

Appendix B – Recommended Decisions on Submissions - Local Centre Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S124.182	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ- Additional provisions sought	Oppose in part	LCZ-S11 - Servicing All activities 1. Where available any residential unit and buildings for non-residential activities shall be connected to a Council reticulated water supply. 2. Where available any residential unit and buildings for non-residential activities shall be connected to a Council reticulated wastewater network. 3. Where Council reticulated water supply is unavailable, any residential unit and buildings for non-residential activities must: (a) be connected to a community drinking water supply; or (b) be connected to a private drinking water supply; or (c) store 45,000 litres of potable water on-site from another source. 4. Where Council reticulated wastewater is unavailable, any residential unit and buildings for non-residential activities must: (a) be provided with an on-site wastewater treatment and disposal system. 5.All developments must have an independent water supply for firefighting that is compliant with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice'	Fire and Emergency consider that new buildings located in the LCZ should be required to provide a firefighting water supply in accordance with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice in order to manage fire risk.	Reject
S132.197	KiwiRail Holdings Ltd	LCZ - Local Centre Zone	LCZ- Additional provisions sought	Amend	Insert new standard LCZ-S11 as follows: Setback from rail corridorAll 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 DiscretionaryMatters of discretion: 1. The safe and efficient operation of the rail network. 2. Compatibility with the surrounding environment. 3. The reason for the reduced setback.	KiwiRail is concerned that without appropriate setback requirements, there is significant risk of adverse health and safety effects impacting people locating in proximity to the railway corridor. KiwiRail recommend that the following standard be applied over all zones for setbacks from the rail corridor.	Reject
S85.213	Environment Southland	LCZ - Local Centre Zone	LCZ- Additional provisions sought	Oppose in part	Include an objective and policy relating to natural hazard risk and set performance standards regarding minimum floor levels in areas still vulnerable to flood risk. Manage development within secondary flow paths.	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject – flood risk to be considered at HS9
S77.009	New Zealand Heavy Haulage Association	LCZ - Local Centre Zone	LCZ- Additional provisions sought	Support	Permitted activity performance standards and criteria for relocation of second hand buildings: a. Any relocated building intended for use as a dwelling must have previously been designed, built and used as a dwelling. b. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. c. The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site. d. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within 12 months of the building being delivered to the site. Without limiting (c) (above) reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations. e. The proposed owner of the relocated building must certify to the Council that the reinstatement work will be	"Residential Activity and Residential Units" is provided for as a permitted activity where compliance with standards is achieved. However, standards within the PGDP only refer to buildings that are "new". The approach used is supported on the basis of the decision of Environment Court - New Zealand Heavy Haulage Association Inc v The Central Otago District Council.	Accept in part

Appendix B – Recommended Decisions on Submissions - Local Centre Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					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.		
FS14.045	NZ Transport Agency Waka Kotahi			Oppose	Disallow	Relocated second-hand dwellings may be used for a noise sensitive activity. The permitted activity performance standards and criteria listed by NZHHA in its submission does not give any certainty that a relocated second-hand dwelling will be able to comply with the requirements of NOISE-S3, whereby that standard seeks to manage noise impacts on the noise sensitive activity. The New Zealand Transport Agency is concerned that the proposed provision by NZHHA would enable second hand dwellings, that do not have acoustic treatment that complies with NOISE-S3 requirements, to be relocated to within a proximity of the state highway network where noise sensitive activities undertaken within that dwelling would be adversely impacted by noise arising from the operation of the highway. We suggest that the performance standards proposed by NZHHA either include measures to ensure compliance with NOISE-S3, otherwise we consider that noise effects may not be appropriately managed. In its original submission, the New Zealand Transport Agency sought amendments to rule NOISE-R7 to expressly include relocated buildings used for noise sensitive activities to manage noise impacts on activities relocating to within a proximity of the road network where they could be adversely impacted by noise generated from the use of the existing state highway network.	Accept in part
S146.088	Southland District Council	LCZ - Local Centre Zone	LCZ - General	Support	None specified.	The submitter supports this chapter.	Accept
S132.182	KiwiRail Holdings Ltd	LCZ - Local Centre Zone	LCZ - General	Support	Retain LCZ objectives and policies as propsoed.	KiwiRail support the objectives and policies for the Local Centre Zone as provided.	Accept
S123.022	Heritage New Zealand Pouhere Taonga	LCZ - Local Centre Zone	LCZ - General	Support	Adopt	Precincts: Town Centre Core Local Centre Core Creamoata Historic Dairy Factory Mandeville Aviation and Rail Mataura Mill... HNZPT is supportive of the implementation of targeted Precincts which provide for the consideration and protection of the wider historic character of each area, beyond the values of a scheduled heritage site. The Precincts, alongside the Historic Heritage provisions, appropriately balance the ongoing	Accept

