

Appendix B – Recommendations on submissions – Light Industrial Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S126.007	Southland Federated Farmers of New Zealand	Interpretation	ancillary activity	Support	Retain as notified	The notified definition follows the National Planning Standards.	Accept
S115.008	Kevin Robertson	Interpretation	ancillary activity	Support	Retain as notified	The notified definition follows the National Planning Standards.	Accept
S143.019	Rural Ratepayers Group	Interpretation	ancillary activity	Support	Retain as notified	The notified definition follows the National Planning Standards.	Accept
S148.020	Alistair & Bernadette Hunt	Interpretation	ancillary activity	Support	Retain as notified	The notified definition follows the National Planning Standards.	Accept
S60.010	Ronald Crispin	Interpretation	ancillary activity	Support	Retain as notified	The notified definition follows the National Planning Standards.	Accept
S68.128	John Baynes	Interpretation	ancillary activity	Support	Retain as notified	The notified definition follows the National Planning Standards.	Accept
S125.076	Ministry of Education	LIZ - Light Industrial Zone	LIZ- Additional provisions sought	Support	Educational Facilities Activity status: Discretionary	There may be an operation need to locate educational assets within the LIZ. The submitter considers education facilities essential social infrastructure that may need to within industrial areas. An activity status of discretionary provides flexibility without unreasonable restrictions for education facilities that may be best placed to serve the educations needs of the LIZ.	Reject
S124.246	Fire and Emergency NZ	LIZ - Light Industrial Zone	LIZ- Additional provisions sought	Not Stated	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 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.	Reject
S132.231	KiwiRail Holdings Ltd	LIZ - Light Industrial Zone	LIZ- Additional provisions sought	Amend	Insert new standard (LIZ-S11) as follows: Setback from rail corridor All activities 1. Any Building or structure must not be located within a 5m setback from a boundary with a rail corridor. Activity status where compliance not achieved: Restricted Discretionary Matters of discretion: 1. The safe and efficient operation of the rail network. 2. Compatibility with the surrounding environment. 3. The reason for the reduced setback	KiwiRail is concerned that without appropriate setback requirements, there is significant risk of adverse health and safety effects impacting people locating in proximity to the railway corridor. KiwiRail recommend that the following standard be applied over all zones for setbacks from the rail corridor.	Accept in part
S85.266	Environment Southland	LIZ - Light Industrial Zone	LIZ- Additional provisions sought	Oppose in part	Include an objective and policy relating to natural hazard risk and set performance standards regarding minimum floor levels in areas still vulnerable to flood risk. Manage development within secondary flow paths.	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject

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S110.058	Royal Forest and Bird Society of NZ Inc	LIZ - Light Industrial Zone	LIZ- Additional provisions sought	Amend	Add: LIZ-S11- 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. 3. The activity has a functional need to be located in the area.	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 Light Industrial Zone.	Reject
FS5.176	Hamish Weir			Oppose	Disallow		Accept
S77.012	New Zealand Heavy Haulage Association	LIZ - Light Industrial Zone	LIZ- Additional provisions sought	Support	Permitted activity performance standards and criteria for relocation of second hand buildings: a. Any relocated building intended for use as a dwelling must have previously been designed, built and used as a dwelling. b. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. c. The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site. d. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within 12 months of the building being delivered to the site. Without limiting (c) (above) reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations. e. The proposed owner of the relocated building must certify to the Council that the reinstatement work will be completed within the 12-month period Restricted Discretionary activity status for relocated buildings that do not meet the permitted activity status standards. OR The inclusion of the words "new or relocated buildings " to the activity rules for residential activities/units.	"Residential Activity and Residential Units" is provided for as a permitted activity where compliance with standards is achieved. However, standards within the PGDP only refer to buildings that are "new". The approach used is supported on the basis of the decision of Environment Court - New Zealand Heavy Haulage Association Inc v The Central Otago District Council.	Accept in part
FS14.048	NZ Transport Agency Waka Kotahi			Oppose	Disallow	Relocated second-hand dwellings may be used for a noise sensitive activity. The permitted activity performance standards and criteria listed by NZHHA in its submission does not give any certainty that a relocated second-hand dwelling will be able to comply with the requirements of NOISE-S3, whereby that standard seeks to manage noise impacts on the noise sensitive activity. The New Zealand Transport Agency is concerned that the proposed provision by NZHHA would enable second hand dwellings, that do not have acoustic treatment that complies with NOISE-S3 requirements, to be relocated to within a proximity of the state highway network where noise sensitive activities undertaken within that dwelling would be adversely impacted by noise arising from the operation of the highway. We suggest that the performance standards proposed by NZHHA either include measures to ensure compliance with NOISE-S3, otherwise we consider that noise effects may not be appropriately managed. In its original submission, the New Zealand Transport Agency sought amendments to rule NOISE-R7 to expressly include relocated buildings used for noise sensitive activities to manage noise impacts on activities relocating to within a proximity of the road network where they could be adversely impacted by noise generated from the use of the existing state highway network.	Accept in part
S107.003	Ronald Ashby	Zone map layers	LIZ-MAP	Oppose	Retain mixed-use zoning.	Unlike the perimeter area being re zoned Industrial in to Mixed Use this current area is characterised as framed by recreation/ parkland and centre of town with established dwellings. Plan supports new retail however rejects established element.	Reject
S141.002	Debra & Gary Gibson	Zone map layers	LIZ-MAP	Oppose in part	Extend Light Industrial Zone to the boundary of Silver Fern Farms off Saleyard Road (opposed to General Industrial Zone).	General or heavy industry will result in increased smell, noise, lights and potential for hazardous chemicals (risk to wildlife and wetlands) and increased risk of flooding which is not preferred adjacent to residential activity.	Reject

