

Appendix B - Proposed Gore District Plan – Recommendations on Submissions – Large Lot Residential Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S132.114	KiwiRail Holdings Ltd	LLRZ - Large Lot Residential Zone	LLRZ-Additional provisions sought	Amend	Amend 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 setback from rail corridor. Requests new standard LLRZ-S10 be added.	Accept in part
S124.318	Fire and Emergency NZ	LLRZ - Large Lot Residential Zone	LLRZ-Additional provisions sought	Amend	LLRZ-RX Emergency Service Facilities Activity Status - Permitted Where: 1. Any new or extended building or structure complies with standards LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7, LLRZ-S8 and LLRZ-S9.	Fire and Emergency seek that a new rule is added for emergency service facilities as a permitted activity.	Reject
S85.119	Environment Southland	LLRZ - Large Lot Residential Zone	LLRZ-Additional provisions sought	Oppose in part	Establish a new policy which takes a precautionary approach to development in areas prone to natural hazard risk	No objectives of policies in this zone recognise natural hazards risk (including secondary flow paths). More emphasis is needed to ensure infill and brownfields development properly considers risk.	Reject
F55.143	Hamish Weir			Oppose	Disallow		Accept
S77.002	New Zealand Heavy Haulage Association	LLRZ - Large Lot Residential Zone	LLRZ-Additional provisions sought	Support	Permitted activity performance standards and criteria for relocation of secondhand 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	"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

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					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.		
FS14.024	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 secondhand 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	Reject

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						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.	
S101.078	Transpower New Zealand Limited	LLRZ - Large Lot Residential Zone	LLRZ - General	Oppose	Amend Note 1 as follows: "The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua. Infrastructure activities are provided for in the Infrastructure Chapter and the rules in this chapter do not apply to infrastructure activities. "	The Note is not sufficiently clear in terms of the rules that might apply to critical infrastructure generally, and the National Grid specifically. That is, as written, the Note could be understood to direct that the Large Lot Residential Zone rules apply to infrastructure in addition to the rules in the Infrastructure Chapter. This would result in Rule LLRZ-R12 applying and all infrastructure activities being non-complying activities. Transpower seeks that Note 1 is amended to explicitly set out that the General Industrial Zone rules do not apply to infrastructure.	Reject – defer HS7
S146.071	Southland District Council	LLRZ - Large Lot Residential Zone	LLRZ - General	Support	Review possible increases issues with sewage	SDC has no comparable zone, future LLRZ would align in some regard with Gore. Southland being a neighbor of the Gore District shares issues with conflict between maintaining HPL and providing housing for people. LLRZ is both expansive in area and expensive for councils to keep and may not be suited to taking up highly productive land, or, as found on the edge of Gore District may be best suited for GRZ use, mainly as it takes up high ground next to the town. The suggestion to tie setbacks from Rivers and Streams to stream order is valuable, and the discretionary matters outlined in LLRZ-S7 are appropriate, aiming to minimise downstream impacts.	Accept