Appendix B – Recommended Decisions on Submissions - Local Centre Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						commercial and industrial use of each area while retaining the recognised historic heritage values.	
S85.055	Environment Southland	Zone map layers	LCZ-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 – flood risk to be considered at HS9
S124.162	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-O1	Support in part	Amend as follows: Activities within the Local Centre Zone provide for and encourage a range of commercial activities, emergency service facilities and community activities to support the needs of the Maitara community	Fire and Emergency request that LCZ - O1 be amended to reflect the change to the rule framework requested by Fire and Emergency which provides for emergency service facilities as a permitted activity. It is also noted that emergency service facilities support a need of the Maitara community.	Reject
S85.199	Environment Southland	LCZ - Local Centre Zone	LCZ-Overview and Purpose	Oppose in part	recognise that a residual flood risk exists despite stop banks		Reject – flood risk to be considered at HS9
S139.073	Hokonui Rūnanga Inc	LCZ - Local Centre Zone	LCZ-P2	Oppose	Amend to read: "Provide for built development in the Local Centre that: ... ~~6. responds to the underlying relationship Ngāi Tahu hold with the natural environment~~ recognises and incorporates Ngāi Tahu history and association with Maitara and the Gore area in building layout and design and maintenance of greenspace. "	Clause 6 is ambiguous. Wherever possible the plan provisions should specify the particular effects of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.	Accept
S125.069	Ministry of Education	LCZ - Local Centre Zone	LCZ-P7	Support	Retain as proposed.	The submitter supports LCZ-P7 as it acknowledges the need to provide for communities social needs, including educational facilities, within the LCZ.	Accept
S124.163	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-P8	Support in part	Amend as follows: Avoid activities establishing in the local centre that are 1. incompatible with the anticipated purpose, character and amenity values of the Local Centre Zone unless there is a functional or operational need ; or	Fire and Emergency acknowledge there the LCZ provides for the commercial area in Maitara. However, there may be a functional or operational need to construct and operate fire stations in locations which will enable reasonable response times to fire and other emergencies is paramount the health, safety and wellbeing of people and the community. Fire stations therefore need to be strategically located within and throughout communities to maximise their coverage and response times so that they can efficiently and effectively respond to emergency call outs in a timely way, thus avoiding or mitigating the potential for adverse effects associated with fire hazard and other emergencies.	Reject
S97.003	Woolworths New Zealand Limited	LCZ - Local Centre Zone	LCZ-R1	Support	Retain as notified.	The submitter supports supermarkets being a permitted activity.	Accept
S124.164	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-R1	Support in part	Amend as follows: Any new or extended building or structure complies with Local Centre Zone Standards... and LCZ-S11	Fire and Emergency support in part LCZ-R1-R11, R13, R15and R17 subject to the inclusion of a servicing standard which includes firefighting water supply - LCZS11 - 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	Reject

Appendix B – Recommended Decisions on Submissions - Local Centre Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						provisions of the subdivision chapter hat requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing	
S132.183	KiwiRail Holdings Ltd	LCZ - Local Centre Zone	LCZ-R1	Amend	Amend LCZ-R1 as follows: Where: Any new or extended buildings or structures complies with Local Centre Zone standards LCZ-R1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7and LCZ-S8 and LCZ-S11 .	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S85.200	Environment Southland	LCZ - Local Centre Zone	LCZ-R1	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject – flood risk to be considered at HS9
S124.165	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-R2	Support in part	Amend as follows: Any new or extended building or structure complies with Local Centre Zone Standards... and LCZ-S11	Fire and Emergency support in part LCZ-R1-R11, R13, R15and R17 subject to the inclusion of a servicing standard which includes firefighting water supply - LCZS11 - 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 hat requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to	Reject

