Appendix A - Decisions on Submissions

Topic 20: General Industrial Zone

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
S121.008 Alliance Group Ltd S40.006 Silver Fern Farms S121.009 Alliance Group Ltd S40.007 Silver Fern Farms	Interpretation Industrial activity	Retain Industrial activity definition as notified	Accept	
S121.017 Alliance Group Ltd S40.015 Silver Fern Farms	Interpretation New Definition Sought	Insert the following new definition: Seasonal workers accommodation Means any premises used for residential accommodation purposes directly associated with the seasonal labour requirements of the District's agriculture, horticulture, viticulture, and cropping industries, including both existing permanent buildings and new relocatable structures. Seasonal workers accommodation includes ancillary kitchen, dining and ablution facilities and other ancillary living and recreation facilities for the exclusive use of resident seasonal workers, whether in one building or multiple buildings.	Reject	
FS17.106 Federated Farmers		*Allow S40.015 Silver Fern Farms*		
FS14.002 NZ Transport Agency		*Disallow S40.015 Silver Fern Farms*		
S146.092 Southland District Council	GIZ - General	None specified - supports General Industrial Zone chapter.	Accept in Part	
S123.026 Heritage NZ Pouhere Taonga	GIZ - General	Adopt General Industrial Zone chapter - 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	
S121.083 Alliance Group Ltd S40.062, S40.063 Silver Fern Farms	GIZ-Overview and Purpose	Retain Overview and Purpose as notified	Accept	
S112.160 NZ Transport Agency	GIZ-Overview and Purpose	Further clarification is sought from the Council about how the staging or sequencing of this area is intended to be managed. Amend the provisions in this chapter to make it clear how staging will occur in the new General Industrial area south of Gore (DEV1).	Reject	
S85.267 Environment Southland	GIZ-Overview and Purpose	Recognise that residual flood risk exists despite flood banks	Reject	
S108.006 HWR Property Ltd	GIZ-Overview and Purpose	Remove sensitive activities from the zone purpose altogether. The GIZ is anticipated to generate high levels of noise, odour, dust and other discharge effects. Sensitive activities such as dwellings, whether or not they are ancillary to an industrial activity are likely to be adversely impacted by industrial use. Residential use should be non-complying with notification/neighbors approval required.	Rejected	
FS27.021 Alliance Group Ltd		*Disallow S108.006 HWR Property Ltd*		
S108.007 HWR Property Ltd S121.084 Alliance Group Ltd S40.064 Silver Fern Farms S108.008 HWR Property Ltd S121.085 Alliance Group Ltd S40.065 Silver Fern Farms	GIZ-O1	Retain GIZ-O1 as notified	Accept	
S12.001 P & J Talbot	GIZ-O2	Consent from neighbouring properties should be sought before any industrial activities or businesses are developed.	Reject	
FS27.022 Alliance Group Ltd *FS29.050 Silver Fern Farms Ltd*		*Disallow S12.001 P & J Talbot*		
S12.033 P & J Talbot	GIZ-O2	GIZ-O2: The proposed general industrial zone from the racecourse to the Silver Fern Farm site on Saleyard Road should be light industrial not general industrial.	Accept in Part	Yes
FS29.051 Silver Fern Farms Ltd		*Disallow S12.033 P & J Talbot*		
S121.086 Alliance Group Ltd S40.066 Silver Fern Farms	GIZ-O3	Retain GIZ-O3 as notified	Accept	
S121.087 Alliance Group Ltd S40.067 Silver Fern Farms	GIZ-O4	Retain GIZ-O4 as notified	Accept in Part	
S139.080 Hokonui Rūnanga Inc	GIZ-O4	Replace objective with "Potential sensitivity effects or reverse-sensitivity effects on people their values and activities resulting from activities within the GIZ are managed, particularly at the zone interfaces."	Accept in Part	Yes
S85.280 Environment Southland	GIZ-Additional Objective 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	