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S98.003	Southland Developers Ltd.	LLRZ - Large Lot Residential Zone	LLRZ - General	Amend	The submitter seeks that: a) The PDP LLR over 52 and 60A Waimea Street and adjoining properties is replaced with a General Residential Zone and the property at 100 Waimea Street remains as a Rural Zone. b) Any such further additional or alternative relief and any consequential or ancillary changes that give effect to the relief set out in (a) above.	52 and 60A Waimea Street were designed to accommodate residential allotments and submitted for resource consent. The PDP re-zones the subject site to Large Lot Residential4 (LLR) alongside other properties on the northern side of Waimea Street. LLRZ fragments land into an allotment pattern which becomes problematic towards achieving higher residential densities in the future. The subject site, or those other adjoining properties zoned LLR to have any topographical or geotechnical constraints that would suggest a LLR zone makes efficient use of land and the subject sites do not adjoin any natural features with high values. See complete submission for further supporting documents	Accept in part
S92.002	Nadine Fletcher	LLRZ - Large Lot Residential Zone	LLRZ - General	Oppose in part	To alter the division between LLRZ and RLZ.	The submitter are owners of 120 Wentworth Street, located in the proposed RLZ adjacent to a LLRZ, the natural division between these zones should be the ridgeline on our Northern boundary, rather than the Southern boundary.	Accept in part Addressed in HS3.
FS5.132	Hamish Weir			Support	Allow		Accept in part Addressed in HS3.
S85.048	Environment Southland	Zone map layers	LLRZ-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
S99.002	Clark Fortune McDonald & Associates	Zone map layers	LLRZ-MAP	Not Stated	A review and rationalisation of zone boundaries around the PDP Lifestyle and Large Lot Residential zones is undertaken to align zone boundaries with cadastral boundaries	PDP Rural Lifestyle zone cuts an arbitrary line through the middle of properties and is not aligned with the existing cadastral arrangement. Split zoning results in large portions of properties being surrounded by existing rural lifestyle land uses but further lifestyle land uses not being enabled. Results in the inefficient use of land.	Reject
S98.002	Southland Developers Ltd.	Zone map layers	LLRZ-MAP	Not Stated	100 Waimea Street property remains as a Rural Zone.		Reject

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S98.001	Southland Developers Ltd.	Zone map layers	LLRZ-MAP	Amend	The LLRZ over 52 and 60A Waimea street and adjoining properties is replaced with a General Residential Zone	The PDP LLR zoning over the subject site (52 and 60A Waimea Street) and adjoining properties represents an inefficient use of land which can be adequately serviced to accommodate General Residential zone densities and if enabled to be developed to a LLR allotment pattern will effectively lock in a future issue for future residential zoning whilst creating another isolated pocket of LLR amongst a wider residential zoning pattern. See complete submission for further	Accept
FS22.067	Clark Fortune McDonald & Associates			Support	Allow	Support - we consider general residential zoning to be appropriate for this area.	Accept
S101.075	Transpower New Zealand Limited	LLRZ - Large Lot Residential Zone	LLRZ-O3	Oppose	Amend Objective LLRZ-O3 as follows: "LLRZ-O3 Non-residential activities in the Large Lot Residential Zone are limited to those activities that provide for the health and well-being of the community or those that and preserve residential character and amenity by being in keeping with the scale and intensity of development anticipated by the zone. "	Transpower opposes Objective LLRZ-O3, because the Objective: (a) fails to anticipate the presence of critical infrastructure in the Zone; and (b) has the effect of preventing critical infrastructure due to the requirement to be in keeping with the scale and intensity of development anticipated by the zone in a manner that is contrary to the NPSET. The Preamble to the NPSET notes that the National Grid can create significant adverse effects and that the technical, operational and security requirements associated with the National Grid can limit the extent to which it is feasible to avoid or mitigate all adverse effects. It is these characteristics of the National Grid that the NPSET responds to.	Reject
S124.039	Fire and Emergency NZ	LLRZ - Large Lot Residential Zone	LLRZ-O3	Support in part	Amend as follows: Non-residential activities in the Large Lot Residential Zone are limited to those activities that provide for the health, safety and wellbeing of the community and preserve residential character and amenity by being in keeping with the scale and intensity of development anticipated by the zone.	Fire and Emergency support LLRZ-O3 which provides for non-residential activities in the LLRZ where the activity directly provides for the health and well-being of the local community. This would include the provision of emergency service facilities. Fire and Emergency seek the addition of the word 'safety' to better align with section 5 of the RMA.	Accept
S101.076	Transpower New Zealand Limited	LLRZ - Large Lot Residential Zone	LLRZ-O4	Oppose	Amend Objective LLRZ-O4 as follows: "LLRZ-O4 Development is provided with appropriate infrastructure and adverse effects on infrastructure networks are managed so that	Transpower opposes Objective LLRZ-O4 because the Objective does not give effect to Policy 10 and Policy 11 of the NPSET due to the Objective directing an outcome of effects being minimised, as opposed to being avoided	Accept

