

SUMMARY OF SUBMISSIONS

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Southland District Council	S146.086	SETZ - Settlement Zone	SETZ - General	Support	The submitter supports this chapter.	None specified.
Heritage New Zealand Pouhere Taonga	S123.025	SETZ - Settlement Zone	SETZ - General	Support	Precincts: Town Centre Core Local Centre Core Creamoata Historic Dairy Factory Mandeville Aviation and Rail Matura 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.	adopt
Michael Crymble	S26.001	SETZ - Settlement Zone	SETZ-Overview and Purpose	Support in part	Generally supports 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.	Protect the airfield and remove any hurdles which might adversely affect the airfield use and precinct activities.
Ministry of Education	S125.065	SETZ - Settlement Zone	SETZ-P1	Support	The submitter supports SETZ-P1. Educational facilities are considered fundamental infrastructure and can be encompassed within this policy.	Retain as proposed.
Hokonui Rūnanga Inc	S139.072	SETZ - Settlement Zone	SETZ-P2	Oppose	Clause 2 as currently written is ambiguous.	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..."
KiwiRail Holdings Ltd	S132.159	SETZ - Settlement Zone	SETZ-P2	Amend	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.	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 Holdings Ltd	S132.160	SETZ - Settlement Zone	SETZ-P7	Amend	KiwiRail generally support SETZ-P7 but seek an amendment that recognises the rail network in the policy.	Amend as follows: Ensure development does not compromise existing roading, rail and water infrastructure networks.
KiwiRail Holdings Ltd	S132.161	SETZ - Settlement Zone	SETZ-P8	Amend	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.	Amend SETZ-P8 as follows: Where practicable, incorporates low impact approaches to stormwater management that does not result in increased flooding and erosion risk.
Environment Southland	S85.174	SETZ - Settlement Zone	SETZ-P10	Support in part	Avoidance of natural hazard risk should be exercised first in order to prevent new development in natural hazard prone locations	replace "adequately mitigated" with " avoided where possible "

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Fire and Emergency NZ	S124.129	SETZ - Settlement Zone	SETZ-R1	Support in part	Fire and Emergency support in part SETZ-R1, R2, R4, R6, R9, R10, subject to the inclusion of firefighting water supply in SETZ-S2 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of firefighting water supply within SETZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ Objectives and policies. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Retain as notified subject to the amendment of SETZ-S2
KiwiRail Holdings Ltd	S132.162	SETZ - Settlement Zone	SETZ-R1	Amend	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.	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).
Environment Southland	S85.175	SETZ - Settlement Zone	SETZ-R1	Oppose in part	New buildings or activities should not be establish as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Include " not within an identified natural hazard area " criteria into this rule
Clark Fortune McDonald & Associates	S99.038	SETZ - Settlement Zone	SETZ-R2	Not Stated	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.	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.
Fire and Emergency NZ	S124.130	SETZ - Settlement Zone	SETZ-R2	Support in part	Fire and Emergency support in part SETZ-R1, R2, R4, R6, R9, R10, subject to the inclusion of firefighting water supply in SETZ-S2 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of firefighting water supply within SETZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ Objectives and policies. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with	Retain as notified subject to the amendment of SETZ-S2

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					the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	
KiwiRail Holdings Ltd	S132.164	SETZ - Settlement Zone	SETZ-R2	Amend	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.	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).
Environment Southland	S85.176	SETZ - Settlement Zone	SETZ-R2	Oppose in part	New buildings or acitvities should not be establish as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Include " not within an identified natural hazard area " criteria into this rule
Environment Southland	S85.178	SETZ - Settlement Zone	SETZ-R3	Oppose in part	New buildings or acitvities should not be establish as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Include " not within an identified natural hazard area " criteria into this rule
Fire and Emergency NZ	S124.131	SETZ - Settlement Zone	SETZ-R4	Support in part	Fire and Emergency support in part SETZ-R1, R2, R4, R6, R9, R10, subject to the inclusion of firefighting water supply in SETZ-S2 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of firefighting water supply within SETZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ Objectives and policies. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Retain as notified subject to the amendment of SETZ-s2
KiwiRail Holdings Ltd	S132.165	SETZ - Settlement Zone	SETZ-R4	Amend	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.	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, SETZ-S7, SETZ-S8 ~~and~~ SETZ-S9 and SETZ-xx (the new proposed standard).
Environment Southland	S85.177	SETZ - Settlement Zone	SETZ-R4	Oppose in part	New buildings or acitvities should not be establish as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Include " not within an identified natural hazard area " criteria into this rule

