Appendix A - Decisions on Submissions
Topic 17: Rural Lifestyle Zone

Submitter (S) / Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S126.166 Southland Federated Farmers of NZ S115.167 Kevin Robertson S143.178 Rural Ratepayers Group S148.179 Alistair & Bernadette Hunt S60.169 Ronald Crispin S68.287 John Baynes	RLZ-Overview and Purpose	Amend Overview: The Rural Lifestyle Zone facilitates the aspirations of those wish to live there, within a setting that retains the overall rural character, while ensuring that ~~sustainable~~ primary production activities are not compromised. The precinct sits within the wider landscape setting of the Hokonui Hills Outstanding Natural Landscape, and the Croydon Bush Scenic Reserve, which also have landscape and biodiversity values.	Accept	Yes
S100.016 Charlton Rise Limited	RLZ-Overview and Purpose	Support S126.166 Southland Federated Farmers of NZ	Accept in part	
S126.167 Southland Federated Farmers of NZ S115.168 Kevin Robertson S143.179 Rural Ratepayers Group S148.180 Alistair & Bernadette Hunt S60.170 Ronald Crispin S68.288 John Baynes	RLZ-O2	Reword RLZ-O2 as the intention is not clear.	Accept	Yes
S101.085 Transpower New Zealand Limited	RLZ-O3	Amend Objective RLZ-O3 as follows: "RLZ-O3 To enable rural lifestyle living opportunities whilst protecting other anticipated activities, including critical infrastructure ~~in adjacent zones~~ from adverse effects, including reverse sensitivity effects arising from, and impacting on, rural lifestyle activities.	Accept in part	Yes
S121.082 Alliance Group Limited S40.086 Silver Fern Farms	RLZ-O3	Amend as follows: To enable rural lifestyle living opportunities whilst protecting existing and anticipated activities in adjacent zones from reverse sensitivity effects arising from, and impacting on, rural lifestyle activities.	Accept in part	Yes
FS17.089 Federated Farmers		*Allow S40.086 in part Silver Fern Farms*		
S132.151 KiwiRail Holdings Ltd	RLZ-O3	Amend RLZ-O3 as follows: To enable rural lifestyle living opportunities whilst protecting the function and operation of the rail corridor and adjacent activities in adjacent zones from reverse sensitivity effects arising from, and impacting on, rural lifestyle activities.	Accept in part	Yes
FS29.048 Silver Fern Farms Limited		*Disallow S132.151 KiwiRail Holdings Ltd*		
S109.123 Department of Conservation	RLZ-PREC11-O1	Retain RLZ-PREC11-O1 with the following amendments (or words to similar effect): RLZ-PREC11-O1 Recognise and protect the landscape and ecological values of the Hokonui Hills Rural Lifestyle Precinct and the nearby Hokonui Hills Outstanding Natural Landscape and Croydon Bush Scenic Reserve.	Accept	Yes
S69.001 Ian Davidson-Watts	RLZ-PREC11-O1	Retain RLZ-PREC11-O1. Recognises and protects the landscape values of the Hokonui Hills Rural Lifestyle Precinct and the nearby Hokonui Hills Outstanding Natural Landscape and Croydon Bush Scenic Reserve	Accept in part	
S103.011, S103.012, S103.013 McNab Management Ltd	RLZ-P3, PLZ-P4, RLZ-P9	Delete policies RLZ-P3, P4 and P9 and replace with one policy that reads: "To provide for Rural Lifestyle Zones as primarily low density residential environments but which retain a rural character and associated amenity values; and: (i) Enable	Accept in part	Yes

