

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S132.003	KiwiRail Holdings Ltd	How the Plan works	General approach	Support	Retain as proposed	KiwiRail supports the inclusion of Mandeville Aviation and Rail Precinct as it provides for the existing heritage aviation and rail activities and enables new activities providing effects to be appropriately mitigated.	Accept
S42.002	Kowhai Trust	Zone map layers	RLZ-MAP	Not Stated	The submitter requests that the land parcel (205 Reaby Road, Section 452 Hokonui Survey District) be rezoned to Rural Lifestyle.	The submitter considers the site to align with the rural lifestyle zone as the site is not at risk to any natural hazards being well above the flood plain of the Mataura River and tributaries. There are no historical, cultural or ecological features on site and is suitable for onsite waste and stormwater disposal. Roading infrastructure has capacity to support additional traffic and recently a shared use pedestrian/ cycle way has been extended to the front of the site. Adjacent to the site's western boundary and north across Reaby Road RLZ has been proposed with which the site integrated well. There is an existing shelterbelt and Campion Road mitigating potential reverse sensitivity noise. light and spray drift affects. Land to the south falls down a terrace partially in Lot 7. The site is well elevated above this land, providing similar mitigation as a shelterbelt or road. The Districts "Rural Living Slogan" is emphasised by the subdivision, given the proximity to urban amenities and low-density residential use. Given the proposed development impact on the localities character, the GRUZ is nonsensical.	Reject
FS14.057	NZ Transport Agency Waka Kotahi			Oppose	Disallow	The New Zealand Transport Agency considers that there is not enough information about the implications of the proposed re-zoning on the state highway network, in particular State highway 94. We consider that an Integrated Transport Assessment needs to be completed to identify the traffic effects of the proposed re-zoning, and when the local road intersections with State highway 94 would need to be upgraded and the design and location of any new intersections. NZTA would want provisions included in the Plan to manage the intersection upgrades.	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S132.170	KiwiRail Holdings Ltd	SETZ - Settlement Zone	SETZ-Additional provisions sought	Amend	Insert new Standard SETZ-SXX after SETZ-S8 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.	Reject
S26.003	Michael Crymble	SETZ - Settlement Zone	SETZ-Additional provisions sought	Support	Seeks that the following activities sought are provided for: A pilot's clubhouse building. Control tower, office and operations buildings as the need arises. Storage building facilities for securing ground equipment and airfield vehicles. Workshop and maintenance facilities. Aircraft hangarage. An aviation retail refuelling facility. Airfield surface lighting to satisfy all future aviation and railway safety issues. Overnight accommodation buildings with simple catering facilities for visiting pilots and crew. Camping facilities in the interim. Retail shopping for a wide variety of aviation and railway products. Retail sale of food and beverages during events. Car parking facilities. A variety of hardstanding areas to support various aviation and railway activities. Installation of ground navigation aids. Signs, notice boards, fencing and gates for public safety, to inform and guide our visitors. The construction of "railway themed" buildings and other railway	Activities that will help us future proof the airfield and achieve our mutual aim. Mandeville is primarily an airfield, so aviation must always lead the way here. The success of the organisations and activities based at Mandeville requires the airfield infrastructure must be able to evolve to meet their needs.	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					infrastructure as required. The possible use of railway rolling stock to meet some of the building infrastructure needs.		
FS5.174	Hamish Weir			Support	Allow		Reject
FS14.033	NZ Transport Agency Waka Kotahi			Oppose in part	Disallow	A number of the activities that the submitter has listed appear to already be provided for, as permitted activities, under Rules SETZ-PREC8-R1 to SETZ-PREC9R10. The New Zealand Transport Agency considers it is appropriate that those activities that are not already 'permitted', and that can have off-site effects, are considered through a resource consent process.	Accept
S77.007	New Zealand Heavy Haulage Association	SETZ - Settlement Zone	SETZ-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	"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

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					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.		
