risk
Environment Southland	S85.153	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Not Stated	To ensure best practice.	The plan should encourage compliance with AS/NZS 1547:2012 On-site domestic wastewater management, unless GDC is relying on the building consent process for this.
Environment Southland	S85.154	GRUZ - General Rural Zone	GRUZ-R4	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associated with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths	Include a performance standard regarding minimum floor levels
Environment Southland	S85.155	GRUZ - General Rural Zone	GRUZ-R5	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associated with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.156	GRUZ - General Rural Zone	GRUZ-R6	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associated with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.157	GRUZ - General Rural Zone	GRUZ-R7	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associated with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.158	GRUZ - General Rural Zone	GRUZ-R8	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associated with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.159	GRUZ - General Rural Zone	GRUZ-R9	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associated with natural hazards, flood inundation. Consideration should also be	Include a performance standard regarding minimum floor levels

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					given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	
Environment Southland	S85.160	GRUZ - General Rural Zone	GRUZ-R10	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.161	GRUZ - General Rural Zone	GRUZ-R11	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.162	GRUZ - General Rural Zone	GRUZ-R12	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.163	GRUZ - General Rural Zone	GRUZ-R13	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.164	GRUZ - General Rural Zone	GRUZ-R14	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.165	GRUZ - General Rural Zone	GRUZ-S1	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.166	GRUZ - General Rural Zone	GRUZ-S3	Oppose in part	New buildings or activities should not be established as permitted activities in natural hazard	Include " not within an identified natural hazard area " criteria into this rule.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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.	
Environment Southland	S85.167	GRUZ - General Rural Zone	GRUZ-Additional provisions sought	Support	No objectives or policies in this zone recognise natural hazards risk. More emphasis is needed to ensure infill, brownfield and greenfield development properly considers natural hazard risk.	Establish a new policy which takes a precautionary approach to development in areas prone to natural hazard risk.
Environment Southland	S85.168	RLZ - Rural Lifestyle Zone	RLZ-R2	Oppose in part	New buildings or activities should not be establish as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Include " not within an identified natural hazard area " criteria into this rule.
Environment Southland	S85.170	RLZ - Rural Lifestyle Zone	RLZ-R4	Oppose in part	New buildings or activities should not be establish as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Include " not within an identified natural hazard area " criteria into this rule.
Environment Southland	S85.171	RLZ - Rural Lifestyle Zone	RLZ-R8	Oppose in part	New buildings or activities should not be establish as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Include " not within an identified natural hazard area " criteria into this rule.
Environment Southland	S85.174	SETZ - Settlement Zone	SETZ-P10	Support in part	Avoidance of natural hazard risk should be exercised first in order to prevent new development in natural hazard prone locations	replace " ~~adequately mitigated~~ " with " avoided where possible "
Environment Southland	S85.175	SETZ - Settlement Zone	SETZ-R1	Oppose in part	New buildings or activities should not be establish as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Include " not within an identified natural hazard area " criteria into this rule
Environment Southland	S85.176	SETZ - Settlement Zone	SETZ-R2	Oppose in part	New buildings or activities should not be establish as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Include " not within an identified natural hazard area " criteria into this rule
Environment Southland	S85.177	SETZ - Settlement Zone	SETZ-R4	Oppose in part	New buildings or activities should not be establish as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Include " not within an identified natural hazard area " criteria into this rule
Environment Southland	S85.178	SETZ - Settlement Zone	SETZ-R3	Oppose in part	New buildings or activities should not be establish as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Include " not within an identified natural hazard area " criteria into this rule
Environment Southland	S85.179	SETZ - Settlement Zone	SETZ-R5	Oppose in part	New buildings or activities should not be establish as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Include " not within an identified natural hazard area " criteria into this rule
Environment Southland	S85.180	SETZ - Settlement Zone	SETZ-R6	Oppose in part	New buildings or activities should not be establish as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Include " not within an identified natural hazard area " criteria into this rule
Environment Southland	S85.181	SETZ - Settlement Zone	SETZ-R7	Oppose in part	New buildings or activities should not be establish as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Include " not within an identified natural hazard area " criteria into this rule
Environment Southland	S85.183	SETZ - Settlement Zone	SETZ-R9	Oppose in part	New buildings or activities should not be establish as permitted activities in natural hazard areas.	Include " not within an identified natural hazard area " criteria into this rule

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					Consents should be required when there are natural hazard risks present.	
Environment Southland	S85.184	SETZ - Settlement Zone	SETZ-R10	Oppose in part	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.	Include " not within an identified natural hazard area " criteria into this rule
Environment Southland	S85.185	SETZ - Settlement Zone	SETZ-PREC8-R9	Oppose in part	New buildings or activities should not be established in natural hazard areas. Discretionary consents should be required when there are natural hazard risks present.	Include " not within an identified natural hazard area " criteria into this rule
Environment Southland	S85.186	SETZ - Settlement Zone	SETZ-PREC8-R10	Oppose in part	New buildings or activities should not be established in natural hazard areas. Discretionary consents should be required when there are natural hazard risks present.	Include " not within an identified natural hazard area " criteria into this rule
Environment Southland	S85.187	SETZ - Settlement Zone	SETZ-S7	Oppose in part	New buildings or activities should not be established in natural hazard areas. Discretionary consents should be required when there are natural hazard risks present.	Include " not within an identified natural hazard area " criteria into this rule
Environment Southland	S85.188	NCZ - Neighbourhood Centres Zone	NCZ-R4	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associated with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths	Include a performance standard regarding minimum floor levels
Environment Southland	S85.189	NCZ - Neighbourhood Centres Zone	NCZ-R5	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associated with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths	Include a performance standard regarding minimum floor levels
Environment Southland	S85.190	NCZ - Neighbourhood Centres Zone	NCZ-R6	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associated with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths	Include a performance standard regarding minimum floor levels
Environment Southland	S85.191	NCZ - Neighbourhood Centres Zone	NCZ-R7	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associated with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths	Include a performance standard regarding minimum floor levels
Environment Southland	S85.192	NCZ - Neighbourhood Centres Zone	NCZ-R8	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associated with natural hazards, flood inundation. Consideration should also be	Include a performance standard regarding minimum floor levels

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths	
Environment Southland	S85.193	NCZ - Neighbourhood Centres Zone	NCZ-R9	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths	Include a performance standard regarding minimum floor levels
Environment Southland	S85.194	NCZ - Neighbourhood Centres Zone	NCZ-R11	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths	Include a performance standard regarding minimum floor levels
Environment Southland	S85.195	NCZ - Neighbourhood Centres Zone	NCZ-R12	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths	Include a performance standard regarding minimum floor levels
Environment Southland	S85.196	NCZ - Neighbourhood Centres Zone	NCZ-R13	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths	Include a performance standard regarding minimum floor levels
Environment Southland	S85.197	NCZ - Neighbourhood Centres Zone	NCZ-S5	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.198	NCZ - Neighbourhood Centres Zone	NCZ-Additional provisions sought	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include an objective and policy relating to natural hazard risk and set performance standards regarding minimum floor levels in areas still vulnerable to flood risk. Manage development within secondary flow paths.
Environment Southland	S85.199	LCZ - Local Centre Zone	LCZ-Overview and Purpose	Oppose in part		recognise that a residual flood risk exists despite stop banks

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Environment Southland	S85.200	LCZ - Local Centre Zone	LCZ-R1	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.201	LCZ - Local Centre Zone	LCZ-R2	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.202	LCZ - Local Centre Zone	LCZ-R3	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.203	LCZ - Local Centre Zone	LCZ-R4	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.204	LCZ - Local Centre Zone	LCZ-R5	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.205	LCZ - Local Centre Zone	LCZ-R6	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.206	LCZ - Local Centre Zone	LCZ-R7	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and	Include a performance standard regarding minimum floor levels

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					earthworks which could impede or redirect secondary flow paths.	
Environment Southland	S85.207	LCZ - Local Centre Zone	LCZ-R8	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.208	LCZ - Local Centre Zone	LCZ-R9	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.209	LCZ - Local Centre Zone	LCZ-R10	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.210	LCZ - Local Centre Zone	LCZ-R12	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.211	LCZ - Local Centre Zone	LCZ-R13	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.212	LCZ - Local Centre Zone	LCZ-S6	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.213	LCZ - Local Centre Zone	LCZ-Additional provisions sought	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be	Include an objective and policy relating to natural hazard risk and set performance standards regarding minimum floor levels in areas still vulnerable to flood risk. Manage development within secondary flow paths.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	
Environment Southland	S85.214	MUZ - Mixed Use Zone	MUZ-Overview and Purpose	Oppose in part		recognise that a residual flood risk exists despite stop banks
Environment Southland	S85.215	MUZ - Mixed Use Zone	MUZ-R1	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.216	MUZ - Mixed Use Zone	MUZ-R2	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.217	MUZ - Mixed Use Zone	MUZ-R3	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.218	MUZ - Mixed Use Zone	MUZ-R4	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.219	MUZ - Mixed Use Zone	MUZ-R5	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.220	MUZ - Mixed Use Zone	MUZ-R6	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Environment Southland	S85.221	MUZ - Mixed Use Zone	MUZ-R7	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.222	MUZ - Mixed Use Zone	MUZ-R8	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.223	MUZ - Mixed Use Zone	MUZ-R9	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.224	MUZ - Mixed Use Zone	MUZ-R10	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.225	MUZ - Mixed Use Zone	MUZ-R12	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.226	MUZ - Mixed Use Zone	MUZ-R13	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.227	MUZ - Mixed Use Zone	MUZ-R14	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and	Include a performance standard regarding minimum floor levels

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					earthworks which could impede or redirect secondary flow paths.	
Environment Southland	S85.228	MUZ - Mixed Use Zone	MUZ-R15	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.229	MUZ - Mixed Use Zone	MUZ-S1	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.230	MUZ - Mixed Use Zone	MUZ-S5	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.231	MUZ - Mixed Use Zone	MUZ-R11	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.232	MUZ - Mixed Use Zone	MUZ-Additional provisions sought	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include an objective and policy relating to natural hazard risk and set performance standards regarding minimum floor levels in areas still vulnerable to flood risk. Manage development within secondary flow paths
Environment Southland	S85.233	TCZ - Town Centre Zone	TCZ-Overview and Purpose	Oppose in part		recognise that a residual flood risk exists despite stop banks
Environment Southland	S85.234	TCZ - Town Centre Zone	TCZ-R1	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.235	TCZ - Town Centre Zone	TCZ-R2	Oppose in part	New buildings or activities should only be established where they will be designed and built	Include a performance standard regarding minimum floor levels.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	
Environment Southland	S85.236	TCZ - Town Centre Zone	TCZ-R3	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.237	TCZ - Town Centre Zone	TCZ-R4	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.238	TCZ - Town Centre Zone	TCZ-R6	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.239	TCZ - Town Centre Zone	TCZ-R7	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.240	TCZ - Town Centre Zone	TCZ-R9	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.241	TCZ - Town Centre Zone	TCZ-R5	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Environment Southland	S85.242	TCZ - Town Centre Zone	TCZ-R8	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.243	TCZ - Town Centre Zone	TCZ-R10	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.244	TCZ - Town Centre Zone	TCZ-R12	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.245	TCZ - Town Centre Zone	TCZ-R13	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.246	TCZ - Town Centre Zone	TCZ-R14	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.247	TCZ - Town Centre Zone	TCZ-S6	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.248	TCZ - Town Centre Zone	TCZ-R11	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and	Include a performance standard regarding minimum floor levels.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					earthworks which could impede or redirect secondary flow paths.	
Environment Southland	S85.249	TCZ - Town Centre Zone	TCZ-Additional provisions sought	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include an objective and policy relating to natural hazard risk and set performance standards regarding minimum floor levels in areas still vulnerable to flood risk. Manage development within secondary flow paths
Environment Southland	S85.250	LIZ - Light Industrial Zone	LIZ-Overview and Purpose	Oppose in part		recognise that a residual flood risk exists despite stop banks
Environment Southland	S85.251	LIZ - Light Industrial Zone	LIZ-R1	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.252	LIZ - Light Industrial Zone	LIZ-R2	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.253	LIZ - Light Industrial Zone	LIZ-R3	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.254	LIZ - Light Industrial Zone	LIZ-R4	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.255	LIZ - Light Industrial Zone	LIZ-R5	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.256	LIZ - Light Industrial Zone	LIZ-R6	Oppose in part	New buildings or activities should only be established where they will be designed and built	Include a performance standard regarding minimum floor levels.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	
Environment Southland	S85.257	LIZ - Light Industrial Zone	LIZ-R7	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.258	LIZ - Light Industrial Zone	LIZ-R8	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.259	LIZ - Light Industrial Zone	LIZ-R9	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.260	LIZ - Light Industrial Zone	LIZ-R10	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.261	LIZ - Light Industrial Zone	LIZ-R11	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.262	LIZ - Light Industrial Zone	LIZ-R12	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Environment Southland	S85.263	LIZ - Light Industrial Zone	LIZ-R13	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.264	LIZ - Light Industrial Zone	LIZ-R14	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.265	LIZ - Light Industrial Zone	LIZ-S5	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.266	LIZ - Light Industrial Zone	LIZ-Additional provisions sought	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	nclude an objective and policy relating to natural hazard risk and set performance standards regarding minimum floor levels in areas still vulnerable to flood risk. Manage development within secondary flow paths.
Environment Southland	S85.267	GIZ - General Industrial Zone	GIZ-Overview and Purpose	Oppose in part		recognise that residual flood risk exists despite flood banks
Environment Southland	S85.268	GIZ - General Industrial Zone	GIZ-R1	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.269	GIZ - General Industrial Zone	GIZ-R2	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.270	GIZ - General Industrial Zone	GIZ-R3	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be	Include a performance standard regarding minimum floor levels

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					given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	
Environment Southland	S85.271	GIZ - General Industrial Zone	GIZ-R4	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.272	GIZ - General Industrial Zone	GIZ-R5	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.273	GIZ - General Industrial Zone	GIZ-R6	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.274	GIZ - General Industrial Zone	GIZ-R7	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.275	GIZ - General Industrial Zone	GIZ-R8	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.276	GIZ - General Industrial Zone	GIZ-R9	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.277	GIZ - General Industrial Zone	GIZ-R10	Oppose in part	New buildings or activities should only be established where they will be designed and built	Include a performance standard regarding minimum floor levels

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					to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	
Environment Southland	S85.278	GIZ - General Industrial Zone	GIZ-R11	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.279	GIZ - General Industrial Zone	GIZ-S5	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.280	GIZ - General Industrial Zone	GIZ-Additional provisions sought	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include an objective and policy relating to natural hazard risk and set performance standards regarding minimum floor levels in areas still vulnerable to flood risk. Manage development within secondary flow paths.
Environment Southland	S85.281	SARZ - Sports and Active Recreation Zone	SARZ-Overview and Purpose	Oppose in part		recognise that a residual flood risk exists despite stop banks.
Environment Southland	S85.282	SARZ - Sports and Active Recreation Zone	SARZ-S1	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.283	SARZ - Sports and Active Recreation Zone	SARZ-Additional provisions sought	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	include an objective and policy relating to natural hazard risk and set performance standards regarding minimum floor levels in areas still vulnerable to flood risk. Manage development within secondary flow paths.
Environment Southland	S85.284	MPZ - Māori Purpose Zone	MPZ-Overview and Purpose	Oppose in part		Recognise that a residual flood risk exists despite stop banks.
Environment Southland	S85.285	MPZ - Māori Purpose Zone	MPZ-R3	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards,	Include a performance standard regarding minimum floor levels.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths	
Environment Southland	S85.286	MPZ - Māori Purpose Zone	MPZ-R4	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.287	MPZ - Māori Purpose Zone	MPZ-R5	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.288	MPZ - Māori Purpose Zone	MPZ-R6	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.289	MPZ - Māori Purpose Zone	MPZ-R7	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.290	MPZ - Māori Purpose Zone	MPZ-R8	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.291	MPZ - Māori Purpose Zone	MPZ-R10	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths	Include a performance standard regarding minimum floor levels.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Environment Southland	S85.292	MPZ - Māori Purpose Zone	MPZ-R11	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.293	MPZ - Māori Purpose Zone	MPZ-R12	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.294	MPZ - Māori Purpose Zone	MPZ-S5	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.295	MPZ - Māori Purpose Zone	MPZ-R9	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.296	MPZ - Māori Purpose Zone	MPZ-Additional provisions sought	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include an objective and policy relating to natural hazard risk and set performance standards regarding minimum floor levels in areas still vulnerable to flood risk. Manage development within secondary flow paths.
Environment Southland	S85.297	DEV - Development Areas	DEV1-O1	Oppose	The objective seeks to manage the effects from flood risk which is not strong enough. The objective should be reworded to avoid new development in any area that has a medium or high risk of natural hazards.	Reword so that building and development only occurs where there is low flood risk. Medium and high flood risk areas should be avoided from any future change in land use or intensification.
Environment Southland	S85.298	DEV - Development Areas	DEV1-P2	Oppose	The objective seeks to manage the effects from flood risk which is not strong enough. The objective should be reworded to avoid new development in any area that has a medium or high risk of natural hazards.	Reword so that building and development only occurs where there is low flood risk. Medium and high flood risk areas should be avoided from any future change in land use or intensification.
Environment Southland	S85.299	DEV - Development Areas	DEV1-R1	Oppose	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards and flood inundation. Consideration should also be	Include a performance standard regarding minimum floor levels.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	
Environment Southland	S85.300	DEV - Development Areas	DEV1-S1	Oppose	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards and flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels.
Environment Southland	S85.301	DEV - Development Areas	DEV1-ODP	Oppose	Flood risk is not shown on this plan desite it being shown on the district plan map.	Deliniate flood risk on ODP.
Environment Southland	S85.302	DEV - Development Areas	DEV2-Overview and Purpose	Oppose	The hazard risk is not certain. Intensifying development in this location in the absence of quantifying the hazard risk is contrary to the RPS. A precautionary approach is needed with respect to hazard risk. A number of fault lines exist in the Gore District (due to the Southland Syncline) and historic mining effects are currently unknown. Altering the zoning will enable further growth and development in this location	Remove development Area 2 from plan until detailed investigations have been undertaken. This approach pushes out risk assessment to future onwers which is inappropriate
Environment Southland	S85.303	DEV - Development Areas	DEV2-O1	Oppose	The objective does not outline management of hazard risk (only natural hazards such as inundation	Reword to prevent development occurring
Environment Southland	S85.304	DEV - Development Areas	DEV2-P1	Oppose	The policy does not outline management of hazard risk (only natural hazards such as inundation)	Reword to prevent development occurring
Environment Southland	S85.305	DEV - Development Areas	DEV2-P2	Oppose	This policy is too enabling	Oppose this policy entirely. It needs to be rewritten to prevent any further development occurring
Environment Southland	S85.306	DEV - Development Areas	DEV2-P5	Oppose	This policy is too enabling and defers assessment, risk and liability to a future owner.	Oppose this policy entirely. It needs to be rewritten to prevent any further development occurring.
Environment Southland	S85.307	DEV - Development Areas	DEV2-R2	Oppose	Rule is too enabling. No development should be occurring until detailed investigations are complete.	Change rule to non-complying.
Environment Southland	S85.308	DEV - Development Areas	DEV-Additional provisions sought	Support	Rule is too enabling. No development should be occurring until detailed investigations are complete	Change rule to non-complying until detailed investigation had been undertaken.
Environment Southland	S85.309	Development Areas map layers	DEV1-ODP-South Gore	Oppose		Change location to somewhere else that is not succceptable to natural hazards which could put people at risk.
Environment Southland	S85.310	Development Areas map layers	DEV2-ODP-West Gore	Oppose		Alter GRZ to align with hazard overly. No further development should be enabled in this location.
Environment Southland	S85.311	Hazards and Risks map layers	Hazards maps - general	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk.	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. Additionally, re-align GRZ to align with potential mining overlay. This comment applies to all zones and maps.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Environment Southland	S85.312	MRZ - Medium Density Residential Zone	MRZ-Additional provisions sought	Oppose in part	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.	Establish a new policy which takes a precautionary approach to development in areas prone to natural hazard risk
Environment Southland	S85.313	LCZ - Local Centre Zone	LCZ-R11	Oppose in part	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Include a performance standard regarding minimum floor levels
Farm Manager - Wantwood Station	S105.001	NFL - Natural Features and Landscapes	NFL - General	Not Stated	The provisions of this chapter do not acknowledge working farms are present in the ONL area, which have existing use rights. This chapter is interpreted differently by various people.	To amend the provisions to acknowledge the continued presence of existing activities, particularly farming, within the ONL.
Farm Manager - Wantwood Station	S105.002	NFL - Natural Features and Landscapes	NFL-P1	Amend	NFL-P1.2 notes that the ONL contains working pastoral farms. The rules in the NFL and ECO section for SNA does not consider this aspect. The s32 report for the NFL Chapter states that the NFL policies acknowledge the importance of farming and maintenance of existing activities for the district, however the rules, objectives and policies in the District Plan do not acknowledge the importance of farming to the values of the ONL and the importance of maintaining existing farming activities in the district. It makes it difficult to interpret.	Amend NFL-P1.2. as follows: 2. Recognising ~~the~~ that working pastoral farms exist within the ONL and as such contribute to existence of working pastoral farms and their contribution to the openness and landform legibility of outstanding natural features and landscapes
Farm Manager - Wantwood Station	S105.003	NFL - Natural Features and Landscapes	NFL-P4	Oppose	NFL-P4 should give weight to existing activities for example normal farming. practices.	Amend NFL-P4 to add: 4. In the Hokonui Hills ONL, whether the site is a working farm and the contribution this makes to the values of the Outstanding Natural Feature.
Farm Manager - Wantwood Station	S105.004	NFL - Natural Features and Landscapes	NFL-R1	Oppose	Restrictions for buildings/ structures for farming purposes are not practical. For example, sheep/ cattle yards would be too small at 30m2 in area. Only few buildings and structures would meet the permitted size limits and farm buildings are generally Zinc Alum Corrugated Iron. This rulnig comes at a higher cost to landowners. Overtime corrugated iron dulls. Based on the s32 comments of the area being managed effectively. It seems extreme to propose these changes.	Amend NFL-R1 as follows: 1. The building or structure is for farming purposes, excluding residential use; (a) Does not exceed ~~30m2~~ 300m2 in area; and (b) Height shall not exceed ~~6m~~ 3m ; 2. Buildings or structures for non-farming purposes; (a) The maximum height does not exceed ~~2m~~ 5m ; and (b) The maximum gross floor area is no more than ~~5m2~~ 30m2 . 3. All non-farming buildings and structures must be finished in materials with a maximum reflectance value of 30%.
Farm Manager - Wantwood Station	S105.005	NFL - Natural Features and Landscapes	NFL-R3	Oppose	This rule is overly restrictive when you look at the references in the NFL Chapter s32 report as it says that activities are effectively managed under the Operative District Plan and should not apply to normal farm fencing activities and other typical farming activities in the rural zone such as cultivation. Restrictions of a meter wide and only 100 meters in length and ground to be reinstated within 48 hours are impossible to achieve and not practical for hill country farming. I have fences that need replacing which on one side alone are over a	Ideally, the whole clause should be removed especially points 3,4 and 5. As they are unachievable when looked at from a fencing perspective. Where it is needed for the construction of any road or track no greater than 7 meters in width or requiring more than 2 meters of cut or fill. 1. The depth of the earthworks shall not exceed ~~1m~~ 2m below the original surface of the ground; and 2. the ~~depth~~ height of fill or stockpiles shall not exceed ~~1m~~ 3m above the original surface of the ground; and 3. the area of the earthworks shall not exceed 100m2in any 12-month period; ~~and 4. the width of land disturbance for fencing shall not exceed 1m; and 5. the ground for fencing related land disturbance is reinstated to original levels within 48 hours of work being~~

