

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
Transpower New Zealand Limited	S101.081	GRZ – General Residential Zone	GRZ - General	Oppose	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 General Residential Zone rules apply to infrastructure in addition to the rules in the Infrastructure Chapter. This would result in Rule GRZ-R15 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	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. ”
Southland District Council	S146.076	GRZ – General Residential Zone	GRZ - General	Oppose in part	Currently, most residential land in Southland is zoned as equivalent to the General Residential Zone. Some of those areas zoned GRZ in the proposed plan may be more suitable as MRZ as a way of adapting to increased flood risk, as much of the centre of Gore lies in the flood plain of the Maitara.	Review zoning classification to minimise issues adapting to climate change and flood risk. Much of the centre of Gore lies in the flood plain of the Maitara.
Charlton Rise Limited	S100.008	GRZ – General Residential Zone	GRZ-Overview and Purpose	Support	Support the Gore West Development Area overview and purpose.	None specified.
Charlton Rise Limited	S100.009	GRZ – General Residential Zone	GRZ-O3	Support	Support intention to allow for diverse range of housing typologies.	None specified.
Andrea McMillan & Tony Harpur	S134.002	GRZ – General Residential Zone	GRZ-O3	Amend		Objective GRZ-O3 is amended: The purpose, amenity and character of the residential zones is maintained and not compromised by non-residential activities;
Transpower New Zealand Limited	S101.079	GRZ – General Residential Zone	GRZ-O4	Oppose	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 mitigated, as opposed to being avoided (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. Transpower seeks amendments to the Objective in order to give effect to the NPSET by providing for an outcome where effects on the National Grid are avoided.	Amend Objective GRZ-O4 as follows: GRZ-O4 Development is provided with appropriate infrastructure and adverse effects on infrastructure networks are managed so that the operation, maintenance, upgrade and development of the infrastructure is not compromised ~~mitigated.~~
Fire and Emergency NZ	S124.053	GRZ – General Residential Zone	GRZ-O4	Support	Fire and Emergency support GRZ-O4 for promoting the provision of appropriate infrastructure within the General Residential Zone.	Retain as notified
KiwiRail Holdings Ltd	S132.115	GRZ – General Residential Zone	GRZ-O4	Support	KiwiRail supports this objective which provides that development has appropriate infrastructure and adverse effects on infrastructure networks are minimized.	Retain GRZ-O4 as proposed,
Andrea McMillan & Tony Harpur	S134.003	GRZ – General Residential Zone	GRZ-O4	Amend		Objective GRZ-O4 is amended: Development is provided with appropriate infrastructure ~~and adverse effects on infrastructure networks are mitigated~~
Charlton Rise Limited	S100.010	GRZ – General Residential Zone	GRZ-P4	Support	Support comprehensive residential development in appropriate areas and with appropriate design.	None specified.
Ministry of Education	S125.044	GRZ – General Residential Zone	GRZ-P5	Support	The submitter supports GRUZ-P5 as it enables the establishment/ operation of education	Retain as proposed.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
					facilities to support the needs of the local community.	
Ministry of Education	S125.045	GRZ – General Residential Zone	GRZ-P6	Support	The submitter supports GRUZ-P6 as it enables the establishment/ operation of education facilities to support the needs of the local community.	Retain as proposed.
Fire and Emergency NZ	S124.054	GRZ – General Residential Zone	GRZ-P6	Support	Fire and Emergency support the inclusion of emergency service facilities under GRZ-P6	Retain as notified
Waka Kotahi NZ Transport Agency	S112.137	GRZ – General Residential Zone	GRZ-P7	Support in part	Waka Kotahi generally supports this policy in that it addresses the need for development to be consistent with the capacity of the existing infrastructure network, specifically low impact approaches to stormwater. However, we are also concerned as to whether the development can be accommodated within the existing infrastructure and transportation networks and whether any upgrades will be required. Waka Kotahi therefore seeks an amendment to policy to this affect.	Amend GRZ - P7 as follows: Ensure development is designed consistent with the capacity of existing infrastructure and transportation networks or will be appropriately upgraded and, where practicable, incorporates low impact approaches to stormwater management.