Submitter (S) / Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
		outdoor primary production activities but avoid intensive primary production, mining, quarrying, or rural industrial activities unless these activities are of a scale and nature that effects on residents can be avoided; and (ii) Enable home-based occupations, home-based businesses and other commercial activities provided they are of a scale and nature that effects on residents can be avoided or appropriately mitigated."		
S126.168 Southland Federated Farmers of NZ S115.169 Kevin Robertson S143.180 Rural Ratepayers Group S148.181 Alistair & Bernadette Hunt S60.171 Ronald Crispin S68.289 John Baynes	RLZ-P3	Amend RLZ-P3: Enable primary production activities within the Rural Lifestyle Zone. ~~where they are compatible with the amenity and values of those zones.~~	Accept in part	Yes
S139.071 Hokonui Rūnanga Inc	RLZ-P5	Amend RLZ-P5 to read: 4. appropriate setbacks to waterways to maintain and enhance amenity values, ecological values, ~~Ngāi Tahu cultural values~~ maintain access to mahinga kai; and reduce effects on mauri, ki uta ki tai, and natural character."	Accept	Yes
S110.050 Royal Forest and Bird Society of NZ Inc	RLZ-P5	Add to RLZ-P5: 4. appropriate setbacks to waterways and Significant Natural Areas to maintain and enhance amenity values, ecological values, Ngāi Tahu cultural values, and natural character.	Reject	
FS17.090 Federated Farmers		*Disallow S110.050 Forest and Bird Society of NZ Inc*		
S101.086 Transpower New Zealand Limited	RLZ-P6	Retain Policy RLZ-P6 as notified.	Accept	
S125.063 Ministry of Education	RLZ-P6	Retain RLZ-P6 as proposed.	Accept	
S124.117 Fire and Emergency NZ	RLZ-P6	Retain RLZ-P6 as notified	Accept	
S148.182 Alistair & Bernadette Hunt S68.290 John Baynes S115.170 Kevin Robertson S60.172 Ronald Crispin S143.181 Rural Ratepayers Group S126.169 Southland Federated Farmers of NZ	RLZ-P6	Amend RLZ-P6: ~~Recognise the benefit~~ Enable the location of emergency services facilities and of education facilities, whilst ensuring any such facility is of a location, nature and scale that does not detract from the rural character and amenity values of the Rural Lifestyle area.	Reject	
FS16.003, FS16.004, FS16.005, FS16.006, FS16.007, FS16.008 Fire and Emergency NZ		*S148.182 Alistair & Bernadette Hunt, S68.290 John Baynes, S115.170 Kevin Robertson, S60.172 Ronald Crispin, S143.181 Rural Ratepayers Group, S126.169 Southland Federated Farmers of NZ*		
S103.015 McNab Management Ltd	RLZ-P7	Delete RLZ-P7. It is debatable whether any activity has an operational or functional need to locate in a Rural Lifestyle Zone.	Accept in part	Yes
S112.146 Waka Kotahi NZ Transport Agency	RLZ-P7	Retain RLZ-P7 as notified	Accept in part	Yes
S124.118 Fire and Emergency NZ	RLZ-P7	Retain RLZ-P7 as notified	Accept in part	Yes

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Submitter (S) / Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S103.016, S103.017 McNab Management Ltd	RLZ-P8, RLZ-R10	Delete RLZ-P8 and rule RLZ-R10. Under s4, the RMA does not apply to land uses on land administered under the Conservation Act 1987 or Acts listed in Sch 1 to that Act, if the activity is provided for within a reserve management plan. A local authority reserve management plan is prepared under the Reserves Act 1977; the Reserves Act 1977 is listed in Sch 1 to the Conservation Act 1987.	Accept in part	
S126.170 Southland Federated Farmers of NZ S115.171 Kevin Robertson S143.182 Rural Ratepayers Group S148.183 Alistair & Bernadette Hunt S60.173 Ronald Crispin S68.291 John Baynes	RLZ-P9	Amend RLZ-P9: Recognise that some Rural Lifestyle Zoned sites are working farms, and activities such as primary production and agriculture aviation activities are ~~generally~~ appropriate.	Accept in part	
S146.084 Southland District Council	RLZ-P9	More restrictive rules on Commercial Forestry and any primary production activity to facilitate rural lifestyle activities in addition to rural activities.	Accept	Yes
S103.014 McNab Management Ltd	RLZ-Additional provisions sought	Add a new policy that reads: "RLZ - P10: In the Rural Lifestyle Zone at McNab, rural lifestyle development maintains the rural character of the area and facilitates pastoralism, agriculture, horticulture and mahinga kai."	Decision 12	
S85.007 Environment Southland	RLZ-Additional provisions sought	Establish a new policy which takes a precautionary approach to development in areas prone to natural hazard risk.	Decision 46	
S109.124 Department of Conservation	RLZ-PREC11-P1	Retain RLZ-PREC11-P1 with the following: Limit~~ed~~ the nature, scale and design of development within PREC11 in order to protect the landscape and ecological values of the Hokonui Hills Rural Lifestyle Precinct and the nearby Hokonui Hills Outstanding Natural Landscape and Croydon Bush Scenic Reserve from inappropriate development.	Accept in part	Yes
S126.171 Southland Federated Farmers of NZ S115.172 Kevin Robertson S143.183 Rural Ratepayers Group S148.184 Alistair & Bernadette Hunt S60.174 Ronald Crispin S68.292 John Baynes	RLZ-PREC11-P1	Amend RLZ-PREC11-P1: Limit~~ed~~ the nature, scale and design of development within PREC11 in order to protect the landscape values of the Hokonui Hills Rural Lifestyle Precinct and the nearby Hokonui Hills Outstanding Natural Landscape and Croydon Bush Scenic Reserve from inappropriate development	Accept	
S101.087 Transpower New Zealand Limited	RLZ - Note	Amend Note 1 as follows: "The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua. Infrastructure activities are provided for in the Infrastructure Chapter and the rules in this chapter do not apply to infrastructure activities."	Decision 39	
S109.125 Department of Conservation	RLZ – Rules General	Amend the rules to provide clarity around where the ECO chapter provisions apply. Where the Rules apply to 'All areas' it should exclude specific sites such as Historic	Decision 45	