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					kilometre long. Clarification is required to determine whether the references in R3 are relating to a farm post and wire fence. Fences are already controlled under NFL-R5, and this is a duplication.	~~completed~~
Farm Manager - Wantwood Station	S105.006	NFL - Natural Features and Landscapes	NFL-R5	Oppose	Farm fencing is required for health and safety and stock management. Unless native bush is being removed, normal farm fencing including earthworks and land disturbance (if required) should be permitted.	Amend as follows: Fences within an identified ONF/L Activity status: Permitted Where: 1. The fence is required for the exclusion or control of stock or to mark property boundaries ~~a post and wire fence;~~ Note: fences are a structure and therefore subject to the river setback rules
Farm Manager - Wantwood Station	S105.007	NFL - Natural Features and Landscapes	NFL-R6	Oppose	Fences are required in many situations. Not only in relation to national regulations or regional rules relating to stock exclusion. This rule duplicates rule ECO-R1(1) and creates confusion.	Delete rule completely.
Farm Manager - Wantwood Station	S105.008	NFL - Natural Features and Landscapes	NFL-R6	Oppose	New farm tracks are required for a variety of reasons, for example health and safety and the protection of vulnerable areas. Applying for resource consent as a Restricted Discretionary activity is likely to be time consuming and impractical in situations where there is urgent fixing required.	Amend NFL-R6 as follows: New Roads, ~~farm tracks~~ , walking and cycling tracks within an identified ONF/L. All zones Activity status: Restricted Discretionary New farm tracks within the Rural Zone. Activity Status: Permitted
Farm Manager - Wantwood Station	S105.009	NFL - Natural Features and Landscapes	NFL-R7	Oppose	The difference between the extraction for commercial use or use outside the farm as opposed to on farm use (which should be allowed in any farming situation) needs to be stated in the rule. The definition of farm quarrying in the interpretation section needs to be allowed under an ONL as well.	Amend NFL-R7 as follows: Mining and quarrying (excluding farm quarries) within an identified ONF/L Activity Status: Non complying.
Farm Manager - Wantwood Station	S105.010	Natural environmental Values map layers	NFL-MAP-Hokonui Hills	Amend	The ONL covers 60% of the submitters farm, which is 30% of the ONL overlay and SNA map. The ONL overlay area covers a large area of pastoral farmland. The submitter is unsure whether this has been considered when determining what area shall fall under the ONL.	Amend the ONL layer to reflect the area of outstanding natural values.
Farm Manager - Wantwood Station	S105.011	Zone map layers	GRUZ-MAP	Amend	A portion of the submitters farm has been rezoned as Rural Lifestyle given its locality to the Mandeville township. This area is susceptible to inundation on the Council mapping, there is suitable land in the proximity that would be better suited for rural lifestyle. However, it is unable to be subdivided under GRUZ-S1 standard, as it would have to be 40 hectares.	Amend the planning maps to select suitable land for rural lifestyle zoning, excluding areas subject to inundation.
Farm Manager - Wantwood Station	S105.012	How the Plan works	General approach	Amend	There is no guidance regarding existing activities and existing use rights in the introductory chapters. Guidance could be provided in the 'How the Plan Works' chapter.	Amend the 'How the Plan Works' chapter to provide guidance regarding existing use rights.
Farm Manager - Wantwood Station	S105.013	NFL - Natural Features and Landscapes	NFL-R3	Amend	The definition for earthworks excludes fencing, therefore the reference to fencing in NFL-R3 should be removed.	Remove reference from NFL- R3 with regards to fencing based on the earthworks definition.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Farm Manager - Wantwood Station	S105.014	Interpretation	fences	Amend	The definition of fences excludes post and wire fences, yet there are references to fences that are clearly meaning farm post and wire fences.	Amend the wording to make it clear whether post and wire fences are included.
Farm Manager - Wantwood Station	S105.015	Interpretation	indigenous vegetation clearance	Amend	Hard to distinguish the difference between vegetation clearance and indigenous vegetation clearance.	Clarification required for the reasoning of having two definitions for vegetation clearance and indigenous vegetation clearance or amalgamate them together.
Farm Manager - Wantwood Station	S105.016	Interpretation	vegetation clearance	Amend	Hard to distinguish the difference between Vegetation Clearance and Indigenous Vegetation Clearance. The submitter queries the inclusion of 'applying the seed of exotic pasture species' as a method of vegetation clearance.	Clarify the reasoning for having two definitions or amalgamate them into one. Remove references to application of seeds from exotic pasture species as a method of vegetation clearance.
Farm Manager - Wantwood Station	S105.017	Interpretation	significant natural area (SNA)	Amend	The whole waterfall range is not identified as SNA1, waterfall range is predominately identified as an ONL.	Amend the definition as follows: Has the same meaning as per the National Policy Statement for Indigenous Biodiversity and means: (a) Areas identified as SNA-1 (~~Waterfall Range~~) and SNA-2 (Pukerau Red Tussock Reserve) on the planning maps until a suitably qualified ecologist engaged by Gore District Council determines that it is not an SNA (b) any area that is notified or included in a district plan as an SNA following an assessment of the area in accordance with Appendix 4 SNA also includes areas meeting the criteria outlined in Appendix 4 ~~including those identified at resource consent stage or as part of a Farm Environment Plan~~ assessment or as part of a Biodiversity Covenant.
Farm Manager - Wantwood Station	S105.018	Interpretation	agricultural, horticultural and pastoral activities	Amend	Farm quarries should be allowed within the definition of agricultural, horticultural and pastoral activities.	Amend as follows: Agricultural, horticultural and pastoral activities. Means the use of land and / or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any processing, quarrying (except for farm quarries) or direct sales.
Farm Manager - Wantwood Station	S105.019	Interpretation	land disturbance	Amend	Land disturbance is controlled in the ECO and NFL chapters, given its meaning this is inappropriate.	Amend all sections that land disturbance appears in to reflect its true meaning or remove if applicable. As it states that land disturbance does not permanently alter the profile, contour or height of the land, therefore, why have it?
Farm Manager - Wantwood Station	S105.020	ECO - Ecosystems and Indigenous Biodiversity	ECO-P1	Amend	This policy suggests that the whole Waterfall Range is an SNA-1 which is incorrect.	Amend ECO -P1 as follows: Work in partnership with Local Authorities, mana whenua, stakeholders and landowners to: 1. identify Significant Natural Areas (SNAs) to include: (a) Areas identified as SNA-1 (~~Waterfall Range~~) and SNA-2 (Pukerau Red Tussock Reserve) on the planning maps, and (b) A variation to the Proposed District Plan to identify areas that meet the criteria set out in Appendix 4; and 2. map and describe each specified highly mobile fauna area.
Farm Manager - Wantwood Station	S105.021	ECO - Ecosystems and Indigenous Biodiversity	ECO-R1	Oppose	Although this is a permitted activity, it is highly restrictive on some activities that have nominal effects such as fencing. A clearance width of 1.5m is not a sufficient width. For example, if you are clearing an area to be fenced, the bucket of a digger would typically be approximately 2m wide and for a dozer 3m. In farming situations, a firebreak with a width of 1.5 meters falls below FENZ recommendations.	Amend ECO-R1 to accurately reflect the practicalities of these activities (based on the type of equipment required to complete them). For example, remove the width restriction associated with fencing, fire breaks and tracks. Clarification is required on whether this rule refers to the occasional bit of indigenous vegetation clearance that may have happen in the path of land disturbance or does this refer to solid areas of indigenous vegetation i.e. native bush. NOTE - the 1.5m limit for vegetation clearance and land disturbance associated with fences ECO-R1 was withdrawn by Council resolution on 21 November 2023
Farm Manager - Wantwood Station	S105.022	EW - Earthworks	EW-S4	Oppose	This rule is inappropriate for anyone who owns rural land with any sort of hills, as a resource consent would be required along with a costly geotechnical assessment. Not all 15 degree slopes are unstable, therefore, the rule is over the top.	Delete in full Rule EW-S4

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Farm Manager - Wantwood Station	S105.023	EW - Earthworks	EW - General	Amend	The overview states that ONLs are excluded, although, some rules state all areas.	Clarification is required whether areas subject to the ONL are excluded from the provisions in the earthworks chapter.
Farm Manager - Wantwood Station	S105.024	EW - Earthworks	EW-Exemptions	Support	The submitter supports the list of exemptions under the earthworks section. However, wants them included in the NFL chapter as a permitted activity.	Include the list of exemptions as permitted activities in the Natural Features and Landscapes (ONL) along with farm fencing (as previously mentioned, proposed rule NFL-R5).
Farm Manager - Wantwood Station	S105.025	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Rural landowners are unable to develop their land for residential use, unless it is in 40 hectare lots.	Amend rule GRUZ-S1 as follows: 1. There shall be no more than one residential unit per 2 ~~40~~ hectares; and 2. For sites under 2 ~~40~~ hectare, no more than one residential unit per site; and 3. There shall be a maximum density of one minor residential unit per site
Farm Manager - Wantwood Station	S105.026	GRUZ - General Rural Zone	GRUZ-S7	Oppose	Why are setback requirements larger than what is required from central government laws for farm fences? Fences are classed as a structure in this plan. The setback should be the standard 5m setback from the waterbody.	Amend as follows: Setbacks from stream and riverAll activities (excluding fencing) 1. Any building or structure is set back from the top of the closest bank of any stream or river the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above); (b) 10m for middle order rivers or streams (order 3 and 4); and (c) 5m for low order rivers or streams (order 1 and 2). (d) exception being farm fences which are required to be a minimum of 5m. Refer to Appendix 3 for river and stream orders
Farm Manager - Wantwood Station	S105.027	GRUZ - General Rural Zone	GRUZ-R1	Oppose	The rule was wanting some controls around buildings and structures but unsure what the activities are that they refer to.	Activity Status: Permitted Where: 1. Any new or extended building, (excludingfarm fences and any farm buildings or structures)-structure and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8. Except that: (a) This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3. (b) This rule does not apply to Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1.
Farm Manager - Wantwood Station	S105.028	SUB - Subdivision	SUB-S1	Oppose	This rule prevents rural landowners from subdividing land off for residential purposes unless it is 40 hectares.	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: (h) General Rural - ~~8ha~~ 2ha .
Farm Manager - Wantwood Station	S105.029	SASM - Sites and Areas of Significance to Māori	SASM - General	Amend	Creates uncertainty for plan users by classifying the entire district as SASM, instead of identifying specific sites and areas. The s32 report mentions resource consent triggers for high-risk activities, but these are not specified. All activities regardless of their risk level will, therefore, require an assessment of cultural effects.	Remove uncertainty for plan users by clarifying why the entire district has been identified as a SASM. Provide a list of high-risk activities for which an assessment of cultural effects is required.
Farm Manager - Wantwood Station	S105.032	Appendix 3 - River and stream order	APP3	Amend	Setback requirements are greater than Central Government ruling for fencing for stock exclusion.	Align setbacks with higher order planning documents.
Farm Manager - Wantwood Station	S105.033	Appendix 5 - NFL-APP - Landscape Values	APP5-NFL-APP	Amend	Otamita Stream does not originate in the Waterfall range, creeks come from this into the Otamita but its origin is further up in the Otamita Gorge/Valley, part of the Southland District. The ONL covers a large area of actual pastoral farmland, concerned this hasn't been considered when deciding what area should fall under the ONL.	Correct the description of the ONL

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Farm Manager - Wantwood Station	S105.034	Zone map layers	RLZ-MAP	Amend	A portion of the submitters farm has been rezoned as Rural Lifestyle given its locality to the Mandeville township. This area is susceptible to inundation on the Council mapping, there is suitable land in the proximity that would be better suited for rural lifestyle. However, it is unable to be subdivided under GRUZ-S1 standard, as it would have to be 40 hectares.	Amend the planning maps to select suitable land for rural lifestyle zoning, excluding areas subject to inundation.
Farm Manager - Wantwood Station	S105.035	Interpretation	earthworks	Not Stated	The definition for earthworks excludes fencing, therefore the reference to fencing within NFL-R3 should be removed.	Remove reference from NFL-R3 with regards to fencing based on this definition.
Farm Manager - Wantwood Station	S105.036	NFL - Natural Features and Landscapes	NFL-Additional provisions sought	Amend	I support this list of exemptions under the earthworks section however it needs to be included in the NFL section as a permitted activity.	Include the eartworks exemptions as a permitted activity rule in the Natural Features and Landscapes (ONL) along with farm fencing (as previously mentioned, proposed rule NFL-R5)
Fire and Emergency NZ	S124.001	Interpretation	contaminated land	Support	Fire and Emergency supports the definition of contaminated land being consistent with section 2 of the RMA.	Retain as notified
Fire and Emergency NZ	S124.002	Interpretation	emergency management	Support	Fire and Emergency support the definition of 'Emergency Management' as it includes activities undertaken by Fire and Emergency.	Retain as notified
Fire and Emergency NZ	S124.003	Interpretation	emergency services facility	Support	Fire and Emergency support the definition of 'Emergency Services Facility' as it includes fire stations, vehicle and equipment storage and ancillary activities.	Retain as notified
Fire and Emergency NZ	S124.004	Interpretation	emergency service training activity	Support	Fire and Emergency support the definition of Emergency service training activity as it provides for any necessary firefighting training activity that Fire and Emergency would need to undertake as part of an emergency response.	Retain as notified
Fire and Emergency NZ	S124.005	Interpretation	hazardous substance	Support	Fire and Emergency supports the definition of hazardous substances being consistent with section 2 of the RMA.	Retain as notified
Fire and Emergency NZ	S124.006	Interpretation	natural hazard	Support	Fire and Emergency supports the definition of natural hazard being consistent with section 2 of the RMA.	Retain as notified
Fire and Emergency NZ	S124.007	Interpretation	operational need	Support	Fire and Emergency support the definition for operational need. The ability to construct and operate fire stations in locations which will enable reasonable response times to fire and other emergencies is paramount to the health, safety and wellbeing of people and the community. Fire stations therefore need to be strategically located within and throughout communities to maximise their coverage so that they can efficiently and effectively respond to emergency call outs.	Retain as notified
Fire and Emergency NZ	S124.008	Interpretation	significant hazardous facility	Support in part	Fire and Emergency support the inclusion of 'Any Major Hazard Facility under the Health and Safety at Work (Major Hazard Facilities) Regulations 2016 as a 'Major Hazardous Facilities'. Fire and Emergency considers that any activity of this scale should be evaluated by the Council to ensure that adverse effects from the activity can be managed appropriately. Fire stations and associated	Amend as follows: (q) Emergency management is not a significant hazardous facility.

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					firefighting activities involve the use and storage of hazardous substances at quantities that are considered minor. However, there are circumstances where Fire and Emergency needs to temporarily store large quantities of product in an emergency.	
Fire and Emergency NZ	S124.009	Interpretation	structure	Support in part	As part of Fire and Emergency fire station operational requirements many stations include a multipurpose tower or pole between 12-15m in height. Such an exemption is considered to be justified on the basis that fire stations are a key component of Fire and Emergency's ability to respond to emergencies.	Amend as follows: Exclude communication towers and poles associated with emergency service facilities from the definition of 'structure'.
Fire and Emergency NZ	S124.010	Interpretation	temporary activity	Support	Fire and Emergency supports the definition of 'temporary activity' as it provides for emergency services training.	Retain as notified
Fire and Emergency NZ	S124.011	INFR - Infrastructure	INFR - General	Support	Fire and Emergency supports the objectives and policies within the Infrastructure chapter insofar that they recognise the importance of providing for effective, resilient, efficient and safe infrastructure which maintains public health and safety.	Retain objective and policy framework as notified
Fire and Emergency NZ	S124.012	INFR - Infrastructure	INFR-S3	Support in part	Fire and Emergency support the height of poles and mast in the Rural Zone, Rural Lifestyle, General Industrial and Light Industrial Zone. However, as part of Fire and Emergency fire station operational requirements many stations include a multipurpose tower or pole between 12-15m in height. Poles can support sirens, aerials and hose drying activities.	Amend as follows: Excluding poles and masts used for emergency service facilities, are exempt from this rule.
Fire and Emergency NZ	S124.013	TRANS - Transport	TRANS - General	Support	For fire appliances to access an emergency, it is important that the transportation network is designed, constructed, and operated in a way that ensures a safe, efficient, effective, integrated, resilient and sustainable transport system. See full submission for complete reason for support	Retain objective and policy framework as notified
Fire and Emergency NZ	S124.014	TRANS - Transport	TRANS-R2	Support	Fire and Emergency support this rule as it requires vehicle access to be formed in accordance with TRANS4 pertaining to firefighting vehicle access.	Reatain as notified
Fire and Emergency NZ	S124.015	TRANS - Transport	TRANS-R4	Support	Fire and Emergency support the note that the rule does not apply to vehicle movements associated with temporary activities of which includes emergency services training.	Retain as notified
Fire and Emergency NZ	S124.016	TRANS - Transport	TRANS-S4	Support	Fire and Emergency support the note that the rule does not apply to vehicle movements associated with temporary activities of which includes emergency services training.	Retain as notified
Fire and Emergency NZ	S124.017	TRANS - Transport	TRANS-S5	Support in part	Fire and Emergency support in part the required construction standards and dimensions proposed in Table S5. Fire and Emergency require carriageways to be a minimum width of 4m whilst entranceways must be 3.5m in width to sufficiently cater for fire appliances.	Amend as follows: Residential width (m) at the property boundary (urban) and entranceway (rural) 3 3.5 Width(m) at kerb line or edge of seal 3.5 4.0
Fire and Emergency NZ	S124.018	TRANS - Transport	TRANS-S9	Support in part	Fire and Emergency support the standard for TRANS S9 specifically in relation to clause (3) and clause (4). The maximum gradient that a fire	Amend as follows: 3.Centre line grades are not: (a) steeper than 1 in 5, ~~except that~~ ~~gradients of 1 in 4.5 may be used over straight lengths of access for a distance of up to~~

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					appliance can negotiate is a 1:5. Therefore, the requirement that private ways, private roads and other private access is not steeper than 1 in 5 is acceptable. Gradients of 1 in 4.5 are not suitable for fire appliances. With respect to clause (4) the passing bays provided for at least every 50m may provide Fire and Emergency with a hardstanding area to operate from where a 4m access width may not be appropriate.	~~20m~~
Fire and Emergency NZ	S124.019	TRANS - Transport	TRANS-S10	Support	Fire and Emergency support TRANS - 10. It is acknowledged that increased widths are provided for under TRANS-S4 where a vehicle access: (a) terminates more than 135 metres from a hydrant with sufficient flow for firefighting purposes at the property; or (b) A vehicle access is longer than 30 metres.	Retain as notified
Fire and Emergency NZ	S124.020	HAZS - Hazardous Substances	HAZS-R2	Support in part	Fire stations and associated firefighting activities involve the use and storage of hazardous substances at quantities that are considered minor, however; there are circumstances where Fire and Emergency needs to temporarily store large quantities of product in an emergency. Many stations also require emergency backup generators which run on diesel. Fire and Emergency management is excluded from these facilities.	Amend as follows: Exclude Emergency management from these facilities.
Fire and Emergency NZ	S124.021	NH - Natural Hazards	NH - General	Support in part	Fire and Emergency have an interest in the natural hazards chapter insofar to ensure that the District Plan adopts a risk-based approach to flood management, considers the impacts of wildfire, and manages land use in areas subject to natural hazard. Managing land use in relation to flood hazards and the consequences of climate change will reduce the incidence of, and associated risk to life and property, and prevent or limit injury, damage to property, land and the environment.	Amendment sought - the inclusion of NH-P9 and NH-P10 as outlined.
Fire and Emergency NZ	S124.022	NH - Natural Hazards	NH-Additional provisions sought	Amend	Fire and Emergency request that Council consider adopting objectives and policies specific to wildfire.	NH-P9 In areas assessed or identified as being potentially subject to elevated fire risk, ensure that an appropriate design and layout, including a buffer area or setback, is provided for new subdivision and development, and the following matters are considered: (a) Access for emergency service vehicles, (b) Provision of and access to emergency firefighting water supply (c) Separation and management of vegetation (with regard to slope, aspect, management regimes and use of less flammable vegetation), and (d) The design and materials of any buildings.
Fire and Emergency NZ	S124.023	NH - Natural Hazards	NH-Additional provisions sought	Amend	Fire and Emergency request that Council consider adopting objectives and policies specific to wildfire.	NH-P10 Manage wildfire risk by making provision for water supplies and access to buildings for firefighting and appropriate buffers are maintained between new building platforms and forest and bush areas.
Fire and Emergency NZ	S124.024	ECO - Ecosystems and Indigenous Biodiversity	ECO-R1	Support	Fire and Emergency support ECO-R1 to the extent that is enables indigenous vegetation clearance and land disturbance of 1.5m for firebreaks as a permitted activity.	Retain as notified <i>NOTE - the 1.5m limit for vegetation clearance and land disturbance associated with fences ECO-R1 was withdrawn by Council resolution on 21 November 2023</i>
Fire and Emergency NZ	S124.025	SUB - Subdivision	SUB-P2	Support	Fire and Emergency supports SUB-P2 as proposed as it seeks necessary access and infrastructure to be available.	Retain as notified

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Fire and Emergency NZ	S124.026	SUB - Subdivision	SUB-P7	Support	Fire and Emergency supports SUB-P7 insofar as it required subdivisions to be appropriately serviced and for infrastructure to be installed at the time of subdivision. Further, Fire and Emergency support the requirement for connections to reticulated systems to be provided where practicable. Fire and Emergency support the policy as it requires the provision of water supply infrastructure with sufficient capacity for firefighting purposes.	Retain as notified
Fire and Emergency NZ	S124.027	SUB - Subdivision	SUB-R1	Support in part	Fire and Emergency support the SUB-R1 for Boundary Adjustments insofar that the matter of control pertains to infrastructure and services. Fire and Emergency seek for consistency that the provision for services outlined in the matters of control specifically includes firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice - SNZ PAS 4508:2008.	Amend as follows: Matters of Control 2.The provision, ~~design and construction of infrastructure and services,~~ and for servicing, including water supply, firefighting water supply in accordance with SNZ PAS 4509:2008, wastewater treatment and disposal, stormwater design and disposal, electricity and telecommunications.
Fire and Emergency NZ	S124.028	SUB - Subdivision	SUB-R5	Support in part	Fire and Emergency support the requirement to have the provision for servicing including firefighting water supply. However, Fire and Emergency seek that specific firefighting water supply is provided for in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice - SNZ PAS 4508:2008.	Amend as follows: 9. Provision for servicing, including water supply, firefighting water supply in accordance with SNZ PAS 4509:2008, wastewater treatment and disposal, stormwater design and disposal, electricity and telecommunications.
Fire and Emergency NZ	S124.029	SUB - Subdivision	SUB-R6	Support in part	Fire and Emergency support the requirement to have the provision for servicing including firefighting water supply. However, Fire and Emergency seek that specific firefighting water supply is provided for in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice - SNZ PAS 4508:2008.	Amend as follows: 9. Provision for servicing, including water supply, firefighting water supply in accordance with SNZ PAS 4509:2008, wastewater treatment and disposal, stormwater design and disposal, electricity and telecommunications.
Fire and Emergency NZ	S124.030	SUB - Subdivision	SUB-R7	Support in part	Fire and Emergency support the requirement to have the provision for servicing including firefighting water supply. However, Fire and Emergency seek that specific firefighting water supply is provided for in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice - SNZ PAS 4508:2008.	Amend as follows: 9. Provision for servicing, including water supply, firefighting water supply in accordance with SNZ PAS 4509:2008, wastewater treatment and disposal, stormwater design and disposal, electricity and telecommunications.
Fire and Emergency NZ	S124.031	NOISE - Noise	NOISE-P4	Support	Fire and Emergency support the policy insofar that is enables infrequent noise levels associated with emergency service training activities.	Retain as notified
Fire and Emergency NZ	S124.032	NOISE - Noise	NOISE - General	Support in part	With regards to Note 2: Fire and Emergency supports the exemption of any warning device, siren or fixed plant used by emergency services and volunteer fire brigade sirens as sirens play a crucial role in facilitating a prompt emergency response. However, Fire and Emergency, are seeking further exemptions for activities at emergency service facilities noise associated with fire appliance movements to and from site and the use of generators and mobile equipment for emergency response or emergency response training.	Amendment sought: 1. Any warning device, siren or fixed plant used by emergency services during an emergency response or for routine testing and maintenance, including noise from helicopter take off and landings during an emergency response. This exemption does not apply to the noise generated at permanent emergency services depots or bases, such as fire stations, police stations or the base for emergency aircraft. Add the following: 12. Activities at emergency service facilities associated with emergency response and emergency response training. 13.Noise associated with fire appliance movements to / from site. 14.The use of generators and mobile equipment (including vehicles) for emergency purposes, including testing and maintenance not exceeding 48 hours in