KiwiRail Holdings Ltd	S132.116	GRZ – General Residential Zone	GRZ-P7	Amend	KiwiRail generally supports this policy that ensure development is designed consistent with existing infrastructure networks and incorporates low impact approaches to stormwater management where practicable. KiwiRail seek amendment to this point to protect from increased flooding and erosion risk.	Amend as follows: Ensure development is designed consistent with the capacity of existing infrastructure networks and, where practicable, incorporates low impact approaches to stormwater management that does not result in increased flooding and erosion risk.
Andrea McMillan & Tony Harpur	S134.004	GRZ – General Residential Zone	GRZ-P8	Amend	There is a significant disjoint with the WTP being located in a residential zone, without constraint or management of its effects, and the surrounding residential activity which will remain significantly adversely affected.	Enable the use of reserve land where the activity and/or development is consistent with the relevant Reserve Management Plan and where the adverse effects are avoided, remedied or mitigated
Transpower New Zealand Limited	S101.080	GRZ – General Residential Zone	GRZ-P9	Oppose	The Policy has the potential to prevent the upgrade and development of the National Grid in the 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	Amend Policy GRZ-P9 as follows: “Avoid activities that are incompatible with the character, qualities and purpose of the General Residential Zone except where the activity is critical infrastructure that has a functional need or operational need for its location ”
Fire and Emergency NZ	S124.056	GRZ – General Residential Zone	GRZ-R1	Support in part	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply in GRZ-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 GRZ – 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	Retain as notified subject to amendment sought in GRZ-S2 – Servicing.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
					Water Supplies Code of Practice SNZ PAS 4509:2008	
KiwiRail Holdings Ltd	S132.117	GRZ – General Residential Zone	GRZ-R1	Amend	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.	Amend GRZ-R1 as follows: Where: Any new or extended building or structure complies with standards GRZ-S3, GRZ -S4, GRZ -S5, GRZ -S6, GRZ -S7, GRZ -S8, GRZ -S9, ~~and GRZ -S10~~ and GRZ-S11 (the new proposed standard).
Environment Southland	S85.120	GRZ – General Residential Zone	GRZ-R1	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. Consideration should also be given to secondary flow paths which are also a natural hazard.	Include " not within an identified natural hazard area " criteria into this rule.
Fire and Emergency NZ	S124.057	GRZ – General Residential Zone	GRZ-R2	Support in part	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply in GRZ-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 GRZ – 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 amendment sought in GRZ-S2 – Servicing.
KiwiRail Holdings Ltd	S132.118	GRZ – General Residential Zone	GRZ-R2	Amend	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.	Amend GRZ-R1 as follows: Where: Any new or extended building or structure complies with standards GRZ-S3, GRZ -S4, GRZ -S5, GRZ -S6, GRZ -S7, GRZ -S8, GRZ -S9, ~~and GRZ -S10~~ and GRZ-S11 (the new proposed standard).
Environment Southland	S85.122	GRZ – General Residential Zone	GRZ-R2	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. Consideration should also be given to secondary flow paths which are also a natural hazard.	Include " not within an identified natural hazard area " criteria into this rule.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
Fire and Emergency NZ	S124.058	GRZ – General Residential Zone	GRZ-R3	Support in part	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply in GRZ-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 GRZ – 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 amendment sought in GRZ-S2 – Servicing.
Environment Southland	S85.123	GRZ – General Residential Zone	GRZ-R3	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. Consideration should also be given to secondary flow paths which are also a natural hazard.	Include " not within an identified natural hazard area " criteria into this rule.
KiwiRail Holdings Ltd	S132.244	GRZ – General Residential Zone	GRZ-R3	Amend	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.	Amend as follows: Where: Any new or extended building or structure complies with standards GRZ-S2, GRZ-S3, GRZ -S4, GRZ -S5, GRZ -S6, GRZ -S7, GRZ -S8, GRZ -S9, and GRZ - S10 and GRZ-S11 (the new proposed standard).
Fire and Emergency NZ	S124.059	GRZ – General Residential Zone	GRZ-R4	Support in part	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply in GRZ-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 GRZ – 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 amendment sought in GRZ-S2 – Servicing.
Environment Southland	S85.124	GRZ – General Residential Zone	GRZ-R4	Oppose in part	New buildings or activities should not be established as permitted activities in natural	Include " not within an identified natural hazard area " criteria into this rule.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
					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.	
KiwiRail Holdings Ltd	S132.245	GRZ – General Residential Zone	GRZ-R4	Amend	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.	Amend as follows: Where: Any new or extended building or structure complies with standards GRZ-S2, GRZ-S3, GRZ -S4, GRZ -S5, GRZ -S6, GRZ -S7, GRZ -S8, GRZ -S9, and GRZ - S10 and GRZ-S11 (the new proposed standard).