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					the operation, maintenance, upgrade and development of the infrastructure is not compromised minimised"	(insofar as the Objective relates to the National Grid). Further, it is possible that this Objective is inconsistent with, or in conflict with, the provisions that protect infrastructure in the Infrastructure Chapter.	
S124.040	Fire and Emergency NZ	LLRZ - Large Lot Residential Zone	LLRZ-O4	Support	Retain as notified	Fire and Emergency support this objective that promotes the provision of infrastructure such as firefighting water supply within the LLRZ.	Accept in part
S132.107	KiwiRail Holdings Ltd	LLRZ - Large Lot Residential Zone	LLRZ-O4	Support	Retain LLRZ-O4 as proposed.	KiwiRail supports this objective which provides that development has appropriate infrastructure and adverse effects on infrastructure networks are minimized.	Accept in part
S146.074	Southland District Council	LLRZ - Large Lot Residential Zone	LLRZ-P2	Support in part	Review possible increases issues with sewage	LLRZ is both expansive in area and expensive for councils to keep and may not be suited to taking up highly productive land, or, as found on the edge of Gore District may be best suited for GRZ use, mainly as it takes up high ground next to the town. LLRZ-P2 may help reduce the financial burden on Gore DC but increases potential issues with sewage.	Reject
S132.108	KiwiRail Holdings Ltd	LLRZ - Large Lot Residential Zone	LLRZ-P2	Amend	Amend LLRZ-P2 as follows: Where reticulated services are not available, require activities to be self-sufficient and ensure appropriate on-site service provisions is provided, having particular regard to:1. the method of sewage and stormwater treatment and disposal that does not result in increased flooding and erosion risk.	KiwiRail generally supports policy 2 which requires activities to be self-sufficient and ensure appropriate on-site service provision are provided where reticulated services are not available. In particular point 1 that relates to the method of stormwater treatment and disposal, KiwiRail seek amendment to this point to protect from increased flooding and erosion risk.	Reject
FS5.133	Hamish Weir			Oppose	Disallow		Accept
S139.067	Hokonui Rūnanga Inc	LLRZ - Large Lot Residential Zone	LLRZ-P3	Oppose in part	Amend to read "Require development to be of a height and bulk, and have sufficient setbacks and open space to: ... 4. ~~respond to the underlying relationship Ngāi Tahu hold with the natural environment, including those listed in MW2.3.~~ maintain	Clause 4 as currently written is ambiguous.	Accept

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					greenspace, natural drainage patterns and riparian margins ..."		
S125.041	Ministry of Education	LLRZ - Large Lot Residential Zone	LLRZ-P6	Support in part	Amend as follows: Allow healthcare activities, education facilities, retirement villages and community facilities where they: 1. have a functional and ~~compelling~~ operational need to locate within a Large Lot Residential Zone; or (...)	The submitter supports LLRZ-P6 in principle, however, seeks an amendment to align the word with what is used in the strategic directions of the Proposed District Plan and the National Planning Standards. It is also a quantifiable and qualifiable measure.	Accept in part
S101.077	Transpower New Zealand Limited	LLRZ - Large Lot Residential Zone	LLRZ-P8	Oppose	Amend Policy LLRZ-P8 as follows: "LLRZ-P8 Avoid activities that are incompatible with the character, qualities and purpose of the Large Lot Residential Zone except where the activity is critical infrastructure that has a functional need or operational need for its location "	Transpower opposes Policy LLRZ-P8 on the basis that the Policy has the potential to prevent the upgrade and development of the National Grid in the Large Lot Residential Zone because the Policy includes a requirement to 'avoid'. Transpower considers that expression in this Policy does not give effect to the NPSET or the SRPS.	Accept
S52.001	Brett Highsted	LLRZ - Large Lot Residential Zone	LLRZ-PREC12-O1	Support	Adopt as worded	Reflects the need for rural activities to control grass & the rural nature of the built environment.	Accept
S52.002	Brett Highsted	LLRZ - Large Lot Residential Zone	LLRZ-PREC12-P1	Support	Adopt as worded	Reflects the nature of these large lots where agricultural activities are necessary to control grass	Accept
S52.004	Brett Highsted	LLRZ - Large Lot Residential Zone	LLRZ-PREC12-R1	Support	Adopt as worded	Permitted agricultural, horticultural & pastoral activities are appropriate	Accept
S132.113	KiwiRail Holdings Ltd	LLRZ - Large Lot Residential Zone	LLRZ-PREC12-R1	Amend	Amend LLRZ-PREC12-R1 as follows: Where: Any new or extended building or structure complies with standards LLRZ-S2, LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7, LLRZ-S8, ~~and~~ LLRZ-S9, and LLRZ-S10 (the new proposed standard)	Generally supportive of permitted activity status but seeks amendment 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.	Accept in part
S1.001	Howard Alchin	LLRZ - Large Lot Residential Zone	LLRZ-R1	Support	That minor residential units be a permitted activity in the District Plan	This will enable families to support loved ones better without extra red tape and also helps provide affordable accommodation in a housing crisis. Make as few restrictions as possible ie: 1 car park on site per unit.	Accept

