Appendix A - Decisions on Submissions
Topic 13: Mixed Use Zone

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Plan Altered
S146.089 Southland District Council	MUZ - General	The submitter supports this chapter.	Accept in Part	
S85.214 Environment Southland	MUZ-Overview and Purpose	Recognise that a residual flood risk exists despite stop banks	Rejected	
S125.071 Ministry of Education	MUZ-O1	Retain MUZ-O1 as proposed.	Accept	
S139.074 Hokonui Rūnanga Inc	MUZ-O4	The objective is unclear and should be amended. Amend to read:~~"Adverse environmental effects or impacts on Ngāi Tahu cultural values generated by activities within the Mixed Use Zone are managed, particularly at the zone interfaces.~~ Potential sensitivity effects or reverse-sensitivity effects on people their values and activities resulting from activities within the MUZ are managed, particularly at the zone interfaces."	Rejected	Yes
S85.232 Environment Southland	MUZ-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	
S112.151 Waka Kotahi NZ Transport Agency	MUZ-P2	Amend MUZ - P2 as follows: 4. the activity can be adequately serviced with existing and planned infrastructure including land transport infrastructure;	Reject	
S124.183 Fire and Emergency NZ	MUZ-P2	Retain MUZ-P2 as notified	Accept	
S132.198 KiwiRail Holdings Ltd	MUZ-P2	KiwiRail generally supports MUZ-P2 but considers it critical that the plan provides for adequate management of the interface between development and lawfully established critical infrastructure, such as the railway network. Add to MUZ-P2: ... 5. any activity can be managed to ensure the continued safe, connected and efficient transport network**.**	Rejected	
S16.051 Fuel Companies **S132.199 KiwiRail Holdings Ltd**	MUZ-P3	Retain MUZ-P3 as proposed.	Accept	
S139.075 Hokonui Rūnanga Inc	MUZ-P4	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 MUZ-P4 to read: 4. requiring appropriate setbacks to waterways which are appropriate to maintain and enhance amenity,~~ Ngāi Tahu cultural values and natural character.~~ and ecological values, maintain access to mahinga kai; and reduce effects on mauri, ki uta ki tai and natural character.	Accept in Part	Yes
S16.052 Fuel Companies **S132.200 KiwiRail Holdings Ltd**	MUZ-P7	Retain MUZ-P7 as proposed.	Accept	
S124.184, S124.185, S124.186, S124.187, **S124.188**, **S124.189, S124.190, S124.191, S124.192**, **S124.319, S124.193, S124.194 Fire and Emergency NZ**	MUZ-R1 – R7 MUZ-R9 – R13	Amend as follows: Any new or extended building or structure complies with the standards... and MUZ-S11	Decision 2	

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S124.195 Fire and Emergency NZ	MUZ-R15	Amend as follows: Any new or extended building or structure complies with the standards... and MUZ-S11 Fire and Emergency also seek that the numbering of MUZ-R15 for Comprehensive Development is updated to MUZ-R17 to alleviate confusion.	Decision 2	
S124.202 Fire and Emergency NZ	MUZ-Additional Standard sought	Fire and Emergency consider that new buildings located in the MUZ 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	
S132.201, S132.202, **S132.203, S132.205**, **S132.206**, **S132.207**, **S132.208**, **S132.209**, **S132.210, S132.212 KiwiRail Holdings Ltd**	MUZ-R1 – R9 MUZ-R11	Amend MUZ-R1 – R9, MUZ-R11 as follows: 1. Any new, extended or converted Building containing a noise sensitive activity complies with Noise-S3 (acoustic treatment) and Noise- SX (KiwiRail noise standard attached at Appendix A) KiwiRail recommends that the rule also refers to the standard provided at Appendix A of this submission (refer to full submission point 98)	Decision 2	
S132.211 KiwiRail Holdings Ltd	MUZ-R10	Amend MUZ-R10 as follows: 4. Any new or extended building or structures complies with the standards MUZ- S1, MUZ-S2, MUZ-S3, MUZ-S4, MUZ-S5, MUZ-S6, MUZ-S11; and 6. Any new residential unit or building containing habitable rooms complies with Noise Standard Noise-S3 and Noise-SX (KiwiRail noise standard attached at Appendix A of full submission)	Decision 2	
S132.214 KiwiRail Holdings Ltd	MUZ-Additional Standard sought	Insert new standard MUZ-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	
S85.215, S85.216, S85.217, **S85.218, S85.219, S85.220, S85.221, S85.222, S85.223, S85.224**, **S85.231**, **S85.225, S85.226**, **S85.227, S85.228 Environment Southland**	MUZ-R1 – R15	Include a performance standard regarding minimum floor levels	Decision 2	
S85.229, S85.230 Environment Southland	MUZ-S1, S5	Include a performance standard regarding minimum floor levels	Decision 2	
S16.053 Fuel Companies	MUZ-R3	Retain MUZ-R3 as notified	Accept	
S124.196 Fire and Emergency NZ	MUZ-R8	Retain MUZ-R8 as notified	Accept	
S99.042 Clark Fortune McDonald & Associates	MUZ-R10	MUZ-R10 is amended to include clarification as to whether the 60m² maximum floor area applies to a residential unit or minor residential unit.	Accept	Yes
S125.072 Ministry of Education	MUZ-R15	The submitter supports MUZ-R15 in principle to manage the establishment and operation of educational facilities.	Accept	
S125.073 Ministry of Education	MUZ-R15	Where relevant bulk, height and location standards are met, the activity should be permitted. MUZ-O1 states the zone provides for a wide range of activities to meet the economic, cultural	Reject	

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		and social needs of the Gore District. Educational facilities are social infrastructure and should be provided for as a permitted activity where appropriate standards can be met and Councils discretion should be restricted to matters of relevance when not met.		
S77.010 New Zealand Heavy Haulage Association	MUZ-Additional rule sought	Permitted activity performance standards and criteria for relocation of second hand buildings: OR The inclusion of the words "new or relocated buildings" to the activity rules for residential activities/units.	Decision 2	
FS14.046 NZ Transport Agency Waka Kotahi		*Disallow S77.010 New Zealand Heavy Haulage Association*	Decision 2	
S124.197, S124.198, **Fire and Emergency NZ**	MUZ-S1 - S2,	Amend to exclude communication towers and poles for emergency service facilities.	Decision 2	
S132.213 KiwiRail Holdings Ltd	MUZ-S3	Amend MUZ-S3 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 environment 6. The reason for the reduced setback.	Decision 2	
S124.199 Fire and Emergency NZ	MUZ-S4	Retain MUZ-S4 as notified	Accept	
S124.200 Fire and Emergency NZ	MUZ-S6	Amend as follows: 3.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
S124.201 Fire and Emergency NZ	MUZ-S10	Amend as follows: 4.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
S85.056 Environment Southland	MUZ-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	
S107.004 Ronald Ashby	MUZ-MAP	Retain Mixed Use zoning. Unlike the perimeter area being rezoned Industrial to Mixed Use this current area is characterised as framed by recreation/ parkland and centre of town with established dwellings. Plan supports new retail however rejects established element.	Reject	