Appendix A - Decisions on Submissions
Topic 10B: Local Centre Zone

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S146.088 Southland District Council	LCZ – General	The submitter supports this chapter	Accept in part	
S123.022 Heritage New Zealand Pouhere Taonga	LCZ - General	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.	Accept in part	
S85.199 Environment Southland	LCZ-Overview and Purpose	Recognise that a residual flood risk exists despite stop banks	Reject	
S124.162 Fire and Emergency NZ	LCZ-O1	Amend LCZ-O1 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 Mataura community	Reject	
S85.213 Environment Southland	LCZ-Additional Objective and Policy 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 2	
S132.182 KiwiRail Holdings Ltd	LCZ – Objectives and Policies	Retain LCZ objectives and policies as proposed.	Accept in part	
S139.073 Hokonui Rūnanga Inc	LCZ-P2	Clause 6 in LCZ-P2 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. Amend to read: 6. ~~responds to the underlying relationship Ngāi Tahu hold with the natural environment~~ recognises and incorporates Ngāi Tahu history and association with Mataura and the Gore area in building layout and design and maintenance of greenspace.	Accept in part	Yes
S125.069 Ministry of Education	LCZ-P7	Retain LCZ-P7 as proposed.	Accept	
S124.163 Fire and Emergency NZ	LCZ-P8	Amend LCZ-P8 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; Fire and Emergency acknowledge there the LCZ provides for the commercial area in Mataura. 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-R1	Retain LCZ-R1 as notified.		

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S124.164, S124.165. S124.166, S124.167. S124.168, S124.169, S124.170, S124.171, S124.172, S124.173, S124.174, S124.175, S124.176, S124.177 Fire and Emergency NZ	LCZ-R1 – R11 LCZ-R13, LCZ-R15, LCZ-R17	Amend as follows: Any new or extended building or structure complies with Local Centre Zone Standards...and LCZ-S11	Decision 2	
S132.183, S132.184, S132.185, S132.186, S132.187, S132.188, S132.189, S132.190, S132.191, S132.192, S132.193, S132.194 KiwiRail Holdings Ltd	LCZ-R1 – R9 LCZ-R11, LCZ-R13, LCZ-R14	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-S7~~and~~ LCZ-S8 **and LCZ-S11.**	Decision 2	
S85.200, S85.201, S85.202, S85.203, S85.204, S85.205, S85.206, S85.207, S85.208, S85.209, S85.213, S85.210, S85.211, S85.212, S85.313 Environment Southland	LCZ-R1 – R13 LCZ-S6	Include a performance standard regarding minimum floor levels	Decision 2	
S125.070 Ministry of Education	LCZ-R5	Retain LCZ-R5 as proposed.	Accept	
S132.195 KiwiRail Holdings Ltd	LCZ-R10	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)	Decision 2	
S124.178 Fire and Emergency NZ	LCZ-R16	Amend LCZ-R16 as follows: 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.	Reject	
S124.179 Fire and Emergency NZ	LCZ-S3	Amend LCZ-S3 as follows: Except that: (iii) This standard does not apply to communication towers and poles for emergency service facilities	Decision 2	
S124.180 Fire and Emergency NZ	LCZ-S4	Amend LCZ-S4 as follows: And excluding communication towers and poles for emergency service facilities.	Decision 2	
S132.196 KiwiRail Holdings Ltd	LCZ-S5	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 network 5. Compatibility with the surrounding environment6. The reason for the reduced setback.	Decision 2	
S124.181 Fire and Emergency NZ	LCZ-S7	Amend LCZ-S7 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

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S124.182 Fire and Emergency NZ	LCZ-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	
S132.197 KiwiRail Holdings Ltd	LCZ-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	
S77.009 New Zealand Heavy Haulage Association	LCZ-Additional Standard 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	
FS14.045 NZ Transport Agency Waka Kotahi		*Disallow S77.009 New Zealand Heavy Haulage Association*	Decision 2	
S85.055 Environment Southland	LCZ-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	Accept in part	Yes