Appendix B – Recommended Decisions on Submissions - Local Centre Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						the acceptance of the relief sought relating to an additional standard for servicing	
S132.184	KiwiRail Holdings Ltd	LCZ - Local Centre Zone	LCZ-R2	Amend	Amend LCZ-R2 as follows: Where: Any new or extended buildings or structures complies with Local Centre Zone standards LCZ-R1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7 ~~and~~ LCZ-S8 and LCZ-S11.	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S85.201	Environment Southland	LCZ - Local Centre Zone	LCZ-R2	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject – flood risk to be considered at HS9
S124.166	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-R3	Support in part	Amend as follows: Any new or extended building or structure complies with Local Centre Zone Standards... and LCZ-S11	Fire and Emergency support in part LCZ-R1-R11, R13, R15and R17 subject to the inclusion of a servicing standard which includes firefighting water supply - LCZS11 - 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 hat requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing	Reject
S132.185	KiwiRail Holdings Ltd	LCZ - Local Centre Zone	LCZ-R3	Amend	Amend LCZ-R3 as follows: Where: Any new or extended buildings or structures complies with Local Centre Zone standards LCZ-R1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7 ~~and~~ LCZ-S8 and LCZ-S11.	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,	Reject

Appendix B – Recommended Decisions on Submissions - Local Centre Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	
S85.202	Environment Southland	LCZ - Local Centre Zone	LCZ-R3	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject – flood risk to be considered at HS9
S124.167	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-R4	Support in part	Amend as follows: Any new or extended building or structure complies with Local Centre Zone Standards... and LCZ-S11	Fire and Emergency support in part LCZ-R1-R11, R13, R15and R17 subject to the inclusion of a servicing standard which includes firefighting water supply - LCZS11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing	Reject
S132.186	KiwiRail Holdings Ltd	LCZ - Local Centre Zone	LCZ-R4	Amend	Amend LCZ-R4 as follows: Where: Any new or extended buildings or structures complies with Local Centre Zone standards LCZ-R1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7 ~~and~~ LCZ-S8 and LCZ-S11.	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S85.203	Environment Southland	LCZ - Local Centre Zone	LCZ-R4	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject – flood risk to be considered at HS9

Appendix B – Recommended Decisions on Submissions - Local Centre Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S125.070	Ministry of Education	LCZ - Local Centre Zone	LCZ-R5	Support	Retain as proposed.	The submitter supports LCZ-R5 as it permits the establishment of an educational facility subject to the bulk, height and location standards.	Accept
S124.168	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-R5	Support in part	Amend as follows: Any new or extended building or structure complies with Local Centre Zone Standards... and LCZ-S11	Fire and Emergency support in part LCZ-R1-R11, R13, R15and R17 subject to the inclusion of a servicing standard which includes firefighting water supply - LCZS11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing	Reject
S132.187	KiwiRail Holdings Ltd	LCZ - Local Centre Zone	LCZ-R5	Amend	Amend LCZ-R5 as follows: Where: Any new or extended buildings or structures complies with Local Centre Zone standards LCZ-R1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7 ~~and~~ LCZ-S8 and LCZ-S11.	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S85.204	Environment Southland	LCZ - Local Centre Zone	LCZ-R5	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject – flood risk to be considered at HS9
S124.169	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-R6	Support in part	Amend as follows: Any new or extended building or structure complies with Local Centre Zone Standards... and LCZ-S11	Fire and Emergency support in part LCZ-R1-R11, R13, R15and R17 subject to the inclusion of a servicing standard which includes firefighting water supply - LCZS11 - 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	Reject

Appendix B – Recommended Decisions on Submissions - Local Centre Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing	
S132.188	KiwiRail Holdings Ltd	LCZ - Local Centre Zone	LCZ-R6	Amend	Amend LCZ-R6 as follows: Where: Any new or extended buildings or structures complies with Local Centre Zone standards LCZ-R1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7 ~~and~~ LCZ-S8 and LCZ-S11.	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S85.205	Environment Southland	LCZ - Local Centre Zone	LCZ-R6	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject – flood risk to be considered at HS9
S124.170	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-R7	Support in part	Amend as follows: Any new or extended building or structure complies with Local Centre Zone Standards... and LCZ-S11	Fire and Emergency support in part LCZ-R1-R11, R13, R15and R17 subject to the inclusion of a servicing standard which includes firefighting water supply - LCZS11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicin	Reject