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S85.058	Environment Southland	Zone map layers	LIZ-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
S89.002	Karen Menlove	Zone map layers	LIZ-MAP	Oppose in part	Disagree with the inclusion of the Gore racecourse land adjacent to racecourse road being incorporated into the LIZ	Proposed zoning does not provide protection to neighboring land use which is residential in nature and use.	Reject
S141.001	Debra & Gary Gibson	LIZ - Light Industrial Zone	LIZ - General	Oppose in part	Seek more stringent regulations concerning noise, smell, and lights.	General industry will increase smell, noise, lights and there is potential for hazardous chemicals which may depreciate land value and amenity.	Reject
S146.091	Southland District Council	LIZ - Light Industrial Zone	LIZ - General	Support	None specified.	The submitter supports this chapter.	Accept
S123.023	Heritage New Zealand Pouhere Taonga	LIZ - Light Industrial Zone	LIZ - General	Support	adopt	Precincts: Town Centre Core Local Centre Core Creamoata Historic Dairy Factory Mandeville Aviation and Rail Mataura Mill... HNZPT is supportive of the implementation of targeted Precincts which provide for the consideration and protection of the wider historic character of each area, beyond the values of a scheduled heritage site. The Precincts, alongside the Historic Heritage provisions, appropriately balance the ongoing commercial and industrial use of each area while retaining the recognised historic heritage values.	Accept
S112.155	Waka Kotahi NZ Transport Agency	LIZ - Light Industrial Zone	LIZ- Overview and Purpose	Support in part	Further clarification is sought from the Council about how the staging or sequencing of this area is intended to be managed. Amend the provisions in this chapter and/or the Outline Development Plan for the DEV1, to make it clear how staging will occur in the new DEV1 Light Industrial area south of Gore.	A statement is made within the Development Area section of this chapter that growth within the new general industrial zoning to the south of Gore, as identified on the DEV1 Outline Development Plan (ODP), will occur in a 'co-ordinated manner' and a 'staged fashion', to provide good levels of connectivity, among other things. However, it is unclear to Waka Kotahi how this staging is to be achieved as neither the subsequent provisions in the chapter, or the Outline Development Plan for DEV1, address staging. If the Council knows how the staging is to occur, it would be useful for this to be detailed in the Plan and on the Outline Development Pan for DEV1. Moreover, if the Council knows how the staging is to occur, and the corresponding traffic generation expected at each stage, Waka Kotahi could offer thresholds identifying when the existing intersections of Saleyard Road and State Highway 1 (SH1), and Racecourse Road and SH1, would need to be upgraded to accommodate the intensification in their use that will arise from the development of the DEV1 area. In the absence of clear staging, Waka Kotahi would assume that development of the DEV1 area will be developer-led and resource-consent led.	Reject
S89.001	Karen Menlove	LIZ - Light Industrial Zone	LIZ- Overview and Purpose	Oppose in part	Exclude the land at the Gore Racecourse adjacent to racecourse road from the Light Industrial Zone.	The area at Racecourse Road has evolved into a residential area with large residential land blocks. The development, however, is not of rural character and doesn't warrant the protection or limitations provided in the proposed zoning of Rural Lifestyle. The proposed zoning lacks protection of neighboring sites which are residential in character and use. The proposed zoning introduces industrial use immediately adjacent to existing residential homes.	Reject
S85.250	Environment Southland	LIZ - Light Industrial Zone	LIZ- Overview and Purpose	Oppose in part	recognise that a residual flood risk exists despite stop banks		Reject
S125.075	Ministry of Education	LIZ - Light Industrial Zone	LIZ-O2	Support	Retain as proposed.	The submitter supports LIZ-O2 enabling a range of activities including education facilities to be provided for in the LIZ.	Accept
S107.001	Ronald Ashby	LIZ - Light Industrial Zone	LIZ-O4	Not Stated	Void from the plan	Clarification as to the intent of this objective, void on draft plan.	Reject
S139.078	Hokonui Rūnanga Inc	LIZ - Light Industrial Zone	LIZ-O5	Oppose	Amend to read: "The adverse environmental effects, or impacts on Ngāi Tahu cultural values, generated by activities within the Light Industrial Zone are managed, particularly at zone boundaries. Potential sensitivity effects or reverse-sensitivity effects on people their values and activities resulting from activities within the LIZ are managed, particularly at the zone interfaces."	The objective is unclear.	Reject