Submitter (S) / Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
		Heritage sites, Significant Natural Areas and ONL and ONFs.		
S146.082 Southland District Council	RLZ – Rules General	Update the proposed District Plan with the amendments to the National Environmental Standard for Commercial Forestry (NES-CF) as part of the provisions.	Accept	Yes
S85.002, S85.168, S85.003, S85.004, S85.170, S85.005, S85.171, S85.006 Environment Southland	RLZ-R2, RLZ-R3, RLZ-R4, RLZ-R7, RLZ-R8, RLZ-S7	Include "not within an identified natural hazard area" criteria into these rules.	Reject	
FS22.092, FS22.093, FS22.094, FS22.097, FS22.098, FS22.095, FS22.099, FS22.096 Clark Fortune McDonald & Associates		*Disallow S85.002, S85.168, S85.003, S85.004, S85.170, S85.005, S85.171, S85.006 Environment Southland*		
S132.152, S132.153, S132.154, S132.155, S132.156 KiwiRail Holdings Ltd	RLZ-R2 RLZ-R4 RLZ-R5 RLZ-R8 RLZ-R9	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. Amend as follows: Where: Any new building, addition or external alteration and activity complies with Rural Lifestyle Zone standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6, RLZ-S7, and RLZ-xx (the new proposed standard).	Decision 30	
S124.119, S124.120, S124.121, S124.122, S124.123 Fire and Emergency NZ	RLZ-R2 RLZ-R4 RLZ-R5 RLZ-R8 RLZ-R9	Amend as follows: Any new building, addition, or external alteration and activity complies with Rural Lifestyle Zone standards ... and RLZ-S10	Decision 2	
S109.126 Department of Conservation	RLZ-R1	Retain RLZ-R1 as notified	Accept	
S109.127 Department of Conservation	RLZ-R2	Amend PREC11 to include matters of control (or words to similar effect) as follows: Matters of Control (...) 2. The siting, design and finish of the proposed buildings and the extent to which it avoids or mitigates adverse effects on the landscape and ecological values of PREC11	Accept in part	Yes
S140.004 Robina Johnston	RLZ – R2 - PREC Rules	The entire Hokonui Lifestyle Zoned area from the road would have to be mitigated to avoid public view. The transformation of road buffering the Reaby Road would need vegetation or bunds to hide public view. Reverse sensitivity should be a consideration for Hokonui Lifestyle zone and vegetation buffers are needed. Raises concerns about adequate fencing for stock and that this should be netting.	Reject	
FS22.062 Clark Fortune McDonald & Associates		*Disallow S140.004 Robina Johnston*		
S103.018 McNab Management Ltd	RLZ-R3	Amend RLZ-R3 subclause 3 to read: "The maximum occupancy is 6 people per night excluding those who normally reside at the property."	Accept in part	Yes
S126.172 Southland Federated Farmers of NZ S115.173 Kevin Robertson	RLZ-R3	Amend RLZ-R3: 3. The maximum occupancy does not exceed ~~5~~8 persons.	Accept	Yes