FS29.081 Silver Fern Farms Ltd		*Disallow S85.280 Environment Southland*	Decision 2	
S108.009 HWR Property Ltd	GIZ-P1	Supports in Part GIZ-P1	Accept	
S40.068 Silver Fern Farms S121.088 Alliance Group Ltd	GIZ-P1	Retain GIZ-P1 as notified (but delete the typo after "which")	Accept	Yes
S121.089 Alliance Group Ltd S40.069 Silver Fern Farms	GIZ-P2	Retain GIZ-P2 as notified	Accept	

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Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
S12.005 P & J Talbot	GIZ-P2	Properties adjacent to the General Industrial Zone are consulted with as part of the consenting process for any development.	Reject	
FS27.023 Alliance Group Ltd *FS29.052 Silver Fern Farms Ltd*		*Disallow S12.005 P & J Talbot*		
S101.088 Transpower NZ Ltd	GIZ-P3	Policy GIZ-P3 has the potential to prevent the upgrade and development of the National Grid. Amend Policy GIZ-P3 as follows: "GIZ-P3 Avoid non-industrial activities from establishing unless: 1. there is a functional or operational need for their location amongst industrial activities; and 2. the activity is of a similar scale and nature to an industrial activity; or 3. the activity is providing for the day-to-day needs of people and activities within the industrial zone; or 4. the activity is ancillary to an industrial activity; or x. the activity is critical infrastructure.	Accept	Yes
S121.090 Alliance Group Ltd S40.070 Silver Fern Farms	GIZ-P3	Retain GIZ-P3 as notified	Accept in Part	
S125.077 Ministry of Education	GIZ-P3	The submitter supports GIZ-P3 in principle as it seeks to protect the integrity of the zone, whilst allowing for activities where there is a functional or operational need to establish.	Accept in Part	
S125.078 Ministry of Education	GIZ-P3	Amend GIZ-P3 as follows: Avoid non-industrial activities from establishing unless: 1. there is a functional or operational need for their location ~~amongst industrial activities~~ in the zone; and	Accept in part	
S12.006 P & J Talbot	GIZ-P3	GIZ-P3: Equal opportunity for non-industrial activities on land zoned as general/light industrial.	Reject	
FS27.024 Alliance Group Ltd *FS29.054 Silver Fern Farms Ltd*		*Disallow S12.006 P & J Talbot*		
S108.010 HWR Property Ltd	GIZ-P3	Amend GIZ-P3 to add: (4). other than residential activity, the activity is ancillary to an industrial activity.	Reject	
FS29.053 Silver Fern Farms Ltd		*Disallow S108.010 HWR Property Ltd*		
S108.011 HWR Property Ltd S121.091 Alliance Group Ltd S40.071 Silver Fern Farms S132.232 KiwiRail Holdings Ltd	GIZ-P4	Retain GIZ-P4 as notified	Accept	
S12.007 P & J Talbot	GIZ-P4	Further clarification on this policy as not fully understood..	Reject	
S110.059 Royal Forest and Bird Society of NZ Inc	GIZ-P4	Add: Matters of discretion 3. Cause adverse effects on indigenous biodiversity or ecological corridors.	Decision 45	
FS29.055 Silver Fern Farms Ltd		*Disallow S110.059 Royal Forest and Bird Society of NZ Inc*	*Decision 45*	
S121.092 Alliance Group Ltd S40.072 Silver Fern Farms	GIZ-P5	Retain GIZ-P5 as notified	Accept in Part	
S139.081 Hokonui Rūnanga Inc	GIZ-P5	Amend to read: 3. requiring appropriate setbacks to waterways to maintain and enhance amenity and ecological values, maintain access to mahinga kai; and reduce effects on mauri, ki uta ki tai and ~~Ngāi Tahu cultural values~~ and natural character"	Accept in Part	Yes
S12.008 P & J Talbot	GIZ-P5	Consultation with adjacent properties in regard to screening. Provisions to address the effects on adjacent properties, which may require further screening from 24/7 light, sound protection, visual impact and security on private properties.	Reject	
FS7.3 HWR Property Ltd *FS27.025 Alliance Group Ltd* *FS29.056 Silver Fern Farms Ltd*		*Disallow S12.008 P & J Talbot*		