Fire and Emergency NZ	S124.060	GRZ – General Residential Zone	GRZ-R5	Support in part	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply in GRZ-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 GRZ – 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 amendment sought in GRZ-S2 – Servicing.
Environment Southland	S85.125	GRZ – General Residential Zone	GRZ-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. Consideration should also be given to secondary flow paths which are also a natural hazard.	Include " not within an identified natural hazard area " criteria into this rule.
KiwiRail Holdings Ltd	S132.246	GRZ – General Residential Zone	GRZ-R5	Amend	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.	Amend as follows: Where: Any new or extended building or structure complies with standards GRZ-S2, GRZ-S3, GRZ -S4, GRZ -S5, GRZ -S6, GRZ -S7, GRZ -S8, GRZ -S9, and GRZ - S10 and GRZ-S11 (the new proposed standard).
Ministry of Education	S125.046	GRZ – General Residential Zone	GRZ-R6	Support in part	The submitter supports GRUZ-P6 in part to manage the operation of education facilities.	None specified.
Ministry of Education	S125.047	GRZ – General Residential Zone	GRZ-R6	Support in part	It is not reasonable to only provide for educational facilities within existing residential units. The sought amendment seeks	Amend as follows: Educational facilities

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
					compliance with the relevant standards to ensure the bulk and location of an educational facility is consistent with the outcomes sought in the General Residential zone. A maximum number of people on site provides unreasonable restrictions on educational facilities. A change in activity status to restricted discretionary when compliance is not achieved ensures that the consideration of effects are appropriately limited to matters of relevance.	Activity status: Permitted Where: ~~1. The educational facility is within a residential unit or minor residential unit;~~ ~~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 between 0700 and 1900 hours; Monday to Friday; and 2. Any new or extended building or structure complies with standards GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZ-S8, GRZ-R9 and GRZ-S10. 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.
Fire and Emergency NZ	S124.061	GRZ – General Residential Zone	GRZ-R6	Support in part	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply in GRZ-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 GRZ – 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 amendment sought in GRZ-S2 – Servicing.
Environment Southland	S85.126	GRZ – General Residential Zone	GRZ-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. Consideration should also be given to	Include "not within an identified natural hazard area" criteria into this rule.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
					secondary flow paths which are also a natural hazard.	
KiwiRail Holdings Ltd	S132.247	GRZ – General Residential Zone	GRZ-R6	Amend	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.	Amend as follows: Where: Any new or extended building or structure complies with standards GRZ-S2, GRZ-S3, GRZ -S4, GRZ -S5, GRZ -S6, GRZ -S7, GRZ -S8, GRZ -S9, and GRZ - S10 and GRZ-S11 (the new proposed standard).
Ministry of Education	S125.049	GRZ – General Residential Zone	GRZ-R8	Support in part	The submitter supports GRZ-R8 in part.	None specified.
Ministry of Education	S125.050	GRZ – General Residential Zone	GRZ-R8	Support in part	An amendment is sought to provide for extensions and additions to education facilities as a permitted activity, subject to compliance with the relevant built form standards. It is considered extensions should be permitted, and where compliance cannot be achieved, resource consent is required as a restricted discretionary activity with discretion limited to that previously proposed as matters of control.	Amend as follows: Additions to existing healthcare activities or education facilities Activity status: ~~Controlled~~ Permitted Where: 1. Any new or extended building or structure complies with standards GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZ-S8 and GRZ-S10. ~~Matters of control: 1. Transport effects including the location and design of loading areas and access; and 2. Design and layout of on-site pedestrian connections; and 3. Hours of operation; and 4. Noise, disturbance and loss of privacy of adjacent sites; and 5. Servicing including the positive effects of low impact design~~ Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Transport effects including the location and design of loading areas and access; and 2. Design and layout of on-site pedestrian connections; and 3. Hours of operation; and 4. Noise, disturbance and loss of privacy of adjacent sites; and 5. Servicing including the positive effects of low impact design; and 6. The matters of discretion 1–5 6. The matters of discretion of any infringed standard.
Fire and Emergency NZ	S124.062	GRZ – General Residential Zone	GRZ-R8	Support in part	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply in GRZ-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 GRZ – 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 amendment sought in GRZ-S2 – Servicing.