FS14.043	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

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S146.086	Southland District Council	SETZ - Settlement Zone	SETZ - General	Support	None specified.	The submitter supports this chapter.	Accept
S123.025	Heritage New Zealand Pouhere Taonga	SETZ - Settlement Zone	SETZ - General	Support	adopt	Precincts: Town Centre Core Local Centre Core Creamoata Historic Dairy Factory Mandeville Aviation and Rail Maitara 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
S85.053	Environment Southland	Zone map layers	SETZ-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.	Accept in part
S26.001	Michael Crymble	SETZ - Settlement Zone	SETZ-Overview and Purpose	Support in part	Protect the airfield and remove any hurdles which might adversely affect the airfield use and precinct activities.	Generally, support the Mandeville Aviation and Rail Precinct as a means of recognising the significance of the activities but considers the airfield to be the 'key element' within the Precinct which should be protected.	Reject
S125.065	Ministry of Education	SETZ - Settlement Zone	SETZ-P1	Support	Retain as proposed.	The submitter supports SETZ-P1. Educational facilities are considered fundamental infrastructure and can be encompassed within this policy.	Accept
S85.174	Environment Southland	SETZ - Settlement Zone	SETZ-P10	Support in part	replace "adequately mitigated" with "avoided where possible"	Avoidance of natural hazard risk should be exercised first in order to prevent new development in natural hazard prone locations	Reject
FS22.060	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - unnecessary as natural hazard assessment is already required without creating extra redundant policy. Avoidance is too extreme an approach as hazards are often minor and/or can be mitigated adequately so that risk is not significant.	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S139.072	Hokonui Rūnanga Inc	SETZ - Settlement Zone	SETZ-P2	Oppose	Amend to read: "Require development to be of a height and bulk and have sufficient setbacks and open space to: ... ~~2. maintain the underlying relationship Ngāi Tahu hold with the natural environment;~~ maintain greenspace, natural drainage patterns and riparian margins ..."	Clause 2 as currently written is ambiguous.	Accept
S132.159	KiwiRail Holdings Ltd	SETZ - Settlement Zone	SETZ-P2	Amend	Amend SETZ-P2 as follows: Require developments to be of a height and bulk and have sufficient setbacks and open space to: 4. maintain sufficient open space to provide for landscaping, and, where needed, on-site water, wastewater and stormwater disposal stormwater management that does not result in increased flooding and erosion risk. 5. Ensures that any Building or structure must not be located within a 5m setback from a boundary with a rail corridor.	KiwiRail generally supports SETZ-P2 but seek amendment to provide a 'no build zone' setback from the rail corridor to ensure people can use and maintain their land and buildings safely without needing access to the railway corridor. KiwiRail also seeks an amendment to provide for stormwater management that does not result in increased flooding and erosion risk.	Reject
S132.160	KiwiRail Holdings Ltd	SETZ - Settlement Zone	SETZ-P7	Amend	Amend as follows: Ensure development does not compromise existing roading, rail and water infrastructure networks.	KiwiRail generally support SETZ-P7 but seek an amendment that recognises the rail network in the policy.	Accept
S132.161	KiwiRail Holdings Ltd	SETZ - Settlement Zone	SETZ-P8	Amend	Amend SETZ-P8 as follows: Where practicable, incorporates low impact approaches to stormwater management that does not result in increased flooding and erosion risk.	KiwiRail generally support SETZ-P8 but as the rail network is susceptible to failure due to continued flooding an amendment is sought to ensure that stormwater management does not result in increased flooding and erosion risk to adjoining properties. The rail network is susceptible to failure due to continued flooding along the carriageway putting the safe functional operation of the network at risk.	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S124.135	Fire and Emergency NZ	SETZ - Settlement Zone	SETZ-PREC8-R1	Support in part	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 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.	Reject
S85.186	Environment Southland	SETZ - Settlement Zone	SETZ-PREC8-R10	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule	New buildings or activities should not be established in natural hazard areas. Discretionary consents should be required when there are natural hazard risks present.	Reject
FS22.090	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept
S124.136	Fire and Emergency NZ	SETZ - Settlement Zone	SETZ-PREC8-R2	Support in part	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 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 where 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	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						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.	