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S124.226	Fire and Emergency NZ	LIZ - Light Industrial Zone	LIZ-P1	Support	Retain as notified	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	Accept
S110.052	Royal Forest and Bird Society of NZ Inc	LIZ - Light Industrial Zone	LIZ-P3	Amend	Add: Matters of discretion 3. Cause adverse effects on indigenous biodiversity or ecological corridors.	There is the potential that light industrial activities could cause effects on indigenous biodiversity and/or ecological corridors depending on its location (for example light spill impact on wildlife), therefore this point should be added to 'Avoid activities that may'. This also links back to LIZ-O5.	Reject
S112.156	Waka Kotahi NZ Transport Agency	LIZ - Light Industrial Zone	LIZ-P3	Support	Retain as notified	Waka Kotahi supports this policy because it requires that activities that generate significant amount of dust discharges are avoided. Cross boundary dust discharges, where those discharge cross a state highway, can adversely affect driver visibility.	Accept
S132.229	KiwiRail Holdings Ltd	LIZ - Light Industrial Zone	LIZ-P3	Support	Retain LIZ-P3 as proposed.	KiwiRail supports Policy 2 [sic] as it recognizes the need to avoid activities which result in conflict and / or potential reverse sensitivity effects with existing or anticipated activities.	Accept
S112.157	Waka Kotahi NZ Transport Agency	LIZ - Light Industrial Zone	LIZ-P4	Support	Retain as notified	Waka Kotahi supports this policy as it requires outdoor storage areas and service areas to be screened along road boundaries, such as with the State highway, to avoid cross boundary effects.	Accept
S139.079	Hokonui Rūnanga Inc	LIZ - Light Industrial Zone	LIZ-P4	Support in part	Amend to read: "Require activities and development to maintain a level of on-site amenity, particularly at zone interfaces, consistent with the purpose of the zone by: 3. requiring appropriate setbacks to waterways to maintain and enhance amenity and ecological values, maintain access to mahinga kai; and reduce effects on mauri, ki uta ki tai and Ngāi Tahu cultural values and natural character" Delete clause 5.	Wherever possible the plan provisions should specify the particular effects of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party. Clause 5 is ambiguous.	Accept
S124.227	Fire and Emergency NZ	LIZ - Light Industrial Zone	LIZ-R1	Support in part	Retain as notified subject to the inclusion of LIZ-S11.	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.	Accept in part
S85.251	Environment Southland	LIZ - Light Industrial Zone	LIZ-R1	Oppose in part	Include a performance standard regarding minimum floor levels.	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
S124.228	Fire and Emergency NZ	LIZ - Light Industrial Zone	LIZ-R2	Support in part	Retain as notified subject to the inclusion of LIZ-S11.	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.	Accept in part

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S85.252	Environment Southland	LIZ - Light Industrial Zone	LIZ-R2	Oppose in part	Include a performance standard regarding minimum floor levels.	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
S124.239	Fire and Emergency NZ	LIZ - Light Industrial Zone	LIZ-R3	Support	Retain as notified	Fire and Emergency support the provision of emergency service facilities in the light industrial zone as a permitted activity (LIZ-R3).	Accept in part
S85.253	Environment Southland	LIZ - Light Industrial Zone	LIZ-R3	Oppose in part	Include a performance standard regarding minimum floor levels.	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
S124.229	Fire and Emergency NZ	LIZ - Light Industrial Zone	LIZ-R4	Support in part	Retain as notified subject to the inclusion of LIZ-S11.	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.	Accept in part
S85.254	Environment Southland	LIZ - Light Industrial Zone	LIZ-R4	Oppose in part	Include a performance standard regarding minimum floor levels.	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
S124.230	Fire and Emergency NZ	LIZ - Light Industrial Zone	LIZ-R5	Support in part	Retain as notified subject to the inclusion of LIZ-S11.	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.	Accept in part
S85.255	Environment Southland	LIZ - Light Industrial Zone	LIZ-R5	Oppose in part	Include a performance standard regarding minimum floor levels.	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
S124.231	Fire and Emergency NZ	LIZ - Light Industrial Zone	LIZ-R6	Support in part	Retain as notified subject to the inclusion of LIZ-S11.	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	Accept in part