S132.233 KiwiRail Holdings Ltd	GIZ-P5	Amend GIZ-P5 as follows: Require a level of on-site amenity, particularly at sone interfaces, consistent with the purpose of the zone by: .5. requiring appropriate setbacks from the rail network that do not impede on its safe, efficient operation.	Decision 2	
FS27.026 Alliance Group Ltd *FS29.057 Silver Fern Farms Ltd*		*Disallow S132.233 KiwiRail Holdings Ltd. Policy GIZ-P5 addresses amenity and there is no clear effects-based need for a setback from rail lines in this regard.*	*Decision 2*	
S12.009 P & J Talbot	GIZ-P6	Reserve land should not be developed, use existing land instead.	Reject	
S101.089 Transpower NZ Ltd	GIZ – Note 1	Add: Infrastructure activities are provided for in the Infrastructure Chapter and the rules in this chapter do not apply to infrastructure activities.	Reject	No
S85.268, S85.269, S85.270, S85.271, S85.272, S85.273, S85.274, S85.275, S85.276, S85.277, S85.278, S85.279 Environment Southland	GIZ-R1 – R11 GIZ-S5	Include a performance standard regarding minimum floor levels. New buildings or activities should only be established where they will be designed and built to minimise impacts associated with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Decision 2	
FS27.027 Alliance Group Ltd		*Disallow S85.268 Environment Southland*	*Decision 2*	
FS7.4 HWR Property Ltd		*Disallow S85.270 Environment Southland in part. Should only be a requirement where flood hazard is identified for the site.*	*Decision 2*	

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Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
FS29.059, FS29.066, FS29.067, FS29.068, FS29.069, FS29.070, FS29.071, FS29.072, FS29.075 Silver Fern Farms Ltd		*Disallow S85.268, S85.269, S85.270, S85.271, S85.272, S85.273, S85.274, S85.275, S85.276 Environment Southland*	*Decision 2*	
S124.247, S124.248, S124.249, S124.250, S124.251, S124.252, S124.253, S124.254, S124.255 Fire and Emergency NZ	GIZ-R1 – R4 GIZ-R6 – R9 GIZ-R11	Retain as notified subject to the inclusion of GIZ-S11.	Decision 2	
S110.060, S110.061, S110.062, S110.063, S110.064 Royal Forest and Bird Society of NZ Inc	GIZ-R1 – R5	Add: 3. There is no more than minor adverse effects on indigenous biodiversity or ecological corridors.	Decision 45	
FS5.177, FS5.178, FS5.179, FS5.180, FS5.181 Hamish Weir *FS29.058, FS29.060, FS29.061, FS29.062, FS29.063 Silver Fern Farms Ltd*		*Disallow S110.060, S110.061, S110.062, S110.063, S110.064 Royal Forest and Bird Society of NZ Inc*	*Decision 45*	
S108.012 HWR Property Ltd S121.093 Alliance Group Ltd S40.073 Silver Fern Farms	GIZ-R1	Retain GIZ-R1 as notified	Accept	
S108.013 HWR Property Ltd S121.094 Alliance Group Ltd S40.074 Silver Fern Farms	GIZ-R2	Retain GIZ-R2 as notified	Accept	
S12.010 P & J Talbot	GIZ-R2	GIZ-R2: Should be prohibited on sites that boundary private property.	Reject	
FS29.064 Silver Fern Farms Ltd		*Disallow S12.010 P & J Talbot*		
S108.014 HWR Property Ltd S121.095 Alliance Group Ltd S40.075 Silver Fern Farms	GIZ-R3	Retain GIZ-R3 as notified	Accept	
S12.011 P & J Talbot	GIZ-R3	Training facilities should be setback 500m from private properties.	Reject	
FS29.065 Silver Fern Farms Ltd		*Disallow S12.011 P & J Talbot*		
S108.015 HWR Property Ltd S121.096 Alliance Group Ltd S40.076 Silver Fern Farms	GIZ-R4	Retain GIZ-R4 as notified	Accept	
S12.012 P & J Talbot	GIZ-R4	No more service stations are required in the Gore District. Service stations will create significant negative effects on surrounding properties.	Reject	
FS7.5 HWR Property Ltd		*Disallow S12.012 P & J Talbot*		
S108.016 HWR Property Ltd S121.097 Alliance Group Ltd S40.077 Silver Fern Farms S124.256 Fire and Emergency NZ	GIZ-R5	Retain GIZ-R5 as notified	Accept	
S121.098 Alliance Group Ltd S40.078 Silver Fern Farms	GIZ-R6	Retain GIZ-R6 as notified	Accept	
S12.013 P & J Talbot	GIZ-R6	GIZ-R6: Increase the distance to boundary of stored items. No storage allowed for reasons of convenience only i.e. car bodies, used building materials, hazardous liquids, gases, products	Reject	