KiwiRail Holdings Ltd	S132.248	GRZ – General Residential Zone	GRZ-R8	Amend	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	Amend as follows: Where: Any new or extended building or structure complies with standards GRZ-S2, GRZ-S3, GRZ -S4, GRZ -S5, GRZ -S6, GRZ -S7, GRZ -S8, GRZ -S9, and GRZ - S10 and GRZ-S11 (the new proposed standard).

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
					with railway operations and avoiding health and safety hazards for residents.	
Fire and Emergency NZ	S124.063	GRZ – General Residential Zone	GRZ-R9	Support in part	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply in GRZ-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 GRZ – 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 amendment sought in GRZ-S2 – Servicing.
Environment Southland	S85.127	GRZ – General Residential Zone	GRZ-R9	Support in part	This activity is only suitable in locations not prone to natural hazards	Include natural hazard risk to the matters of discretion.
KiwiRail Holdings Ltd	S132.249	GRZ – General Residential Zone	GRZ-R9	Amend	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.	Amend as follows: Where: Any new or extended building or structure complies with standards GRZ-S2, GRZ-S3, GRZ -S4, GRZ -S5, GRZ -S6, GRZ -S7, GRZ -S8, GRZ -S9, and GRZ - S10 and GRZ-S11 (the new proposed standard).
Fire and Emergency NZ	S124.064	GRZ – General Residential Zone	GRZ-R10	Support in part	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply in GRZ-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 GRZ – 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 amendment sought in GRZ-S2 – Servicing.
Environment Southland	S85.128	GRZ – General Residential Zone	GRZ-R10	Support in part	This activity is only suitable in locations not prone to natural hazards	Include natural hazard risk to the matters of discretion.
KiwiRail Holdings Ltd	S132.250	GRZ – General Residential Zone	GRZ-R10	Amend	KiwiRail seeks an amendment to the rule to insert a “no build” setback within 5m of the railway corridor for new buildings and	Amend as follows: Where: Any new or extended building or structure complies with standards

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
					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.	GRZ-S2, GRZ-S3, GRZ -S4, GRZ -S5, GRZ -S6, GRZ -S7, GRZ -S8, GRZ -S9, and GRZ - S10 and GRZ-S11 (the new proposed standard).
Fire and Emergency NZ	S124.065	GRZ – General Residential Zone	GRZ-R11	Support in part	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply in GRZ-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 GRZ – 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 amendment sought in GRZ-S2 – Servicing.
Environment Southland	S85.129	GRZ – General Residential Zone	GRZ-R11	Support in part	This activity is only suitable in locations not prone to natural hazards	Include natural hazard risk to the matters of discretion.
KiwiRail Holdings Ltd	S132.251	GRZ – General Residential Zone	GRZ-R11	Amend	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.	Amend as follows: Where: Any new or extended building or structure complies with standards GRZ-S2, GRZ-S3, GRZ -S4, GRZ -S5, GRZ -S6, GRZ -S7, GRZ -S8, GRZ -S9, and GRZ - S10 and GRZ-S11 (the new proposed standard).
Fire and Emergency NZ	S124.066	GRZ – General Residential Zone	GRZ-R12	Support in part	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply in GRZ-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 GRZ – 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 amendment sought in GRZ-S2 – Servicing.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
Environment Southland	S85.130	GRZ – General Residential Zone	GRZ-R12	Support in part	This activity is only suitable in locations not prone to natural hazards	Include natural hazard risk to the matters of discretion.
KiwiRail Holdings Ltd	S132.252	GRZ – General Residential Zone	GRZ-R12	Amend	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.	Amend as follows: Where: Any new or extended building or structure complies with standards GRZ-S2, GRZ-S3, GRZ -S4, GRZ -S5, GRZ -S6, GRZ -S7, GRZ -S8, GRZ -S9, and GRZ - S10 and GRZ-S11 (the new proposed standard).