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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.	
S85.256	Environment Southland	LIZ - Light Industrial Zone	LIZ-R6	Oppose in part	Include a performance standard regarding minimum floor levels.	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
S124.232	Fire and Emergency NZ	LIZ - Light Industrial Zone	LIZ-R7	Support in part	Retain as notified subject to the inclusion of LIZ-S11.	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.	Accept in part
S85.257	Environment Southland	LIZ - Light Industrial Zone	LIZ-R7	Oppose in part	Include a performance standard regarding minimum floor levels.	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
S124.233	Fire and Emergency NZ	LIZ - Light Industrial Zone	LIZ-R8	Support in part	Retain as notified subject to the inclusion of LIZ-S11.	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.	Accept in part
S85.258	Environment Southland	LIZ - Light Industrial Zone	LIZ-R8	Oppose in part	Include a performance standard regarding minimum floor levels.	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
S85.259	Environment Southland	LIZ - Light Industrial Zone	LIZ-R9	Oppose in part	Include a performance standard regarding minimum floor levels.	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
S110.053	Royal Forest and Bird Society of NZ Inc	LIZ - Light Industrial Zone	LIZ-R10	Amend	Add: 7. The extent and scale of adverse effects on indigenous biodiversity or ecological corridors.	This rule flows on from the above policy addition, and would ensure that any new industrial activity does not adversely affect indigenous biodiversity and/or ecological corridors.	Reject
S124.234	Fire and Emergency NZ	LIZ - Light Industrial Zone	LIZ-R10	Support in part	Retain as notified subject to the inclusion of LIZ-S11.	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	Accept in part

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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.	
S85.260	Environment Southland	LIZ - Light Industrial Zone	LIZ-R10	Oppose in part	Include a performance standard regarding minimum floor levels.	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
S110.054	Royal Forest and Bird Society of NZ Inc	LIZ - Light Industrial Zone	LIZ-R11	Amend	Add: 5. The extent and scale of adverse effects on indigenous biodiversity or ecological corridors	This rule flows on from the above policy addition, and would ensure that any new industrial activity does not adversely affect indigenous biodiversity and/or ecological corridors.	Reject
S124.238	Fire and Emergency NZ	LIZ - Light Industrial Zone	LIZ-R11	Support in part	Retain as notified subject to the inclusion of LIZ-S11.	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.	Accept in part
S85.261	Environment Southland	LIZ - Light Industrial Zone	LIZ-R11	Oppose in part	Include a performance standard regarding minimum floor levels.	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
S110.055	Royal Forest and Bird Society of NZ Inc	LIZ - Light Industrial Zone	LIZ-R12	Amend	Add: 5. The extent and scale of adverse effects on indigenous biodiversity or ecological corridors	This rule flows on from the above policy addition, and would ensure that any new industrial activity does not adversely affect indigenous biodiversity and/or ecological corridors.	Reject
S124.235	Fire and Emergency NZ	LIZ - Light Industrial Zone	LIZ-R12	Support in part	Retain as notified subject to the inclusion of LIZ-S11.	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.	Accept in part
S85.262	Environment Southland	LIZ - Light Industrial Zone	LIZ-R12	Oppose in part	Include a performance standard regarding minimum floor levels.	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
S110.056	Royal Forest and Bird Society of NZ Inc	LIZ - Light Industrial Zone	LIZ-R13	Amend	Add: 5. The extent and scale of adverse effects on indigenous biodiversity or ecological corridors	This rule flows on from the above policy addition, and would ensure that any new industrial activity does not adversely affect indigenous biodiversity and/or ecological corridors.	Reject