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						duration, where they are operated by emergency services or lifeline utilities.
Fire and Emergency NZ	S124.033	NOISE - Noise	NOISE-R4	Support	Fire and Emergency support noise from emergency services training activities involving fixed (stationary) noise sources are a permitted activity provided they comply with Standard NOISE-S1 for the General Rural Zone.	Retain as notified
Fire and Emergency NZ	S124.034	NOISE - Noise	NOISE-R5	Support	Fire and Emergency support noise from emergency services training activities involving mobile noise sources as a permitted activity provided they comply with relevant matters outlined.	Retain as notified
Fire and Emergency NZ	S124.035	SIGN - Signs	SIGN-R5	Support in part	Fire and Emergency support this rule in part and are seeking an amendment to have signs that are associated with emergency service facilities exempt from this rule.	Amend as follows: Except that: This rule does not apply to signage associated with emergency services facilities, such as fire stations.
Fire and Emergency NZ	S124.036	SIGN - Signs	SIGN-S4	Support in part	Fire and Emergency support in part the standard for freestanding signs. As abovementioned Fire and Emergency are seeking an exemption with relation to freestanding signs. The Fire and Emergency signage guidelines indicate that a Fire Station could have the following signage: Station name with Māori translation FENZ Crest Main Station Sign - freestanding or applied to the building Health and Safety signage. The size of these signs are variable and the number of signs would likely exceed the permitted standards outlined. As such an exemption is sought for signage associated with emergency service facilities across all zones.	Amend as follows: Except that: This standard does not apply to signage associated with emergency services facilities, such as fire stations.
Fire and Emergency NZ	S124.037	SIGN - Signs	SIGN-S5	Support in part	Fire and Emergency support in part the standard for signs attached to buildings. However, in some instances, Fire and Emergency may have two signs, the main station sign and station name sign attached to the building. The main station sign can vary in size from 1800x600mm through to 3000x500mm which would exceed the maximum area for all other zones. Fire and Emergency is seeking an exemption for signage associated with emergency service facilities.	Amend as follows: Except that: This standard does not apply to signage associated with emergency services facilities, such as fire stations.
Fire and Emergency NZ	S124.038	TEMP - Temporary Activities	TEMP-R7	Support	Fire and Emergency support the provision of emergency training activities as a permitted activity in all zones.	Retain as notified
Fire and Emergency NZ	S124.039	LLRZ - Large Lot Residential Zone	LLRZ-O3	Support in part	Fire and Emergency support LLRZ-O3 which provides for non-residential activities in the LLRZ where the activity directly provides for the health and well-being of the local community. This would include the provision of emergency service facilities. Fire and Emergency seek the addition of the word 'safety' to better align with section 5 of the RMA.	Amend as follows: Non-residential activities in the Large Lot Residential Zone are limited to those activities that provide for the health, safety and wellbeing of the community and preserve residential character and amenity by being in keeping with the scale and intensity of development anticipated by the zone.
Fire and Emergency NZ	S124.040	LLRZ - Large Lot Residential Zone	LLRZ-O4	Support	Fire and Emergency support this objective that promotes the provision of infrastructure such as firefighting water supply within the LLRZ.	Retain as notified

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Fire and Emergency NZ	S124.041	LLRZ - Large Lot Residential Zone	LLRZ-R1	Support in part	Fire and Emergency support in part LLRZ-R1-R6, subject to the inclusion of firefighting water supply in LLRZ-S2 - 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 firefighting water supply within LLRZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to LLRZ 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.	Retain as notified subject to the change sought in relation to LLRZ-S2 - Servicing.
Fire and Emergency NZ	S124.042	LLRZ - Large Lot Residential Zone	LLRZ-R2	Support in part	Fire and Emergency support in part LLRZ-R1-R6, subject to the inclusion of firefighting water supply in LLRZ-S2 - 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 firefighting water supply within LLRZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to LLRZ 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.	Retain as notified subject to the change sought in relation to LLRZ-S2- Servicing
Fire and Emergency NZ	S124.043	LLRZ - Large Lot Residential Zone	LLRZ-R3	Support in part	Fire and Emergency support in part LLRZ-R1-R6, subject to the inclusion of firefighting water supply in LLRZ-S2 - 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 firefighting water supply within LLRZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to LLRZ 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.	Retain as notified subject to the change sought in relation to LLRZ-S2_servicing
Fire and Emergency NZ	S124.044	LLRZ - Large Lot Residential Zone	LLRZ-R4	Support in part	Fire and Emergency support in part LLRZ-R1-R6, subject to the inclusion of firefighting water supply in LLRZ-S2 - Servicing. It is noted that there will be cases that developments will not require	Retain as notified subject to the change sought in relation to LLRZ-S2-servicing

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					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 firefighting water supply within LLRZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to LLRZ 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.	
Fire and Emergency NZ	S124.045	LLRZ - Large Lot Residential Zone	LLRZ-R5	Support in part	Fire and Emergency support in part LLRZ-R1-R6, subject to the inclusion of firefighting water supply in LLRZ-S2 - 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 firefighting water supply within LLRZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to LLRZ 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.	Retain as notified subject to the change sought in relation to LLRZ-S2-Servicing
Fire and Emergency NZ	S124.046	LLRZ - Large Lot Residential Zone	LLRZ-R6	Support in part	Fire and Emergency support in part LLRZ-R1-R6, subject to the inclusion of firefighting water supply in LLRZ-S2 - 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 firefighting water supply within LLRZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to LLRZ 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.	Retain as notified subject to the change sought in relation to LLRZ-s2-servicing
Fire and Emergency NZ	S124.047	LLRZ - Large Lot Residential Zone	LLRZ-R9	Oppose in part	Emergency service facilities are Discretionary activities in the Large Lot Residential Zone. Fire and Emergency seeks the addition of a new rule for 'emergency service facilities' for the reasons set out in the previous feedback point on the proposed definitions of 'emergency service facilities'. New fire stations may be necessary in order to continue to achieve emergency response time commitments	Remove emergency service facilities from rule and add new provision for emergency service facilities as a permitted activity.

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					in stations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Fire and Emergency considers that adding a new rule for Emergency Service Facilities provides for emergency service facilities in this zone as a permitted activity. This will better provide for health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations.	
Fire and Emergency NZ	S124.048	LLRZ - Large Lot Residential Zone	LLRZ-S2	Support in part	Fire and Emergency support the provision for residential units and buildings to either be connected to a council reticulated water supply or if a water supply is unavailable, buildings and units must be connected to private drinking water supply or store 45,000l litres of potable water on-site from another source. However, Fire and Emergency seek that provision within the servicing standard is given to firefighting water supply in accordance with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008	Amend as follows: 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 NZ	S124.049	LLRZ - Large Lot Residential Zone	LLRZ-S3	Support in part	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.	Amend as follows: Excluding emergency service facilities..
Fire and Emergency NZ	S124.050	LLRZ - Large Lot Residential Zone	LLRZ-S4	Support in part	As per the points raised in relation to LLRZ-S1 Fire and Emergency seeks an exemption for communication towers and poles regarding height in relation to boundary standards.	Amend as follows: Except that: (c) This standard does not apply to communication towers and poles for emergency service facilities
Fire and Emergency NZ	S124.051	LLRZ - Large Lot Residential Zone	LLRZ-S6	Support in part	Fire and Emergency support the proposed road setback. The proposed setback of six 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.	Retain as notified
Fire and Emergency NZ	S124.052	LLRZ - Large Lot Residential Zone	LLRZ-S8	Support in part	Fire and Emergency note that generally the minimum building coverage for a volunteer fire station is 250m ² and up to 1500m ² for a career fire station. Fire and Emergency are concerned that 35% building coverage for per site would not provide for emergency service facilities should they need to construct a new fire station in the LLRZ 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. Therefore 35% building coverage on a 2000m ² site would provide for 700m ² of building coverage. This would facilitate a volunteer	Amend as follows: Except that emergency service facilities, such as fire stations shall not exceed 50 percent per site

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					fire station but not facilitate a career fire station and would limit their ability to expand in future. It is requested that this rule is amended for emergency services facilities in the LLRZ.	
Fire and Emergency NZ	S124.053	GRZ - General Residential Zone	GRZ-O4	Support	Fire and Emergency support GRZ-O4 for promoting the provision of appropriate infrastructure within the General Residential Zone.	Retain as notified
Fire and Emergency NZ	S124.054	GRZ - General Residential Zone	GRZ-P6	Support	Fire and Emergency support the inclusion of emergency service facilities under GRZ-P6	Retain as notified
Fire and Emergency NZ	S124.055	GRZ - General Residential Zone	GRZ-Additional provisions sought	Not Stated	Fire and Emergency seeks a new policy that ensures all land use activities in the General Residential Zone are adequately serviced, particularly in relation to reticulated water supply or an alternative method for firefighting purposes. This will give better effect to GRZ-O4 and provides a better policy framework for the new standard sought in this zone relating to the requirement to provide water supply.	Add new policy as follows: GRZ-P9 Ensure all development is appropriately serviced including wastewater, stormwater, and water supply with sufficient capacity for firefighting purposes
Fire and Emergency NZ	S124.056	GRZ - General Residential Zone	GRZ-R1	Support in part	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply in GRZ-S2 - 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 firefighting water supply within GRZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ 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	Retain as notified subject to amendment sought in GRZ-S2 - Servicing.
Fire and Emergency NZ	S124.057	GRZ - General Residential Zone	GRZ-R2	Support in part	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply in GRZ-S2 - 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 firefighting water supply within GRZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ 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.	Retain as notified subject to amendment sought in GRZ-S2 - Servicing.
Fire and Emergency NZ	S124.058	GRZ - General Residential Zone	GRZ-R3	Support in part	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply	Retain as notified subject to amendment sought in GRZ-S2 - Servicing.

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					in GRZ-S2 - 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 firefighting water supply within GRZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ 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.	
Fire and Emergency NZ	S124.059	GRZ - General Residential Zone	GRZ-R4	Support in part	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply in GRZ-S2 - 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 firefighting water supply within GRZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ 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.	Retain as notified subject to amendment sought in GRZ-S2 - Servicing.
Fire and Emergency NZ	S124.060	GRZ - General Residential Zone	GRZ-R5	Support in part	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply in GRZ-S2 - 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 firefighting water supply within GRZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ 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.	Retain as notified subject to amendment sought in GRZ-S2 - Servicing.
Fire and Emergency NZ	S124.061	GRZ - General Residential Zone	GRZ-R6	Support in part	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply in GRZ-S2 - 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	Retain as notified subject to amendment sought in GRZ-S2 - Servicing.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					that requires subdividers to provide water supply. Therefore, requiring the inclusion of firefighting water supply within GRZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ 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.	
Fire and Emergency NZ	S124.062	GRZ - General Residential Zone	GRZ-R8	Support in part	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply in GRZ-S2 - 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 firefighting water supply within GRZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ 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.	Retain as notified subject to amendment sought in GRZ-S2 - Servicing.
Fire and Emergency NZ	S124.063	GRZ - General Residential Zone	GRZ-R9	Support in part	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply in GRZ-S2 - 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 firefighting water supply within GRZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ 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.	Retain as notified subject to amendment sought in GRZ-S2 - Servicing.
Fire and Emergency NZ	S124.064	GRZ - General Residential Zone	GRZ-R10	Support in part	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply in GRZ-S2 - 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 firefighting water supply within GRZ - S2 where development is not subject to the subdivision provisions of the	Retain as notified subject to amendment sought in GRZ-S2 - Servicing.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					plan. This will give effect to GRZ 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	
Fire and Emergency NZ	S124.065	GRZ - General Residential Zone	GRZ-R11	Support in part	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply in GRZ-S2 - 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 firefighting water supply within GRZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ 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	Retain as notified subject to amendment sought in GRZ-S2 - Servicing.
Fire and Emergency NZ	S124.066	GRZ - General Residential Zone	GRZ-R12	Support in part	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply in GRZ-S2 - 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 firefighting water supply within GRZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ 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.	Retain as notified subject to amendment sought in GRZ-S2 - Servicing.
Fire and Emergency NZ	S124.067	GRZ - General Residential Zone	GRZ-R13	Support in part	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. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore the best way to facilitate the development of any new fire stations within the district as urban development progresses. Fire and Emergency	Amendment sought: GRZ-R13 Emergency Services Facility All areas Activity status: Permitted Where: Any new or extended building or structure complies with standards GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZS8 and GRZ-S10.

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					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 General Residential Zone based on the performance standards infringed.	
Fire and Emergency NZ	S124.068	GRZ - General Residential Zone	GRZ-S2	Support in part	Fire and Emergency support the provision for buildings or units to either be connected to a council reticulated water supply or if a water supply is unavailable, buildings and units must be connected to private drinking water supply or store 45,000 litres of potable water on-site from another source. However, Fire and Emergency seek that provision within the servicing standard is given to firefighting water supply in accordance with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Amend as follows: 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 NZ	S124.069	GRZ - General Residential Zone	GRZ-S3	Support in part	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.	Amend as follows: Excluding emergency service facilities.
Fire and Emergency NZ	S124.070	GRZ - General Residential Zone	GRZ-S4	Support in part	As per the points raised in relation to GRZ-S3 Fire and Emergency seeks an exemption for communication towers and poles regarding height in relation to boundary standards.	Amend as follows: Except that: (c) This standard does not apply to communication towers and poles for emergency service facilities
Fire and Emergency NZ	S124.071	GRZ - General Residential Zone	GRZ-S6	Support	Fire and Emergency support the proposed road setback. The proposed setback of six metres means that there will not be any increased civil costs, land parcel size or fire separation issues at the rear	Retain as notified

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					boundary. This supports the logistical and operational requirements of Fire and Emergency	
Fire and Emergency NZ	S124.072	GRZ - General Residential Zone	GRZ-S8	Support in part	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 are concerned that 40% building coverage for per site would not provide for emergency service facilities should they need to construct a new fire station in the GRZ in future. Typically, Fire and Emergency purchase land from 2000m2 to 4000m2 to facilitate the construction and operation of new emergency service facilities. Therefore 45% building coverage on a 2000m2 site would provide for 900m2 of building coverage. This would facilitate a volunteer fire station but not facilitate a career fire station and would limit their ability to expand in future. It is requested that this rule is amended for emergency services facilities in the GRZ.	Add the following: b) 50 percent for Retirement village, Emergency service facilities and Comprehensive residential development.
Fire and Emergency NZ	S124.073	MRZ - Medium Density Residential Zone	MRZ-O5	Support	Fire and Emergency support MRZ-O5 for promoting the provision of appropriate infrastructure within the General Residential Zone.	Retain as notified
Fire and Emergency NZ	S124.074	MRZ - Medium Density Residential Zone	MRZ-P8	Support	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.	Retain as notified
Fire and Emergency NZ	S124.075	MRZ - Medium Density Residential Zone	MRZ-P11	Support	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 co-ordinated 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 deficiencies in the network or additional capacity is required.	Retain as notified
Fire and Emergency NZ	S124.076	MRZ - Medium Density Residential Zone	MRZ-R1	Support in part	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 4509:2008. Subject to the	Retain as notified subject to the inclusion of MRZ-S10 - Servicing.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					acceptance of the relief sought relating to an additional standard for servicing.	
Fire and Emergency NZ	S124.077	MRZ - Medium Density Residential Zone	MRZ-R2	Support in part	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.	Retain as notified subject to the inclusion of MRZ-S10 - Servicing.
Fire and Emergency NZ	S124.078	MRZ - Medium Density Residential Zone	MRZ-R3	Support in part	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.	Retain as notified subject to the inclusion of MRZ-S10 - Servicing.
Fire and Emergency NZ	S124.079	MRZ - Medium Density Residential Zone	MRZ-R4	Support in part	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	Retain as notified subject to the inclusion of MRZ-S10 - Servicing.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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.	
Fire and Emergency NZ	S124.080	MRZ - Medium Density Residential Zone	MRZ-R5	Support in part	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	Retain as notified subject to the inclusion of MRZ-S10 - Servicing.
Fire and Emergency NZ	S124.081	MRZ - Medium Density Residential Zone	MRZ-R6	Support in part	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	Retain as notified subject to the inclusion of MRZ-S10 - Servicing.
Fire and Emergency NZ	S124.082	MRZ - Medium Density Residential Zone	MRZ-R8	Support in part	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	Retain as notified subject to the inclusion of MRZ-S10 - Servicing.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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	
Fire and Emergency NZ	S124.083	MRZ - Medium Density Residential Zone	MRZ-R9	Support in part	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	Retain as notified subject to the inclusion of MRZ-S10 - Servicing.
Fire and Emergency NZ	S124.084	MRZ - Medium Density Residential Zone	MRZ-R10	Support in part	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.	Retain as notified subject to the inclusion of MRZ-S10 - Servicing.
Fire and Emergency NZ	S124.085	MRZ - Medium Density Residential Zone	MRZ-R11	Support in part	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	Retain as notified subject to the inclusion of MRZ-S10 - Servicing.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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.	
Fire and Emergency NZ	S124.086	MRZ - Medium Density Residential Zone	MRZ-R12	Support in part	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.	Retain as notified subject to the inclusion of MRZ-S10 - Servicing.
Fire and Emergency NZ	S124.088	MRZ - Medium Density Residential Zone	MRZ-R13	Support in part	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.	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.
Fire and Emergency NZ	S124.089	MRZ - Medium Density Residential Zone	MRZ-PREC7-R1	Support in part	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.	Retain as notified subject to the inclusion of the MRZ-S10 Servicing.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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.	
Fire and Emergency NZ	S124.090	MRZ - Medium Density Residential Zone	MRZ-PREC7-R2	Support in part	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.	Retain as notified subject to the inclusion of the MRZ-S10 Servicing.
Fire and Emergency NZ	S124.091	MRZ - Medium Density Residential Zone	MRZ-PREC7-R3	Support in part	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	Retain as notified subject to the inclusion of the MRZ-S10 Servicing
Fire and Emergency NZ	S124.092	MRZ - Medium Density Residential Zone	MRZ-PREC7-R2	Support	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	Retain as notified

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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.	
Fire and Emergency NZ	S124.093	MRZ - Medium Density Residential Zone	MRZ-PREC9-R1	Support in part	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 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.	Retain as notified subject to the inclusion of MRZ-S10 - Servicing
Fire and Emergency NZ	S124.094	MRZ - Medium Density Residential Zone	MRZ-PREC9-R2	Support in part	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 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	Retain as notified subject to the inclusion of MRZ-S10 - Servicing
Fire and Emergency NZ	S124.095	MRZ - Medium Density Residential Zone	MRZ-S2	Support in part	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	Amend as follows: Excluding emergency service facilities.

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					towers that can support all the above plus be used for firefighter training. Similarly, poles can support sirens, aerals 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.	
Fire and Emergency NZ	S124.096	MRZ - Medium Density Residential Zone	MRZ-S3	Support in part	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.	Amend as follows: Except that: (c) This standard does not apply to communication towers and poles for emergency service facilities
Fire and Emergency NZ	S124.097	MRZ - Medium Density Residential Zone	MRZ-S5	Support	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	Retain as notified
Fire and Emergency NZ	S124.098	MRZ - Medium Density Residential Zone	MRZ-S7	Support	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.	Retain as notified
Fire and Emergency NZ	S124.099	MRZ - Medium Density Residential Zone	MRZ-Additional provisions sought	Not Stated	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.	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 NZ	S124.100	GRUZ - General Rural Zone	GRUZ-P8	Support	Fire and Emergency support GRUZ-P8 insofar that residential activities shall be suitably serviced, particularly in relation to firefighting water supply.	Retain as notified
Fire and Emergency NZ	S124.102	GRUZ - General Rural Zone	GRUZ-P11	Support	Fire and Emergency support GRUZ P11 as it provides for activities such as emergency service facilities when there is an operational or functional	Retain as notified

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					need for them to be located in the General Rural Zone.	
Fire and Emergency NZ	S124.103	GRUZ - General Rural Zone	GRUZ-R3	Support in part	Fire and Emergency support in part GRUZ-R3, R4, R7R14, subject to the inclusion of firefighting water supply in GRUZ-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. 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.	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards... and GRUZ-S10.
Fire and Emergency NZ	S124.104	GRUZ - General Rural Zone	GRUZ-R4	Support in part	Fire and Emergency support in part GRUZ-R3, R4, R7R14, subject to the inclusion of firefighting water supply in GRUZ-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. 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.	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards... and GRUZ-S10.
Fire and Emergency NZ	S124.105	GRUZ - General Rural Zone	GRUZ-R7	Support in part	Fire and Emergency support in part GRUZ-R3, R4, R7R14, subject to the inclusion of firefighting water supply in GRUZ-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. 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	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards... and GRUZ-S10.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	
Fire and Emergency NZ	S124.106	GRUZ - General Rural Zone	GRUZ-R8	Support in part	Fire and Emergency support in part GRUZ-R3, R4, R7R14, subject to the inclusion of firefighting water supply in GRUZ-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. 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.	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards... and GRUZ-S10.
Fire and Emergency NZ	S124.107	GRUZ - General Rural Zone	GRUZ-R9	Support in part	Fire and Emergency support in part GRUZ-R3, R4, R7R14, subject to the inclusion of firefighting water supply in GRUZ-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. 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.	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards... and GRUZ-S10.
Fire and Emergency NZ	S124.108	GRUZ - General Rural Zone	GRUZ-R10	Support in part	Fire and Emergency support in part GRUZ-R3, R4, R7R14, subject to the inclusion of firefighting water supply in GRUZ-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. The assessment matter pertaining to the infringed standard will provide council with the	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards... and GRUZ-S10.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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.	
Fire and Emergency NZ	S124.109	GRUZ - General Rural Zone	GRUZ-R11	Support	Fire and Emergency support in part GRUZ-R3, R4, R7R14, subject to the inclusion of firefighting water supply in GRUZ-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. 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.	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards..... and GRUZ-S10.
Fire and Emergency NZ	S124.110	GRUZ - General Rural Zone	GRUZ-R13	Support in part	Fire and Emergency support in part GRUZ-R3, R4, R7R14, subject to the inclusion of firefighting water supply in GRUZ-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. 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.	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards.... and GRUZ-S10.
Fire and Emergency NZ	S124.111	GRUZ - General Rural Zone	GRUZ-R14	Support in part	Fire and Emergency support in part GRUZ-R3, R4, R7R14, subject to the inclusion of firefighting water supply in GRUZ-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	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards... and GRUZ-S10.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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.	
Fire and Emergency NZ	S124.112	GRUZ - General Rural Zone	GRUZ-R19	Oppose	Emergency service facilities are provided for in this Zone as a discretionary. 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 a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore the best way to facilitate the development of any new fire stations within the district as urban development progresses. Fire and Emergency consider that emergency service facilities should be provided for as a permitted activity, which will be subject to the 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 General Rural Zone based on the performance standards infringed.	Amendment sought: GRUZ-R19 Emergency Services Facility Activity status: Permitted Where: 1. Any new or extended building, structure and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZS8.
Fire and Emergency NZ	S124.113	GRUZ - General Rural Zone	GRUZ-S2	Support in part	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 are concerned that 1.5% building coverage for per site would not provide for emergency service facilities should they need to construct a new fire station in the GRUZ in future. Typically, Fire and Emergency purchase land from 2000m2 to 4000m2 to facilitate the construction and operation of new emergency service facilities. Therefore 1.5% building coverage on a 2000m2 site would provide for 30m2 of building coverage. This would not facilitate a volunteer fire station or a career fire station and would limit their ability to expand in future. It is requested that this rule is amended for emergency services facilities in the GRUZ.	Amend as follows: All areas except PREC13 Rural Industry Precinct Except that emergency service facilities are exempt from this rule. PREC13 Rural Industry Precinct Except that: emergency service facilities are exempt from this rule.
Fire and Emergency NZ	S124.114	GRUZ - General Rural Zone	GRUZ-S5	Support in part	Fire and Emergency request that emergency service facilities (as proposed) are excluded from the minimum setback from road boundary rule. Where are setback is greater than 8-10m, this will result in increased civil costs, land parcel size and	Amend as follows: Except that Emergency service facilities are exempt from this rule

