

Appendix B - Recommended Decisions on Submissions – Airport Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S110.08 1	Royal Forest and Bird Society of NZ Inc	AIRPZ - Airport Zone	AIRPZ-Additional provisions sought	Amend	Add: <u>AIRPZ-S5 - Setbacks from a Significant Natural Area (all activities) Permitted activity 1. Any building or structure is set back 10 metres from the closest boundary of any Significant Natural Area. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Effects on Significant Natural Area values and indigenous biodiversity values. 2. The impact of the activity on any, rare or threatened indigenous species or taonga species and how any potential impact could be avoided, remedied or mitigated. 4. The activity has a functional need to be located in the area.</u>	There is no requirement in the plan for setbacks of buildings/structures from SNAs. The addition of this standard would ensure that buildings/structures are not established within an SNA in the Airport Zone.	Reject
S124.27 5	Fire and Emergency NZ	AIRPZ - Airport Zone	AIRPZ-Additional provisions sought	Not Stated	<u>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'.</u>	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.	Reject
S77.015	New Zealand Heavy Haulage Association	AIRPZ - Airport Zone	AIRPZ-Additional provisions sought	Support	<u>Permitted activity performance standards and criteria for relocation of second hand buildings: a. Any relocated building intended for use as a dwelling must have previously been designed, built and used as a dwelling. b. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to</u>	"Residential Activity and Residential Units" is provided for as a permitted activity where compliance with standards is achieved. However, standards within the PGDP only refer to buildings that are "new". The	Accept in part

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					<u>be completed to the exterior of the building. c. The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site. d. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within 12 months of the building being delivered to the site. Without limiting (c) (above) reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations. e. The proposed owner of the relocated building must certify to the Council that the reinstatement work will be completed within the 12-month period Restricted Discretionary activity status for relocated buildings that do not meet the permitted activity status standards.</u> OR The inclusion of the words "new <u>or relocated</u> buildings" to the activity rules for residential activities/units.	approach used is supported on the basis of the decision of Environment Court - New Zealand Heavy Haulage Association Inc v The Central Otago District Council.	
FS14.05 1	NZ Transport Agency Waka Kotahi			Oppose	Disallow	Relocated second-hand dwellings may be used for a noise sensitive activity. The permitted activity performance standards and criteria listed by NZHHA in its submission does not give any certainty that a relocated second-hand dwelling will be able to comply with the requirements of NOISE-S3, whereby that standard seeks to manage noise impacts on the noise sensitive activity. The New Zealand Transport Agency is concerned that the proposed provision by NZHHA would enable second hand dwellings, that do not have acoustic treatment that complies with NOISE-S3 requirements, to be relocated to within a proximity of	Accept in Part

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						the state highway network where noise sensitive activities undertaken within that dwelling would be adversely impacted by noise arising from the operation of the highway. We suggest that the performance standards proposed by NZHHA either include measures to ensure compliance with NOISE-S3, otherwise we consider that noise effects may not be appropriately managed. In its original submission, the New Zealand Transport Agency sought amendments to rule NOISE-R7 to expressly include relocated buildings used for noise sensitive activities to manage noise impacts on activities relocating to within a proximity of the road network where they could be adversely impacted by noise generated from the use of the existing state highway network.	
S85.062	Environment Southland	Zone map layers	AIRPZ-MAP	Support in part	Prevent any new zone changes from the current District Plan which have the potential to intensify land use change and development within a flood inundation area. This comment applies to all zones and maps	Intensifying development in flood prone (or hazard) areas will put communities at risk	Reject
FS5.196	Hamish Weir			Oppose	Disallow		Accept
S110.079	Royal Forest and Bird Society of NZ Inc	AIRPZ - Airport Zone	AIRPZ-O2	Amend	Add: The effects arising from new or expanded activities within the Airport Zone are managed to minimize adverse effects on the amenity of adjacent land, <u>the environment</u> and the underlying Ngāi Tahu relationships with the natural environment.	Any expansion or new activity at the airport could result in adverse environmental effects, these need to be managed as per the RMA.	Reject
S139.087	Hokonui Rūnanga Inc	AIRPZ - Airport Zone	AIRPZ-O2	Support in part	Amend to read: "The effects arising from new or expanded activities within the Airport Zone are managed to minimise adverse effects	Wherever possible the plan provisions should specify the particular effects of concern to	Accept in part

