Appendix A - Decisions on Submissions
Topic 18: Settlement Zone

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S132.003 KiwiRail Holdings Ltd	How the Plan Works	KiwiRail supports the inclusion of Mandeville Aviation and Rail Precinct as it provides for the existing heritage aviation and rail activities and enables new activities providing effects to be appropriately mitigated. Retain.	Accept in part	
S146.086 Southland District Council	SETZ - General	Support chapter.	Accept in part	
S123.025 Heritage New Zealand Pouhere Taonga	SETZ - General	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. Adopt chapter	Accept in part	
S26.001 Michael Crymble	SETZ-Overview and Purpose	Protect the airfield and remove any hurdles which might adversely affect the airfield use and precinct activities.	Reject	
S125.065 Ministry of Education	SETZ-P1	Retain as proposed.	Accept	
S139.072 Hokonui Rūnanga Inc	SETZ-P2	Amend to read: 2. ~~maintain the underlying relationship Ngāi Tahu hold with the natural environment~~; maintain greenspace, natural drainage patterns and riparian margins ..."	Accept	Yes
S132.159 KiwiRail Holdings Ltd	SETZ-P2	Amend SETZ-P2 as follows: 4. maintain sufficient open space to provide for landscaping, and, where needed, on-site water, wastewater and stormwater disposal stormwater management that does not result in increased flooding and erosion risk. 5. Ensures that any Building or structure must not be located within a 5m setback from a boundary with a rail corridor.	Decision 2	
S132.160 KiwiRail Holdings Ltd	SETZ-P7	Amend as follows: Ensure development does not compromise existing roading, rail and water infrastructure networks.	Accept	Yes
S132.161 KiwiRail Holdings Ltd	SETZ-P8	Amend SETZ-P8 as follows: Where practicable, incorporates low impact approaches to stormwater management that does not result in increased flooding and erosion risk.	Accept	Yes
S85.174 Environment Southland	SETZ-P10	replace "~~adequately mitigated~~" with "avoided where possible"	Accept	Yes
FS22.060 Clark Fortune McDonald & Associates		*Disallow S85.174* Environment Southland		
S85.175, S85.176, S85.178, S85.177, S85.179, S85.180, S85.181, S85.183, S85.184, S85.185, S85.186, S85.187 Environment Southland	SETZ-R1, SETZ-R2, SETZ-R3, SETZ-R4, SETZ-R5, SETZ-R6, SETZ-R7, SETZ-R9, SETZ-R10, SETZ-PREC8-R1, SETZ-PREC8-R9 SETZ-S7	Include "not within an identified natural hazard area" criteria into this rule	Decision 2	
FS22.073, FS22.081, FS22.083, FS22.082, FS22.084, FS22.085, FS22.086, FS22.087, FS22.088, FS22.091 Clark Fortune McDonald & Associates		*Disallow* S85.175, S85.176, S85.178, S85.177, S85.179, S85.180, S85.181, S85.183, S85.184, **S85.185, S85.186,** S85.187 Environment Southland	Decision 2	

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Topic 18: Settlement Zone

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S124.129, S124.130, S124.131, S124.132, S124.133, S124.134, S124.135, S124.136, S124.137 Fire and Emergency NZ	SETZ-R1, R2, R4, R6, R10, SETZ-PREC8-R1, R2, R3	Retain as notified subject to the amendment of SETZ-S2 Fire and Emergency support in part SETZ-R1, R2, R4, R6, R9, R10, subject to the inclusion of firefighting water supply in SETZ-S2 - Servicing. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Decision 2	
S132.162, S132.163, S132.164, S132.165, S132.166, S132.167, S132.168 KiwiRail Holdings Ltd	SETZ-R1, R2, R4, R6, R7, R9, R10	Amend SETZ-R2 as follows: Where: Any new or extended buildings, structures and activity complies with Settlement Zone standards SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, SETZ-S8 ~~and~~ SETZ-S9 and SETZ-xx (the new proposed standard). 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.	Decision 2	
S125.066 Ministry of Education	SETZ-R6	Supports rule in part.	Reject	
S125.067 Ministry of Education	SETZ-R6	Amend as follows: Educational facilities Activity status: Permitted Where:~~1. The educational facility is within an existing residential unit; and2. The activity Is for home-based childcare services and the maximum number of children on the site does not exceed 8; and~~ 1. The hours of operation are generally between 7am to 7pm Monday to Sunday~~.~~ 2. complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, SETZ-S8 and SETZ-S9 Activity status where compliance not achieved: ~~Discretionary~~ Restricted discretionary Matters of discretion are restricted to: 3. the location and design of buildings and any proposed car parking and loading areas and access; and4. hours of operation; and5. noise, disturbance and loss of privacy of neighbours; and6. screening and landscaping; and7. waste treatment and disposal.	Reject	
S124.138 Fire and Emergency NZ	SETZ-R7	Retain as notified	Accept	
S112.149 Waka Kotahi NZ Transport Agency	SETZ-PREC8-R7	Amend TEMP - R1 (1) to TEMP (7) Matters of discretion: 5. The extent to which the temporary event 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	
S26.002 Michael Crymble	SETZ-PREC8-R7	There should be no limits on events, however, if there are limits the amount permitted should be a maximum of 36 events per year with any single event permitted to be active for up to 7 days. Permit temporary accommodation and food and beverage for the duration of the event.	Reject	
FS14.032 NZ Transport Agency Waka Kotahi		*Disallow S26.002 Michael Crymble*		