S124.137	Fire and Emergency NZ	SETZ - Settlement Zone	SETZ-PREC8-R3	Support in part	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 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.	Reject
S112.149	Waka Kotahi NZ Transport Agency	SETZ - Settlement Zone	SETZ-PREC8-R7	Support in part	Amend TEMP - R1 (1) to TEMP (7) Matters of discretion: 5. The extent to which the temporary event will impact on the safety, efficiency and effectiveness of the transport network. This includes the outcome of any consultation with Waka Kotahi New Zealand Transport Agency.	Waka Kotahi generally supports this rule as it places limits on the size (max number of persons on the site of the event does not exceed 1,000), location, duration and hours of operation of an event. However, temporary events can generate increased traffic which has the potential to adversely affect the State highway network. Waka Kotahi therefore requests that amendments be made to the rule to include a Matter of discretion as to outcome of consultation with Waka Kotahi where the temporary event gains direct access from the State highway	Reject
S26.002	Michael Crymble	SETZ - Settlement Zone	SETZ-PREC8-R7	Oppose in part	There should be no limits on events, however, if there are limits the amount permitted should be a maximum of 36 events per year with any single event permitted to be active for up to 7 days. Permit temporary accommodation and	Opposes limiting the number of events as these would self-regulate due to nature and scale of facilities. Temporary accommodation and food and beverage facilities should be able to be provided with events.	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					food and beverage for the duration of the event.		
FS14.032	NZ Transport Agency Waka Kotahi			Oppose	Disallow	The New Zealand Transport Agency does not support there being no limits placed on events at the Mandeville Aviation and Rail Precinct (PREC8). Access to PREC8 is gained from State highway 94. Temporary events have the potential to impact the safe and efficient functioning of the state highway unless appropriate limitations, including to the number and duration of events and maximum attendees, are imposed to manage effects from the event. The proposed Plan provisions permit Temporary Events at PREC8 and provide a consenting pathway for events that would not comply with the limits in the permitted activity rule. We consider the provisions of the proposed District Plan are appropriate to manage effects on the road network and should not be amended.	Accept
S112.150	Waka Kotahi NZ Transport Agency	SETZ - Settlement Zone	SETZ-PREC8-R9	Oppose in part	Amend SETZ - PREC8 - R9 to insert performance standards that apply to a conference facility within the rule. These are to include clarification on the frequency of events, hours of operation, number of attendees and the type of building the conference is being undertaken in. This will provide guidance and understanding of the amount of traffic anticipated from any new facility.	Waka Kotahi generally opposes the provision of conference facilities as a permitted activity. We are concerned that there does not appear to be any consideration of the likely transportation effects associated with a conference facility in this zone. Conference facilities have the potential to generate a significant amount of traffic on the surrounding road networks. Appropriate performance standards are required in the rule to limit the scale of this activity in this zone (i.e. frequency of conferences and number of attendees). This will provide clarification and guidance on how much and how often these events would occur and what the likely impacts are on the surrounding State highway network will be.	Reject
S85.185	Environment Southland	SETZ - Settlement Zone	SETZ-PREC8-R9	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule	New buildings or activities should not be established in natural hazard areas. Discretionary consents should be required when there are natural hazard risks present.	Reject
FS22.089	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						hazard risks are significant enough to require mitigation by consent conditions.	
S124.129	Fire and Emergency NZ	SETZ - Settlement Zone	SETZ-R1	Support in part	Retain as notified subject to the amendment of SETZ-S2	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.	Reject
S132.162	KiwiRail Holdings Ltd	SETZ - Settlement Zone	SETZ-R1	Amend	Amend SETZ-R1 as follows: Where: Any new or extended buildings, structures and activity complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, ~~and~~ SETZ-S8, ~~and~~ SETZ-xx (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S85.175	Environment Southland	SETZ - Settlement Zone	SETZ-R1	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Reject
FS22.073	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S124.134	Fire and Emergency NZ	SETZ - Settlement Zone	SETZ-R10	Support in part	Retain as notified subject to the amendment of SETZ-S2	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.	Reject