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Environment Southland	S85.179	SETZ - Settlement Zone	SETZ-R5	Oppose in part	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Include " not within an identified natural hazard area " criteria into this rule
Ministry of Education	S125.066	SETZ - Settlement Zone	SETZ-R6	Support in part	The submitter supports SETZ-R6 in part to manage the operation of educational facilities.	None specified.
Ministry of Education	S125.067	SETZ - Settlement Zone	SETZ-R6	Support in part	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.	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 child care 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 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 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.
Fire and Emergency NZ	S124.132	SETZ - Settlement Zone	SETZ-R6	Support in part	Fire and Emergency support in part SETZ-R1, R2, R4, R6, R9, R10, subject to the inclusion of firefighting water supply in SETZ-S2 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of firefighting water supply within SETZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ Objectives and policies. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Retain as notified subject to the amendment of SETZ-S2
KiwiRail Holdings Ltd	S132.166	SETZ - Settlement Zone	SETZ-R6	Amend	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.	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).
Environment Southland	S85.180	SETZ - Settlement Zone	SETZ-R6	Oppose in part	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Include " not within an identified natural hazard area " criteria into this rule

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Fire and Emergency NZ	S124.138	SETZ - Settlement Zone	SETZ-R7	Support	Fire and Emergency support the provision of emergency service facilities in the Settlement Zone as a permitted activity (SETZ-R7).	Retain as notified
KiwiRail Holdings Ltd	S132.167	SETZ - Settlement Zone	SETZ-R7	Amend	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.	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).
Environment Southland	S85.181	SETZ - Settlement Zone	SETZ-R7	Oppose in part	New buildings or activities should not be establish as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Include " not within an identified natural hazard area " criteria into this rule
Fire and Emergency NZ	S124.133	SETZ - Settlement Zone	SETZ-R9	Support in part	Fire and Emergency support in part SETZ-R1, R2, R4, R6, R9, R10, subject to the inclusion of firefighting water supply in SETZ-S2 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of firefighting water supply within SETZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ Objectives and policies. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Retain as notified subject to the amendment of SETZ-S2
KiwiRail Holdings Ltd	S132.163	SETZ - Settlement Zone	SETZ-R9	Amend	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.	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).
Environment Southland	S85.183	SETZ - Settlement Zone	SETZ-R9	Oppose in part	New buildings or activities should not be establish as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Include " not within an identified natural hazard area " criteria into this rule
Fire and Emergency NZ	S124.134	SETZ - Settlement Zone	SETZ-R10	Support in part	Fire and Emergency support in part SETZ-R1, R2, R4, R6, R9, R10, subject to the inclusion of firefighting water supply in SETZ-S2 - Servicing. It is noted that there will be cases that developments	Retain as notified subject to the amendment of SETZ-S2

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					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.	
KiwiRail Holdings Ltd	S132.168	SETZ - Settlement Zone	SETZ-R10	Amend	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.	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).
Environment Southland	S85.184	SETZ - Settlement Zone	SETZ-R10	Oppose in part	New buildings or activities should not be establish as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Include " not within an identified natural hazard area " criteria into this rule
Fire and Emergency NZ	S124.135	SETZ - Settlement Zone	SETZ-PREC8-R1	Support in part	Fire and Emergency support in part SETZ-PREC-R1-R3, SETZ-PREC-R9 subject to the proposed changes to SETZ-S2 and the inclusion of this standard within the clauses at which this activity must comply with. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing, including firefighting water supply within the standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Amend as follows The activity is ancillary to or associated with a Vintage Aviation and Transport Activity or a temporary event; and 2. Any new buildings or structures comply with standards SETZ-S2 , SETZ-S3, SETZ-S6 and SETZ-S7 and the Mandeville Aviation and Rail Precinct Standards SETZ-S10 and SETZ-S11.
Fire and Emergency NZ	S124.136	SETZ - Settlement Zone	SETZ-PREC8-R2	Support in part	Fire and Emergency support in part SETZ-PREC-R1-R3, SETZ-PREC-R9 subject to the proposed changes to SETZ-S2 and the inclusion of this standard within the clauses at which this activity must comply with. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply	Amend as follows The activity is ancillary to or associated with a Vintage Aviation and Transport Activity or a temporary event; and 2. Any new buildings or structures comply with standards SETZ-S2 , SETZ-S3, SETZ-S6 and SETZ-S7 and the Mandeville Aviation and Rail Precinct Standards SETZ-S10 and SETZ-S11.