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S124.041	Fire and Emergency NZ	LLRZ - Large Lot Residential Zone	LLRZ-R1	Support in part	Retain as notified subject to the change sought in relation to LLRZ-S2 - Servicing.	Fire and Emergency support in part LLRZ-R1-R6, subject to the inclusion of firefighting water supply in LLRZ-S2 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of firefighting water supply within LLRZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to LLRZ Objectives and policies. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Reject
S132.242	KiwiRail Holdings Ltd	LLRZ - Large Lot Residential Zone	LLRZ-R1	Amend	Amend as follows: Where: Any new or extended building or structure complies with standards LLRZ-S3, LLRZ-S4, LLRZ-S5 LLRZ-S6, LLRZ-S7, LLRZ-S8, and LLRZ-S9, and LLRZ-S10 (the new proposed standard)	KiwiRail generally supports the permitted activity status for a residential activity. KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures 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.	Accept in part
S85.111	Environment Southland	LLRZ - Large Lot Residential Zone	LLRZ-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. Consideration should also be given to secondary flow paths which are also a natural hazard.	Reject
FS5.134	Hamish Weir			Oppose	Disallow		Accept

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FS22.112	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mataura urban areas are subject to some level of natural hazard, which is not necessarily significant. Consents should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept
S124.042	Fire and Emergency NZ	LLRZ - Large Lot Residential Zone	LLRZ-R2	Support in part	Retain as notified subject to the change sought in relation to LLRZ-S2- Servicing	Fire and Emergency support in part LLRZ-R1-R6, subject to the inclusion of firefighting water supply in LLRZ-S2 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of firefighting water supply within LLRZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to LLRZ Objectives and policies. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Reject
S132.243	KiwiRail Holdings Ltd	LLRZ - Large Lot Residential Zone	LLRZ-R2	Amend	Amend as follows: Where: Any new or extended building or structure complies with standards LLRZ-S2, LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7, LLRZ-S8, and LLRZ-S9, and LLRZ-S10 (the new proposed standard)	KiwiRail generally supports the permitted activity status for a Home Business. KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures 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.	Accept in part

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S85.112	Environment Southland	LLRZ - Large Lot Residential Zone	LLRZ-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. Consideration should also be given to secondary flow paths which are also a natural hazard.	Reject
FS5.135	Hamish Weir			Oppose in part	Disallow in part		Accept
FS22.113	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mataura urban areas are subject to some level of natural hazard, which is not necessarily significant. Consents should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept
S124.043	Fire and Emergency NZ	LLRZ - Large Lot Residential Zone	LLRZ-R3	Support in part	Retain as notified subject to the change sought in relation to LLRZ-S2_servicing	Fire and Emergency support in part LLRZ-R1-R6, subject to the inclusion of firefighting water supply in LLRZ-S2 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of firefighting water supply within LLRZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to LLRZ Objectives and policies. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Reject
S132.109	KiwiRail Holdings Ltd	LLRZ - Large Lot Residential Zone	LLRZ-R3	Amend	Amend LLRZ-R3 as follows: Where: Any new or extended building or structure complies with standards LLRZ-S2, LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7,	KiwiRail generally supports the permitted activity status for a visitor accommodation. KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway	Accept in part