Fire and Emergency NZ	S124.067	GRZ – General Residential Zone	GRZ-R13	Support in part	Emergency service facilities are provided for in this zone as a restricted discretionary activity. New fire stations in the district may be necessary in order to continue to achieve emergency response time commitments in situations 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. Provisions within the rules of the district plan are therefore the best way to facilitate the development of any new fire stations within the district as urban development progresses. Fire and Emergency consider that emergency service facilities should be provided for as a permitted activity, which will be subject to the performance standards within. Where there is a non-compliance with the performance standards, a restricted discretionary activity is requested subject to the matters of discretion associated with the infringed standard. This will ensure that Council have the discretion over what activities are deemed acceptable to be located in the General Residential Zone based on the performance standards infringed.	Amendment sought: GRZ-R13 Emergency Services Facility All areas Activity status: Permitted Where: Any new or extended building or structure complies with standards GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZS8 and GRZ-S10.
Environment Southland	S85.131	GRZ – General Residential Zone	GRZ-R13	Support in part	This activity is only suitable in locations not prone to natural hazards	Include natural hazard risk to the matters of discretion.
KiwiRail Holdings Ltd	S132.253	GRZ – General Residential Zone	GRZ-R13	Amend	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.	Amend as follows: Where: Any new or extended building or structure complies with standards GRZ-S2, GRZ-S3, GRZ -S4, GRZ -S5, GRZ -S6, GRZ -S7, GRZ -S8, GRZ -S9, and GRZ - S10 and GRZ-S11 (the new proposed standard).
Andrea McMillan & Tony Harpur	S134.001	GRZ – General Residential Zone	GRZ-R14	Oppose	The submitter opposes GRZ-R14 proposing a buffer. There is uncertainty regarding if residential activity can be undertaken on the land, with Council likely to be opposed (as	Delete in entirety.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
					indicated in the intent of the designation documentation) and can be declined. The submitter references advice Council received from BECA in regard to Discretionary activities. - Provided as Annexure C. The proposed rule is in clear conflict with established policies, lacks implementation of said policies, it has not been justified in the s32 evaluation nor a cost benefit analysis completed.	
Environment Southland	S85.132	GRZ – General Residential Zone	GRZ-R14	Support in part	This activity is only suitable in locations not prone to natural hazards	Include natural hazard risk to the matters of discretion.
Clark Fortune McDonald & Associates	S99.028	GRZ – General Residential Zone	GRZ-S1	Not Stated	A ‘non-complying’ status is unjustified and excessively restrictive. situations where a minor breach or specific circumstances may not meet density limits while still being appropriate and consistent with character and amenity values etc	Amend GRZ-S1 to be a restricted discretionary activity status for activities that do not meet those limits
Charlton Rise Limited	S100.011	GRZ – General Residential Zone	GRZ-S1	Support		None specified.
AdMore Designs Limited	S21.001	GRZ – General Residential Zone	GRZ-S2	Oppose in part	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. 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 of 32,000l tank it fails short of the 45,000l requirement, by 1,000l. meaning a third tank is required. We suggest that the storage should be reduced to 44,000l of water. This 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.	Part 3 (c) store ~~45,000l~~ 44,000l of potable water on site from another source.
Fire and Emergency NZ	S124.068	GRZ – General Residential Zone	GRZ-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 45,000 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	S124.069	GRZ – General Residential Zone	GRZ-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	Amend as follows: Excluding emergency service facilities.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
					standards in a district plan. However, as part of Fire and Emergency fire station operational requirements many stations include a multipurpose tower or pole between 12-15m in height. Fire and Emergency towers are typically either lattice towers that can support a siren, aerials and hose drying or are platform towers that can support all the above plus be used for firefighter training. Similarly, poles can support sirens, aerials and hose drying activities. Examples of these structures are attached as Appendix B. The frequency of towers or poles being required at stations is generally dependent on locational and operational requirements of each station. Some existing fire station sites across the country have aerial and sirens mounted on the roof of the building which is not ideal, and Fire and Emergency are slowly rectifying this with the construction of towers and poles. Ideally all stations would have a tower or structure. Fire and Emergency therefore seek an exemption from the height standard for emergency service facilities which encompasses communication towers and poles.	
Fire and Emergency NZ	S124.070	GRZ – General Residential Zone	GRZ-S4	Support in part	As per the points raised in relation to GRZ-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
AdMore Designs Limited	S21.002	GRZ – General Residential Zone	GRZ-S5	Oppose in part	Vehicles now a days are up to 5.5m long from front bumper to rear toe bar. If a person is constructing a brick garage the wall thickness of one wall is made up of: Plaster: 10mm Brick Veneer: 70mm Air Cavity: 40mm -50mm Ply bracing: 9mm Timber framing: 90mm-140mm Interior Lining: 10-12mm This makes a total max of 291mm x 2 for each end and you have 582mm accounted for by just the structure. leaving 5.418m for a vehicle. To get around the vehicle carrying anything you would need at least 800mm either at the front or at the back or both so the minimum length of the garage would need to be 0.582+5.500+0.800+0.800 = 7.682m or 8.000m	(d) a carport or garage, either standalone or attached to the residential unit may be setback a minimum of 500mm from a side or rear boundary provided that the maximum length of the building adjacent to the property boundary does ~~not exceed 6 metres~~ not exceed 8 metres and contains no doors or windows.