FS29.073 Silver Fern Farms Ltd		*Disallow S12.013 P & J Talbot. Appropriate controls are specified in the notified standards.*		
S108.017 HWR Property Ltd S121.099 Alliance Group Ltd S40.079 Silver Fern Farms	GIZ-R7	Retain GIZ-R7 as notified	Accept	
S12.016 P & J Talbot	GIZ-R7	Food and Beverage setback of 1000m from adjacent properties to the GIZ. Restrict the hours to normal work hours, 24/7 prohibited.	Reject	
S121.100 Alliance Group Ltd S40.080 Silver Fern Farms	GIZ-R8	Retain GIZ-R8 as notified	Accept	
S121.101 Alliance Group Ltd S40.081 Silver Fern Farms	GIZ-R9	Retain GIZ-R9as notified	Accept	
S132.234 KiwiRail Holdings Ltd	GIZ-R9	GIZ-R9: Amend as follows: 5. The activity complies with Noise-S3 and Noise- SX (acoustic treatment) (KiwiRail noise standard attached in full submission at Appendix A)	Decision 2	
S108.018 HWR Property Ltd	GIZ-R9	GIZ-R9: Remove rule or amend activity status to non-complying	Reject	
FS29.074 Silver Fern Farms Ltd		*Disallow S108.018 HWR Property Ltd*		
S108.019 HWR Property Ltd S121.102 Alliance Group Ltd S40.082 Silver Fern Farms	GIZ-R12	Retain GIZ-R12 as notified	Accept	
S40.083 Silver Fern Farms S121.103 Alliance Group Ltd	GIZ-Additional Rule sought	Insert new rule follows: GIZ-RXX Seasonal workers accommodation Activity status: Discretionary Activity status where compliance not achieved: N/A	Reject	

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Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
FS7.9 HWR Property Ltd		*Disallow S40.083 Silver Fern Farms*		
S125.079 Ministry of Education	GIZ-Additional Rule sought	Educational Facilities Activity status: Discretionary	Reject	
FS27.031 Alliance Group Ltd *FS29.080 Silver Fern Farms Ltd*		*Disallow S125.079 Ministry of Education*		
S12.003 P & J Talbot	GIZ-Additional Rule sought	No activities that operate 24/7. No fuel stations due to environmental damage risk, additional traffic, noise and light pollution.	Reject	
S12.004 P & J Talbot	GIZ-Additional Rule sought	Sites adjacent to the general industrial zone shall be consulted with full agreeance, prior to any development in the general industrial zone. Including emergency services and training. No 24/7 activities	Reject	
FS7.1 HWR Property Ltd		*Disallow S12.004 P & J Talbot*		
S141.005 Debra & Gary Gibson	GIZ-Additional Rule sought	Seek more stringent regulations concerning noise, smell, and lights as General industry will increase smell, noise, lights and there is potential for hazardous chemicals which may depreciate land value and amenity.	Reject	
FS7.2 HWR Property Ltd		*Disallow S141.005 Debra & Gary Gibson*		
S77.013 NZ Heavy Haulage Assoc	GIZ-Additional Rule 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	
FS14.049 NZ Transport Agency		*Disallow S77.013 NZ Heavy Haulage Assoc*	Decision 2	
S108.020 HWR Property Ltd S121.104 Alliance Group Ltd S40.084 Silver Fern Farms S124.257 Fire and Emergency NZ	GIZ-S1	Retain GIZ-S1 as notified	Accept	
S12.018 P & J Talbot	GIZ-S1	Ground level should be measured prior to any "building up" of the site. Surrounding properties should be consulted with to approve all build designs and dimensions. Site profiles to be set (build foot print and height) for better understanding of scale	Accept in Part	
FS29.076 Silver Fern Farms Ltd		*Disallow S12.018 P & J Talbot*		
S108.021 HWR Property Ltd	GIZ-S2	Retain GIZ-S2 as notified	Accept in Part	
S12.022 P & J Talbot	GIZ-S2	GIZ-S2: Include rural lifestyle in 1 (a). Better clarity of "note" as too which side of a right of way as in build side/private property side.	Accept	Yes
FS27.028 Alliance Group Ltd *FS29.077 Silver Fern Farms Ltd*		*Disallow S12.022 P & J Talbot*		