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					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.	
Fire and Emergency NZ	S124.137	SETZ - Settlement Zone	SETZ-PREC8-R3	Support in part	Fire and Emergency support in part SETZ-PREC-R1-R3, SETZ-PREC-R9 subject to the proposed changes to SETZ-S2 and the inclusion of this standard within the clauses at which this activity must comply with. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing, including firefighting water supply within the standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Amend as follows The activity is ancillary to or associated with a Vintage Aviation and Transport Activity or a temporary event; and 2. Any new buildings or structures comply with standards SETZ-S2 , SETZ-S3, SETZ-S6 and SETZ-S7 and the Mandeville Aviation and Rail Precinct Standards SETZ-S10 and SETZ-S11.
Michael Crymble	S26.002	SETZ - Settlement Zone	SETZ-PREC8-R7	Oppose in part	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.	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 food and beverage for the duration of the event.
Waka Kotahi NZ Transport Agency	S112.149	SETZ - Settlement Zone	SETZ-PREC8-R7	Support in part	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	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 NZ Transport Agency	S112.150	SETZ - Settlement Zone	SETZ-PREC8-R9	Oppose in part	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	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 a guidance and understanding of the amount of traffic

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					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.	anticipated from any new facility.
Environment Southland	S85.185	SETZ - Settlement Zone	SETZ-PREC8-R9	Oppose in part	New buildings or activities should not be established in natural hazard areas. Discretionary consents should be required when there are natural hazard risks present.	Include " not within an identified natural hazard area " criteria into this rule
Environment Southland	S85.186	SETZ - Settlement Zone	SETZ-PREC8-R10	Oppose in part	New buildings or activities should not be established in natural hazard areas. Discretionary consents should be required when there are natural hazard risks present.	Include " not within an identified natural hazard area " criteria into this rule
Clark Fortune McDonald & Associates	S99.037	SETZ - Settlement Zone	SETZ-S1	Not Stated	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.	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.
Fire and Emergency NZ	S124.139	SETZ - Settlement Zone	SETZ-S2	Support in part	Fire and Emergency support the provision for buildings or units to either be connected to a council reticulated water supply or if a water supply is unavailable, buildings and units must be connected to private drinking water supply or store 45,000l litres of potable water on-site from another source. However, Fire and Emergency seek that provision within the servicing standard is given to firefighting water supply in accordance with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Amend as follows: 5.All developments must have an independent water supply for firefighting that is compliant with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice'
Fire and Emergency NZ	S124.140	SETZ - Settlement Zone	SETZ-S3	Support in part	Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in a district plan. However, as part of Fire and Emergency fire station operational requirements many stations include a multipurpose tower or pole between 12-15m in height. Fire and Emergency towers are typically either lattice towers that can support a siren, aerials and hose drying or are platform towers that can support all the above plus be used for firefighter training. Similarly, poles can support sirens, aerials and hose drying activities. Examples of these structures are attached as Appendix B.The frequency of towers or poles being required at stations is generally dependent on locational and operational requirements of each station. Some existing fire station sites across the country have	Amend as follows: And excluding emergency service facilities from this rule