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					on the amenity of adjacent land, ~~and the underlying Ngāi Tahu relationships with the natural environment or on the mauri of natural resources, sites of wāhi tapu, mahinga kai or other values~~ mana whenua associate with the area."	mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.	
S125.084	Ministry of Education	AIRPZ - Airport Zone	AIRPZ-O2	Support	Retain as proposed.	The submitter supports AIRPZ-O2.	Accept in part
S139.092	Hokonui Rūnanga Inc	AIRPZ - Airport Zone	AIRPZ-O2	Oppose	Delete clause 4.	This clause is ambiguous as the matters addressed in AIRPZ-O2 appear to repeat AIRPZ-O1.	Reject
S25.002	peter kempthorne	AIRPZ - Airport Zone	AIRPZ-Overview and Purpose	Support	Include Gore Airfield Zone in the PDP	We welcome the Gore Airfield been included into the district plan	Accept
S25.005	peter kempthorne	AIRPZ - Airport Zone	AIRPZ-Overview and Purpose	Oppose in part	A 4km buffer zone over the Gore Airfield	Protect from unwarranted complaints about aircraft movements.	Reject
S110.080	Royal Forest and Bird Society of NZ Inc	AIRPZ - Airport Zone	AIRPZ-P3	Amend	Change: 5. protects ~~river and stream~~ <u>environmental</u> values from inappropriate development.	It is not just river and stream values that need protected. Changing this to environmental values would include water bodies, but will also include indigenous biodiversity, ecosystems etc.	Reject
S125.085	Ministry of Education	AIRPZ - Airport Zone	AIRPZ-P3	Support	Retain as proposed.	The submitter supports AIRPZ-P3, acknowledging it gives effect to AIRPZ-O2.	Accept
S112.164	Waka Kotahi NZ Transport Agency	AIRPZ - Airport Zone	AIRPZ-P4	Support	Retain as notified	Waka Kotahi supports as this policy seeks to ensure all activities are designed and operated in a way that does not adversely affect the safety and functionality on arterial roads. As the airport is connected to SH1, this policy recognizes the importance of activities occurring	Accept

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						in this zone that might impact the functioning of SH1.	
S125.086	Ministry of Education	AIRPZ - Airport Zone	AIRPZ-P5	Support	Retain as proposed.	The submitter supports AIRPZ-P5, acknowledging the specific primary purpose of the zone is for aviation purposes (and ancillary activities) and accepts that activities that compromise the integrity of the zone should be avoided, if reverse sensitivity effects cannot be appropriately mitigated.	Accept
S124.264	Fire and Emergency NZ	AIRPZ - Airport Zone	AIRPZ-R1	Support in part	Amend as follows: Any new or extended buildings, structure and activity complies with the Airport Zone Standards... <u>and AIRPZ- S5</u>	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	Reject

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						4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	
S124.265	Fire and Emergency NZ	AIRPZ - Airport Zone	AIRPZ-R2	Support in part	Amend as follows: Any new or extended buildings, structure and activity complies with the Airport Zone Standards... <u>and AIRPZ- S5</u>	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.	Reject
S124.272	Fire and Emergency NZ	AIRPZ - Airport Zone	AIRPZ-R3	Support	Retain as notified	Fire and Emergency support the provision of emergency service facilities in the Airport Zone as a permitted activity (AIRPZ-R3).	Accept

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S124.26 6	Fire and Emergency NZ	AIRPZ - Airport Zone	AIRPZ-R4	Support in part	Amend as follows: Any new or extended buildings, structure and activity complies with the Airport Zone Standards... <u>and AIRPZ- S5</u>	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.	Reject
S124.26 7	Fire and Emergency NZ	AIRPZ - Airport Zone	AIRPZ-R5	Support in part	Amend as follows: Any new or extended buildings, structure and activity complies with the Airport Zone Standards... <u>and AIRPZ- S5</u>	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	Reject

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						require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	
S124.268	Fire and Emergency NZ	AIRPZ - Airport Zone	AIRPZ-R6	Support in part	Amend as follows: Any new or extended buildings, structure and activity complies with the Airport Zone Standards... <u>and AIRPZ- S5</u>	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	Reject

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						standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	
S124.269	Fire and Emergency NZ	AIRPZ - Airport Zone	AIRPZ-R7	Support in part	Amend as follows: Any new or extended buildings, structure and activity complies with the Airport Zone Standards...and AIRPZ- S5	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	Reject

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						Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	
S124.270	Fire and Emergency NZ	AIRPZ - Airport Zone	AIRPZ-R8	Support in part	Amend as follows: Any new or extended buildings, structure and activity complies with the Airport Zone Standards... <u>and AIRPZ- S5</u>	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.	Reject

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S124.27 1	Fire and Emergency NZ	AIRPZ - Airport Zone	AIRPZ-R9	Support in part	Amend as follows: Any new or extended buildings, structure and activity complies with the Airport Zone Standards... <u>and AIRPZ- S5</u>	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.	Reject
S124.27 3	Fire and Emergency NZ	AIRPZ - Airport Zone	AIRPZ-S2	Support in part	Amend as follows: <u>Communication towers and poles for emergency service facilities are exempt from this rule</u>	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	Reject

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						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	
S124.274	Fire and Emergency NZ	AIRPZ - Airport Zone	AIRPZ-S3	Support	Retain as notified	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	Accept

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						requirements of Fire and Emergency	