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					LLRZ-S8, and LLRZ-S9, and LLRZ-S10 (the new proposed standard)	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.	
S85.113	Environment Southland	LLRZ - Large Lot Residential Zone	LLRZ-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. Consideration should also be given to secondary flow paths which are also a natural hazard.	Reject
FS5.136	Hamish Weir			Oppose in part	Disallow in part		Accept
FS22.114	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mataura urban areas are subject to some level of natural hazard, which is not necessarily significant. Consents should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept
S124.044	Fire and Emergency NZ	LLRZ - Large Lot Residential Zone	LLRZ-R4	Support in part	Retain as notified subject to the change sought in relation to LLRZ-S2-servicing	Fire and Emergency support in part LLRZ-R1-R6, subject to the inclusion of firefighting water supply in LLRZ-S2 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of firefighting water supply within LLRZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to LLRZ Objectives and policies. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with	Reject

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						the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	
S132.110	KiwiRail Holdings Ltd	LLRZ - Large Lot Residential Zone	LLRZ-R4	Amend	Amend LLRZ-R4 as follows: Where: Any new or extended building or structure complies with standards LLRZ-S2, LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7, LLRZ-S8, ~~and~~ LLRZ-S9, and LLRZ-S10 (the new proposed standard)	Generally supportive of permitted activity status but KiwiRail seeks an amendment 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.	Accept in part
S85.114	Environment Southland	LLRZ - Large Lot Residential Zone	LLRZ-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. Consideration should also be given to secondary flow paths which are also a natural hazard.	Reject
FS5.137	Hamish Weir			Oppose in part	Disallow in part		Accept
FS22.115	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mataura urban areas are subject to some level of natural hazard, which is not necessarily significant. Consents should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept
S124.045	Fire and Emergency NZ	LLRZ - Large Lot Residential Zone	LLRZ-R5	Support in part	Retain as notified subject to the change sought in relation to LLRZ-S2-Servicing	Fire and Emergency support in part LLRZ-R1-R6, subject to the inclusion of firefighting water supply in LLRZ-S2 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of firefighting water supply within LLRZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to LLRZ Objectives and policies. The assessment matter pertaining to the	Reject