S108.022 HWR Property Ltd	GIZ-S3	Amend GIZ-S3 to require minimum 2 metre setback where the boundary adjoins a site not in the GIZ or LIZ Zone. A 5m setback (or 10m from rural lifestyle boundary) is excessive and will negate the ability of industrial zoned properties to utilize their properties efficiently and effectively. The effects of this rule can be clearly seen at 68 Charlton Road which has General Residential land bordering the site to the east and rural lifestyle zoned land bordering the site to the west.	Reject	
S124.258 Fire and Emergency NZ	GIZ-S3	Retain GIZ-S3 as notified	Accept	
S12.024 P & J Talbot	GIZ-S3	GIZ-S3: Increase the setback distance of buildings to the full height of the building, and a minimum of 15 meters. No reduction in setbacks permitted.	Reject	
FS7.6 HWR Property Ltd *FS27.029 Alliance Group Ltd* *FS29.078 Silver Fern Farms Ltd*		*Disallow S12.024 P & J Talbot*		
S121.105 Alliance Group Ltd S40.085 Silver Fern Farms	GIZ-S4	Retain GIZ-S4 as notified	Accept	

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Topic 20: General Industrial Zone

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
S12.026 P & J Talbot	GIZ-S4	GIZ-S4: Setbacks from RoW to be the same as boundary setbacks otherwise there would be no provision for screening, sound protection, aesthetics, green strip etc. No reduction in setbacks permitted.	Reject	
FS7.7 HWR Property Ltd		*Disallow S12.026 P & J Talbot*		
S12.028 P & J Talbot	GIZ-S5	GIZ-S5: Applicants shall be required to perform "environmental good work" if riparian planting is not necessary. Some sites may not benefit from riparian planting, erosion control may be more beneficial as a part of the consent. If neither are required the applicant should be required to plant an equal amount in another site, e.g. wetland.	Reject	
S12.029 P & J Talbot	GIZ-S5	GIZ-S5: If the waterway forms a boundary, the applicant should be liable for riparian planting on the opposite bank or erosion control.	Reject	
S121.106 Alliance Group Ltd	GIZ-S5	Modify Standard GIZ-S5 so that this does not apply to the Alliance site (Lot 1 DP588607) as the eastern boundary of the southern site of the Alliance Mataura plant immediately abuts the Mataura River with a concrete wall which has a height of between five and 10 metres.	Accept in Part	Yes
S108.023 HWR Property Ltd	GIZ-S6	Amend GIZ-S6 to include minimum requirements min 1m height. what is considered suitable minimum landscaping will help landowners make informed choices.	Reject	
S112.161 NZ Transport Agency Waka Kotahi	GIZ-S6	Amend GIZ-S6: 1. A landscaping strip with an average width of 2 metres along the frontage of the site is provided.~~,~~ Ee~~E~~xcept for any area required for vehicle or pedestrian access, where: (a) the plants do not result in any of the following effects on the road network: (i) the visual obstruction of sight lines to and from any vehicle crossing or intersection; (ii) shading, causing icing of the road carriageway; (iii) branches or foliage that overhangs the road corridor; (iv) plant debris, especially from deciduous plants, that could block drainage systems within the road corridor. Add an additional matter of discretion, where compliance is not achieved with the standard, as follows: 3. The effect of the non-compliance on the safe, efficient and effective function of the road network.	Reject	
S124.259 Fire and Emergency NZ	GIZ-S6	Amend GIZ-S6 as follows: 2. 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
S12.031 P & J Talbot	GIZ-S7	GIZ-S7: All screening must be approved by neighbouring property owners.	Reject	
FS7.8 HWR Property Ltd *FS27.030 Alliance Group Ltd* *FS29.079 Silver Fern Farms Ltd*		*Disallow S12.031 P & J Talbot*		
S112.162 NZ Transport Agency Waka Kotahi	GIZ-S8	Amend GIZ-S8 to include an additional clause (3) and a sixth matter of discretion as follows, or with words of similar intent: 3. Unconsolidated materials such as soil, coal, sawdust, powdered fertiliser are to be covered or otherwise secured from being blown by the wind. And matters of discretion: 6. Any adverse effects on the road network.	Accept	Yes