Submitter (S) / Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S143.184 Rural Ratepayers Group S148.185 Alistair & Bernadette Hunt S60.175 Ronald Crispin S68.293 John Baynes				
S103.019 McNab Management Ltd	RLZ-R4	Delete subclause 3 restricting occupancy to 90 nights in any 12 month period. Combine Rules RLZ-R3 and RLZ-R4 to provide for one rule allowing visitor accommodation for up to 6 guests in a residential unit.	Reject	
S126.173 Southland Federated Farmers of NZ S115.174 Kevin Robertson S143.185 Rural Ratepayers Group S148.186 Alistair & Bernadette Hunt S60.176 Ronald Crispin S68.294 John Baynes	RLZ-R5	Amend RLZ-R5: Primary Production Activity status: Permitted Where: (...) (e) treatment or storage ponds, or (f) intensive winter grazing, or (g) quarry or quarrying activities, or (...) Matters of discretion: 1. The matters of discretion of any infringed standard 2. Existing use rights	Accept in part	Yes
S103.020 McNab Management Ltd	RLZ-R5	Delete clauses (b) to (d) and (f). Amend clause (e) to read, "effluent treatment and storage ponds other than the maintenance or upgrade of existing, lawfully established ponds." Amend (g) to read: "Quarrying or quarrying activities, other than quarrying up to 100m3 of shingle per year for the purpose of maintaining tracks or gravelled areas on the same property as the quarrying activity is occurring."	Reject	
FS11.047 Heritage New Zealand Pouhere Taonga		*Disallow S103.020 McNab Management Ltd*		
S148.012 Alistair & Bernadette Hunt	RLZ – R6	We do not support the new rules restricting agricultural aviation.	Accept in part	Yes
S156.017 New Zealand Agricultural Aviation Assn S63.021 New Zealand Helicopter Association S87.012 Ballance Agri-Nutrients S28.018 Ravensdown Limited	RLZ-R6	Delete RLZ-R6 1. Retain RLZ-R6 2. (subject to the amendments sought in submission point S1.11 to NOISE-R8)	Accept in part	Yes
FS4.72, FS4.73, FS4.74 New Zealand Agricultural Aviation Association (NZAAA)		*S63.021 New Zealand Helicopter Association, S87.012 Ballance Agri-Nutrients, S28.018 Ravensdown Limited*		
FS4.73 New Zealand Agricultural Aviation Association (NZAAA)		*Allow S156.017 New Zealand Agricultural Aviation Assn*		
S126.174 Southland Federated Farmers of NZ S115.175 Kevin Robertson S143.186 Rural Ratepayers Group S148.187 Alistair & Bernadette Hunt S60.177 Ronald Crispin	RLZ-R6	Adopt RLZ-R6 as notified, pertaining to changes being accepted under GRUZS8.	Accept in part	

Submitter (S) / Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S68.295 John Baynes				
S103.021 McNab Management Ltd	RLZ-R7	Amend subclause 2 to read: "the activity occupies no more than 60m2 of the gross floor area of the buildings on the site."	Accept	Yes
S103.022 McNab Management Ltd	RLZ-R8	Amend subclause 2 to read: "the maximum area used for the display and storage of produce is 60m2." Amend subclause 3 to read: "the activity must be undertaken by a person(s) residing on the site and employ no more than 2 full-time equivalent people who do not reside on the site."	Reject	
S112.147 Waka Kotahi NZ Transport Agency	RLZ-R8	Retain RLZ-R8 as notified	Accept	
S112.148 Waka Kotahi NZ Transport Agency	RLZ-R8	Amend RLZ - R8 Matter of discretion as follows: 8. The extent to which the rural produce retail activity will impact on the safety, efficiency and effectiveness of the transport network. This includes the outcome of any consultation with Waka Kotahi New Zealand Transport Agency.	Reject	
S125.064 Ministry of Education	RLZ-R11	Amend as follows: Education Facility All areas except PREC11 Hokonui Hills Rural Lifestyle Precinct Activity status: ~~Discretionary~~ Permitted 1. Any new or extended building or structure complies with standards RLZ-S2 RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6, and RLZ-S7.Activity status where compliance not achieved with: Restricted discretionary Matters of control are restricted to:1. the location and design of buildings and any proposed car parking and loading areas and access; and2. hours of operation; and3. noise, disturbance and loss of privacy of neighbours; and4. screening and landscaping; and waste treatment and disposal.	Reject	
S124.124 Fire and Emergency NZ	RLZ-R12	Amendment sought RLZ-R12 - Emergency Services Facility Activity status: Permitted Where: Any new or extended buildings, structure and activity complies with Rural Lifestyle Zone standards RLZ-S2, RLZS3, RLZ-S4, RLZ-S5, RLZ-S6, RLZ-S7 and RLZ-S9, RLZS10, RLZ-S11 and RLZ-S12.	Reject	
S77.006 New Zealand Heavy Haulage Association	RLZ-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	
FS14.042 NZ Transport Agency Waka Kotahi		*Disallow S77.006 New Zealand Heavy Haulage Association. Relocated second-hand dwellings may be used for a noise sensitive activity.*	*Decision 2*	
S100.017 Charlton Rise Limited	RLZ-S2	Support RLZ-S2	Accept in part	
S124.125 Fire and Emergency NZ	RLZ-S2	Amend RLZ-S2 as follows: And excluding emergency service facilities from this rule 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.	Reject	
S69.002 Ian Davidson-Watts	RLZ-S3	As it relates to PREC11 - We propose that the rule is changed to residential	Accept in	Yes