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S124.236	Fire and Emergency NZ	LIZ - Light Industrial Zone	LIZ-R13	Support in part	Retain as notified subject to the inclusion of LIZ-S11.	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.	Accept in part
S85.263	Environment Southland	LIZ - Light Industrial Zone	LIZ-R13	Oppose in part	Include a performance standard regarding minimum floor levels.	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
S110.057	Royal Forest and Bird Society of NZ Inc	LIZ - Light Industrial Zone	LIZ-R14	Amend	Add: 5. The extent and scale of adverse effects on indigenous biodiversity or ecological corridors	This rule flows on from the above policy addition, and would ensure that any new industrial activity does not adversely affect indigenous biodiversity and/or ecological corridors.	Reject
S124.237	Fire and Emergency NZ	LIZ - Light Industrial Zone	LIZ-R14	Support in part	Retain as notified subject to the inclusion of LIZ-S11.	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.	Accept in part
S85.264	Environment Southland	LIZ - Light Industrial Zone	LIZ-R14	Oppose in part	Include a performance standard regarding minimum floor levels.	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
S124.240	Fire and Emergency NZ	LIZ - Light Industrial Zone	LIZ-S1	Support in part	Amend as follows: And excluding communication towers and poles for emergency service facilities.	Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with 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	Reject
S124.241	Fire and Emergency NZ	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	Reject

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S124.242	Fire and Emergency NZ	LIZ - Light Industrial Zone	LIZ-S3	Support	Retain as notified	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	Accept
S132.230	KiwiRail Holdings Ltd	LIZ - Light Industrial Zone	LIZ-S4	Amend	Amend LIZ-S4 as follows. 3. Any building or structure must not be located within a 5m setback from a boundary with a rail corridor. Activity status: Restricted Discretionary Matters of discretion: 4. The safe and efficient operation of the rail network 5. Compatibility with the surrounding environment 6. The reason for the reduced setback.	KiwiRail generally support the intention of this rule. KiwiRail seek a setback from the rail corridor with a "no build" area of 5m from the rail boundary to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S85.265	Environment Southland	LIZ - Light Industrial Zone	LIZ-S5	Oppose in part	Include a performance standard regarding minimum floor levels.	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
S112.158	Waka Kotahi NZ Transport Agency	LIZ - Light Industrial Zone	LIZ-S6	Support in part	Amend the standard as follows or using words with the same intent: 1. A landscaping strip with an average width of 2 metres along the frontage of the site is provided., ~~E~~ xcept for any area required for vehicle or pedestrian access and for any site within the Creamoata Precinct, where: (a) the plants do not result in any of the following effects on the road network: (i) the visual obstruction of sight lines to and from any vehicle crossing or intersection; (ii) shading, causing icing of the road carriageway; (iii) branches or foliage that overhangs the road corridor; (iv) plant debris, especially from deciduous plants, that could block drainage systems within the road corridor. Add an additional matter for discretion, where compliance is not achieved with the standard, as follows: 3. The effect of the non-compliance on the safe, efficient and effective function of the road network.	Waka Kotahi supports in part this standard because it requires landscaping along the frontage of a site but does not manage the actual or potential effects of that landscaping on the highway network. Inappropriate plant choice could result in the landscape strips obstructing visibility to and from a vehicle crossing or intersection, cause shading/icing on the road network, or maintenance issues for road controlling authorities as a result of such matters as branches overhanging the road corridor or debris from deciduous plants blocking drainage systems.	Reject
S124.243	Fire and Emergency NZ	LIZ - Light Industrial Zone	LIZ-S6	Support in part	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.	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.	Accept
S124.244	Fire and Emergency NZ	LIZ - Light Industrial Zone	LIZ-S7	Support in part	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.	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.	Accept
S112.159	Waka Kotahi NZ Transport Agency	LIZ - Light Industrial Zone	LIZ-S9	Support in part	Amend the standard to add clause (3) and a sixth matter of discretion as follows, or with words of similar intent: 3.Unconsolidated materials such as soil, coal, sawdust, powdered fertiliser are to be covered or otherwise secured from being blown by the wind. And Matters of discretion: ... 6. Any adverse effects on the road network.	Waka Kotahi supports in part this standard as it requires on-site service areas to be screened from a road by a 1.8m fence or landscaping. We suggest that the standard be amended to require that, where that landscaping involves plants adjacent to a road, the planting doesn't adversely affect the road. We also suggest that the provision be amended to include an additional clause, to prevent the effects of any unconsolidated materials located within an outdoor storage area from becoming windblown and causing cross-boundary nuisance effects, like diminishing visibility	Accept

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						on a road. We also recommend some additional associated matters of discretion, where compliance with the standard cannot be achieved.	
S124.245	Fire and Emergency NZ	LIZ - Light Industrial Zone	LIZ-S9	Support in part	Amend as follows: 3. Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.	It is important to Fire and Emergency that screening of any 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 facilities are visible/accessible for Fire and Emergency. Where this is not possible, mitigation should not be required.	Accept