S12.032 P & J Talbot	GIZ-S8	GIZ-S8: Additional screening is required for security fences along boundaries with rural, rural lifestyle, public or residential zones.	Accept in Part	Yes
S124.260 Fire and Emergency NZ	GIZ-S8	Amend GIZ-S8 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.	Reject	
S108.024, S108.025 HWR Property Ltd	GIZ-S9 GIZ-S10	Delete GIZ-S9. Industrial sites are generally fully sealed in order to operate efficiently and often due to a requirement to have outdoor storage, maneuvering areas for large vehicles and large buildings. A requirement to have 10% permeable surface is considered out of keeping with the intent for the General Industrial Zone and is opposed. The landscaping strip required along the site frontage (GIZ-S6) is considered sufficient to provide some measure of permeable surfaces on site.	Reject	
S108.025 HWR Property Ltd	GIZ-S10	Delete GIZ-S10. The GIZ is anticipated to generate high levels of noise, odour, dust and other discharge effects. Sensitive activities such as dwellings, whether or not they are ancillary to an industrial activity are not considered appropriate in this zone and certainly outdoor living space within the GIZ is likely to experience high levels of sensitivity not in keeping with the intentions for the zone. This provision should be deleted even if the ability to establish ancillary residential activities is retained.	Reject	
S124.261 Fire and Emergency NZ	GIZ-Additional Standard sought	GIZ- S11 Servicing 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	Decision 2	

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		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 NZ Fire Service Firefighting Water Supplies Code of Practice'		
S132.235 KiwiRail Holdings Ltd	GIZ-Additional Standard sought	Insert new standard (after GIZ-S4) 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 30	
S110.065 Royal Forest and Bird Society of NZ Inc	GIZ-Additional Standard sought	Add: GIZ-S11 - 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	
FS5.182 Hamish Weir		*Disallow S110.065 Royal Forest and Bird Society of NZ Inc*	*Decision 45*	
S54.002 Webbline Agriculture Ltd	GIZ-MAP	Fully support the rezoning of the industrial area, as there is a large shortage of suitable land within the Gore district	Accept	
FS5.193 Hamish Weir		*Allow 54.002 Webbline Agriculture Ltd*		
S28.001 Ravensdown Ltd	GIZ-MAP	Rezone 1.4160ha of Ravensdown owned land (legally described as Section 1SO 12143) from 'General Rural' to 'General Industrial'.	Reject	
S12.002 P & J Talbot	GIZ-MAP	Industrial zoning adjacent to the rural lifestyle zone must be light industrial only.	Accept	Yes
S31.001, 31.002 Stephen Hook	GIZ-MAP	Opposing the change in land use for the South Gore area from Rural to General Industrial.	Accept in Part	
S141.003 Debra & Gary Gibson	GIZ-MAP	Extend Light Industrial Zone to the boundary of Silver Fern Farms off Saleyard Road (opposed to General Industrial Zone).	Accept	Yes
S89.003 Karen Menlove	GIZ-MAP	Disagree with the inclusion of the commercial expansion along the state highway 1 to South Gore to Racecourse Road being incorporated into the GIZ	Reject	
S114.001 Donna Vincent	GIZ-MAP	Change the area in Gore South (excluding existing freezing works) from proposed industrial to light industrial i.e. continue the light industrial area from Racecourse to Saleyard Road excluding existing Silver Farms buildings and yards only and not adjoining clear land owned by them.	Accept	
S85.059 Environment Southland	GIZ-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
S121.001, S121.108 Alliance Group Ltd	RLZ-MAP	Amend the Rural Lifestyle Zone overlay to exclude the Alliance water treatment plant and include it as GIZ. See full submission for map of zoning.	Accept	Yes