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					can create fire separation issue at rear boundaries The exclusion would support the logistical and operational requirements of Fire and Emergency	
Fire and Emergency NZ	S124.115	GRUZ - General Rural Zone	GRUZ-S8	Support in part	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 communication towers and poles.	Amend as follows: GRUZ-S8 Height: Except that Communication towers and poles used for emergency service facilities are exempt from this rule.
Fire and Emergency NZ	S124.116	GRUZ - General Rural Zone	GRUZ-Additional provisions sought	Not Stated	Fire and Emergency consider that new buildings located in the GRUZ 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.	GRUZ-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. 3Where 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 NZ	S124.117	RLZ - Rural Lifestyle Zone	RLZ-P6	Support	Fire and Emergency support RLZ-P6 as is recognises the benefit of emergency service facilities within the RLZ where it does not detract from the rural character and amenity	Retain as notified
Fire and Emergency NZ	S124.118	RLZ - Rural Lifestyle Zone	RLZ-P7	Support	Fire and Emergency support RLZ-P7 insofar that it recognises that there may be a need for activities such as fire and emergency facilities to be located in the RLZ where there is an operational or functional need.	Retain as notified
Fire and Emergency NZ	S124.119	RLZ - Rural Lifestyle Zone	RLZ-R2	Support in part	Fire and Emergency support in part RLZ-R2,,R5, R8, R9 subject to the inclusion of firefighting water supply in RLZ-S13 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the	Amend as follows: Any new building, addition, or external alteration and activity complies with Rural Lifestyle Zone standards ... and RLZ-S10

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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.	
Fire and Emergency NZ	S124.120	RLZ - Rural Lifestyle Zone	RLZ-R4	Support in part	Fire and Emergency support in part RLZ-R2,,R5, R8, R9 subject to the inclusion of firefighting water supply in RLZ-S13 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Amend as follows: Any new building, addition, or external alteration and activity complies with Rural Lifestyle Zone standards ... and RLZ-S10
Fire and Emergency NZ	S124.121	RLZ - Rural Lifestyle Zone	RLZ-R5	Support in part	Fire and Emergency support in part RLZ-R2,,R5, R8, R9 subject to the inclusion of firefighting water supply in RLZ-S13 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Amend as follows: Any new building, addition, or external alteration and activity complies with Rural Lifestyle Zone standards ... and RLZ-S10
Fire and Emergency NZ	S124.122	RLZ - Rural Lifestyle Zone	RLZ-R8	Support in part	Fire and Emergency support in part RLZ-R2,,R5, R8, R9 subject to the inclusion of firefighting water supply in RLZ-S13 - 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	Amend as follows: Any new building, addition, or external alteration and activity complies with Rural Lifestyle Zone standards ... and RLZ-S10

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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.	
Fire and Emergency NZ	S124.123	RLZ - Rural Lifestyle Zone	RLZ-R9	Support in part	Fire and Emergency support in part RLZ-R2,,R5, R8, R9 subject to the inclusion of firefighting water supply in RLZ-S13 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Amend as follows: Any new building, addition, or external alteration and activity complies with Rural Lifestyle Zone standards ... and RLZ-S10
Fire and Emergency NZ	S124.124	RLZ - Rural Lifestyle Zone	RLZ-R12	Oppose in part	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 a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore the best way to facilitate the development of any new fire stations within the district as urban development progresses. Fire and Emergency consider that emergency service facilities should be provided for as a permitted activity, which will be subject to the 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 Rural Lifestyle Zone based on the performance standards infringed.	Amendment sought RLZ-R12 - Emergency Services Facility Activity status: Permitted Where: Any new or extended buildings, structure and activity complies with Rural Lifestyle Zone standards RLZ-S2, RLZS3, RLZ-S4, RLZ-S5, RLZ-S6, RLZ-S7 and RLZ-S9, RLZ-S10, RLZ-S11 and RLZ-S12.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Fire and Emergency NZ	S124.125	RLZ - Rural Lifestyle Zone	RLZ-S2	Support in part	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.	Amend as follows: And excluding emergency service facilities from this rule
Fire and Emergency NZ	S124.126	RLZ - Rural Lifestyle Zone	RLZ-S4	Support in part	Fire and Emergency request that emergency service facilities (as proposed) are excluded from the minimum setback from road boundary rule. Where 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.	Amend as follows: Note: Emergency service facilities are exempt from this rule
Fire and Emergency NZ	S124.127	RLZ - Rural Lifestyle Zone	RLZ-S6	Support in part	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. Fire and Emergency are concerned that 1000m ² building coverage per site would not provide for emergency service facilities should they need to construct a new fire station in the RLZ 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. Therefore, the 1000m ² and 650m ² would facilitate a volunteer fire station but not a career fire station and would limit their ability to expand in future. It is requested that this rule is amended for emergency services facilities in the RLZ.	Amend as follows: Except that:: Emergency service facilities are exempt from this rule
Fire and Emergency NZ	S124.128	RLZ - Rural Lifestyle Zone	RLZ-Additional provisions sought	Amend	Fire and Emergency consider that new buildings located in the RLZ 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.	RLZ S13 - 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

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						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 NZ	S124.129	SETZ - Settlement Zone	SETZ-R1	Support in part	Fire and Emergency support in part SETZ-R1, R2, R4, R6, R9, R10, subject to the inclusion of firefighting water supply in SETZ-S2 - 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 firefighting water supply within SETZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ 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.	Retain as notified subject to the amendment of SETZ-S2
Fire and Emergency NZ	S124.130	SETZ - Settlement Zone	SETZ-R2	Support in part	Fire and Emergency support in part SETZ-R1, R2, R4, R6, R9, R10, subject to the inclusion of firefighting water supply in SETZ-S2 - 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 firefighting water supply within SETZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ 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.	Retain as notified subject to the amendment of SETZ-S2
Fire and Emergency NZ	S124.131	SETZ - Settlement Zone	SETZ-R4	Support in part	Fire and Emergency support in part SETZ-R1, R2, R4, R6, R9, R10, subject to the inclusion of firefighting water supply in SETZ-S2 - 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 firefighting water supply within SETZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ 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	Retain as notified subject to the amendment of SETZ-s2

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					the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	
Fire and Emergency NZ	S124.132	SETZ - Settlement Zone	SETZ-R6	Support in part	Fire and Emergency support in part SETZ-R1, R2, R4, R6, R9, R10, subject to the inclusion of firefighting water supply in SETZ-S2 - 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 firefighting water supply within SETZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ 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.	Retain as notified subject to the amendment of SETZ-S2
Fire and Emergency NZ	S124.133	SETZ - Settlement Zone	SETZ-R9	Support in part	Fire and Emergency support in part SETZ-R1, R2, R4, R6, R9, R10, subject to the inclusion of firefighting water supply in SETZ-S2 - 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 firefighting water supply within SETZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ 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.	Retain as notified subject to the amendment of SETZ-S2
Fire and Emergency NZ	S124.134	SETZ - Settlement Zone	SETZ-R10	Support in part	Fire and Emergency support in part SETZ-R1, R2, R4, R6, R9, R10, subject to the inclusion of firefighting water supply in SETZ-S2 - 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 firefighting water supply within SETZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ 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.	Retain as notified subject to the amendment of SETZ-S2
Fire and Emergency NZ	S124.135	SETZ - Settlement Zone	SETZ-PREC8-R1	Support in part	Fire and Emergency support in part SETZ-PREC-R1-R3, SETZ-PREC-R9 subject to the proposed changes	Amend as follows The activity is ancillary to or associated with a Vintage Aviation and Transport Activity or a temporary event; and 2. Any new buildings or structures comply

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					to SETZ-S2 and the inclusion of this standard within the clauses at which this activity must comply with. 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 the 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.	with standards SETZ-S2 , SETZ-S3, SETZ-S6 and SETZ-S7 and the Mandeville Aviation and Rail Precinct Standards SETZ-S10 and SETZ-S11.
Fire and Emergency NZ	S124.136	SETZ - Settlement Zone	SETZ-PREC8-R2	Support in part	Fire and Emergency support in part SETZ-PREC-R1-R3, SETZ-PREC-R9 subject to the proposed changes to SETZ-S2 and the inclusion of this standard within the clauses at which this activity must comply with. 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 the 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.	Amend as follows The activity is ancillary to or associated with a Vintage Aviation and Transport Activity or a temporary event; and 2. Any new buildings or structures comply with standards SETZ-S2 , SETZ-S3, SETZ-S6 and SETZ-S7 and the Mandeville Aviation and Rail Precinct Standards SETZ-S10 and SETZ-S11.
Fire and Emergency NZ	S124.137	SETZ - Settlement Zone	SETZ-PREC8-R3	Support in part	Fire and Emergency support in part SETZ-PREC-R1-R3, SETZ-PREC-R9 subject to the proposed changes to SETZ-S2 and the inclusion of this standard within the clauses at which this activity must comply with. 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 the 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	Amend as follows The activity is ancillary to or associated with a Vintage Aviation and Transport Activity or a temporary event; and 2. Any new buildings or structures comply with standards SETZ-S2 , SETZ-S3, SETZ-S6 and SETZ-S7 and the Mandeville Aviation and Rail Precinct Standards SETZ-S10 and SETZ-S11.

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					SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	
Fire and Emergency NZ	S124.138	SETZ - Settlement Zone	SETZ-R7	Support	Fire and Emergency support the provision of emergency service facilities in the Settlement Zone as a permitted activity (SETZ-R7).	Retain as notified
Fire and Emergency NZ	S124.139	SETZ - Settlement Zone	SETZ-S2	Support in part	Fire and Emergency support the provision for buildings or units to either be connected to a council reticulated water supply or if a water supply is unavailable, buildings and units must be connected to private drinking water supply or store 45,000l litres of potable water on-site from another source. However, Fire and Emergency seek that provision within the servicing standard is given to firefighting water supply in accordance with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Amend as follows: 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 NZ	S124.140	SETZ - Settlement Zone	SETZ-S3	Support in part	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.	Amend as follows: And excluding emergency service facilities from this rule
Fire and Emergency NZ	S124.141	SETZ - Settlement Zone	SETZ-S4	Support in part	As per the points raised in relation to SETZ-S3 Fire and Emergency seeks an exemption for communication towers and poles regarding height in relation to boundary standards.	Amend as follows: Except that: (c) This standard does not apply to communication towers and poles for emergency service facilities
Fire and Emergency NZ	S124.142	SETZ - Settlement Zone	SETZ-S6	Support	Fire and Emergency support the proposed road setback. The proposed setback of six 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.	Retain as notified

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Fire and Emergency NZ	S124.143	SETZ - Settlement Zone	SETZ-S8	Support in part	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 are concerned that 35% building coverage for per site would not provide for emergency service facilities should they need to construct a new fire station in the SETZ in future. Typically, Fire and Emergency purchase land from 2000m2 to 4000m2 to facilitate the construction and operation of new emergency service facilities. Therefore 35% building coverage on a 2000m2 site would provide for 700m2 of building coverage. This would facilitate a volunteer fire station but not facilitate a career fire station and would limit their ability to expand in future. It is requested that this rule is amended for emergency services facilities in the SETZ.	Amend as follows: Except that emergency service facilities, such as fire stations shall not exceed 50 percent per site
Fire and Emergency NZ	S124.144	NCZ - Neighbourhood Centres Zone	NCZ-P1	Support in part	Fire and Emergency request that NCZ-P1 be amended to reflect the change to the rule framework requested by Fire and Emergency which provides for emergency service facilities as a permitted activity. It is also noted that emergency service facilities provide for day to day needs of local communities.	Amend as follows: Enable a range of small-scale commercial activities, emergency service facilities and community activities that are compatible with residential amenity and provide for the day to day needs of the local residential community.
Fire and Emergency NZ	S124.145	NCZ - Neighbourhood Centres Zone	NCZ-R1	Not Stated	Fire and Emergency support in part NCZ-R1-R9, R11 and R13 subject to the inclusion of a servicing standard which includes firefighting water supply - NCZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Amend as follows: Any new or extended building or structure complies with Neighbourhood Centres Zone Standards. and NCZ-S11
Fire and Emergency NZ	S124.146	NCZ - Neighbourhood Centres Zone	NCZ-R2	Oppose in part	Fire and Emergency support in part NCZ-R1-R9, R11 and R13 subject to the inclusion of a servicing standard which includes firefighting water supply - NCZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment	Amend as follows: Any new or extended building or structure complies with Neighbourhood Centres Zone Standards... and NCZ-S11

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					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.	
Fire and Emergency NZ	S124.147	NCZ - Neighbourhood Centres Zone	NCZ-R3	Not Stated	Fire and Emergency support in part NCZ-R1-R9, R11 and R13 subject to the inclusion of a servicing standard which includes firefighting water supply - NCZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Amend as follows: Any new or extended building or structure complies with Neighbourhood Centres Zone Standards... and NCZ-S11
Fire and Emergency NZ	S124.148	NCZ - Neighbourhood Centres Zone	NCZ-R4	Not Stated	Fire and Emergency support in part NCZ-R1-R9, R11 and R13 subject to the inclusion of a servicing standard which includes firefighting water supply - NCZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Amend as follows: Any new or extended building or structure complies with Neighbourhood Centres Zone Standards... and NCZ-S11
Fire and Emergency NZ	S124.149	NCZ - Neighbourhood Centres Zone	NCZ-R5	Not Stated	Fire and Emergency support in part NCZ-R1-R9, R11 and R13 subject to the inclusion of a servicing standard which includes firefighting water supply - NCZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new	Amend as follows: Any new or extended building or structure complies with Neighbourhood Centres Zone Standards... and NCZ-S11

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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.	
Fire and Emergency NZ	S124.150	NCZ - Neighbourhood Centres Zone	NCZ-R6	Not Stated	Fire and Emergency support in part NCZ-R1-R9, R11 and R13 subject to the inclusion of a servicing standard which includes firefighting water supply - NCZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Amend as follows: Any new or extended building or structure complies with Neighbourhood Centres Zone Standards... and NCZ-S11
Fire and Emergency NZ	S124.151	NCZ - Neighbourhood Centres Zone	NCZ-R7	Support in part	Fire and Emergency support in part NCZ-R1-R9, R11 and R13 subject to the inclusion of a servicing standard which includes firefighting water supply - NCZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Amend as follows: Any new or extended building or structure complies with Neighbourhood Centres Zone Standards... and NCZ-S11
Fire and Emergency NZ	S124.152	NCZ - Neighbourhood Centres Zone	NCZ-R8	Not Stated	Fire and Emergency support in part NCZ-R1-R9, R11 and R13 subject to the inclusion of a servicing standard which includes firefighting water supply - NCZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply.	Amend as follows: Any new or extended building or structure complies with Neighbourhood Centres Zone Standards.... and NCZ-S11

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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.	
Fire and Emergency NZ	S124.153	NCZ - Neighbourhood Centres Zone	NCZ-R9	Not Stated	Fire and Emergency support in part NCZ-R1-R9, R11 and R13 subject to the inclusion of a servicing standard which includes firefighting water supply - NCZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Amend as follows: Any new or extended building or structure complies with Neighbourhood Centres Zone Standards.... and NCZ-S11
Fire and Emergency NZ	S124.154	NCZ - Neighbourhood Centres Zone	NCZ-R11	Not Stated	Fire and Emergency support in part NCZ-R1-R9, R11 and R13 subject to the inclusion of a servicing standard which includes firefighting water supply - NCZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Amend as follows: Any new or extended building or structure complies with Neighbourhood Centres Zone Standards.... and NCZ-S11
Fire and Emergency NZ	S124.155	NCZ - Neighbourhood Centres Zone	NCZ-R13	Not Stated	Fire and Emergency support in part NCZ-R1-R9, R11 and R13 subject to the inclusion of a servicing standard which includes firefighting water supply - NCZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the	Amend as follows: Any new or extended building or structure complies with Neighbourhood Centres Zone Standards... and NCZ-S11

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					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.	
Fire and Emergency NZ	S124.156	NCZ - Neighbourhood Centres Zone	NCZ-R12	Support in part	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	Amend as follows: NCZ-R12 - Emergency Services Facility Activity status: Permitted Where:1. Any new or extended building or structure complies with Neighbourhood Centres Zone Standards NCZ-S2, NCZ-S3, NCZS4, NCZ-S5, NCZ-S6, NCZ-S8 and NCZ-S9.
Fire and Emergency NZ	S124.157	NCZ - Neighbourhood Centres Zone	NCZ-S2	Not Stated	As per the points raised in relation to NCZ-S3 Fire and Emergency seeks an exemption for communication towers and poles regarding height in relation to boundary standards.	Amend as follows: Except that: (iii) This standard does not apply to communication towers and poles for emergency service facilities
Fire and Emergency NZ	S124.158	NCZ - Neighbourhood Centres Zone	NCZ-S3	Support in part	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.	Amend as follows: And excluding emergency service facilities.
Fire and Emergency NZ	S124.159	NCZ - Neighbourhood Centres Zone	NCZ-S6	Support in part	It is important to Fire and Emergency that screening of any on-site service area as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut off valves or other emergency response facilities. Such mitigation should be constructed in a way to ensure the signs and	Amend as follows: 3.Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.

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					facilities are visible/accessible for Fire and Emergency. Where this is not possible, mitigation should not be required. Fire and Emergency therefore seeks an amendment to NCZ-S6 to provide for this.	
Fire and Emergency NZ	S124.160	NCZ - Neighbourhood Centres Zone	NCZ-S10	Support in part	Emergency service facilities operate 24 hours a day. As such the restriction pertaining to hours of operation is not suitable for emergency service facilities. Fire and Emergency therefore seek and exemption for emergency service facilities to provide for the logistical and operational requirements for Fire and Emergency.	Amend as follows: Note: Emergency service facilities are exempt from this rule
Fire and Emergency NZ	S124.161	NCZ - Neighbourhood Centres Zone	NCZ-Additional provisions sought	Not Stated	Fire and Emergency consider that new buildings located in the NCZ should be required to provide a firefighting water supply in accordance with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice in order to manage fire risk.	NCZ-S11 Servicing All activities 1. Where available any residential unit and buildings for non-residential activities shall be connected to a Council reticulated water supply. 2. Where available any residential unit and buildings for non-residential activities shall be connected to a Council reticulated wastewater network. 3. Where Council reticulated water supply is unavailable, any residential unit and buildings for non-residential activities must: (a) be connected to a community drinking water supply; or (b) be connected to a private drinking water supply; or (c) store 45,000 litres of potable water on-site from another source. 4. Where Council reticulated wastewater is unavailable, any residential unit and buildings for non-residential activities must: (a) be provided with an on-site wastewater treatment and disposal system. 5.All developments must have an independent water supply for firefighting that is compliant with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice'
Fire and Emergency NZ	S124.162	LCZ - Local Centre Zone	LCZ-O1	Support in part	Fire and Emergency request that LCZ - O1 be amended to reflect the change to the rule framework requested by Fire and Emergency which provides for emergency service facilities as a permitted activity. It is also noted that emergency service facilities support a need of the Maitara community.	Amend as follows: Activities within the Local Centre Zone provide for and encourage a range of commercial activities, emergency service facilities and community activities to support the needs of the Maitara community
Fire and Emergency NZ	S124.163	LCZ - Local Centre Zone	LCZ-P8	Support in part	Fire and Emergency acknowledge there the LCZ provides for the commercial area in Maitara. However, there may be a functional or operational need to construct and operate fire stations in locations which will enable reasonable response times to fire and other emergencies is paramount the health, safety and wellbeing of people and the community. Fire stations therefore need to be strategically located within and throughout communities to maximise their coverage and response times so that they can efficiently and effectively respond to emergency call outs in a timely way, thus avoiding or mitigating the potential for adverse effects associated with fire hazard and other emergencies.	Amend as follows: Avoid activities establishing in the local centre that are 1. incompatible with the anticipated purpose, character and amenity values of the Local Centre Zone unless there is a functional or operational need ; or
Fire and Emergency NZ	S124.164	LCZ - Local Centre Zone	LCZ-R1	Support in part	Fire and Emergency support in part LCZ-R1-R11, R13, R15and R17 subject to the inclusion of a servicing standard which includes firefighting water supply - LCZS11 - 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	Amend as follows: Any new or extended building or structure complies with Local Centre Zone Standards... and LCZ-S11

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					hat 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	
Fire and Emergency NZ	S124.165	LCZ - Local Centre Zone	LCZ-R2	Support in part	Fire and Emergency support in part LCZ-R1-R11, R13, R15and R17 subject to the inclusion of a servicing standard which includes firefighting water supply - LCZS11 - 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 hat 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	Amend as follows: Any new or extended building or structure complies with Local Centre Zone Standards... and LCZ-S11
Fire and Emergency NZ	S124.166	LCZ - Local Centre Zone	LCZ-R3	Support in part	Fire and Emergency support in part LCZ-R1-R11, R13, R15and R17 subject to the inclusion of a servicing standard which includes firefighting water supply - LCZS11 - 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 hat 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	Amend as follows: Any new or extended building or structure complies with Local Centre Zone Standards... and LCZ-S11
Fire and Emergency NZ	S124.167	LCZ - Local Centre Zone	LCZ-R4	Support in part	Fire and Emergency support in part LCZ-R1-R11, R13, R15and R17 subject to the inclusion of a servicing standard which includes firefighting water supply - LCZS11 - Servicing. It is noted that there will be cases that developments will not require	Amend as follows: Any new or extended building or structure complies with Local Centre Zone Standards... and LCZ-S11

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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	
Fire and Emergency NZ	S124.168	LCZ - Local Centre Zone	LCZ-R5	Support in part	Fire and Emergency support in part LCZ-R1-R11, R13, R15and R17 subject to the inclusion of a servicing standard which includes firefighting water supply - LCZS11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicin	Amend as follows: Any new or extended building or structure complies with Local Centre Zone Standards... and LCZ-S11
Fire and Emergency NZ	S124.169	LCZ - Local Centre Zone	LCZ-R6	Support in part	Fire and Emergency support in part LCZ-R1-R11, R13, R15and R17 subject to the inclusion of a servicing standard which includes firefighting water supply - LCZS11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing	Amend as follows: Any new or extended building or structure complies with Local Centre Zone Standards... and LCZ-S11
Fire and Emergency NZ	S124.170	LCZ - Local Centre Zone	LCZ-R7	Support in part	Fire and Emergency support in part LCZ-R1-R11, R13, R15and R17 subject to the inclusion of a servicing standard which includes firefighting water	Amend as follows: Any new or extended building or structure complies with Local Centre Zone Standards... and LCZ-S11