S132.168	KiwiRail Holdings Ltd	SETZ - Settlement Zone	SETZ-R10	Amend	Amend SETZ-R10 as follows: Where: Any new or extended buildings, structures and activity complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, SETZ-S8 and SETZ-S9 and SETZ- ~~xx~~ (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S85.184	Environment Southland	SETZ - Settlement Zone	SETZ-R10	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Reject
FS22.088	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S99.038	Clark Fortune McDonald & Associates	SETZ - Settlement Zone	SETZ-R2	Not Stated	SETZ-S2(1) is amended to provide for residential activity on existing sites of less than 2000m ² . Where compliance with density standards is not achieved, the activity status should become discretionary.	Allowing only one residential unit per 2000m ² , is impractical and overlooks pre-existing smaller sites in proposed settlement zones. While suitable for new developments, exceptions should accommodate existing sites predating the district plan, ensuring adequate servicing. This rule may negatively impact property values for smaller sites, leaving owners unable to build or sell.	Reject
S124.130	Fire and Emergency NZ	SETZ - Settlement Zone	SETZ-R2	Support in part	Retain as notified subject to the amendment of SETZ-S2	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.	Reject
S132.164	KiwiRail Holdings Ltd	SETZ - Settlement Zone	SETZ-R2	Amend	Amend SETZ-R2 as follows: Where: Any new or extended buildings, structures and activity complies with Settlement Zone standards SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, SETZ-S8 ~~and~~ SETZ-S9 and SETZ-xx (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S85.176	Environment Southland	SETZ - Settlement Zone	SETZ-R2	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS22.081	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept
S85.178	Environment Southland	SETZ - Settlement Zone	SETZ-R3	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Reject
FS22.083	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept
S124.131	Fire and Emergency NZ	SETZ - Settlement Zone	SETZ-R4	Support in part	Retain as notified subject to the amendment of SETZ-s2	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.	Reject
S132.165	KiwiRail Holdings Ltd	SETZ - Settlement Zone	SETZ-R4	Amend	Amend SETZ-R4 as follows: Where: Any new or extended buildings, structures and activity complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6,	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					SETZ-S7, SETZ-S8 and SETZ-S9 and SETZ-xx (the new proposed standard).	railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	
S85.177	Environment Southland	SETZ - Settlement Zone	SETZ-R4	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Reject
FS22.082	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept
S85.179	Environment Southland	SETZ - Settlement Zone	SETZ-R5	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Reject
FS22.084	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept
S125.066	Ministry of Education	SETZ - Settlement Zone	SETZ-R6	Support in part	None specified.	The submitter supports SETZ-R6 in part to manage the operation of educational facilities.	Accept
S125.067	Ministry of Education	SETZ - Settlement Zone	SETZ-R6	Support in part	Amend as follows: Educational facilities Activity status: Permitted Where: ~~1. The educational facility is within an existing residential unit; and~~ ~~2. The activity is for home-based childcare services and the maximum number of children on the site does not exceed 8; and~~ 1. The hours of operation are generally between 7am to 7pm Monday to	It is not reasonable to only provide for educational activities in existing residential units. The amendment seeks compliance with the relevant standards to ensure the bulk and location of an educational facility is consistent with the outcomes sought in the SETZ. The maximum number of people on site provides for unreasonable restrictions on educational facilities. A change in activity status when compliance is not achieved to restricted discretionary to ensure that the consideration of effects is appropriately limited to matters of relevance.	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					Sunday- 2. complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, SETZ-S8 and SETZ-S9 Activity status where compliance not achieved: ~~Discretionary~~ Restricted discretionary ~~Matters of discretion are restricted to:~~ 3. the location and design of buildings and any proposed car parking and loading areas and access; and 4. hours of operation; and 5. noise, disturbance and loss of privacy of neighbours; and 6. screening and landscaping; and 7. waste treatment and disposal.		
S124.132	Fire and Emergency NZ	SETZ - Settlement Zone	SETZ-R6	Support in part	Retain as notified subject to the amendment of SETZ-S2	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.	Reject
S132.166	KiwiRail Holdings Ltd	SETZ - Settlement Zone	SETZ-R6	Amend	Amend SETZ-R6 as follows: Where: Any new or extended buildings, structures and activity complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, SETZ-S8 and SETZ-S9 and SETZ-xx (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						interference with railway operations and avoiding health and safety hazards for residents.	