Appendix B – Recommended Decisions on Submissions - Local Centre Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S132.189	KiwiRail Holdings Ltd	LCZ - Local Centre Zone	LCZ-R7	Amend	Amend LCZ-R7 as follows: Where: Any new or extended buildings or structures complies with Local Centre Zone standards LCZ-R1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7 ~~and~~ LCZ-S8 and LCZ-S11.	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S85.206	Environment Southland	LCZ - Local Centre Zone	LCZ-R7	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject – flood risk to be considered at HS9
S124.171	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-R8	Support in part	Amend as follows: Any new or extended building or structure complies with Local Centre Zone Standards... and LCZ-S11	Fire and Emergency support in part LCZ-R1-R11, R13, R15and R17 subject to the inclusion of a servicing standard which includes firefighting water supply - LCZS11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing	Reject
S132.190	KiwiRail Holdings Ltd	LCZ - Local Centre Zone	LCZ-R8	Amend	Amend LCZ-R8 as follows: Where: Any new or extended buildings or structures complies with Local Centre Zone standards LCZ-R1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7 ~~and~~ LCZ-S8 and LCZ-S11.	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	Reject

Appendix B – Recommended Decisions on Submissions - Local Centre Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						operations and avoiding health and safety hazards for residents.	
S85.207	Environment Southland	LCZ - Local Centre Zone	LCZ-R8	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject – flood risk to be considered at HS9
S124.172	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-R9	Support in part	Amend as follows: Any new or extended building or structure complies with Local Centre Zone Standards... and LCZ-S11	Fire and Emergency support in part LCZ-R1-R11, R13, R15and R17 subject to the inclusion of a servicing standard which includes firefighting water supply - LCZS11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicin	Reject
S132.191	KiwiRail Holdings Ltd	LCZ - Local Centre Zone	LCZ-R9	Amend	Amend LCZ-R9 as follows: Where: Any new or extended buildings or structures complies with Local Centre Zone standards LCZ-R1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7 ~~and~~ LCZ-S8 and LCZ-S11.	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S85.208	Environment Southland	LCZ - Local Centre Zone	LCZ-R9	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject – flood risk to be considered at HS9

Appendix B – Recommended Decisions on Submissions - Local Centre Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S124.173	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-R10	Support in part	Amend as follows: Any new or extended building or structure complies with Local Centre Zone Standards... and LCZ-S11	Fire and Emergency support in part LCZ-R1-R11, R13, R15and R17 subject to the inclusion of a servicing standard which includes firefighting water supply - LCZS11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing	Reject
S132.195	KiwiRail Holdings Ltd	LCZ - Local Centre Zone	LCZ-R10	Amend	Amend LCZ-R10 as follows: Where: Any new or extended buildings or structures complies with Local Centre Zone standards LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7, LCZ-S9 and LCZ-S10 and LCZ-S11. The residential activity complies with Noise Standard Noise-S3 and Noise-SX(KiwiRail noise standard attached at Appendix A)	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. KiwiRail support the provision for complying with noise standards but recommend that the rule also refers to the standard provided at Appendix A of their submission (refer to full submission).	Reject – noise standard to be considered at HS6
S85.209	Environment Southland	LCZ - Local Centre Zone	LCZ-R10	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject – flood risk to be considered at HS9
S124.174	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-R11	Support in part	Amend as follows: Any new or extended building or structure complies with Local Centre Zone Standards... and LCZ-S11	Fire and Emergency support in part LCZ-R1-R11, R13, R15and R17 subject to the inclusion of a servicing standard which includes firefighting water supply - LCZS11 - 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	Reject

Appendix B – Recommended Decisions on Submissions - Local Centre Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing	
S132.192	KiwiRail Holdings Ltd	LCZ - Local Centre Zone	LCZ-R11	Amend	Amend LCZ-R11 as follows: Where: Any new or extended buildings or structures complies with Local Centre Zone standards LCZ-R1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7 and ~~LCZ-S8~~ and LCZ-S11	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S85.313	Environment Southland	LCZ - Local Centre Zone	LCZ-R11	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject – flood risk to be considered at HS9
S85.210	Environment Southland	LCZ - Local Centre Zone	LCZ-R12	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject – flood risk to be considered at HS9
S124.175	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-R13	Support in part	Amend as follows: Any new or extended building or structure complies with Local Centre Zone Standards... and LCZ-S11	Fire and Emergency support in part LCZ-R1-R11, R13, R15and R17 subject to the inclusion of a servicing standard which includes firefighting water supply - LCZS11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new	Reject