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					supply - LCZS11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicin	
Fire and Emergency NZ	S124.171	LCZ - Local Centre Zone	LCZ-R8	Support in part	Fire and Emergency support in part LCZ-R1-R11, R13, R15and R17 subject to the inclusion of a servicing standard which includes firefighting water supply - LCZS11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing	Amend as follows: Any new or extended building or structure complies with Local Centre Zone Standards... and LCZ-S11
Fire and Emergency NZ	S124.172	LCZ - Local Centre Zone	LCZ-R9	Support in part	Fire and Emergency support in part LCZ-R1-R11, R13, R15and R17 subject to the inclusion of a servicing standard which includes firefighting water supply - LCZS11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicin	Amend as follows: Any new or extended building or structure complies with Local Centre Zone Standards... and LCZ-S11

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Fire and Emergency NZ	S124.173	LCZ - Local Centre Zone	LCZ-R10	Support in part	Fire and Emergency support in part LCZ-R1-R11, R13, R15and R17 subject to the inclusion of a servicing standard which includes firefighting water supply - LCZS11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing	Amend as follows: Any new or extended building or structure complies with Local Centre Zone Standards... and LCZ-S11
Fire and Emergency NZ	S124.174	LCZ - Local Centre Zone	LCZ-R11	Support in part	Fire and Emergency support in part LCZ-R1-R11, R13, R15and R17 subject to the inclusion of a servicing standard which includes firefighting water supply - LCZS11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing	Amend as follows: Any new or extended building or structure complies with Local Centre Zone Standards... and LCZ-S11
Fire and Emergency NZ	S124.175	LCZ - Local Centre Zone	LCZ-R13	Support in part	Fire and Emergency support in part LCZ-R1-R11, R13, R15and R17 subject to the inclusion of a servicing standard which includes firefighting water supply - LCZS11 - 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	Amend as follows: Any new or extended building or structure complies with Local Centre Zone Standards... and LCZ-S11

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing	
Fire and Emergency NZ	S124.176	LCZ - Local Centre Zone	LCZ-R15	Support in part	Fire and Emergency support in part LCZ-R1-R11, R13, R15and R17 subject to the inclusion of a servicing standard which includes firefighting water supply - LCZS11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing	Amend as follows: Any new or extended building or structure complies with Local Centre Zone Standards... and LCZ-S11
Fire and Emergency NZ	S124.177	LCZ - Local Centre Zone	LCZ-R17	Support in part	Fire and Emergency support in part LCZ-R1-R11, R13, R15and R17 subject to the inclusion of a servicing standard which includes firefighting water supply - LCZS11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing	Amend as follows: Any new or extended building or structure complies with Local Centre Zone Standards... and LCZ-S11
Fire and Emergency NZ	S124.178	LCZ - Local Centre Zone	LCZ-R16	Oppose in part	Emergency service facilities are provided for in this Zone as a discretionary activity. New fire stations in the district may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not currently a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore the best way to facilitate the development of any new fire stations within the	Amend as follows: LCZ-R16 - Emergency Services Facility Activity status: Permitted Where: 1.Any new or extended building or structure complies with Local Centre Zone Standards LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7 and LCZ-S8.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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 LCZ based on the performance standards infringed.	
Fire and Emergency NZ	S124.179	LCZ - Local Centre Zone	LCZ-S3	Support in part	As per the points raised in relation to LCZ-S4 Fire and Emergency seeks an exemption for communication towers and poles regarding height in relation to boundary standards.	Amend as follows: Except that: (iii) This standard does not apply to communication towers and poles for emergency service facilities
Fire and Emergency NZ	S124.180	LCZ - Local Centre Zone	LCZ-S4	Support in part	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 communication towers and poles	Amend as follows: And excluding communication towers and poles for emergency service facilities.
Fire and Emergency NZ	S124.181	LCZ - Local Centre Zone	LCZ-S7	Not Stated	It is important to Fire and Emergency that screening of any on-site service area as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut off valves or other emergency response facilities. Such mitigation should be constructed in a way to ensure the signs and facilities are visible/accessible for Fire and Emergency. Where this is not possible, mitigation should not be required. Fire and Emergency therefore seeks an amendment to LCZ-S7 to provide for this.	Amend as follows: 3.Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.
Fire and Emergency NZ	S124.182	LCZ - Local Centre Zone	LCZ-Additional provisions sought	Oppose in part	Fire and Emergency consider that new buildings located in the LCZ should be required to provide a firefighting water supply in accordance with SNZ	LCZ-S11 - Servicing All activities 1. Where available any residential unit and buildings for non-residential activities shall be connected to a Council reticulated water supply. 2. Where available any residential unit and buildings for non-residential activities shall be

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice in order to manage fire risk.	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 NZ	S124.183	MUZ - Mixed Use Zone	MUZ-P2	Support	Fire and Emergency support MUZ-P2 insofar as it provides for activities such as emergency service facilities that will improve community access to goods, services or facilities.	Retain as notified
Fire and Emergency NZ	S124.184	MUZ - Mixed Use Zone	MUZ-R1	Support in part	Fire and Emergency support in part MUZ-R1, R7, R9-16 subject to the inclusion of a servicing standard which includes firefighting water supply - MUZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing. Fire and Emergency also seek that the numbering of MUZ-R15 for Comprehensive Development is updated to MUZ-R17 to alleviate confusion.	Amend as follows: Any new or extended building or structure complies with the standards... and MUZ-S11
Fire and Emergency NZ	S124.185	MUZ - Mixed Use Zone	MUZ-R2	Support in part	Fire and Emergency support in part MUZ-R1, R7, R9-16 subject to the inclusion of a servicing standard which includes firefighting water supply - MUZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing. Fire and Emergency also seek that	Amend as follows: Any new or extended building or structure complies with the standards... and MUZ-S11

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					the numbering of MUZ-R15 for Comprehensive Development is updated to MUZ-R17 to alleviate confusion.	
Fire and Emergency NZ	S124.186	MUZ - Mixed Use Zone	MUZ-R3	Support in part	Fire and Emergency support in part MUZ-R1, R7, R9-16 subject to the inclusion of a servicing standard which includes firefighting water supply - MUZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing. Fire and Emergency also seek that the numbering of MUZ-R15 for Comprehensive Development is updated to MUZ-R17 to alleviate confusion	Amend as follows: Any new or extended building or structure complies with the standards... and MUZ-S11
Fire and Emergency NZ	S124.187	MUZ - Mixed Use Zone	MUZ-R4	Support in part	Fire and Emergency support in part MUZ-R1, R7, R9-16 subject to the inclusion of a servicing standard which includes firefighting water supply - MUZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing. Fire and Emergency also seek that the numbering of MUZ-R15 for Comprehensive Development is updated to MUZ-R17 to alleviate confusion	Amend as follows: Any new or extended building or structure complies with the standards... and MUZ-S11
Fire and Emergency NZ	S124.188	MUZ - Mixed Use Zone	MUZ-R5	Support in part	Fire and Emergency support in part MUZ-R1, R7, R9-16 subject to the inclusion of a servicing standard which includes firefighting water supply - MUZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply.	Amend as follows: Any new or extended building or structure complies with the standards... and MUZ-S11

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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. Fire and Emergency also seek that the numbering of MUZ-R15 for Comprehensive Development is updated to MUZ-R17 to alleviate confusion	
Fire and Emergency NZ	S124.189	MUZ - Mixed Use Zone	MUZ-R6	Support in part	Fire and Emergency support in part MUZ-R1, R7, R9-16 subject to the inclusion of a servicing standard which includes firefighting water supply - MUZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing. Fire and Emergency also seek that the numbering of MUZ-R15 for Comprehensive Development is updated to MUZ-R17 to alleviate confusion	Amend as follows: Any new or extended building or structure complies with the standards... and MUZ-S11
Fire and Emergency NZ	S124.190	MUZ - Mixed Use Zone	MUZ-R7	Support in part	Fire and Emergency support in part MUZ-R1, R7, R9-16 subject to the inclusion of a servicing standard which includes firefighting water supply - MUZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing. Fire and Emergency also seek that the	Amend as follows: Any new or extended building or structure complies with the standards... and MUZ-S11

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					numbering of MUZ-R15 for Comprehensive Development is updated to MUZ-R17 to alleviate confusion	
Fire and Emergency NZ	S124.191	MUZ - Mixed Use Zone	MUZ-R9	Support in part	Fire and Emergency support in part MUZ-R1, R7, R9-16 subject to the inclusion of a servicing standard which includes firefighting water supply - MUZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing. Fire and Emergency also seek that the numbering of MUZ-R15 for Comprehensive Development is updated to MUZ-R17 to alleviate confusion	Amend as follows: Any new or extended building or structure complies with the standards... and MUZ-S11
Fire and Emergency NZ	S124.192	MUZ - Mixed Use Zone	MUZ-R10	Support in part	Fire and Emergency support in part MUZ-R1, R7, R9-16 subject to the inclusion of a servicing standard which includes firefighting water supply - MUZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing. Fire and Emergency also seek that the numbering of MUZ-R15 for Comprehensive Development is updated to MUZ-R17 to alleviate confusion	Amend as follows: Any new or extended building or structure complies with the standards... and MUZ-S11
Fire and Emergency NZ	S124.193	MUZ - Mixed Use Zone	MUZ-R12	Support in part	Fire and Emergency support in part MUZ-R1, R7, R9-16 subject to the inclusion of a servicing standard which includes firefighting water supply - MUZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply.	Amend as follows: Any new or extended building or structure complies with the standards... and MUZ-S11

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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. Fire and Emergency also seek that the numbering of MUZ-R15 for Comprehensive Development is updated to MUZ-R17 to alleviate confusion	
Fire and Emergency NZ	S124.194	MUZ - Mixed Use Zone	MUZ-R13	Support in part	Fire and Emergency support in part MUZ-R1, R7, R9-16 subject to the inclusion of a servicing standard which includes firefighting water supply - MUZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing. Fire and Emergency also seek that the numbering of MUZ-R15 for Comprehensive Development is updated to MUZ-R17 to alleviate confusion	Amend as follows: Any new or extended building or structure complies with the standards... and MUZ-S11
Fire and Emergency NZ	S124.195	MUZ - Mixed Use Zone	MUZ-R15	Support in part	Fire and Emergency support in part MUZ-R1, R7, R9-16 subject to the inclusion of a servicing standard which includes firefighting water supply - MUZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing. Fire and Emergency also seek that the	Amend as follows: Any new or extended building or structure complies with the standards... and MUZ-S11 Fire and Emergency also seek that the numbering of MUZ-R15 for Comprehensive Development is updated to MUZ-R17 to alleviate confusion.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					numbering of MUZ-R15 for Comprehensive Development is updated to MUZ-R17 to alleviate confusion	
Fire and Emergency NZ	S124.196	MUZ - Mixed Use Zone	MUZ-R8	Support	Fire and Emergency support the provision of emergency service facilities in the Mixed Use Zone as a permitted activity (MUZ-R8) as sirens used by emergency services are exempt from the specific rules and standards within the noise chapter.	Retain as notified
Fire and Emergency NZ	S124.197	MUZ - Mixed Use Zone	MUZ-S1	Support in part	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 communication towers and poles	Amend as follows: And excluding communication towers and poles for emergency service facilities.
Fire and Emergency NZ	S124.198	MUZ - Mixed Use Zone	MUZ-S2	Support in part	As per the points raised in relation to MUZ-S1 Fire and Emergency seeks an exemption for communication towers and poles regarding height in relation to boundary standards.	Amend as follows: : Except that: (iv) This standard does not apply to communication towers and poles for emergency service facilities.
Fire and Emergency NZ	S124.199	MUZ - Mixed Use Zone	MUZ-S4	Support in part	Fire and Emergency support the proposed road setback. The proposed setback of six 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.	Retain as notified
Fire and Emergency NZ	S124.200	MUZ - Mixed Use Zone	MUZ-S6	Support in part	It is important to Fire and Emergency that landscaping will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut off valves or other emergency response facilities. Such landscaping should be constructed in a way to ensure the signs and facilities are visible/accessible for Fire and Emergency. Where this is not possible, mitigation should not be required. Fire and Emergency therefore seeks an amendment to MUZ-S6 to provide for this.	Amend as follows: 3.Landscaping shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.

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Fire and Emergency NZ	S124.201	MUZ - Mixed Use Zone	MUZ-S10	Support in part	It is important to Fire and Emergency that screening of any on-site service area as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut off valves or other emergency response facilities. Such mitigation should be constructed in a way to ensure the signs and facilities are visible/accessible for Fire and Emergency. Where this is not possible, mitigation should not be required. Fire and Emergency therefore seeks an amendment to MUZ-S10 to provide for this.	Amend as follows: 4.Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.
Fire and Emergency NZ	S124.202	MUZ - Mixed Use Zone	MUZ-Additional provisions sought	Amend	Fire and Emergency consider that new buildings located in the MUZ 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.	MUZ-S11 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 NZ	S124.203	TCZ - Town Centre Zone	TCZ-O2	Support in part	Fire and Emergency support objective TCZ-O2 insofar that it recognises activities that service the needs of the town and surrounding areas. Fire and Emergency seek an amendment to include emergency service facilities which support the health and safety of communities.	Amend as follows: A compatible range of commercial, community, hospitality, ~~and~~ residential activities and emergency service facilities that service the needs of the town and the surrounding areas are encouraged in the Town Centre Zone.
Fire and Emergency NZ	S124.204	TCZ - Town Centre Zone	TCZ-P8	Support in part	Fire and Emergency acknowledge there the TCZ provides for the commercial area in Gore. However, there may be a functional or operational need to construct and operate fire stations in locations which will enable reasonable response times to fire and other emergencies is paramount the health, safety and wellbeing of people and the community. Fire stations therefore need to be strategically located within and throughout communities to maximise their coverage and response times so that they can efficiently and effectively respond to emergency call outs in a timely way, thus avoiding or mitigating the potential for adverse effects associated with fire hazard and other emergencies.	Amend as follows: Avoid activities establishing in the local centre that are 1. incompatible with the anticipated purpose, character and amenity values of the Town Centre Zone unless there is a functional or operational need ; or
Fire and Emergency NZ	S124.205	TCZ - Town Centre Zone	TCZ-R1	Support in part	Fire and Emergency support in part TCZ-R1-R11, R13, R15 and R17subject to the inclusion of a servicing standard which includes firefighting water supply - TCZS10 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing	Amend as follows: Any new or extended building or structure complies with Town Centre Zone Standards... and TCZ-S10

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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.	
Fire and Emergency NZ	S124.206	TCZ - Town Centre Zone	TCZ-R2	Support in part	Fire and Emergency support in part TCZ-R1-R11, R13, R15 and R17subject to the inclusion of a servicing standard which includes firefighting water supply - TCZS10 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Amend as follows: Any new or extended building or structure complies with Town Centre Zone Standards... and TCZ-S10
Fire and Emergency NZ	S124.207	TCZ - Town Centre Zone	TCZ-R3	Support in part	Fire and Emergency support in part TCZ-R1-R11, R13, R15 and R17subject to the inclusion of a servicing standard which includes firefighting water supply - TCZS10 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Amend as follows: Any new or extended building or structure complies with Town Centre Zone Standards... and TCZ-S10
Fire and Emergency NZ	S124.209	TCZ - Town Centre Zone	TCZ-R4	Support in part	Fire and Emergency support in part TCZ-R1-R11, R13, R15 and R17subject to the inclusion of a servicing standard which includes firefighting water supply - TCZS10 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter	Amend as follows: Any new or extended building or structure complies with Town Centre Zone Standards... and TCZ-S10

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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.	
Fire and Emergency NZ	S124.210	TCZ - Town Centre Zone	TCZ-R5	Support in part	Fire and Emergency support in part TCZ-R1-R11, R13, R15 and R17subject to the inclusion of a servicing standard which includes firefighting water supply - TCZS10 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Amend as follows: Any new or extended building or structure complies with Town Centre Zone Standards... and TCZ-S10
Fire and Emergency NZ	S124.211	TCZ - Town Centre Zone	TCZ-R6	Support in part	Fire and Emergency support in part TCZ-R1-R11, R13, R15 and R17subject to the inclusion of a servicing standard which includes firefighting water supply - TCZS10 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Amend as follows: Any new or extended building or structure complies with Town Centre Zone Standards... and TCZ-S10
Fire and Emergency NZ	S124.212	TCZ - Town Centre Zone	TCZ-R7	Support in part	Fire and Emergency support in part TCZ-R1-R11, R13, R15 and R17subject to the inclusion of a servicing standard which includes firefighting water supply - TCZS10 - Servicing. It is noted that there will be cases that developments will not require	Amend as follows: Any new or extended building or structure complies with Town Centre Zone Standards... and TCZ-S10

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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.	
Fire and Emergency NZ	S124.213	TCZ - Town Centre Zone	TCZ-R8	Support in part	Fire and Emergency support in part TCZ-R1-R11, R13, R15 and R17subject to the inclusion of a servicing standard which includes firefighting water supply - TCZS10 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Amend as follows: Any new or extended building or structure complies with Town Centre Zone Standards... and TCZ-S10
Fire and Emergency NZ	S124.214	TCZ - Town Centre Zone	TCZ-R9	Support in part	Fire and Emergency support in part TCZ-R1-R11, R13, R15 and R17subject to the inclusion of a servicing standard which includes firefighting water supply - TCZS10 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Amend as follows: Any new or extended building or structure complies with Town Centre Zone Standards... and TCZ-S10
Fire and Emergency NZ	S124.215	TCZ - Town Centre Zone	TCZ-R10	Support in part	Fire and Emergency support in part TCZ-R1-R11, R13, R15 and R17subject to the inclusion of a servicing standard which includes firefighting water	Amend as follows: Any new or extended building or structure complies with Town Centre Zone Standards... and TCZ-S10

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					supply - TCZS10 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	
Fire and Emergency NZ	S124.216	TCZ - Town Centre Zone	TCZ-R11	Support in part	Fire and Emergency support in part TCZ-R1-R11, R13, R15 and R17subject to the inclusion of a servicing standard which includes firefighting water supply - TCZS10 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Amend as follows: Any new or extended building or structure complies with Town Centre Zone Standards... and TCZ-S10
Fire and Emergency NZ	S124.217	TCZ - Town Centre Zone	TCZ-R13	Support in part	Fire and Emergency support in part TCZ-R1-R11, R13, R15 and R17subject to the inclusion of a servicing standard which includes firefighting water supply - TCZS10 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Amend as follows: Any new or extended building or structure complies with Town Centre Zone Standards... and TCZ-S10

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Fire and Emergency NZ	S124.218	TCZ - Town Centre Zone	TCZ-R15	Support in part	Fire and Emergency support in part TCZ-R1-R11, R13, R15 and R17subject to the inclusion of a servicing standard which includes firefighting water supply - TCZS10 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Amend as follows: Any new or extended building or structure complies with Town Centre Zone Standards... and TCZ-S10
Fire and Emergency NZ	S124.219	TCZ - Town Centre Zone	TCZ-R17	Support in part	Fire and Emergency support in part TCZ-R1-R11, R13, R15 and R17subject to the inclusion of a servicing standard which includes firefighting water supply - TCZS10 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Amend as follows: Any new or extended building or structure complies with Town Centre Zone Standards... and TCZ-S10
Fire and Emergency NZ	S124.220	TCZ - Town Centre Zone	TCZ-R16	Oppose in part	Emergency service facilities are provided for in this Zone as a discretionary activity. New fire stations in the district may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not currently a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore the best way to facilitate the development of any new fire stations within the district as urban development progresses. Fire and Emergency consider that emergency service facilities should be provided for as a permitted activity, which will be subject to the performance	Amend as follows: TCZ-R16 - Emergency Services Facility Activity status: Permitted Where: 1.Any new or extended building or structure complies with Town Centre Zone Standards TCZ-S1, TCZ-S2, TCZ-S3, TCZS4, TCZ-S5, TCZ-S6, TCZ-S7 and TCZ-S8.

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					standards within. Where there is a non-compliance with the performance standards, a restricted discretionary activity is requested subject to the matters of discretion associated with the infringed standard. This will ensure that Council have the discretion over what activities are deemed acceptable to be located in the TCZ based on the performance standards infringed.	
Fire and Emergency NZ	S124.221	TCZ - Town Centre Zone	TCZ-S2	Support in part	t is important to Fire and Emergency that the landscape strip of any site will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut off valves or other emergency response facilities. t is important to Fire and Emergency that the landscape strip of any site will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut off valves or other emergency response facilities.	Amend as follows: 4.Lanscaping shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.
Fire and Emergency NZ	S124.222	TCZ - Town Centre Zone	TCZ-S3	Support in part	Amend as follows: 4.Lanscaping shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.	Amend as follows: Except that: (iii) This standard does not apply to communication towers and poles for emergency service facilities
Fire and Emergency NZ	S124.223	TCZ - Town Centre Zone	TCZ-S4	Support in part	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.	Amend as follows: And excluding communication towers and poles for emergency service facilities.
Fire and Emergency NZ	S124.224	TCZ - Town Centre Zone	TCZ-S7	Support in part	It is important to Fire and Emergency that screening of any on-site service area as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut off valves or other emergency response facilities.	Amend as follows: 3.Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Fire and Emergency NZ	S124.225	TCZ - Town Centre Zone	TCZ-Additional provisions sought	Not Stated	Fire and Emergency consider that new buildings located in the TCZ should be required to provide a firefighting water supply in accordance with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice in order to manage fire risk	Fire and Emergency consider that new buildings located in the TCZ should be required to provide a firefighting water supply in accordance with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice in order to manage fire risk TCZ-S10 Servicing 1. Where available any residential unit and buildings for non-residential activities shall be connected to a Council reticulated water supply. 2. Where available any residential unit and buildings for non-residential activities shall be connected to a Council reticulated wastewater network. 3. Where Council reticulated water supply is unavailable, any residential unit and buildings for non-residential activities must: (a) be connected to a community drinking water supply; or
Fire and Emergency NZ	S124.226	LIZ - Light Industrial Zone	LIZ-P1	Support	Fire and Emergency support LIZ-P1 insofar that it provides for non-industrial activities such as emergency service facilities where there is a functional or operational need for their location amongst industrial activities	Retain as notified
Fire and Emergency NZ	S124.227	LIZ - Light Industrial Zone	LIZ-R1	Support in part	Fire and Emergency support in part LIZ-R1-R2, R4-R8, and R10-14 subject to the inclusion of a servicing standard which includes firefighting water supply - LIZS11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Retain as notified subject to the inclusion of LIZ-S11.
Fire and Emergency NZ	S124.228	LIZ - Light Industrial Zone	LIZ-R2	Support in part	Fire and Emergency support in part LIZ-R1-R2, R4-R8, and R10-14 subject to the inclusion of a servicing standard which includes firefighting water supply - LIZS11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Retain as notified subject to the inclusion of LIZ-S11.
Fire and Emergency NZ	S124.229	LIZ - Light Industrial Zone	LIZ-R4	Support in part	Fire and Emergency support in part LIZ-R1-R2, R4-R8, and R10-14 subject to the inclusion of a	Retain as notified subject to the inclusion of LIZ-S11.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					servicing standard which includes firefighting water supply - LIZS11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	
Fire and Emergency NZ	S124.230	LIZ - Light Industrial Zone	LIZ-R5	Support in part	Fire and Emergency support in part LIZ-R1-R2, R4-R8, and R10-14 subject to the inclusion of a servicing standard which includes firefighting water supply - LIZS11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Retain as notified subject to the inclusion of LIZ-S11.
Fire and Emergency NZ	S124.231	LIZ - Light Industrial Zone	LIZ-R6	Support in part	Fire and Emergency support in part LIZ-R1-R2, R4-R8, and R10-14 subject to the inclusion of a servicing standard which includes firefighting water supply - LIZS11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Retain as notified subject to the inclusion of LIZ-S11.