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S132.111	KiwiRail Holdings Ltd	LLRZ - Large Lot Residential Zone	LLRZ-R5	Amend	Amend LLRZ-R5 as follows: Where: Any new or extended building or structure complies with standards LLRZ-S2, LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7, LLRZ-S8, ~~and~~ LLRZ-S9, and LLRZ-S10 (the new proposed standard)	Generally supportive of permitted activity status but seeks amendment 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.	Accept in part
S85.115	Environment Southland	LLRZ - Large Lot Residential Zone	LLRZ-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. Consideration should also be given to secondary flow paths which are also a natural hazard.	Reject
FS22.116	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Maitaia urban areas are subject to some level of natural hazard, which is not necessarily significant. Consents should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept
S125.042	Ministry of Education	LLRZ - Large Lot Residential Zone	LLRZ-R6	Support in part	None specified.	The submitter supports LLRZ-R6 in part to manage the operation of educational facilities.	Accept in part
S125.043	Ministry of Education	LLRZ - Large Lot Residential Zone	LLRZ-R6	Support in part	Amend as follows: Educational facilities Activity status: Permitted Where: ~~1. The educational facility is within a residential unit or minor residential unit; and 2. The activity is for home-based child care services and the maximum number of children on the site does not exceed 8; and~~ 3. The hours of operation are between 7am and 7pm, Monday to Friday; and	It is not reasonable to only provide for educational facilities within 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 LLRZ. A maximum number of people on site provides unreasonable restrictions on educational facilities. The change in the activity status when compliance is not	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					4. Any new or extended building or structure complies with standards LLRZ-S2, LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7, LLRZ-S8 and LLRZ-S9. Activity status where compliance not achieved: ~~Discretionary~~ Restricted Discretionary Matters of discretion are restricted to: 1. the location and design of buildings and any proposed car parking and loading areas and access; and 2. hours of operation; and 3. noise, disturbance and loss of privacy of neighbours; and 4. screening and landscaping; and 5. waste treatment and disposal.	achieved ensures that the consideration of effects is appropriately limited to matters of relevance.	
S124.046	Fire and Emergency NZ	LLRZ - Large Lot Residential Zone	LLRZ-R6	Support in part	Retain as notified subject to the change sought in relation to LLRZ-s2-servicing	Fire and Emergency support in part LLRZ-R1-R6, subject to the inclusion of firefighting water supply in LLRZ-S2 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of firefighting water supply within LLRZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to LLRZ Objectives and policies. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Reject
S132.112	KiwiRail Holdings Ltd	LLRZ - Large Lot Residential Zone	LLRZ-R6	Amend	Amend LLRZ-R6 as follows: Where: Any new or extended building or structure complies with standards LLRZ-S2, LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7, LLRZ-S8, and LLRZ-S9, and LLRZ-S10 (the new proposed standard)	Generally supportive of permitted activity status but seeks amendment 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.	Accept in part
S85.116	Environment Southland	LLRZ - Large Lot Residential Zone	LLRZ-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	Reject

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						present. Consideration should also be given to secondary flow paths which are also a natural hazard.	
F55.138	Hamish Weir			Oppose in part	Disallow in part		Accept
F522.117	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mataura urban areas are subject to some level of natural hazard, which is not necessarily significant. Consents should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept
S124.047	Fire and Emergency NZ	LLRZ - Large Lot Residential Zone	LLRZ-R9	Oppose in part	Remove emergency service facilities from rule and add new provision for emergency service facilities as a permitted activity.	Emergency service facilities are Discretionary activities in the Large Lot Residential Zone. Fire and Emergency seeks the addition of a new rule for 'emergency service facilities' for the reasons set out in the previous feedback point on the proposed definitions of 'emergency service facilities'. New fire stations may be necessary in order to continue to achieve emergency response time commitments in stations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Fire and Emergency considers that adding a new rule for Emergency Service Facilities provides for emergency service facilities in this zone as a permitted activity. This will better provide for health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations.	Reject
S76.001	Nicky Highsted	LLRZ - Large Lot Residential Zone	LLRZ-S1	Oppose	Remove the 8000m2 restriction under PREC12 Eversfield Precinct	20 Eversfield Rise Gore is 6916m2 & is a fully serviced section for the purpose of building a dwelling. Significant loss in value if the section cannot be used for building a dwelling. It therefore has no economic purpose & I question what the intended use may be.	Accept in part