AdMore Designs Limited	S21.003	GRZ – General Residential Zone	GRZ-S5	Amend	NZBC CAS1 Clause 5.5.2 states: Where roof eaves extend from an otherwise unrated external wall to within 650 mm of the relevant boundary, the total eaves construction and the external wall from which they project shall have an FRR of no less than 30/30/30. Clause 5.2.1 Where the external wall is required to have an FRR, the eaves projection shall either have an FRR of 30/30/30 or the wall shall be extended to the underside of the roof. We think that the two should be aligned with each other or at	1.(b) eaves, gutters and associated downpipes on any building may intrude into the setback by ~~a maximum of 600mm~~ a maximum of 350mm without the need of fire rating and 600mm where there is a required fire rating under the NZBC.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
					least guide the owner to know that they need to look elsewhere for fire rating of eaves.	
Clark Fortune McDonald & Associates	S99.029	GRZ – General Residential Zone	GRZ-S5	Not Stated	The exception for a carport or garage (as per GRZ-S5 1(c)) does not apply to road boundaries as it does with the ODP which is unjustified.	Amend GRZ-S5 to include the exception as stated in the ODP
KiwiRail Holdings Ltd	S132.120	GRZ – General Residential Zone	GRZ-S5	Oppose	KiwiRail seeks a blanket “no build” setback where any building or structure must not be located within a 5m setback from a boundary with a rail 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 as follows: Except that: (a) fences are permitted within the setback excluding adjacent to the rail corridor. (e) buildings or structures must not be located within 5m of the rail corridor boundary.
Fire and Emergency NZ	S124.071	GRZ – General Residential Zone	GRZ-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
Southland District Council	S146.077	GRZ – General Residential Zone	GRZ-S7	Support	The submitter supports this rule and the matters of discretion and notes that it should reduce impacts downstream.	None specified.
Environment Southland	S85.133	GRZ – General Residential Zone	GRZ-S7	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. Consideration should also be given to secondary flow paths which are also a natural hazard.	Include "not within an identified natural hazard area" criteria into this rule
Fire and Emergency NZ	S124.072	GRZ – General Residential Zone	GRZ-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 40% building coverage for per site would not provide for emergency service facilities should they need to construct a new fire station in the GRZ in future. Typically, Fire and Emergency purchase land from 2000m2 to 4000m2 to facilitate the construction and operation of new emergency service facilities. Therefore 45% building coverage on a 2000m2 site would provide for 900m2 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 GRZ.	Add the following: b) 50 percent for Retirement village, Emergency service facilities and Comprehensive residential development.
Fire and Emergency NZ	S124.055	GRZ – General Residential Zone	GRZ- Additional provisions sought	Not Stated	Fire and Emergency seeks a new policy that ensures all land use activities in the General Residential Zone are adequately serviced, particularly in relation to reticulated water supply or an alternative method for firefighting	Add new policy as follows: GRZ-P9 Ensure all development is appropriately serviced including wastewater, stormwater, and water supply with sufficient capacity for firefighting purposes

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
					purposes. This will give better effect to GRZ-O4 and provides a better policy framework for the new standard sought in this zone relating to the requirement to provide water supply.	
KiwiRail Holdings Ltd	S132.119	GRZ – General Residential Zone	GRZ- 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 proximity to the railway corridor. KiwiRail recommend that the following standard be applied over all zones for setback from rail corridor. Add new standard GRZ-S11.	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
New Zealand Heavy Haulage Association	S77.003	GRZ – General Residential Zone	GRZ- 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. ORThe inclusion of the words “new or relocated buildings” to the activity rules for residential activities/units.
Environment Southland	S85.134	GRZ – General Residential Zone	GRZ- Additional provisions sought	Oppose in part	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.	Establish a new policy which takes a precautionary approach to development in areas prone to natural hazard risk.