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Fire and Emergency NZ	S124.232	LIZ - Light Industrial Zone	LIZ-R7	Support in part	Fire and Emergency support in part LIZ-R1-R2, R4-R8, and R10-14 subject to the inclusion of a servicing standard which includes firefighting water supply - LIZS11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Retain as notified subject to the inclusion of LIZ-S11.
Fire and Emergency NZ	S124.233	LIZ - Light Industrial Zone	LIZ-R8	Support in part	Fire and Emergency support in part LIZ-R1-R2, R4-R8, and R10-14 subject to the inclusion of a servicing standard which includes firefighting water supply - LIZS11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Retain as notified subject to the inclusion of LIZ-S11.
Fire and Emergency NZ	S124.234	LIZ - Light Industrial Zone	LIZ-R10	Support in part	Fire and Emergency support in part LIZ-R1-R2, R4-R8, and R10-14 subject to the inclusion of a servicing standard which includes firefighting water supply - LIZS11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of	Retain as notified subject to the inclusion of LIZ-S11.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					the relief sought relating to an additional standard for servicing.	
Fire and Emergency NZ	S124.235	LIZ - Light Industrial Zone	LIZ-R12	Support in part	Fire and Emergency support in part LIZ-R1-R2, R4-R8, and R10-14 subject to the inclusion of a servicing standard which includes firefighting water supply - LIZS11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Retain as notified subject to the inclusion of LIZ-S11.
Fire and Emergency NZ	S124.236	LIZ - Light Industrial Zone	LIZ-R13	Support in part	Fire and Emergency support in part LIZ-R1-R2, R4-R8, and R10-14 subject to the inclusion of a servicing standard which includes firefighting water supply - LIZS11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Retain as notified subject to the inclusion of LIZ-S11.
Fire and Emergency NZ	S124.237	LIZ - Light Industrial Zone	LIZ-R14	Support in part	Fire and Emergency support in part LIZ-R1-R2, R4-R8, and R10-14 subject to the inclusion of a servicing standard which includes firefighting water supply - LIZS11 - 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	Retain as notified subject to the inclusion of LIZ-S11.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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.	
Fire and Emergency NZ	S124.238	LIZ - Light Industrial Zone	LIZ-R11	Support in part	Fire and Emergency support in part LIZ-R1-R2, R4-R8, and R10-14 subject to the inclusion of a servicing standard which includes firefighting water supply - LIZS11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Retain as notified subject to the inclusion of LIZ-S11.
Fire and Emergency NZ	S124.239	LIZ - Light Industrial Zone	LIZ-R3	Support	Fire and Emergency support the provision of emergency service facilities in the light industrial zone as a permitted activity (LIZ-R3).	Retain as notified
Fire and Emergency NZ	S124.240	LIZ - Light Industrial Zone	LIZ-S1	Support in part	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 communication towers and poles	Amend as follows: And excluding communication towers and poles for emergency service facilities.
Fire and Emergency NZ	S124.241	LIZ - Light Industrial Zone	LIZ-S2	Support in part	Amend as follows: Except that: (iv)That this standard does not apply to communication towers and poles for emergency service facilities	Amend as follows: Except that: (iv)That this standard does not apply to communication towers and poles for emergency service facilities

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Fire and Emergency NZ	S124.242	LIZ - Light Industrial Zone	LIZ-S3	Support	Fire and Emergency support the proposed road setback. The proposed setback of six 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	Retain as notified
Fire and Emergency NZ	S124.243	LIZ - Light Industrial Zone	LIZ-S6	Support in part	It is important to Fire and Emergency that landscaping will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut off valves or other emergency response facilities. Such landscaping should be constructed in a way to ensure the signs and facilities are visible/accessible for Fire and Emergency. Where this is not possible, mitigation should not be required. It is important to Fire and Emergency that landscaping will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut off valves or other emergency response facilities. Such landscaping should be constructed in a way to ensure the signs and facilities are visible/accessible for Fire and Emergency. Where this is not possible, mitigation should not be required. Amend as follows: 2. Landscaping shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.	Amend as follows: 2. Landscaping shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.
Fire and Emergency NZ	S124.244	LIZ - Light Industrial Zone	LIZ-S7	Support in part	It is important to Fire and Emergency that screening as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut off valves or other emergency response facilities. Such screening should be constructed in a way to ensure the signs and facilities are visible/accessible for Fire and Emergency. Where this is not possible, mitigation should not be required. Fire and Emergency therefore seeks an amendment to LIZ-S7 to provide for this.	Amend as follows: (c) Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.
Fire and Emergency NZ	S124.245	LIZ - Light Industrial Zone	LIZ-S9	Support in part	It is important to Fire and Emergency that screening of any outdoor storage of goods and materials as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut off valves or other emergency response facilities. Such screening should be constructed in a way to ensure the signs and facilities are visible/accessible for Fire and Emergency. Where this is not possible, mitigation should not be required. It is important to Fire and Emergency that screening of any outdoor storage of goods and materials as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut off valves or other emergency response facilities. Such screening should be constructed in a way to ensure the signs and	Amend as follows: 3. Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					facilities are visible/accessible for Fire and Emergency. Where this is not possible, mitigation should not be required.	
Fire and Emergency NZ	S124.246	LIZ - Light Industrial Zone	LIZ-Additional provisions sought	Not Stated	w Fire and Emergency consider that new buildings located in the LIZ 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.	LIZ-S11 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 NZ	S124.247	GIZ - General Industrial Zone	GIZ-R1	Support	Fire and Emergency support in part GIZ-R1-R4, R6-R9, and R11 subject to the inclusion of a servicing standard which includes firefighting water supply - GIZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Retain as notified subject to the inclusion of GIZ-S11.
Fire and Emergency NZ	S124.248	GIZ - General Industrial Zone	GIZ-R2	Support	Fire and Emergency support in part GIZ-R1-R4, R6-R9, and R11 subject to the inclusion of a servicing standard which includes firefighting water supply - GIZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Retain as notified subject to the inclusion of GIZ-S11.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Fire and Emergency NZ	S124.249	GIZ - General Industrial Zone	GIZ-R3	Support	Fire and Emergency support in part GIZ-R1-R4, R6-R9, and R11 subject to the inclusion of a servicing standard which includes firefighting water supply - GIZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Retain as notified subject to the inclusion of GIZ-S11.
Fire and Emergency NZ	S124.250	GIZ - General Industrial Zone	GIZ-R4	Support	Fire and Emergency support in part GIZ-R1-R4, R6-R9, and R11 subject to the inclusion of a servicing standard which includes firefighting water supply - GIZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Retain as notified subject to the inclusion of GIZ-S11.
Fire and Emergency NZ	S124.251	GIZ - General Industrial Zone	GIZ-R6	Support	Fire and Emergency support in part GIZ-R1-R4, R6-R9, and R11 subject to the inclusion of a servicing standard which includes firefighting water supply - GIZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of	Retain as notified subject to the inclusion of GIZ-S11.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					the relief sought relating to an additional standard for servicing.	
Fire and Emergency NZ	S124.252	GIZ - General Industrial Zone	GIZ-R7	Support	Fire and Emergency support in part GIZ-R1-R4, R6-R9, and R11 subject to the inclusion of a servicing standard which includes firefighting water supply - GIZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Retain as notified subject to the inclusion of GIZ-S11.
Fire and Emergency NZ	S124.253	GIZ - General Industrial Zone	GIZ-R8	Support	Fire and Emergency support in part GIZ-R1-R4, R6-R9, and R11 subject to the inclusion of a servicing standard which includes firefighting water supply - GIZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Retain as notified subject to the inclusion of GIZ-S11.
Fire and Emergency NZ	S124.254	GIZ - General Industrial Zone	GIZ-R9	Support	Fire and Emergency support in part GIZ-R1-R4, R6-R9, and R11 subject to the inclusion of a servicing standard which includes firefighting water supply - GIZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire	Retain as notified subject to the inclusion of GIZ-S11.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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.	
Fire and Emergency NZ	S124.255	GIZ - General Industrial Zone	GIZ-R11	Support	Fire and Emergency support in part GIZ-R1-R4, R6-R9, and R11 subject to the inclusion of a servicing standard which includes firefighting water supply - GIZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Retain as notified subject to the inclusion of GIZ-S11.
Fire and Emergency NZ	S124.256	GIZ - General Industrial Zone	GIZ-R5	Support	Fire and Emergency support the provision of emergency service facilities in the light industrial zone as a permitted activity (GIZ-R5).	Retain as notified
Fire and Emergency NZ	S124.257	GIZ - General Industrial Zone	GIZ-S1	Support	Fire and Emergency support the provision of emergency service facilities in the light industrial zone as a permitted activity (GIZ-R5). Fire and Emergency support the standard for height as Fire stations are typically single storied buildings of approximately 8-9m whilst emergency service towers or	Retain as notified
Fire and Emergency NZ	S124.258	GIZ - General Industrial Zone	GIZ-S3	Support	Fire and Emergency support the proposed road setback. The proposed setback of two 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.	Retain as notified
Fire and Emergency NZ	S124.259	GIZ - General Industrial Zone	GIZ-S6	Support in part	It is important to Fire and Emergency that landscaping will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut off valves or other emergency response facilities. Such landscaping should be constructed in a way to ensure the signs and facilities are visible/accessible for Fire and Emergency. Where this is not possible, mitigation should not be required. Fire and Emergency therefore seeks an amendment to GIZ-S6 to provide for this.	Amend as follows: 2.Landscaping shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.
Fire and Emergency NZ	S124.260	GIZ - General Industrial Zone	GIZ-S8	Support in part	It is important to Fire and Emergency that screening of any outdoor storage of goods and materials as a visual mitigation will not obscure emergency or safety signage or obstruct access to	Amend as follows: 3. Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					emergency panels, hydrants, shut off valves or other emergency response facilities. Such screening should be constructed in a way to ensure the signs and facilities are visible/accessible for Fire and Emergency. Where this is not possible, mitigation should not be required. Fire and Emergency therefore seeks an amendment to GIZ-S8 to provide for this.	
Fire and Emergency NZ	S124.261	GIZ - General Industrial Zone	GIZ-Additional provisions sought	Not Stated	Fire and Emergency consider that new buildings located in the GIZ 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.	GIZ- S11 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 NZ	S124.262	NOSZ - Natural Open Space Zone	NOSZ-Additional provisions sought	Not Stated	Fire and Emergency consider that new buildings located in the NOSZ 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.	NOSZ-S6 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 NZ	S124.263	SARZ - Sports and Active Recreation Zone	SARZ-Additional provisions sought	Not Stated	Fire and Emergency consider that new buildings located in the SARZ 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	SARZ-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 NZ	S124.264	AIRPZ - Airport Zone	AIRPZ-R1	Support in part	Fire and Emergency support in part AIRPZ-R1-R2 and R4-R9 subject to the inclusion of a servicing standard which includes firefighting water supply - AIRPZ-S4 - 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.	Amend as follows: Any new or extended buildings, structure and activity complies with the Airport Zone Standards...and AIRPZ- S5

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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.	
Fire and Emergency NZ	S124.265	AIRPZ - Airport Zone	AIRPZ-R2	Support in part	Fire and Emergency support in part AIRPZ-R1-R2 and R4-R9 subject to the inclusion of a servicing standard which includes firefighting water supply - AIRPZ-S4 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Amend as follows: Any new or extended buildings, structure and activity complies with the Airport Zone Standards... and AIRPZ- S5
Fire and Emergency NZ	S124.266	AIRPZ - Airport Zone	AIRPZ-R4	Support in part	Fire and Emergency support in part AIRPZ-R1-R2 and R4-R9 subject to the inclusion of a servicing standard which includes firefighting water supply - AIRPZ-S4 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Amend as follows: Any new or extended buildings, structure and activity complies with the Airport Zone Standards... and AIRPZ- S5
Fire and Emergency NZ	S124.267	AIRPZ - Airport Zone	AIRPZ-R5	Support in part	Fire and Emergency support in part AIRPZ-R1-R2 and R4-R9 subject to the inclusion of a servicing standard which includes firefighting water supply - AIRPZ-S4 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the	Amend as follows: Any new or extended buildings, structure and activity complies with the Airport Zone Standards... and AIRPZ- S5

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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.	
Fire and Emergency NZ	S124.268	AIRPZ - Airport Zone	AIRPZ-R6	Support in part	Fire and Emergency support in part AIRPZ-R1-R2 and R4-R9 subject to the inclusion of a servicing standard which includes firefighting water supply - AIRPZ-S4 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Amend as follows: Any new or extended buildings, structure and activity complies with the Airport Zone Standards... and AIRPZ- S5
Fire and Emergency NZ	S124.269	AIRPZ - Airport Zone	AIRPZ-R7	Support in part	Fire and Emergency support in part AIRPZ-R1-R2 and R4-R9 subject to the inclusion of a servicing standard which includes firefighting water supply - AIRPZ-S4 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Amend as follows: Any new or extended buildings, structure and activity complies with the Airport Zone Standards... and AIRPZ- S5
Fire and Emergency NZ	S124.270	AIRPZ - Airport Zone	AIRPZ-R8	Support in part	Fire and Emergency support in part AIRPZ-R1-R2 and R4-R9 subject to the inclusion of a servicing standard which includes firefighting water supply - AIRPZ-S4 - Servicing. It is noted that there will be	Amend as follows: Any new or extended buildings, structure and activity complies with the Airport Zone Standards... and AIRPZ- S5

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					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.	
Fire and Emergency NZ	S124.271	AIRPZ - Airport Zone	AIRPZ-R9	Support in part	Fire and Emergency support in part AIRPZ-R1-R2 and R4-R9 subject to the inclusion of a servicing standard which includes firefighting water supply - AIRPZ-S4 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Amend as follows: Any new or extended buildings, structure and activity complies with the Airport Zone Standards... and AIRPZ- S5
Fire and Emergency NZ	S124.272	AIRPZ - Airport Zone	AIRPZ-R3	Support	Fire and Emergency support the provision of emergency service facilities in the Airport Zone as a permitted activity (AIRPZ-R3).	Retain as notified
Fire and Emergency NZ	S124.273	AIRPZ - Airport Zone	AIRPZ-S2	Support in part	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	Amend as follows: Communication towers and poles for emergency service facilities are exempt from this rule

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					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 communication towers and poles	
Fire and Emergency NZ	S124.274	AIRPZ - Airport Zone	AIRPZ-S3	Support	Fire and Emergency support the proposed setback including road boundaries. The proposed setback of six 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	Retain as notified
Fire and Emergency NZ	S124.275	AIRPZ - Airport Zone	AIRPZ-Additional provisions sought	Not Stated	Fire and Emergency consider that new buildings located in the AIRPZ 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.	AIRPZ-S5 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 NZ	S124.276	MPZ - Māori Purpose Zone	MPZ-R1	Support in part	Fire and Emergency support in part MPZ-R1-R3, R5R10 and R12 subject to the inclusion of a servicing standard which includes firefighting water supply - MPZS7 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Retain as notified subject to the amendment sought in MPZ-S7.
Fire and Emergency NZ	S124.277	MPZ - Māori Purpose Zone	MPZ-R2	Support in part	Fire and Emergency support in part MPZ-R1-R3, R5R10 and R12 subject to the inclusion of a servicing standard which includes firefighting water supply - MPZS7 - 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	Retain as notified subject to the amendment sought in MPZ-S7.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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.	
Fire and Emergency NZ	S124.278	MPZ - Māori Purpose Zone	MPZ-R3	Support in part	Fire and Emergency support in part MPZ-R1-R3, R5R10 and R12 subject to the inclusion of a servicing standard which includes firefighting water supply - MPZS7 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Retain as notified subject to the amendment sought in MPZ-S7.
Fire and Emergency NZ	S124.279	MPZ - Māori Purpose Zone	MPZ-R5	Support in part	Fire and Emergency support in part MPZ-R1-R3, R5R10 and R12 subject to the inclusion of a servicing standard which includes firefighting water supply - MPZS7 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Retain as notified subject to the amendment sought in MPZ-S7.
Fire and Emergency NZ	S124.280	MPZ - Māori Purpose Zone	MPZ-R6	Support in part	Fire and Emergency support in part MPZ-R1-R3, R5R10 and R12 subject to the inclusion of a servicing standard which includes firefighting water supply - MPZS7 - 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.	Retain as notified subject to the amendment sought in MPZ-S7.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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.	
Fire and Emergency NZ	S124.281	MPZ - Māori Purpose Zone	MPZ-R7	Support in part	Fire and Emergency support in part MPZ-R1-R3, R5R10 and R12 subject to the inclusion of a servicing standard which includes firefighting water supply - MPZS7 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Retain as notified subject to the amendment sought in MPZ-S7.
Fire and Emergency NZ	S124.282	MPZ - Māori Purpose Zone	MPZ-R8	Support in part	Fire and Emergency support in part MPZ-R1-R3, R5R10 and R12 subject to the inclusion of a servicing standard which includes firefighting water supply - MPZS7 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Retain as notified subject to the amendment sought in MPZ-S7.
Fire and Emergency NZ	S124.283	MPZ - Māori Purpose Zone	MPZ-R9	Support in part	Fire and Emergency support in part MPZ-R1-R3, R5R10 and R12 subject to the inclusion of a servicing standard which includes firefighting water supply - MPZS7 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the	Retain as notified subject to the amendment sought in MPZ-S7.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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.	
Fire and Emergency NZ	S124.284	MPZ - Māori Purpose Zone	MPZ-R10	Support in part	Fire and Emergency support in part MPZ-R1-R3, R5R10 and R12 subject to the inclusion of a servicing standard which includes firefighting water supply - MPZS7 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Retain as notified subject to the amendment sought in MPZ-S7.
Fire and Emergency NZ	S124.285	MPZ - Māori Purpose Zone	MPZ-R12	Support in part	Fire and Emergency support in part MPZ-R1-R3, R5R10 and R12 subject to the inclusion of a servicing standard which includes firefighting water supply - MPZS7 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Retain as notified subject to the amendment sought in MPZ-S7.
Fire and Emergency NZ	S124.286	MPZ - Māori Purpose Zone	MPZ-R4	Support	Fire and Emergency support the provision of emergency service facilities in the Māori Purpose Zone as a permitted activity (MPZ-R4).	Retain as notified

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Fire and Emergency NZ	S124.287	MPZ - Māori Purpose Zone	MPZ-S1	Support in part	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 encompass communication towers and poles.	Amend as follows: Excluding emergency service facilities.
Fire and Emergency NZ	S124.288	MPZ - Māori Purpose Zone	MPZ-S2	Support in part	As per the points raised in relation to MPZ-S1 Fire and Emergency seeks an exemption for communication towers and poles regarding height in relation to boundary standards.	Amend as follows: Except that: (c) This standard does not apply to communication towers and poles for emergency service facilities
Fire and Emergency NZ	S124.289	MPZ - Māori Purpose Zone	MPZ-S4	Support in part	Fire and Emergency request that emergency service facilities (as proposed) are excluded from the minimum setback from road boundary rule. Where are 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	Amend as follows: Except that: (e)Emergency service facilities are exempt from this rule
Fire and Emergency NZ	S124.290	MPZ - Māori Purpose Zone	MPZ-S6	Support in part	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 are concerned that 1000m2 building coverage in the Te Ika Rama Marae would not provide for emergency service facilities should they need to construct a new career fire station in the MPZ in future. Typically, Fire and Emergency purchase land from 2000m2 to 4000m2 to facilitate the construction and operation of new emergency service facilities. Therefore, the 1000m2 would facilitate a volunteer fire station but not a career fire station and would limit their ability to expand in future. It is requested that this rule in relation to the Te Ika Rama Marae is amended for emergency services facilities in the MPZ.	Amend as follows Te Ika Rama Marae The maximum building coverage shall not exceed 1000m2 per site. Except that: Emergency service facilities are exempt from this rule
Fire and Emergency NZ	S124.291	MPZ - Māori Purpose Zone	MPZ-S7	Support in part	Fire and Emergency consider that new buildings located in the MPZ should be required to provide a	Amend as follows: MPZ-S7 Servicing ... 4.All developments must have an independent water supply for firefighting that is compliant with SNZ PAS 4509:2008 New Zealand Fire

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					firefighting water supply in order to manage fire risk.	Service Firefighting Water Supplies Code of Practice
Fire and Emergency NZ	S124.292	CCZ - Camp Columba Zone	CCZ-R1	Support in part	Fire and Emergency support in part CCZ-R1-R6 subject to the inclusion of a servicing standard which includes firefighting water supply - CCZ-S3 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Amend as follows: Any new or extended building or structure complies with standards... and CCZ-S3
Fire and Emergency NZ	S124.293	CCZ - Camp Columba Zone	CCZ-R2	Support in part	Fire and Emergency support in part CCZ-R1-R6 subject to the inclusion of a servicing standard which includes firefighting water supply - CCZ-S3 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Amend as follows: Any new or extended building or structure complies with standards... and CCZ-S3
Fire and Emergency NZ	S124.294	CCZ - Camp Columba Zone	CCZ-R3	Support in part	Fire and Emergency support in part CCZ-R1-R6 subject to the inclusion of a servicing standard which includes firefighting water supply - CCZ-S3 - 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	Amend as follows: Any new or extended building or structure complies with standards... and CCZ-S3

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					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.	
Fire and Emergency NZ	S124.295	CCZ - Camp Columba Zone	CCZ-R4	Support in part	Fire and Emergency support in part CCZ-R1-R6 subject to the inclusion of a servicing standard which includes firefighting water supply - CCZ-S3 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Amend as follows: Any new or extended building or structure complies with standards... and CCZ-S3
Fire and Emergency NZ	S124.296	CCZ - Camp Columba Zone	CCZ-R6	Support in part	Fire and Emergency support in part CCZ-R1-R6 subject to the inclusion of a servicing standard which includes firefighting water supply - CCZ-S3 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Amend as follows: Any new or extended building or structure complies with standards... and CCZ-S3
Fire and Emergency NZ	S124.297	CCZ - Camp Columba Zone	CCZ-R5	Support in part	Fire and Emergency support in part CCZ-R1-R6 subject to the inclusion of a servicing standard which includes firefighting water supply - CCZ-S3 - 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	Amend as follows: Any new or extended building or structure complies with standards... and CCZ-S3

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					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.	
Fire and Emergency NZ	S124.298	CCZ - Camp Columba Zone	CCZ-R7	Support in part	Emergency service facilities are provided for in this Zone as a permitted activity in the Camp Columba Zone. Fire and Emergency seek the removal of Condition 1 as new fire stations in the CCZ may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. The permitted activity status should not be subject to emergency service facilities being an ancillary activity, rather it would be more appropriate to be subject to the zone standards. Fire and Emergency also seek a restricted discretionary status where there is not compliance with these standards. This will ensure that Council have discretion over what activities are deemed acceptable to be located in the CCZ based on the performance standard infringed.	Amend as follows: Activity Status: Permitted Where: ~~1. The activity is ancillary to an activity permitted by CCZ-R1 to CCZ-R5.~~ Any new of extended building or structure complies with CCZ-S1-CCZ-S3. Activity Status where compliance is not achieved: Restricted Discretionary Matters of discretion: The matters of discretion of the infringed standard(s).
Fire and Emergency NZ	S124.299	CCZ - Camp Columba Zone	CCZ-S1	Support in part	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 communication towers and poles	Amend as follows: Excluding communication towers and poles for emergency service facilities.
Fire and Emergency NZ	S124.300	CCZ - Camp Columba Zone	CCZ-Additional provisions sought	Not Stated	Fire and Emergency consider that new buildings located in the CCZ should be required to provide a firefighting water supply in order to manage fire risk.	CCZ-S3 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

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						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 NZ	S124.301	FDZ – Field Days Zone	FDZ-R2	Support in part	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. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Amend as follows: Any new or extended building or structure complies with standards... and FDZ-S7
Fire and Emergency NZ	S124.302	FDZ – Field Days Zone	FDZ-R3	Support in part	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. Subject to the acceptance of the relief sought relating to an additional standard for servicing	Amend as follows: Any new or extended building or structure complies with standards... and FDZ-S7
Fire and Emergency NZ	S124.303	FDZ – Field Days Zone	FDZ-R4	Support in part	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	Amend as follows: Any new or extended building or structure complies with standards... and FDZ-S7

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					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	
Fire and Emergency NZ	S124.304	FDZ – Field Days Zone	FDZ-R5	Support in part	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. Subject to the acceptance of the relief sought relating to an additional standard for servicing	Amend as follows: Any new or extended building or structure complies with standards... and FDZ-S7
Fire and Emergency NZ	S124.305	FDZ – Field Days Zone	FDZ-R6	Support in part	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. Subject to the acceptance of the relief sought relating to an additional standard for servicing	Amend as follows: Any new or extended building or structure complies with standards... and FDZ-S7

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Fire and Emergency NZ	S124.306	FDZ – Field Days Zone	FDZ-R7	Support in part	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. Subject to the acceptance of the relief sought relating to an additional standard for servicing	Amend as follows: Any new or extended building or structure complies with standards... and FDZ-S7
Fire and Emergency NZ	S124.307	FDZ – Field Days Zone	FDZ-R8	Support in part	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. Subject to the acceptance of the relief sought relating to an additional standard for servicing	Amend as follows: Any new or extended building or structure complies with standards... and FDZ-S7
Fire and Emergency NZ	S124.308	FDZ – Field Days Zone	FDZ-R9	Support in part	Emergency service facilities are provided for in this Zone as a discretionary activity. New fire stations in the district may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not currently a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore the best way to facilitate the development of any new fire stations within the district as urban	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).