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S52.003	Brett Highsted	LLRZ - Large Lot Residential Zone	LLRZ-S1	Oppose	PREC12-Eversfield Precinct: There shall be no more than one residential unit per ~~8000m2~~ 5,900m2 (explanation being the smallest section in the approved subdivision) Support the maximum density of one minor residential unit per residential unit	20 Eversfield Rise is 6,976m2 and is fully serviced and part of approved council subdivision for residential occupation but is yet to have a dwelling constructed. The proposed standard significantly devalues the property & contradicts the approved subdivision. Several lots in this area are smaller and councils' own records reflect the approved lot size in the subdivision. The size of 8,000m2 appears to be an oversight. The neighbors group feedback sought to clarify that farming practices be permitted and did not promote the shift from 2,000m2 to 8,000m2. An inability to construct a dwelling on this lot is inefficient land use and the lot then has no economic purpose. Minor residential units is supported as housing becomes less affordable.	Accept in part
FS5.139	Hamish Weir			Support	Allow		Accept in part
S85.117	Environment Southland	LLRZ - Large Lot Residential Zone	LLRZ-S1	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. Consideration should also be given to secondary flow paths which are also a natural hazard.	Reject
FS5.140	Hamish Weir			Oppose in part	Disallow in part		Accept
FS22.118	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mataura urban areas are subject to some level of natural hazard, which is not necessarily significant. Consents should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept
S124.048	Fire and Emergency NZ	LLRZ - Large Lot Residential Zone	LLRZ-S2	Support in part	Amend as follows: 5. All developments must have an independent water supply for firefighting that is compliant with SNZ PAS	Fire and Emergency support the provision for residential units and buildings to either be connected to a council reticulated water supply or if a water supply is unavailable, buildings and units must be connected to	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice	private drinking water supply or store 45,000l liters 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	
S94.002	Phil Checketts	LLRZ - Large Lot Residential Zone	LLRZ-S2	Amend	LLRZ-S2 3(c) store ~~45,000 litres~~ 44,000 litres of potable water on-site from another source.	Under the FENZ requirements we are required to have a 45,000l water supply for fire fighting purposes on a house greater than 200m2. A House under 200m2 requires a 20,000l water supply. The largest water tanks are 32,000l. On a house over 200m2, We would have to accommodate two 32,000l water tanks for fire fighting with a balance of water of 19,000l (64,000l-45,000l) The balance could be used as part of the 45,000l potable water supply along with a third 32,000l tank. However with a house under 200m2 a 32,000l tank would only have a balance 12,000l of water spare to use as potable water and along with an additional 32,000l tank it fails short of the 45,000l requirement, by 1,000l. meaning a third tank is required. We would suggest that the storage should be reduced to 44,000l of water. this then means a max of two 32,000l tanks for a house under 200m2 and a still a max of 4 tanks for a house over 200m2.	Accept in part
FS5.141	Hamish Weir			Support	Allow		Accept in part
FS16.002	Fire and Emergency New Zealand			Oppose	Disallow	It is acknowledged that the relief sought relates directly to the storage of potable water that is required on site. However, Fire and Emergency are concerned that the reduction in the storage of potable water supply may compromise the volume of water available for firefighting water.	Reject
S124.049	Fire and Emergency NZ	LLRZ - Large Lot Residential Zone	LLRZ-S3	Support in part	Amend as follows: Excluding 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	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						operational requirements many stations include a multipurpose tower or pole between 12-15m in height.	
S124.050	Fire and Emergency NZ	LLRZ - Large Lot Residential Zone	LLRZ-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 LLRZ-S1 Fire and Emergency seeks an exemption for communication towers and poles regarding height in relation to boundary standards.	Reject
S124.051	Fire and Emergency NZ	LLRZ - Large Lot Residential Zone	LLRZ-S6	Support in part	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
S85.118	Environment Southland	LLRZ - Large Lot Residential Zone	LLRZ-S7	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. Consideration should also be given to secondary flow paths which are also a natural hazard.	Reject
FS5.142	Hamish Weir			Oppose	Disallow		Accept
FS22.119	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mataura urban areas are subject to some level of natural hazard, which is not necessarily significant. Consents should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept
S124.052	Fire and Emergency NZ	LLRZ - Large Lot Residential Zone	LLRZ-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 generally 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 LLRZ in future. Typically, Fire and Emergency purchase land from 2000m2 to 4000m2 to facilitate the construction and operation of new emergency service	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						facilities. Therefore 35% building coverage on a 2000m2 site would provide for 700m2 of building coverage. This would facilitate a volunteer fire station but not facilitate a career fire station and would limit their ability to expand in future. It is requested that this rule is amended for emergency services facilities in the LLRZ.	
S152.010	Nigel Cowburn	LLRZ - Large Lot Residential Zone	LLRZ-S9	Not Stated	Requests prescriptive permeability controls, specifically - porous asphalt requirement	Porous asphalt is a key intervention to reduce stormwater issues in an urban or intensely developed area but rules need to be prescriptive to function well.	Reject