Appendix A - Decisions on Submissions
Topic 10A: Neighbourhood Centre Zone

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Pan Altered
S146.087 Southland District Council	NCZ - General	The submitter supports this chapter.	Accept in part	
S100.019 Charlton Rise Limited	NCZ-Overview and Purpose	Include West Gore Development Areas to the listed Neighbourhood Centre Zones.	Accept	Yes
S100.020, S100.021, S100.022 Charlton Rise Limited	NCZ-O1 NCZ-O2 NCZ-O3	Supports Objective NCZ-O1, NCZ-O2, NCZ-O3	Accept	
S85.198 Environment Southland	NCZ-Additional Objective sought	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.	Decision 44	
S124.144 Fire and Emergency NZ	NCZ-P1	Amend NCZ-P1 as follows: Enable a range of small-scale commercial activities, emergency service facilities and community activities that are compatible with residential amenity and provide for the day to day needs of the local residential community.		
S100.023 Charlton Rise Limited	NCZ-P1	Supports Policy NCZ-P1	Accept	
S100.024 Charlton Rise Limited	NCZ-P2	Supports Policy NCZ-P2	Accept	
S100.025 Charlton Rise Limited	NCZ-P3	Amend NCZ-P3 point 6 to provide clear direction on policy implementation or remove the requirement to 'respond' in all circumstances.	Accept in part	Yes
S139.076 Hokonui Rūnanga Inc	NCZ-P3	Amend NCZ-P3 to read: 3. has appropriate setbacks to waterways to maintain and enhance their amenity and ecological values, maintain access to mahinga kai; and reduce effects on mauri, ki uta ki tais and natural character; " Delete clause 6 – it is ambiguous	Accept in part	Yes
FS6.9 Charlton Rise Limited		*Allow S139.076 Hokonui Rūnanga Inc*	Accept in part	
S124.145, S124.146, S124.147, S124.148, S124.149, S124.150 S124.151, S124.152, S124.153, S124.154, S124.155, S124.156 Fire and Emergency NZ	NCZ-R1 - R9 NCZ-R11 - R13	Amend as follows: Any new or extended building or structure complies with Neighbourhood Centres Zone Standards**.** and NCZ-S11	Decision 2	
S132.171, S132.172. S132.173, S132.174, S132.175, S132.176, S132.177, S132.178,	NCZ-R1 – R9 NCZ-R11 – R13	Amend NCZ-R1 as follows: Where: Any new or extended buildings, structures and activity complies with Neighbourhood Centres Zone standards NCZ-S1, NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5, NCZ-S6, NCZ-S7 ~~and~~ NCZ-S10 and NCZ-S11**.**	Decision 2	

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Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Pan Altered
S132.179, 132.254, 132.255, 132.256 KiwiRail Holdings Ltd				
S85.188, S85.189, S85.190, S85.191, S85.192, S85.193, S85.194, S85.195, S85.196, S85.197 Environment Southland	NCZ-R4 – R13 NCZ-S5	Include a performance standard regarding minimum floor levels	Decision 44	
S97.004 Woolworths New Zealand Limited	NCZ-R1	Retain NCZ-R1 as notified.	Accept in part	
S125.068 Ministry of Education	NCZ-R5	Retain NCZ-R5 as proposed.	Accept in part	
S77.008 New Zealand Heavy Haulage Association	NCZ-Additional Rule sought	Permitted activity performance standards and criteria for relocation of second hand buildings: a. Any relocated building intended for use as a dwelling must have previously been designed, built and used as a dwelling. b. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. c. The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site. d. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within 12 months of the building being delivered to the site. Without limiting (c) (above) reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations. e. The proposed owner of the relocated building must certify to the Council that the reinstatement work will be completed within the 12-month period Restricted Discretionary activity status for relocated buildings that do not meet the permitted activity status standards. OR The inclusion of the words "new or relocated buildings" to the activity rules for residential activities/units.	Decision 2	
FS14.044 NZ Transport Agency Waka Kotahi		*Disallow S77.008 New Zealand Heavy Haulage Association*	Decision 2	
S124.157 Fire and Emergency NZ	NCZ-S2	Amend as follows: Except that:(iii) This standard does not apply to communication towers and poles for emergency service facilities	Decision 2	
S124.158 Fire and Emergency NZ	NCZ-S3	Fire and Emergency seek an exemption from the height standard for emergency service facilities which encompasses communication towers and poles. Amend NCZ-S3 as follows: And excluding emergency service facilities.	Decision 2	
S132.180 KiwiRail Holdings Ltd	NCZ-S4	Amend NCZ-S4 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	Decision 2	

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Pan Altered
		Matters of discretion: 4. The safe and efficient operation of the rail network 5. Compatibility with the surrounding environment 6. The reason for the reduced setback.		
S124.159 Fire and Emergency NZ	NCZ-S6	Amend NCZ-S6 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.	Accept	Yes
S124.160 Fire and Emergency NZ	NCZ-S10	Fire and Emergency seek an exemption from the height standard for emergency service facilities which encompasses communication towers and poles. Amend NCZ-S10 as follows: Note: Emergency service facilities are exempt from this rule	Decision 2	
S124.161 Fire and Emergency NZ	NCZ-Additional Standard sought	NCZ-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'	Decision 2	
S132.181 KiwiRail Holdings Ltd	NCZ-Additional Standard sought	Insert NCZ-S11 as follows: Setback from rail corridor All activities 1. Any Building or structure must not be located within a 5m setback from a boundary with a rail corridor. Activity status where compliance not achieved: Restricted Discretionary Matters of discretion: 1. The safe and efficient operation of the rail network. 2. Compatibility with the surrounding environment.3. The reason for the reduced setback.	Decision 2	
S85.054 Environment Southland	NCZ-MAP	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.	Reject	