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					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.	
Fire and Emergency NZ	S124.309	FDZ – Field Days Zone	FDZ-S1	Support in part	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 communication towers and poles	Amend as follows: And excluding communication towers and poles for emergency service facilities.
Fire and Emergency NZ	S124.310	FDZ – Field Days Zone	FDZ-S2	Support in part	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.	Amend as follows: Except that: Emergency service facilities are exempt from this rule
Fire and Emergency NZ	S124.311	FDZ – Field Days Zone	FDZ-Additional provisions sought	Not Stated	Fire and Emergency consider that new buildings located in the FDZ should be required to provide a	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

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					firefighting water supply in order to manage fire risk.	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 NZ	S124.312	DEV – Development Areas	DEV1-O1	Support	Fire and Emergency support DEV1-O1 insofar that it recognises that infrastructure which includes firefighting water supply shall be provided for.	Retain as notified
Fire and Emergency NZ	S124.313	DEV – Development Areas	DEV1-R1	Support in part	Fire and Emergency support in part DEV1-R1 subject to the inclusion of a servicing standard which includes firefighting water supply DEV1-S3 Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Retain as notified subject to the inclusion of a new standard for servicing.
Fire and Emergency NZ	S124.314	DEV – Development Areas	DEV2-O1	Support	Fire and Emergency support DEV2-O1 insofar that it recognises that infrastructure which includes firefighting water supply shall be provided for.	Retain as notified
Fire and Emergency NZ	S124.315	DEV – Development Areas	DEV2-R2	Support in part	Fire and Emergency support the provision for buildings or units to either be connected to a council reticulated water supply (DEV2-S3) However, Fire and Emergency seek that provision within the servicing standard is given to firefighting water supply in accordance with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Retain as notified subject to the inclusion in DEV2-S3.
Fire and Emergency NZ	S124.316	DEV – Development Areas	DEV2-S3	Not Stated	Fire and Emergency consider that new buildings located in the DEV areas should be required to provide a firefighting water supply in order to manage fire risk. Fire and Emergency seek that provision within the servicing standard is given to firefighting water supply in accordance with New	Add the following: DEV2-S3 2. 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

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					Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	
Fire and Emergency NZ	S124.317	DEV – Development Areas	DEV-Additional provisions sought	Not Stated	Fire and Emergency consider that new buildings located in the DEV areas should be required to provide a firefighting water supply in order to manage fire risk.	DEV1-S3 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 NZ	S124.318	LLRZ – Large Lot Residential Zone	LLRZ-Additional provisions sought	Amend	Fire and Emergency seek that a new rule is added for emergency service facilities as a permitted activity.	LLRZ-RX Emergency Service Facilities Activity Status - Permitted Where:1. Any new or extended building or structure complies with standards LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZS6, LLRZ-S7, LLRZ-S8 and LLRZS9.
Fire and Emergency NZ	S124.319	MUZ – Mixed Use Zone	MUZ-R11	Support in part	Fire and Emergency support in part MUZ-R1, R7, R9-16 subject to the inclusion of a servicing standard which includes firefighting water supply - MUZ-S11 Servicing.	Amend as follows:Any new or extended building or structure complies with the standards... and MUZ-S11
Fire and Emergency NZ	S124.320	FDZ – Field Days Zone	FDZ-S3	Support in part	Fire and Emergency request that emergency service facilities (as proposed) are excluded from the minimum setback from road boundary rule. Where are 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.	Amend as follows:Except that: Emergency service facilities are exempt from this rule
FortySouth	S33.001	Interpretation	critical infrastructure	Support in part	Requests the Telecommunications Act 2001 definition of telecommunication be added to the definition of critical infrastructure.	Include telecommunications as a defined term as 'telecommunications as means the conveyance by electromagnetic means from one device to another of any encrypted or non-encrypted sign, signal, impulse, writing, image, sound, instruction, information, or intelligence of any nature, whether for the information of any person using the device or not'.
FortySouth	S33.002	Interpretation	functional need	Support	The definition of functional need is supported.	Retain as notified
FortySouth	S33.003	Interpretation	infrastructure	Support	The definition of infrastructure is supported.	Retain as notified
FortySouth	S33.004	Interpretation	network utilities	Support	Definition of network utilities is supported.	Retain as notified
FortySouth	S33.005	Interpretation	network utility operator	Support	Definition of network utility operator is supported	Retain as notified
FortySouth	S33.006	Interpretation	operational need	Support	The definition of 'Operational Need is supported	Retain as notified
FortySouth	S33.007	Interpretation	reverse sensitivity	Support	The definition of reverse sensitivity is supported	Retain as notified
FortySouth	S33.008	Interpretation	Definitions	Support in part	A definition of mast is needed to understand how it is different from a pole	Add a definition for Mast

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FortySouth	S33.009	Interpretation	Definitions	Support in part	Rule INFR-R3 refers to support poles and Rule INFRR4 refers to support structures. A definition of each, or a rationalization between the two terms is necessary to understand what they mean	Provide a definition for support poles and support structures
FortySouth	S33.010	Interpretation	Definitions	Support in part	Telecommunications terms in the PDP defined under the RMA (being the NESTF). It needs to be made clear that the PDP adopts the same definition.	Cross reference to NESTF or provide definitions for Ancillary Equipment, Antenna, Cabinet, Pole and Small Cell Unit
FortySouth	S33.011	INFR – Infrastructure	INFR-Overview	Support in part	For consistency between what para. 2 states infrastructure is and the definition in the PDP	In the second paragraph, update the word communication to telecommunication and radio communication.
FortySouth	S33.012	INFR – Infrastructure	INFR-Overview	Support in part	Unclear how rules in the infrastructure chapter are to be applied. Under the NPS 'all provisions relating to...infrastructure that are not specific to the special purpose zone chapter or sections must be located in one or more chapters under the Energy, Infrastructure and Transport Heading'	Add a paragraph explaining how the infrastructure chapter interacts with other chapters of the DP noting that it is a standalone chapter and there are no rules in any other chapter which apply to the activities regulated under the INFR chapter.
FortySouth	S33.013	INFR – Infrastructure	INFR-O1	Oppose in part	The scope of INFR-O1 should be widened to fully recognize what critical infrastructure needs to achieve.	Amend INFR-O1 as follows: ~~The operation, maintenance, upgrading and development of infrastructure is provided to meet the needs of the community and businesses.~~ Critical infrastructure: 1. is efficient, effective and resilient; 2. provides and distributes essential and secure services as part of local, regional or national networks, including in emergencies; 3. coordinates with urban development and land uses throughout the district; and 4. enables people and communities to provide for their wellbeing.
FortySouth	S33.014	INFR – Infrastructure	INFR-O2	Support in part	The proposed amendments to INFR-O1 result in INFR-O2 being superfluous and Gore District Subdivision and Land Development Bylaw 2019 does not need to be referenced in an objective, as it is not referenced in any subsequent rules or standards which is where its implementation could actually be followed.	Delete INFR-O2
FortySouth	S33.015	INFR – Infrastructure	INFR-O3	Support in part	INFR-O3 is clearly directed at reverse sensitivity. The objective should be rewritten to specifically state reverse sensitivity effects.	Amend INFR-O3 as follows: ~~Infrastructure or land reserved for future infrastructure is protected from adverse effects of subdivision, use and development that is incompatible or may compromise the construction, maintenance, upgrade and use of infrastructure.~~ The safe and efficient operation and security of critical infrastructure is not compromised by incompatible activities and reverse sensitivity effects.
FortySouth	S33.016	INFR – Infrastructure	INFR-O4	Support in part	It is appropriate that the adverse effects of critical infrastructure are managed, but such management needs to be done in the context of the needs for the critical infrastructure.	Amend INF-O4 as follows: ~~Adverse effects from the construction, maintenance, upgrade and use of critical infrastructure are managed.~~ The functional and operational needs of critical infrastructure are taken into account when managing any adverse effects of its location, design and operation on the natural and physical environment
FortySouth	S33.017	INFR – Infrastructure	INFR-P1	Support	INFR-P1 clearly enables infrastructure	Retain INFR-P1 as notified
FortySouth	S33.018	INFR – Infrastructure	INFR-P2	Support	INFR-P2 provides direction for infrastructure to be located underground but recognizes the practicalities that some infrastructure must be located above ground for functional and operational reasons.	Retain INFR-P2 as notified

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FortySouth	S33.019	INFR – Infrastructure	INFR-P4	Support	The telecommunications industry looks for colocation opportunities wherever practicable. A policy encouraging the same is welcomed.	Retain INFR-P4 as notified
FortySouth	S33.020	INFR – Infrastructure	INFR-P5	Oppose	INFR-P5 appears to be a repeat of INFR-P3, with the addition of the phrase shared which has the same basic meaning as co-location. Two policies are not required.	Delete INFR-P5
FortySouth	S33.021	INFR – Infrastructure	INFR-P6	Support	INFR-P6 enhances INFR-O3, and is explicit in its reference to reverse sensitivity effects.	Retain INFR-P6 as notified
FortySouth	S33.022	INFR – Infrastructure	INFR-P7	Support in part	As with INFR-O4, it is appropriate that the adverse effects of critical infrastructure are managed, but such management needs to be done in the context of the needs for the critical infrastructure.	Amend INFR-P7 as follows: Manage the development of infrastructure, so that adverse effects on adjoining activities, sites, ecosystem health, and Ngāi Tahu cultural values are avoided, remedied or mitigated, recognising the functional need and operational need of critical infrastructure
FortySouth	S33.023	INFR – Infrastructure	INFR-Overview	Oppose	In order to comply with NPS, it must be a standalone chapter. Noting the proposed amendments to INFR9, the only other chapters which should be applicable to infrastructure are the subdivision and general district wide matters chapters in Part 2 of the plan. All other actual and potential effects of infrastructure are provided for within the Infrastructure chapter	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. on a district wide basis. As such the rules in the zone chapters do not apply. The provisions in the subdivision and General District Wide matters chapters in Part 2 of the District Plan are applicable.
FortySouth	S33.024	INFR – Infrastructure	INFR-R1	Support	INFR-R1 is an appropriate rule for the development and management of underground infrastructure. While the rule is supported, it could be rewritten so that it is consistent with the terminology used in INFR-P2.	Retain INFR-R1 as notified with potential to rewrite to refer to 'underground infrastructure' rather than 'below ground'
FortySouth	S33.025	INFR – Infrastructure	INFR-R2	Support	INFR-R2 provides absolute clarity that infrastructure placed within a building is permitted	Retain INFR-R2 as notified
FortySouth	S33.026	INFR – Infrastructure	INFR-R3	Support in part	Increasing the replacement location distance to 10m allows for greater flexibility when elements such as driveways, potential contamination areas and so forth occur.	Amend INFR-R3(1)(d) as follows: maximum change in location of structure - ~~5m~~ 10m
FortySouth	S33.027	INFR – Infrastructure	INFR-R4	Support	The replacement of existing support structures should be permitted for above ground infrastructure in urban zones. It should also be made clear that existing support structure should include buildings.	Amend INFR-R4(1) as follows: Other than where existing or replacement support structures (including buildings) are used, lines are to be located underground. Replacement support structures must meet the permitted provisions in INFR-R3(1), and compliance with all INFR Standards is achieved.
FortySouth	S33.028	INFR – Infrastructure	INFR-R5	Support	The consistency in standard and approach (including activity status) between INFR-R5 and regulation 55 of the NESTF is supported.	Retain INFR-R5 as notified
FortySouth	S33.029	INFR – Infrastructure	INFR-R8	Support in part	Controlled Activity status should be afforded to those activities which are of sufficient size to not have significant adverse effects on the environment, meet the infrastructure standards in	Amend INFR-R8 so that Controlled Activity status is afforded to the following activities and sizes: 1. for panel antenna a width of 0.8m is not exceeded; 2. for dish antenna, the antenna does not exceed a diameter of: a. 1.2m in a residential zone; or b. 3m in all other zones. 3 Any activity which does not meet the NESTF permitted regulations but otherwise complies with the INFR standards.

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					the PDP, but cannot meet the NESTF permitted regulations.	
FortySouth	S33.030	INFR – Infrastructure	INFR-R9	Support in part	INFR-R9 should include all overlays so that there is no requirement for infrastructure applications to consider other chapters. Activity status should be made restricted discretionary, with matters of discretion being effect on the overlay the infrastructure is within, and the functional and operational needs of critical infrastructure. (in line with changes requested to INFR-04 and INFR-P7). Last, to provide consistency with NESTF Regulation 57, telecommunications should not have to meet this rule for natural hazards as they are accounted for in the Civil Defense Emergency Management Act 2001	Amend INFR-R9 so that the activity status in the specified areas is restricted discretionary not discretionary and add effects on the the matter listed in (a) to (d) as well as the the functional needs and operational needs of, and benefits derived from critical infrastructure, including the potential impact on the levels of service or health and safety if the work is not undertaken as matters of discretion . Further, an update is required to INFR-R9.1 to include the containinated land, hazardous substances, natural hazards (excluding telecommunications) ecosystems and indigenous boidiversity and public access chapters.
FortySouth	S33.031	INFR – Infrastructure	INFR-S1	Support in part	Identification of lines over waterbodies on planning maps is needed so it is apparent which waterbody the standard applies to and clarify how INFR-S1 and INFR-S5 interact.	Retain INFR-S1, but detail navigable waterbodies on the planning maps, and ensure that there is a clause in the standard which provides clarification for how INFR-S1 is to interact with INFR-S5.
FortySouth	S33.032	INFR – Infrastructure	INFR-S2	Support	It is noted INFR-S2 does not apply to poles and antennas.	Retain INFR-S2 as notified
FortySouth	S33.033	INFR – Infrastructure	INFR-S3	Support in part	By adding the words (excluding any lightning rod or GPS antenna) from the measurement of height provides alignment with the NESTF. The permitted heights should encourage co-location of telecommunication providers onto a single structure and to achieve this seperation between the antennas, which is best achieved via height is needed in alignment with INFR-P4. The permitted height for one provider in the industrial zones is supported but due to large trees in the rural area greater height is sought to prevent blocking signal. Under INFR-S3.2, antenna which are attached to poles and masts need to have clearance above built structures to meet radiofrequency standards, and provide line of sight connection to end users for functional and operational requirements	Amend wording: The maximum height (excluding any lightning rod or GPS antenna) of any utility pole or mast shall be. INFR-S3.1 - 25m for one telecommunications provider and 30m for two or more telecommunications providers in the General Industrial Zone and Light Industrial Zone, 35m for one telecommunications provider and 40m for two or more telecommunicationsn providers in the Rural Zone and Rural Lifestyle Zone . INFR-S3.2 so that the permitted height in all other zones is the underlying building height in the zone, plus 5m (for one telecommunication provider) and plus a further 5m if the facility provides for the co-location of two or more telecommunication providers.
FortySouth	S33.034	INFR – Infrastructure	INFR-S4	Support	The exceptions to INFR-S4 are supported	Retain INFR-S4 as notified
FortySouth	S33.035	INFR – Infrastructure	INFR-S5	Support in part	INFR-S5 is supported, however it is currently unclear as to what the interaction between INFR-S1 and INFR-S5 is.	Ensure that there is a clause in the standard which provides clarification for how INFR-S5 is to interact with INFR-S1.
FortySouth	S33.036	INFR – Infrastructure	INFR-S6	Support	INFR-S6 provides appropriate footprints for telecommunication infrastructure.	Retain INFR-S6 as notified
FortySouth	S33.037	INFR – Infrastructure	INFR-S7	Support in part	Some finessing of the rule is proposed to better reflect the different antenna types used in the telecommunication industry.	Amend INFR-S7 as follows: 1. That for panel antennas the maximum width is 0.7m, ~~and for all other dish antenna types the maximum surface area diameter is no greater than 1.5m2~~ 0.6m in the residential zones and 1.2m in all other zones and for whip and dipole

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						antennas, the maximum length is are less than 4m in length. 2. For small cells and ancillary equipment the volume of the unit must not exceed 2.5m3.
FortySouth	S33.038	INFR – Infrastructure	INFR-Additional provisions sought	Support in part	Temporary infrastructure is used when a) an event-with insufficient infrastructure for capacity expected b)construction activity requiring existing networks turned off c) fault or disaster Limiting temporary infrastructure to 12 months means that there is a time limit for any resultant environmental effects.	New rule permitting temporary network utilities. The only standard should be that the infrastructure must be removed within 12 months. The elevation can be to discretionary activity status
FortySouth	S33.039	NH – Natural Hazards	NH-Additional provisions sought	Support in part	Activities regulated under the NESTF are exempt from having to comply with District Plan rules about natural hazards (Regulation 57), and confirmed by the NESTF user guide (section 6.11). It would be appropriate for the PDP to follow the same approach. The reason for the approach is due to industry practice. This practice is that the telecommunication companies rely on local authorities to identify hazards in their city or district, and the companies have resilience requirements as essential infrastructure networks and lifeline utilities under the Civil Defence Emergency Management Act 2002 (CDEMA) Resilience to natural hazards is provided by avoiding the hazard in the first instance, but where the hazard cannot be avoided for the infrastructure to provide its function, designing the infrastructure to be as resilient as possible to the hazard.	Add Note 3: Telecommunications infrastructure is exempt from having to comply with the provisions in this chapter
FortySouth	S33.040	HH – Historical Heritage	HH-P7	Oppose	Rule INFR-R	Delete HH-P7
FortySouth	S33.041	SUB - Subdivision	SUB-O3	Support	SUB-O3 clearly sets out that infrastructure is integrated with the subdivision of land	Retain SUB-O3 as notified
FortySouth	S33.042	SUB - Subdivision	SUB-P2	Support	Requiring provisions for infrastructure in new allotments is supported	Retain SUB-P2 as notified
FortySouth	S33.043	SUB - Subdivision	SUB-P5	Support in part	Reverse sensivity effects should be avoided, remedied or mitigated on all critical infrastructure to provide consistency.	Amend SUB-P5 as follows Ensure reverse sensitivity effects from subdivision on adjacent critical infrastructure and land use are avoided, remedied or mitigated or managed, ~~including from adjacent land uses, railway lines and States Highways.~~
FortySouth	S33.044	SUB - Subdivision	SUB-P7	Support	SUB-P7.1 essentially requires consultation with infrastructure providers so that they can explain capacity matters to the applicant.	Retain SUB-P7 as notified
FortySouth	S33.045	SUB - Subdivision	SUB-P9	Oppose	SUB-P9 is not necessary, as this matter is regulated under the Infrastructure chapter	Delete SUB-P9
FortySouth	S33.046	SUB - Subdivision	SUB-R5	Support in part	Restricted Discretionary activity status for subdivision which creates new allotments in all zones except the development areas, and having	Retain SUB-R5 as notified

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					telecommunication servicing a matter of discretion is supported	
FortySouth	S33.047	SUB - Subdivision	SUB-R6	Support	Restricted Discretionary activity status for subdivision which creates new allotments in the Gore South Development Area, and having telecommunication servicing a matter of discretion is supported	Retain SUB-R6 as notified
FortySouth	S33.048	SUB - Subdivision	SUB-R7	Support	Restricted Discretionary activity status for subdivision which creates new allotments in the Gore West Development Area, and having telecommunication servicing a matter of discretion is supported.	Retain SUB-R7 as notified
FortySouth	S33.049	SUB - Subdivision	SUB-Additional provisions sought	Support in part	Infrastructure allotments can have different demands from a subdivision perspective than zone based subdivision in any given area. Controlled activity subdivision for infrastructure is appropriate, with control to allow for actual and potential adverse effects on the environment to be addressed.	Add a new rule for subdivision for infrastructure purposes as follows: All Zones - Activity Status: Controlled. Subdivision to create any site to be used solely for the provision of infrastructure. Matters of Control 1 The location, size and design of allotments, building platforms, accessways, right of ways, vehicle crossings, open space and connections to the surrounding area; and 2 the ability to accommodate permitted and/or intended land uses; and 3 the response to the site's and surrounding areas natural and physical features, character, amenity, constraints and vegetation; and 4 measures to avoid, remedy or mitigate adverse effects: of any natural hazards or other risks; and on any sensitive environments, waterbodies, ecosystems or notable trees; and on infrastructure; and on existing or permitted adjoining or adjacent land uses;
FortySouth	S33.050	EW - Earthworks	EW-O1	Support	EW0-O1 appropriately sets out the requisite direction for earthworks	Retain EW-O1 as notified
FortySouth	S33.051	EW - Earthworks	EW-P1	Support	Recognizing the benefits of earthworks for network utilities is supported.	Retain EW-P1 as notified
FortySouth	S33.052	EW - Earthworks	EW-Exemptions	Support in part	As the infrastructure chapter encourages and permits underground infrastructure, trenching is required. Trenching is generally limited in extent, does not alter the ground level, and is backfilled as work progresses along lineal infrastructure. It has limited effects and should be exempted	Add trenching no deeper than 1.0m and wider than 1.0m for underground infrastructure, provided that no more than 120m of trench is open at any one time to the list of earthworks and land disturbance activities that are exempt from the rules in this chapter
FortySouth	S33.053	EW - Earthworks	EW-R11	Support	The volumes and requirements of this rule are appropriate.	Retain EW-R11 as notified
FortySouth	S33.054	EW - Earthworks	EW-S4	Oppose in part	Access tracks to telecommunication sites are often on steep land. 15 degrees is considered to restrictive. Wellington has slope angle of 34 degrees	Amend EW-S4 as follows: Earthworks shall not be undertaken on land with an existing slope angle exceeding ~~15~~ 34 degrees.
FortySouth	S33.055	National Direction Instruments	National Direction Instruments	Support	This section is important to help plan readers understand the relationship between the District Plan and NES.	Retain the National Environmental Standards subsection.
FortySouth	S33.056	UFD – Urban form and development	UFD-O1	Support	Appropriately recognises the need for development to be integrated with existing or new infrastructure.	Retain UFD-O1 as notified.