Submitter (S) / Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
		buildings being set back a minimum of 40m and non-residential buildings being setback a minimum of 10m.	part	
S124.126 Fire and Emergency NZ	RLZ-S4	Amend RLZ-S4 as follows: Note: Emergency service facilities are exempt from this rule	Reject	
S132.157 KiwiRail Holdings Ltd	RLZ-S4	Amend RLZ-S4 as follows. Any building is setback from any side or rear boundary the minimum distances as follows: ... 5. 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: 6. The safe and efficient operation of the rail network 7. Compatibility with the surrounding environment 8. The reason for the reduced setback.	Decision 30	
S103.023 McNab Management Ltd	RLZ-S5	Delete Rule RLZ-S5	Reject	
S103.024 McNab Management Ltd	RLZ-S6	Amend subclause 1 to read: "The maximum building coverage on any site is 12% of the total site area;"	Accept in part	Yes
S124.127 Fire and Emergency NZ	RLZ-S6	Amend as follows: Except that: Emergency service facilities are exempt from this rule	Reject	
S100.018 Charlton Rise Limited	RLZ-S6	Supports RLZ-S6	Accept in part	Yes
S146.085 Southland District Council	RLZ-S7	Supports RLZ-S7	Accept in part	
S87.013 Ballance Agri-Nutrients S156.018 New Zealand Agricultural Aviation Association S63.023 New Zealand Helicopter Association S28.019 Ravensdown Limited	RLZ-S8	Delete RLZ-S8	Accept	
FS4.75 New Zealand Agricultural Aviation Association (NZAAA) *FS18.16 New Zealand Helicopter Association*		*Allow S63.023 New Zealand Helicopter Association*		
FS4.76 New Zealand Agricultural Aviation Association (NZAAA)		*Allow S28.019 Ravensdown Limited*		
S152.012 Nigel Cowburn	RLZ-S9	Requests controls on massing, trims, fenestration and cladding texture, particularly in tray roof/ cladding systems, rather than a 30% LRV.	Reject	
S152.013 Nigel Cowburn	RLZ-S11	RLZ-S11: 1a- larger planting area than 15m requested	Accept in part	Yes
FS22.063 Clark Fortune McDonald & Associates		*Allow S152.013 Nigel Cowburn*		

Submitter (S) / Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S69.003 Ian Davidson-Watts	RLZ-S11	The rule should define curtilage and 'garden' including non-native species planting / landscaping is permitted within that curtilage.	Accept in part	Yes
FS22.064 Clark Fortune McDonald & Associates		*Allow S69.003 Ian Davidson-Watts*		
S110.051 Royal Forest and Bird Society of NZ Inc	RLZ-Additional Standard sought	Add: RLZ-S13- Setbacks from a Significant Natural Area (all activities) Permitted activity 1. Any building or structure is set back 10 metres from the closest boundary of any Significant Natural Area Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Effects on Significant Natural Area values and indigenous biodiversity values. 2. The impact of the activity on any, rare or threatened indigenous species or taonga species and how any potential impact could be avoided, remedied or mitigated. 3. The activity has a functional need to be located in the area.	Decision 45	
FS5.170 Hamish Weir *FS17.091 Federated Farmers*		*Disallow S110.015 Royal Forest and Bird Society of NZ Inc*		
S132.158 KiwiRail Holdings Ltd	RLZ-Additional Standard sought	Insert RLZ-SXX as follows after RLZ-S8: 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 30	
S124.128 Fire and Emergency NZ	RLZ-Additional Standard sought	RLZ S13 - 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	
FS5.171 Hamish Weir		*Disallow S124.128 Fire and Emergency NZ in part. Remove specific reference to standards that could out date*	*Decision 2*	
S103.029 McNabb Management Ltd	Maps	Retain the proposed Rural Lifestyle Zone over part of land located at 10 McKinnon Road, but amend the area and boundaries as shown on the concept plan attached to and forming part of this submission. Retain the proposed General Rural Zone over part of land located at 10 McKinnon Rd, but amend the area and boundaries as shown on the attached concept plan and overlay that General Rural Zone with a	Decision 12	

Submitter (S) / Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
		Rural Industrial Precinct called 'PREC14 - McNabb Rural Industry Precinct.' Add a new Māori Special Purpose Zone as shown on the concept plan. Add a deferred Light Industrial Zoning over 10 hectares of the proposed GRUZ-PREC14 adjoining Waipawa Highway/SH 1 as shown in the concept plan, with the zoning deferred until such time as: - Te Ika Rama Marae is relocated to the new Māori Special Purpose Zone at 10 McKinnon Rd; and - An alternative access road is provided from Waipawa Highway/SH 1 as shown in the concept plan		