S85.180	Environment Southland	SETZ - Settlement Zone	SETZ-R6	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Reject
FS22.085	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept
S124.138	Fire and Emergency NZ	SETZ - Settlement Zone	SETZ-R7	Support	Retain as notified	Fire and Emergency support the provision of emergency service facilities in the Settlement Zone as a permitted activity (SETZ-R7).	Accept
S132.167	KiwiRail Holdings Ltd	SETZ - Settlement Zone	SETZ-R7	Amend	Amend SETZ-R7 as follows: Where: Any new or extended buildings, structures and activity complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, SETZ-S8 and SETZ-S9 and SETZ-xx (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S85.181	Environment Southland	SETZ - Settlement Zone	SETZ-R7	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Reject
FS22.086	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S124.133	Fire and Emergency NZ	SETZ - Settlement Zone	SETZ-R9	Support in part	Retain as notified subject to the amendment of SETZ-S2	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.	Reject
S132.163	KiwiRail Holdings Ltd	SETZ - Settlement Zone	SETZ-R9	Amend	Amend STAZ-R9 as follows: Where: Any new or extended buildings, structures and activity complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, and SETZ-S8, and SETZ-xx (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S85.183	Environment Southland	SETZ - Settlement Zone	SETZ-R9	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Reject
FS22.087	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S99.037	Clark Fortune McDonald & Associates	SETZ - Settlement Zone	SETZ-S1	Not Stated	SETZ-S1 is amended to provide for residential activity on existing sites of less than 2000m ² . Where compliance with density standards is not achieved, the activity status should become discretionary.	Allowing only one residential unit per 2000m ² , is impractical and overlooks pre-existing smaller sites in proposed settlement zones. While suitable for new developments, exceptions should accommodate existing sites predating the district plan, ensuring adequate servicing. This rule may negatively impact property values for smaller sites, leaving owners unable to build or sell.	Reject
FS5.172	Hamish Weir			Support	Allow		Reject
S99.041	Clark Fortune McDonald & Associates	SETZ - Settlement Zone	SETZ-S10	Not Stated	SETZ-S10 adopt the setbacks proposed in the PDP's GRZ	While practical for new sites, exceptions for pre-existing sites, are necessary, provided servicing can be provided. for existing smaller sites, the proposed setbacks are not practical. Proposed rules do not do enough to acknowledge the existing character and density of the settlements. the PDP is focussed more on an ideal of what the writers believe settlement zones should be rather than acknowledging what the established pattern is at the current point in time.	Reject
S124.139	Fire and Emergency NZ	SETZ - Settlement Zone	SETZ-S2	Support in part	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 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.	Reject
S124.140	Fire and Emergency NZ	SETZ - Settlement Zone	SETZ-S3	Support in part	Amend as follows: And excluding emergency service facilities from this rule	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 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	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						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.	
S124.141	Fire and Emergency NZ	SETZ - Settlement Zone	SETZ-S4	Support in part	Amend as follows: Except that: (c) This standard does not apply to communication towers and poles for emergency service facilities	As per the points raised in relation to SETZ-S3 Fire and Emergency seeks an exemption for communication towers and poles regarding height in relation to boundary standards.	Reject
S132.169	KiwiRail Holdings Ltd	SETZ - Settlement Zone	SETZ-S5	Amend	Amend SETZ-S5 as follows. Any building is setback from any side or rear boundary the minimum distances as follows: ... 2. 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 that set building setbacks from side and rear boundaries. 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
S99.039	Clark Fortune McDonald & Associates	SETZ - Settlement Zone	SETZ-S5	Not Stated	SETZ-S5 adopt the setbacks proposed in the PDP's GRZ	While practical for new sites, exceptions for pre-existing sites, are necessary, provided servicing can be provided. for existing smaller sites, the proposed setbacks are not practical. Proposed rules do not do enough to acknowledge the existing character and density of the settlements. the PDP is focussed more on an ideal of what the writers believe settlement zones should be rather than acknowledging what the established pattern is at the current point in time.	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS5.173	Hamish Weir			Support	Allow		Reject
S99.040	Clark Fortune McDonald & Associates	SETZ - Settlement Zone	SETZ-S6	Not Stated	SETZ-S6 adopt the setbacks proposed in the PDP's GRZ	While practical for new sites, exceptions for pre-existing sites, are necessary, provided servicing can be provided. for existing smaller sites, the proposed setbacks are not practical. Proposed rules do not do enough to acknowledge the existing character and density of the settlements. the PDP is focussed more on an ideal of what the writers believe settlement zones should be rather than acknowledging what the established pattern is at the current point in time.	Reject
S124.142	Fire and Emergency NZ	SETZ - Settlement Zone	SETZ-S6	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
S85.187	Environment Southland	SETZ - Settlement Zone	SETZ-S7	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule	New buildings or activities should not be established in natural hazard areas. Discretionary consents should be required when there are natural hazard risks present.	Reject
FS22.091	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept
S124.143	Fire and Emergency NZ	SETZ - Settlement Zone	SETZ-S8	Support in part	Amend as follows: Except that emergency service facilities, such as fire stations shall not exceed 50 percent per site	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 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.	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						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.	