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FortySouth	S33.057	UFD – Urban form and development	UFD-O7	Support	Appropriately recognises the need for new and existing infrastructure for well-functioning urban environments.	Retain UFD-O7 as notified.
Fuel Companies	S16.027	Interpretation	land transport infrastructure	Support	Pleased to see recognition of the charging of electric vehicles in the definition.	Retain the definition as notified.
Fuel Companies	S16.028	Interpretation	service station	Support in part	Generally supportive- particularly that the definition acknowledges services and retail activities such as car wash stations. Concerned that the definition of service stations does not provide for electric vehicle charging infrastructure and a more permissive rule structure is sought.	Amend as follows: Means an activity where the dominant activity is the retail sales and storage of motor vehicle fuels (including petrol, LPG, CNG and diesel) and also includes: (a) Retail sales of kerosene, alcohol based fuels, lubricating oils, tyres and batteries, vehicle spare parts and other accessories normally associated with motor vehicles (including motorcycles, caravans, boats and trailers) and domestic equipment; (b) Warrant of fitness testing; (c) Car wash facilities; ~~and~~ (d) Equipment, structures and infrastructure associated with charging of electric vehicles; and ~~(e)~~ (e) Other retail sales subsidiary to the main use of the site.
Fuel Companies	S16.029	Interpretation	significant hazardous facility	Support	Support the inclusion of clause (p) and the note on the rule that underground storage of petrol and diesel at service stations undertaken in accordance with HSNOCOP 44 and HSNOCOP 45 is excluded from the definition.	Retain as notified
Fuel Companies	S16.030	TRANS – Transport	TRANS-P3	Support	Supportive of the policy which relates to land transport infrastructure and is supportive of the safe and efficient movements of people and goods by land.	Retain as notified
Fuel Companies	S16.031	TRANS – Transport	TRANS-P4	Support	Supportive of the policy which relates to land transport infrastructure and is supportive of the safe and efficient movements of people and goods by land.	Retain as notified
Fuel Companies	S16.032	TRANS – Transport	TRANS-P8	Support	Supportive of the policy which relates to land transport infrastructure and is supportive of the safe and efficient movements of people and goods by land.	Retain as notified
Fuel Companies	S16.033	TRANS – Transport	TRANS-P12	Support	Supportive of the policy which relates to land transport infrastructure and is supportive of the safe and efficient movements of people and goods by land.	Retain as notified
Fuel Companies	S16.034	TRANS – Transport	TRANS-R1	Support in part	As notified TRANS-R1 makes the establishment of electric vehicle charging devices that are not established by a road controlling authority and located within legal road, a discretionary activity. This appears contrary to the Transport policies and overall desire for the district to reduce reliance on fossil fuels and adapt to climate change. Seeks relief in the form of a specific rule in the Transport Chapter that enables EV charging units as a permitted activity in all zones, subject to compliance with the Transport Standards and any associated Zone standards. This would result a	Amend TRANS-R1 as follows: The establishment, construction, operation, maintenance and upgrading of the transport network and land transport infrastructure. Activity status: Permitted 1. Where the land is: a. legal road and the work is being undertaken by, or on behalf of, a road controlling authority; or b. within a legally established rail corridor and the work is being undertaken by, or on behalf of, the railway owner or operator.; or c. for equipment, structures and infrastructure associated with charging of electric vehicles not within legal road. 2. The transport network and land transport infrastructure are designed, formed, surfaced and drained in accordance with all Transport Standards; and3.....

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					broader network of EV charging stations and a greater uptake of EV use.	
Fuel Companies	S16.035	CL – Contaminated Land	CL - General	Support	Support the District Plan containing an objective and policies for contaminated land. In addition, support that there are no rules relating to contaminated land and agree with the approach to not duplicate the provisions of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESCO).	Retain approach to include an objective and policies for contaminated land, but no rules. Retain the comment under the ‘Rules’ heading regarding the NESCS.
Fuel Companies	S16.036	CL – Contaminated Land	CL-O1	Support in part	Support the amendment of the wording to be more consistent with the NESCS. It is the fuel companies opinion that including 'monitored' in the objective is out of scope for the District Council's Functions. Under s31(1)(b)(iia) of the RMA, the Councils function is for the ‘prevention and mitigation’ of any adverse effects of the use of contaminated land. Conversely, it is the responsibility of the regional Council's under s30(1)(ca) of the Act to investigate land for the purposes of identifying and monitoring contaminated land. Additionally, under clause 5(2) of the NESCS, which is regulated by Territorial Authorities, monitoring is not explicitly covered. Use of the term 'managed' in the Objective and 'manage' and 'management' in the policies is sufficient to include monitoring where appropriate.	Amend CL-O1 as follows: Land that is affected by soil contamination is identified, assessed, and managed ~~and monitored~~ to minimise the risk to human health and protect the environment.
Fuel Companies	S16.037	HAZS – Hazardous Substances	HAZS-O2	Support	The Fuel Companies support the inclusion of an objective that addresses reverse sensitivity effects on significant hazardous facilities.	Retain as notified
Fuel Companies	S16.038	HAZS – Hazardous Substances	HAZS-P4	Support	The Fuel Companies support the inclusion of a policy that addresses reverse sensitivity effects on significant hazardous facilities.	Retain as notified
Fuel Companies	S16.039	HAZS – Hazardous Substances	HAZS-R3	Support	The Fuel Companies support the inclusion of a rule that addresses reverse sensitivity effects on significant hazardous facilities.	Retain as notified
Fuel Companies	S16.040	HAZS – Hazardous Substances	HAZS-P2	Support	Support the acknowledgement that ‘buffers’ are just one way of ensuring risk is managed to acceptable levels through the use of the words ‘...including the use of buffers’.	Retain as notified
Fuel Companies	S16.041	NH – Natural Hazards	NH-P2	Support	Support clause 4 of NH-P2 that requires hazardous substance storage to be ‘resilient to’ inundation as it appropriately acknowledges that hazardous substance storage is often located underground and could be considered ‘inundated’ already.	Retain as notified
Fuel Companies	S16.042	NH – Natural Hazards	NH-P8	Support	Parts of Gore township, including some service stations are located within a stopbank protection	Retain as notified

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					area. The Fuel Companies support the encouragement of non-regulatory methods to inform the community of the flood risk as a result of stopbank failure.	
Fuel Companies	S16.043	EW - Earthworks	EW-Exemptions	Oppose	Concerned that the exemption for "Earthworks undertaken as permitted activities in conformity with National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011" as notified in the draft plan, has been removed from the Earthworks chapter in the PDP. Earthworks for replacement fuel storage tanks often breach PA standards (EW-S1 in this instance). The NESCS sufficiently provides for remediation measures where earthworks are undertaken to install / remove underground fuel storage tanks. Therefore, it's appropriate to exempt this activity from the Earthwork provisions. To ensure that duplication with the provisions of the NESCS are avoided, we seek that rather than providing for Replacement, removal and installation of underground storage tanks as a permitted activity under EW-R5, this provision is deleted and added as an activity that is exempt from the earthworks provisions where it is undertaken in accordance with the NESCS.	Add a new exclusion at the beginning of the earthworks rules table as follows: Earthworks and Land Disturbance of the following activities are exempt from the rules in this chapter of the District Plan: 1. ... 12. Replacement, removal and installation of underground storage tanks undertaken in accordance with the Resource Management (National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.
Fuel Companies	S16.044	EW - Earthworks	EW-R5	Oppose	The replacement or removal of underground fuel storage tanks often breach the permitted activity standards for earthworks (EW-S1 in this case) and cut depths for their installation can often be up to 4 or 5 metres. The Fuel Companies are of the opinion that the NESCS sufficiently provides for remediation measures where earthworks are undertaken to install and remove underground fuel storage tanks. Therefore, it is appropriate to exempt this activity from the earthworks provisions in the District Plan. In the alternative, if there is a clear reason to retain EW-R5 (in addition to the controls set out in the NESCS), then EW-R5 should not be subject to Earthworks Standard EW-S1.	Delete rule EW-R5
Fuel Companies	S16.045	EW - Earthworks	EW-R14	Support	The Fuel Companies support the wording of Rule EW-R14 as notified as it appropriately provides for small scale earthworks associated with the Fuel Companies sites, subject to compliance with the Earthworks standards.	Retain as notified
Fuel Companies	S16.046	NOISE – Noise	NOISE-O3	Support	The Fuel Companies support the requirement for consideration of the potential for reverse sensitivity effects for noise sensitive activities.	Retain as notified

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Fuel Companies	S16.047	NOISE – Noise	NOISE-P2	Support	The Fuel Companies support the requirement for consideration of the potential for reverse sensitivity effects for noise sensitive activities and the supporting policy that protects the wellbeing of people and the community by managing noise effects, having regard to avoiding conflict with noise sensitive activities is also strongly supported.	Retain as notified
Fuel Companies	S16.048	TCZ – Town Centre Zone	TCZ-R10	Support	The Fuel Companies support TCZ-R10 Matters of Discretion, especially clause (4) which provides for consideration of the potential for reverse sensitivity effects.	Retain as notified
Fuel Companies	S16.049	TCZ – Town Centre Zone	TCZ-R13	Oppose	This rule is considered appropriate for new service stations within the Town Centre Zone (TCZ), but it is unclear whether it would also extend to alterations or additions to existing service stations within the TCZ. The Fuel Companies consider that any such alterations or additions to existing service stations should be explicitly provided for as a permitted activity within Rule TCZ-R13, subject to the TCZ Standards. Relief is sought through the addition of a new clause (3) to TCZ-R13 Building activities that provides for alterations and additions to existing service stations as permitted activities, assuming changes sought to the definition of service station are accepted this change would also ensure activities such as EV charging and other minor works are not unduly restricted.	Amend TCZ-R13 as follows: ... All areas 2. Any new or extended building or structure complies with the Town Centre Zone standards. 3. Any alteration or addition to an existing service station that complies with the Town Centre Zone standards. Or, in the alternative, amend TCZ-R17 to ‘ New Service Station ’.
Fuel Companies	S16.050	TCZ – Town Centre Zone	TCZ-R17	Support in part	The Fuel Companies support a discretionary activity status for ‘new’ service stations in the Town Centre Zone, subject to the addition of a new clause (3) to TCZ-R13. While amending TCZ-R13 is the preferred approach, an alternative approach is to amend TCZ-R17 so that it refers to 'new' service stations. This would ensure that TCZ-R13(2) applies to buildings and structures on existing service station sites.	Retain as notified or as an alternative to amendment sought to TCZ-R13 amend to ' New Service Station '
Fuel Companies	S16.051	MUZ – Mixed Use Zone	MUZ-P3	Support	The Fuel Companies support the provision for reverse sensitivity effects on activities that are permitted or anticipated for the Zone.	Retain as notified
Fuel Companies	S16.052	MUZ – Mixed Use Zone	MUZ-P7	Support	The Fuel Companies support the provision for reverse sensitivity effects on activities that are permitted or anticipated for the Zone.	Retain as notified
Fuel Companies	S16.053	MUZ – Mixed Use Zone	MUZ-R3	Support	The Fuel Companies are supportive of service stations being a permitted activity in the Mixed Use Zone, especially if the definition of Service Station is amended to include ‘electric vehicle charging infrastructure’.	Retain as notified

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Fulton Hogan	S122.001	Interpretation	stream	Oppose in part	Although this term is used in colloquial language, a stream is a sub-set of “river” under the Resource Management Act (RMA) and Natural and Built Environment Act (NBEA) definitions. Creating a separate definition creates confusion. Using the term “natural” makes it unclear whether this definition includes modified waterbodies or not. a) Alter the definition so that it is clear that a “stream” is the same thing as a “river” under the RMA and NBEA; and b) Alter the definition so it is clear whether a modified stream is included within the definition or not.	Stream Means a continually or intermittently flowing natural or modified body of fresh water and includes headwaters and smaller tributaries to rivers or other streams. Streams are included in the definition of “River” under the Resource Management Act 1991.
Fulton Hogan	S122.002	Interpretation	vegetation clearance	Oppose in part	Fulton Hogan supports national consistency and using appropriate definitions from national instruments instead of creating a new definition. However, in this instance the definition has been taken from the National Environmental Standard for Freshwater regulations (NES-F), and cross-references to clauses 48 and 48 of those regulations. This cross reference do not make sense in the Gore District Plan.	Either extend the reference so that it is clear that it references back to the NES-F, for example: “(i) the removal of sphagnum moss for the purpose of a harvest in accordance with regulation 48 or 49 of the National Environmental Standards for Freshwater Regulations 2020 ”; or delete the reference to regulations 48 and 49. “(i) the removal of sphagnum moss for the purpose of a harvest ~~in accordance with regulation 48 or 49;~~ ”
Fulton Hogan	S122.003	CL – Contaminated Land	CL-P3	Oppose in part	We are aware that contaminated soil is becoming a significant contribution to waste in landfills. The Waste Minimisation Regulations introduced waste levies to encourage people to avoid sending waste to landfill. Following this principle, we suggest that waste minimisation should also be a key consideration under CL-P3 to encourage sustainable remediation methods for contaminated sites and reduce waste soil to landfill.	Add an additional principle for consideration under Policy CL-P3, using the wording suggested below or similar: CL-P3 Determine appropriate management action for contaminated land on the basis of: (...) 9. minimisation of waste to landfill, provided that the health and safety of people and protection of the environment are achieved
Fulton Hogan	S122.004	NH – Natural Hazards	NH-P2	Oppose in part	Clause 1 could be written more clearly.	Use the same wording for NH-P2 clause 1 as clause 1 of NH-P3: NH-P2 Manage the use, development and subdivision of land in all mapped Actual or Potential Inundation Areas, with the exception of the Stopbank Protection Areas by: ~~1. ensuring that the activity is not likely to result in significant damage in a flood event;~~ and in the event of a natural hazard, there is likely to be no loss of life or serious injury and any built development is not likely to suffer significant damage or loss...
Fulton Hogan	S122.005	TREE – Notable Trees	TREE-P6	Oppose in part	Fulton Hogan undertakes activities on behalf of our clients such as Waka Kotahi and Councils, that can sometimes be close to notable trees. Therefore, while we appreciate these trees need to be protected, we also believe that the rules and policy framework need to be pragmatic and provide for works where they can be undertaken without damaging the trees. Policy TREE-P6 is worded extremely strongly, and we are concerned that it is not consistent with other objectives and policies in this chapter. We recommend that a caveat be added to make it clear that damage should be	Add a cross reference to other relevant objectives and policies, using the wording suggested below or similar: TREE-P6 Avoid damage to notable tree or trees within notable groups of trees, including tree roots, unless provided for by Policy TREE-P4 or TREE-P5.

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					provided except where provided for by the other objectives and policies in this chapter.	
Fulton Hogan	S122.006	ECO – Ecosystems and Indigenous Biodiversity	ECO-R1	Oppose	Fulton Hogan undertakes activities on behalf of our clients such as Waka Kotahi and Councils, that can sometimes be in SNAs or other areas of indigenous biodiversity. Therefore, while we appreciate these SNA need to be protected, we also believe that the rules and policy framework need to be pragmatic and provide for works where they are small scale and necessary, for example for maintenance of network utilities. Fulton Hogan considers that the status of noncomplying for activities such as maintenance of roads, network utilities and other significant infrastructure in an SNA is overly restrictive. Furthermore, it is not clear why fences and firebreaks should be given a less restrictive status than other necessary and lifeline infrastructure. This would be consistent with ECO-P2. Further, we note that it is not clear whether the clauses of this rule are conjunctive or not. Finally, the references to ECO-R1(2) appear to be a typo.	1. Add the following wording to make it clear that the clauses are not conjunctive “It is necessary for one of the following purposes:” 2. Delete all references to ECO-R1(2) 3. Delete the discretionary non-complying status for activities in SNAs, and default to restricted discretionary activities.
Fulton Hogan	S122.007	PA – Public Access	PA-O3	Support	Fulton Hogan regularly undertake activities such as gravel extraction, repairs or maintenance in and adjacent to waterbodies. We agree that it is sometimes necessary to restrict public access while these works are undertaken, for health and safety reasons.	Retain as notified
Fulton Hogan	S122.008	PA – Public Access	PA-P5	Support	Fulton Hogan regularly undertake activities such as gravel extraction, repairs or maintenance in and adjacent to waterbodies. We agree that it is sometimes necessary to restrict public access while these works are undertaken, for health and safety reasons.	Retain as notified
Fulton Hogan	S122.009	EW - Earthworks	EW-P1	Support in part	In general, we are supportive of this policy and the concept of providing for activities that are necessary, or have effects that are anticipated by the Plan. We note that “rural production” is not a defined term, and this could be confusing for Plan users. We request this be replaced with a defined term, such as Primary Production, which is a defined and understood term.	Amend EW-P1 as follows: EW-P1 Recognise the benefits and necessity of earthworks for the subdivision, use and development of land and the provision of utilities, by enabling earthworks and land disturbance: (...) 2. associated with ~~rural~~ primary production, where these are located in the General Rural Zone; 3 (...)
Fulton Hogan	S122.010	EW - Earthworks	EW-P3	Support in part	In general, we support the concept of providing for some earthworks in potential inundation areas, where the impacts of these are likely to be low. We suggest that this policy could be worded differently to make its intent clearer.	Amend EW-P3 as follows: EW-P3 Allow for earthworks of a limited bulk and scale within areas of potential inundation ~~to ensure~~ provided these do not exacerbate inundation or flooding effects on other

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Fulton Hogan	S122.011	EW - Earthworks	EW - General	Oppose in part	Rules: Earthworks and Land Disturbance Exempt from District Plan Rules in this Chapter. In general, we support two key principles set out in these exemptions: 1. Providing for small scale activities that are unlikely to have adverse effects 2. avoiding overlap between Regional and District Plan rules We suggest that clause 7 could be expanded to make it clear that other similar activities are included, such as the placement of granular fill for road sub-base.	Amend exemption 7 using the below or other similar wording: 7. Filling of building foundation with granular fill, such as under concrete slab building foundations, and sub-grade for roads and other sealed areas.
Fulton Hogan	S122.012	EW - Earthworks	EW-R14	Oppose	While these volumes of earthworks may be appropriate for some sites (for example residential scale properties) we consider they are too restrictive for larger sites. We request more reasonable volumes be provided for as a permitted activity in rural, industrial and commercial zones, where appropriate for the scale of the lot.	Amend the volume of earthworks that can be undertaken in the General Rural or Industrial zones, we request the following, which are consistent with the Christchurch District Plan: General Rural -100m3/ha Industrial - 1000m3/ha
Fulton Hogan	S122.013	EW - Earthworks	EW-R4	Oppose in part	We support the concept of having a permitted activity rule that provides for small scale and low-impact activities. However, it is not clear how condition 1 would be met in the instance of drain clearance, because by its nature this activity will make a small alteration to ground levels.	Amend the conditions for EW-R2 to EW-R6 as follows: EW-R2 to EW-R6 Activity status: Permitted Where: 1. The ground is reinstated to original levels within 48 hours of work being completed, with the exception of work undertaken under EW-R4. 2. The works are undertaken in accordance with Earthworks Standards EWS1, EW-S3, EW-S4 EW-S5 and EW-S7.
Fulton Hogan	S122.014	EW - Earthworks	EW-S2	Oppose in part	“moisture content susceptible soils” is not a commonly used term, and it is not defined by the Plan. It will be difficult for most Planners and laypeople using the plan to determine whether they comply with this requirement.	Either provide a definition of “moisture content susceptible soils”, or use an alternative term for this in standard EW-S2(b).
Fulton Hogan	S122.015	GRUZ - General Rural Zone	GRUZ-O2	Support in part	In general we agree with this objective, in particular the recognition that the General Rural Zone provides for a wide variety of primary productive activities. However, we note that clause (4) could be worded more clearly. Further, the character of rural environments is influenced by activities that are anticipated to occur within them such as primary production. This provides a lens by which to consider what is a reasonable level of amenity in the zone, not the other way around. We request that clause 4 of GRUZ-O2 be amended to set clear expectations around what is expected from rural character and amenity.	Retain the majority of GRUC-O2 as notified, but amend clause 4, as follows: GRUZ-O2 The character and qualities of the General Rural zone comprise: 1. a variety of primary production activities; and 2. a very low degree of built form, well setback from other properties and roads; and 3. high levels of open space and open pasture or crops; and 4. ~~high levels of rural amenity from adjacent sites~~ primary production in rural areas can produce noise, odour, dust and traffic consistent with a rural working environment, that may be noticeable to residents and visitors in rural areas.
Fulton Hogan	S122.016	GRUZ - General Rural Zone	GRUZ-O5	Support	We support the wording of this objective, which uses the National Planning Standards term “primary production”. This reflects the National Policy Statement for Highly Productive Land, which recognises that quarrying activities are locationally constrained and may need to be undertaken on highly productive land.	Retain as notified

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Fulton Hogan	S122.017	GRUZ - General Rural Zone	GRUZ-P1	Support	Fulton Hogan supports the use of the term “primary production”, as per the National Planning Standards, which provides for a variety of productive activities.	Retain as notified
Fulton Hogan	S122.018	GRUZ - General Rural Zone	GRUZ-P5	Support in part	We support the underlying direction of this policy, which recognises the benefits of quarrying. It is critical that primary production activities like quarries be provided for in reasonable proximity to where the products will be used. This provides for cost effective construction products for essential developments like housing and roads. This policy recognises that quarries provide an important service, and that they are appropriately located within the Rural Zone. However, the use of the term “small scale” is not clear. We request that this be removed, but additional wording be added to ensure that effects are appropriately taken into account.	Amend GRUZ-P5, as follows, or similar wording: GRUZ-P5 Recognise the benefits of quarrying and mining activities on the local economy and supporting associated industries through enabling ~~small scale~~ quarries and mines provided the effects are avoided, managed or mitigated.
Fulton Hogan	S122.019	GRUZ - General Rural Zone	GRUZ-P10	Oppose	This policy aims to protect highly productive land, however it omits part of the policy framework from the National Policy Statement for Highly Productive Land (3.9)(2)(j) which provides for aggregate extraction activities provided the tests set out in the policy are met. This consenting pathway should also be provided in the Gore District Plan, so that the Plan is consistent with the higher level policy document.	Amend GRUZ-P10 to fully reflect the exceptions provided by clause 3.9 of the National Policy Statement for Highly Productive Land.
Fulton Hogan	S122.020	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Fulton Hogan supports the use of the term “quarrying activities” in this rule, as it recognises and provides for the variety of activities that are undertaken to extract aggregates. Quarrying occurs on relatively large sites and consists of many components, some of which have greater potential to give rise to adverse effects than others. For example, the creation of screening bunds is part of the quarry and quarrying activity but actually reduces effects. Bunds are included in quarrying activities and therefore requiring these be set back from roads and site boundaries will significantly restrict land for quarrying, without necessarily resulting in lower effects. Applying setbacks to any area where quarrying activities occur (as opposed to just those activities that may have effects) has the potential to unnecessarily restrict the sites available for quarrying. We request that variable setbacks are put in place that reflect the relative risk from the activities occurring, and that these setbacks are focussed on protecting sensitive activities. We also request that larger open areas are provided for at any one	Amend GRUZ-R3 to provide setbacks that are appropriate for the type of quarrying activity being undertaken: GRUZ-R3 Quarrying Activities Activity status: Permitted Where: 1. The quarrying activity is in relation to a Farm Quarry where: (...) 2. The quarrying activity has a total area of extraction open at any one time that does not exceed 2,500 m2 and ~~is set back-~~ (a) Any excavation for extraction is set back at least 200 500-metres from a sensitive activity; (b) The boundary of any aggregate processing area is at least 500 metres from a sensitive activity; (c) Any blasting activity is located at least 500 metres from a sensitive activity; or-or a zone boundary except with the General Industrial Zone (b) 100m from any side or rear boundary (c) 50m from any road 3. The quarrying activity is a continuation of a lawfully established activity; and 4. The activity is not located on Highly Productive Land; and (...)

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					time. This provides for more options for remediation of areas, while still mitigating effects. For example, if an area is to be rehabilitated as a wetland or other ecological area, more than 2,500 m may be open while the area is shaped and planted.	
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