Appendix B – Recommended Decisions on Submissions - Local Centre Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						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	
S132.193	KiwiRail Holdings Ltd	LCZ - Local Centre Zone	LCZ-R13	Amend	Amend LCZ-R13 as follows: Where: Any new or extended buildings or structures complies with Local Centre Zone standards LCZ-R1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7 ~~and~~ LCZ-S8 and LCZ-S11	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S85.211	Environment Southland	LCZ - Local Centre Zone	LCZ-R13	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject – flood risk to be considered at HS9
S132.194	KiwiRail Holdings Ltd	LCZ - Local Centre Zone	LCZ-R14	Amend	Amend LCZ-R14 as follows: Where: Any new or extended buildings or structures complies with Local Centre Zone standards LCZ-R1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7 ~~and~~ LCZ-S8 and LCZ-S11.	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S124.176	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-R15	Support in part	Amend as follows: Any new or extended building or structure complies with Local Centre Zone Standards... and LCZ-S11	Fire and Emergency support in part LCZ-R1-R11, R13, R15and R17 subject to the inclusion of a servicing standard which includes firefighting water supply - LCZS11 - 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	Reject

Appendix B – Recommended Decisions on Submissions - Local Centre Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing	
S124.178	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-R16	Oppose in part	Amend as follows: LCZ-R16 - Emergency Services Facility Activity status: Permitted Where: 1.Any new or extended building or structure complies with Local Centre Zone Standards LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7 and LCZ-S8.	Emergency service facilities are provided for in this Zone as a 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 currently 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 LCZ based on the performance standards infringed.	Reject
S124.177	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-R17	Support in part	Amend as follows: Any new or extended building or structure complies with Local Centre Zone Standards... and LCZ-S11	Fire and Emergency support in part LCZ-R1-R11, R13, R15and R17 subject to the inclusion of a servicing standard which includes firefighting water supply - LCZS11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to	Reject

Appendix B – Recommended Decisions on Submissions - Local Centre Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						the acceptance of the relief sought relating to an additional standard for servicing	
S124.179	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-S3	Support in part	Amend as follows: Except that: (iii) This standard does not apply to communication towers and poles for emergency service facilities	As per the points raised in relation to LCZ-S4 Fire and Emergency seeks an exemption for communication towers and poles regarding height in relation to boundary standards.	Reject
S124.180	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-S4	Support in part	Amend as follows: And excluding communication towers and poles for emergency service facilities.	Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in a district plan. However, as part of Fire and Emergency fire station operational requirements many stations include a multipurpose tower or pole between 12-15m in height. Fire and Emergency towers are typically either lattice towers that can support a siren, aerials and hose drying or are platform towers that can support all the above plus be used for firefighter training. Similarly, poles can support sirens, aerials and hose drying activities. Examples of these structures are attached as Appendix B. The frequency of towers or poles being required at stations is generally dependent on locational and operational requirements of each station. Some existing fire station sites across the country have aerial and sirens mounted on the roof of the building which is not ideal, and Fire and Emergency are slowly rectifying this with the construction of towers and poles. Ideally all stations would have a tower or structure. Fire and Emergency therefore seek an exemption from the height standard for communication towers and poles	Reject
S132.196	KiwiRail Holdings Ltd	LCZ - Local Centre Zone	LCZ-S5	Amend	Amend LCS-S5 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 network5. Compatibility with the surrounding environment6. The reason for the reduced setback.	KiwiRail generally support the intention of this rule. KiwiRail seek a setback from the rail corridor with a "no build" area of 5m from the rail boundary to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents. that set building setbacks from side and rear boundaries.	Reject
S85.212	Environment Southland	LCZ - Local Centre Zone	LCZ-S6	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject – flood risk to be considered at HS9

Appendix B – Recommended Decisions on Submissions - Local Centre Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S124.181	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-S7	Not Stated	Amend as follows: 3.Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.	It is important to Fire and Emergency that screening of any on-site service area as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut off valves or other emergency response facilities. Such mitigation should be constructed in a way to ensure the signs and facilities are visible/accessible for Fire and Emergency. Where this is not possible, mitigation should not be required. Fire and Emergency therefore seeks an amendment to LCZ-S7 to provide for this.	Accept