Appendix A - Decisions on Submissions
Topic 10C: Town Centre Zone

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Plan Altered
S149.031 Yrless	Zones - General	Reduce number of zones as Too complex and limited utility	Decision 2	
S16.028 Fuel Companies	Interpretation service station	Add to definition of service station:-(d) Equipment, structures and infrastructure associated with charging of electric vehicles; and ~~(d)~~ (e) Other retail sales subsidiary to the main use of the site.	Accept	
S123.021 Heritage New Zealand Pouhere Taonga	TCZ - 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. The Precincts, alongside the Historic Heritage provisions, appropriately balance the ongoing commercial and industrial use of each area while retaining the recognised historic heritage values.	Accept in part	
S146.090 Southland District Council	TCZ - General	The submitter supports this chapter.	Accept in part	
S85.233 Environment Southland	TCZ-Overview and Purpose	Recognise that a residual flood risk exists despite stop banks	Reject	
FS5.175 Hamish Weir		*Disallow S85.233 Environment Southland*	Accept	
S124.203 Fire and Emergency NZ	TCZ-O2	Amend TCZ-O2 as follows: A compatible range of commercial, community, hospitality, ~~and~~ residential activities and emergency service facilities that service the needs of the town and the surrounding areas are encouraged in the Town Centre Zone.	Reject	
S85.249 Environment Southland	TCZ-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 44	
S132.215 KiwiRail Holdings Ltd	TCZ-P2	Retain TCZ-P2 as proposed.	Accept	
S112.152 NZ Transport Agency Waka Kotahi	TCZ-P3	Retain TCZ-P3 as notified	Accept in part	
S139.077 Hokonui Rūnanga Inc	TCZ-P3	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 TCZ-P3 to read: 5. 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 as ambiguous.	Accept in part	Yes
S112.153 NZ Transport Agency Waka Kotahi	TCZ-P7	Amend TCZ-P7 as follows: 4. there is adequate existing and/or planned infrastructure including transport infrastructure to service the activity; and / or	Reject	

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S124.204 Fire and Emergency NZ	TCZ-P8	Amend as follows: Avoid activities establishing in the local centre that are 1. incompatible with the anticipated purpose, character and amenity values of the Town Centre Zone unless there is a functional or operational need; or	Reject	
S97.002 Woolworths New Zealand Limited	TCZ-R1	Retain TCZ-R1 as notified.	Accept	
S124.205, S124.206, S124.207, S124.209, S124.210, S124.211, S124.212, S124.213, S124.214, S124.215, S124.216, S124.217, S124.218, S124.219, S124.220 Fire and Emergency NZ	TCZ-R1 – R3 TCZ-R4 -R11 TCZ-R13, TCZ-R15, TCZ-R17	Amend as follows: Any new or extended building or structure complies with Town Centre Zone Standards... and TCZ-S10	Decision 2	
S132.216, S132.217, S132.218, S132.219, S132.220, S132.221, S132.222 KiwiRail Holdings Ltd	TCZ-R1 – R6 TCZ-R11	Amend TCZ-R1 as follows: 2. Any new or extended building or structures complies with Town Centre Zone Standards TCZ- S1, TCZ-S2, TCZ-S3, TCZ-S4, TCZ-S5, TCZ-S6, TCZ-S7 ~~and~~TCZ-S8 and TCZ-S10**.**	Decision 2	
S125.074 Ministry of Education	TCZ-R5	Retain TCZ-R5 as proposed.	Accept	
S132.223, S132.224, S132.225, S132.226 KiwiRail Holdings Ltd	TCZ-R7 – R10	Amend TCZ-R7 as follows: 1. Any new or extended building or structures complies with Town Centre Zone Standards TCZ- S1, TCZ-S2, TCZ-S3, TCZ-S4, TCZ-S5, TCZ-S6, TCZ-S7 ~~and~~TCZ-S8 and TCZ-S10**.** 2. The visitor accommodation activity complies with Noise Standard Noise-S3 and Noise-SX (KiwiRail full submission noise standard attached at Appendix A) Acoustic Treatment, or alterations to existing buildings, to be occupied by a noise sensitive activity.	Decision 34	
S85.234, S85.235, S85.236, S85.237, S85.241, S85.238, S85.239, S85.242, S85.240, S85.243, S85.248, S85.244, S85.245, S85.246,	TCZ-R1 – R14 TCZ-S6	Include a performance standard regarding minimum floor levels.	Decision 44	

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Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Plan Altered
S85.247 Environment Southland				
S16.048 Fuel Companies	TCZ-R10	Retain TCZ-R10 as notified	Accept	
S16.049 Fuel Companies	TCZ-R13	Amend TCZ-R13 as follows: 3. Any alteration or addition to an existing service station that complies with the Town Centre Zone standards. Or, in the alternative, amend TCZ-R17 to 'New Service Station'.	Reject	
S112.154 NZ Transport Agency Waka Kotahi	TCZ-R14	Retain TCZ-R14 as notified	Accept	
S16.050 Fuel Companies	TCZ-R17	Retain TCZ-R17 as notified or as an alternative to amendment sought to TCZ-R13 amend to 'New Service Station' The Fuel Companies support a discretionary activity status for 'new' service stations in the Town Centre Zone, subject to the addition of a new clause (3) to TCZ-R13. While amending TCZ-R13 is the preferred approach, an alternative approach is to amend TCZ-R17 so that it refers to 'new' service stations. This would ensure that TCZ-R13(2) applies to buildings and structures on existing service station sites.	Reject	
S99.043 Clark Fortune McDonald & Associates	TCZ-S1	Delete TCZ-S1. Depending on definitions/interpretations it may be worth clarifying whether a new retail business in an existing building with over 10m width of shop space would be classed as a new activity (and therefore require resource consent) or not. The 10m width per tenancy proposed by TCZ-S1 will cause issues for a new business taking over a number of existing buildings (tenancies) which exceed this width. Some businesses might regard a need for resource consent to be enough of an impediment to look for a site outside the precinct instead, defeating the purpose of rules aimed at providing a vibrant town centre.	Accept in part	Yes
S124.221 Fire and Emergency NZ	TCZ-S2	Amend TCZ-S2 as follows: 4. Landscaping shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.	Accept	Yes
S124.222 Fire and Emergency NZ	TCZ-S3	Amend as follows: Except that: (iii) This standard does not apply to communication towers and poles for emergency service facilities	Decision 2	
S124.223 Fire and Emergency NZ	TCZ-S4	Amend as follows: And excluding communication towers and poles for emergency service facilities.	Decision 2	
S132.227 KiwiRail Holdings Ltd	TCZ-S5	Amend TCZ-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	

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Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Plan Altered
S124.224 Fire and Emergency NZ	TCZ-S7	Amend TCZ-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
S124.225 Fire and Emergency NZ	TCZ-Additional Standard sought	Fire and Emergency consider that new buildings located in the TCZ 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	Decision 2	
S132.228 KiwiRail Holdings Ltd	TCZ-Additional Standard sought	Insert new standard TCZ-S10 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	
S77.011 New Zealand Heavy Haulage Association	TCZ-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	
FS14.047 NZ Transport Agency Waka Kotahi		*Disallow S77.011 New Zealand Heavy Haulage Association*	*Decision 2*	
S97.001 Woolworths New Zealand Limited	TCZ-MAP	The submitter supports the Town Centre Zone at 24 Medway Street and the surrounding area.	Accept	
S85.057 Environment Southland	TCZ-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	