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					aerial and sirens mounted on the roof of the building which is not ideal, and Fire and Emergency are slowly rectifying this with the construction of towers and poles. Ideally all stations would have a tower or structure. Fire and Emergency therefore seek an exemption from the height standard for emergency service facilities which encompasses communication towers and poles.	
Fire and Emergency NZ	S124.141	SETZ - Settlement Zone	SETZ-S4	Support in part	As per the points raised in relation to SETZ-S3 Fire and Emergency seeks an exemption for communication towers and poles regarding height in relation to boundary standards.	Amend as follows: Except that: (c) This standard does not apply to communication towers and poles for emergency service facilities
Clark Fortune McDonald & Associates	S99.039	SETZ - Settlement Zone	SETZ-S5	Not Stated	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.	SETZ-S5 adopt the setbacks proposed in the PDP's GRZ
KiwiRail Holdings Ltd	S132.169	SETZ - Settlement Zone	SETZ-S5	Amend	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.	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 environment6. The reason for the reduced setback.
Clark Fortune McDonald & Associates	S99.040	SETZ - Settlement Zone	SETZ-S6	Not Stated	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.	SETZ-S6 adopt the setbacks proposed in the PDP's GRZ
Fire and Emergency NZ	S124.142	SETZ - Settlement Zone	SETZ-S6	Support	Fire and Emergency support the proposed road setback. The proposed setback of six metres means that there will not be any increased civil costs, land parcel size or fire separation issues at the rear boundary. This supports the logistical and operational requirements of Fire and Emergency.	Retain as notified
Environment Southland	S85.187	SETZ - Settlement Zone	SETZ-S7	Oppose in part	New buildings or activities should not be established in natural hazard areas. Discretionary consents should be required when there are natural hazard risks present.	Include " not within an identified natural hazard area " criteria into this rule

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Fire and Emergency NZ	S124.143	SETZ - Settlement Zone	SETZ-S8	Support in part	Fire and Emergency note that the minimum building coverage for a volunteer fire station is 250m2 and up to 1500m2 for a career fire station. Fire and Emergency are concerned that 35% building coverage for per site would not provide for emergency service facilities should they need to construct a new fire station in the SETZ in future. Typically, Fire and Emergency purchase land from 2000m2 to 4000m2 to facilitate the construction and operation of new emergency service facilities. Therefore 35% building coverage on a 2000m2 site would provide for 700m2 of building coverage. This would facilitate a volunteer fire station but not facilitate a career fire station and would limit their ability to expand in future. It is requested that this rule is amended for emergency services facilities in the SETZ.	Amend as follows: Except that emergency service facilities, such as fire stations shall not exceed 50 percent per site
Clark Fortune McDonald & Associates	S99.041	SETZ - Settlement Zone	SETZ-S10	Not Stated	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.	SETZ-S10 adopt the setbacks proposed in the PDP's GRZ
Michael Crymble	S26.003	SETZ - Settlement Zone	SETZ-Additional provisions sought	Support	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.	Seeks that the following activities sought are provided for: 1. A pilot's clubhouse building. 2. Control tower, office and operations buildings as the need arises. 3. Storage building facilities for securing ground equipment and airfield vehicles. 4. Workshop and maintenance facilities. 5. Aircraft hangarage. 6. An aviation retail refuelling facility. 7. Airfield surface lighting to satisfy all future aviation and railway safety issues. 8. Overnight accomodation buildings with simple catering facilities for visiting pilots and crew. 9. Camping facilities in the interim. 10. Retail shopping for a wide variety of aviation and railway products. 11. Retail sale of food and beverages during events. 12. Car parking facilities. 13. A variety of hardstanding areas to support various aviation and railway activities. 14. Installation of ground navigation aids. 15. Signs, notice boards, fencing and gates for public safety, to inform and guide our visitors. 16. The construction of "railway themed" buildings and other railway infrastructure as required. 17. The possible use of railway rolling stock to meet some of the building infrastructure needs.
KiwiRail Holdings Ltd	S132.170	SETZ - Settlement Zone	SETZ-Additional provisions sought	Amend	KiwiRail is concerned that without appropriate setback requirements, there is significant risk of adverse health and safety effects impacting people locating in	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

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					proximity to the railway corridor. KiwiRail recommend that the following standard be applied over all zones for setbacks from the rail corridor.	network. 2. Compatibility with the surrounding environment.3. The reason for the reduced setback.
New Zealand Heavy Haulage Association	S77.007	SETZ - Settlement Zone	SETZ-Additional provisions sought	Support	"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.	Permitted activity performance standards and criteria for relocation of second hand buildings: a. Any relocated building intended for use as a dwelling must have previously been designed, built and used as a dwelling. b. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. c. The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site. d. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within 12 months of the building being delivered to the site. Without limiting (c) (above) reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations. e. The proposed owner of the relocated building must certify to the Council that the reinstatement work will be completed within the 12-month period. Restricted Discretionary activity status for relocated buildings that do not meet the permitted activity status standards. OR The inclusion of the words "new or relocated buildings" to the activity rules for residential activities/units.