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Topic 18: Settlement Zone

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S112.150 Waka Kotahi NZ Transport Agency	SETZ-PREC8-R9	Amend SETZ - PREC8 - R9 to insert performance standards that apply to a conference facility within the rule. These are to include clarification on the frequency of events, hours of operation, number of attendees and the type of building the conference is being undertaken in. This will provide guidance and understanding of the amount of traffic anticipated from any new facility.	Reject	
S26.003 Michael Crymble	SETZ-PREC8-Additional provisions sought	Seeks that the following activities sought are provided for: A pilot's clubhouse building. Control tower, office and operations buildings as the need arises. Storage building facilities for securing ground equipment and airfield vehicles. Workshop and maintenance facilities. Aircraft hangarage. An aviation retail refuelling facility. Airfield surface lighting to satisfy all future aviation and railway safety issues. Overnight accomodation buildings with simple catering facilities for visiting pilots and crew. Camping facilities in the interim. Retail shopping for a wide variety of aviation and railway products. Retail sale of food and beverages during events. Car parking facilities. A variety of hardstanding areas to support various aviation and railway activities. Installation of ground navigation aids. Signs, notice boards, fencing and gates for public safety, to inform and guide our visitors. The construction of "railway themed" buildings and other railway infrastructure as required. The possible use of railway rolling stock to meet some of the building infrastructure needs.	Reject	
FS5.174 Hamish Weir		*Allow S26.003* Michael Crymble		
FS14.033 NZ Transport Agency Waka Kotahi		*Disallow S26.003* Michael Crymble		
S77.007 New Zealand Heavy Haulage Association	SETZ-Additional provisions 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	
FS14.043 NZ Transport Agency Waka Kotahi		*Disallow* S77.007 New Zealand Heavy Haulage Association*. The permitted activity performance standards and criteria listed by NZHHA in its submission does not give any certainty that a relocated second-hand dwelling will be able to comply with the requirements of NOISE-S3*	Decision 2	
S99.037 Clark Fortune McDonald & Associates	SETZ-S1	SETZ-S1 is amended to provide for residential activity on existing sites of less than 2000m². Where compliance with density standards is not achieved, the activity status should become discretionary.	Accept in part	Yes
FS5.172 Hamish Weir		*Allow S99.037* Clark Fortune McDonald & Associates		
S99.038 Clark Fortune McDonald & Associates	SETZ-S2	SETZ-S2(1) is amended to provide for residential activity on existing sites of less than 2000m². Where compliance with density standards is not achieved, the activity status should become discretionary.	Accept in part	Yes

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S124.139 Fire and Emergency NZ	SETZ-S2	Amend as follows: 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' Fire and Emergency support the provision for buildings or units to either be connected to a council reticulated water supply or if a water supply is unavailable, buildings and units must be connected to private drinking water supply or store 45,000l litres of potable water on-site from another source. However, Fire and Emergency seek that provision within the servicing standard is given to firefighting water supply in accordance with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Decision 2	
S124.140 Fire and Emergency NZ	SETZ-S3	Amend SETZ-S3 as follows: And excluding emergency service facilities from this rule	Reject	
S124.141 Fire and Emergency NZ	SETZ-S4	Amend SETZ-S4 as follows: Except that: (c) This standard does not apply to communication towers and poles for emergency service facilities As per the points raised in relation to SETZ-S3 Fire and Emergency seeks an exemption for communication towers and poles regarding height in relation to boundary standards.	Reject	
S99.039 Clark Fortune McDonald & Associates	SETZ-S5	SETZ-S5 adopt the setbacks proposed in the PDP's GRZ	Accept in part	Yes
FS5.173 Hamish Weir		*Allow S99.039 Clark Fortune McDonald & Associates*		
S132.169 KiwiRail Holdings Ltd	SETZ-S5	Amend SETZ-S5 as follows. Any building is setback from any side or rear boundary the minimum distances 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	
S99.040 Clark Fortune McDonald & Associates	SETZ-S6	SETZ-S6 adopt the setbacks proposed in the PDP's GRZ	Accept in part	Yes
S124.142 Fire and Emergency NZ	SETZ-S6	Retain as notified	Reject	Yes
S124.143 Fire and Emergency NZ	SETZ-S8	Amend as follows: Except that emergency service facilities, such as fire stations shall not exceed 50 percent per site	Reject	
S99.041 Clark Fortune McDonald & Associates	SETZ-S10	SETZ-S10 adopt the setbacks proposed in the PDP's GRZ	Reject	
S132.170 KiwiRail Holdings Ltd	Additional Standard sought	Insert new Standard SETZ-SXX after SETZ-S8 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	Decision 2	

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
		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.		
S132.170 KiwiRail Holdings Ltd	Additional Standard sought	Insert new Standard SETZ-SXX after SETZ-S8 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	
S85.053 Environment Southland	SETZ-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