Appendix A - Decisions on Submissions
Topic 21: Light Industrial Zone

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Plan Amended
S126.007 Southland Federated Farmers of New Zealand S115.008 Kevin Robertson S143.019 Rural Ratepayers Group S148.020 Alistair & Bernadette Hunt S60.010 Ronald Crispin S68.128 John Baynes	Interpretation ancillary activity	Retain as notified	Accept	
S146.091 Southland District Council	LIZ - General	None specified.	Accept in Part	
S123.023 Heritage New Zealand Pouhere Taonga	LIZ - General	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	
S112.155 NZ Transport Agency Waka Kotahi	LIZ-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 and/or the Outline Development Plan for the DEV1, to make it clear how staging will occur in the new DEV1 Light Industrial area south of Gore.	Reject	
S85.250 Environment Southland	LIZ-Overview and Purpose	Recognise that a residual flood risk exists despite stop banks	Reject	
S125.075 Ministry of Education	LIZ-O2	Retain LIZ-O2 as proposed.	Accept	
S107.001 Ronald Ashby	LIZ-O4	Clarification as to the intent of this objective, void on draft plan.	Reject	
S139.078 Hokonui Rūnanga Inc	LIZ-O5	Amend to read: "~~The adverse environmental effects, or impacts on Ngāi Tahu cultural values, generated by activities within the Light Industrial Zone are managed, particularly at zone boundaries.~~ Potential sensitivity effects or reverse-sensitivity effects on people their values and activities resulting from activities within the LIZ are managed, particularly at the zone interfaces."	Reject	
S124.226 Fire and Emergency NZ	LIZ-P1	Retain LIZ-P1 as notified	Accept	
S110.052 Royal Forest and Bird Society of NZ Inc	LIZ-P3	Add to LIZ-P3: Matters of discretion 3. Cause adverse effects on indigenous biodiversity or ecological corridors.	Reject	
S112.156 NZ Transport Agency Waka Kotahi S132.229 KiwiRail Holdings Ltd	LIZ-P3	Retain LIZ-P3 as proposed.	Accept	
S112.157 NZ Transport Agency Waka Kotahi	LIZ-P4	Retain LIZ-P4 as notified	Accept in Part	
S139.079 Hokonui Rūnanga Inc	LIZ-P4	Amend LIZ-P4 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 taiand ~~Ngāi Tahu cultural values~~ and natural character" and delete clause 5.	Accept in Part	Yes
S85.251, S85.252, S85.253, S85.254, S85.255, S85.256, S85.257, S85.258, S85.259, S85.260, S85.261, S85.262, S85.263, S85.264, S85.265, S85.266 Environment Southland	LIZ-R1 – R14 LIZ-S5	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. 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 44	
S124.227, S124.228, S124.239, S124.229, S124.230, S124.231, S124.232, S124.233, S124.234, S124.238, S124.235, S124.236, S124.237, S124.246 Fire and Emergency NZ	LIZ-R1 – R8 LIZ-R10 – R14	Retain provisions as notified subject to the inclusion of LIZ-S11. 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	
S110.053, S110.054, S110.055, S110.056, S110.057 Royal Forest and Bird Society of NZ Inc	LIZ-R10 – R14	Add: The extent and scale of adverse effects on indigenous biodiversity or ecological corridors.	Decision 45	
S125.076 Ministry of Education	LIZ-Additional Rule sought	Educational Facilities Activity status: Discretionary	Reject	
S141.001 Debra & Gary Gibson	LIZ-Additional Rules sought	Seek more stringent regulations concerning noise, smell, and lights. General industry will increase smell, noise, lights and there is potential for hazardous chemicals which may depreciate land value and amenity.	Reject	
S124.240 Fire and Emergency NZ	LIZ-S1	Amend LIZ-S1 as follows: And excluding communication towers and poles for emergency service facilities.	Decision 2	
S124.241 Fire and Emergency NZ	LIZ-S2	Amend LIZ-S2 as follows: Except that: (iv)That this standard does not apply to communication towers and poles for emergency service facilities	Decision 2	
S124.242 Fire and Emergency NZ	LIZ-S3	Retain LIZ-S3 as notified	Accept	
S132.230 KiwiRail Holdings Ltd	LIZ-S4	Amend LIZ-S4 as follows. **3**. 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 30	
S112.158 NZ Transport Agency Waka Kotahi	LIZ-S6	Amend the standard as follows or using words with the same intent: 1. A landscaping strip with an average width of 2 metres along the frontage of the site is provided., ~~E~~except for any area required for vehicle or pedestrian access and for any site within the Creamoata Precinct, where: (a) the plants do not result in any of the following effects on the road network: (i) the visual obstruction	Reject	

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		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 for 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.		
S124.243 Fire and Emergency NZ	LIZ-S6	Amend 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
S124.244, S124.245 Fire and Emergency NZ	LIZ-S7, LIZ-S9	Add 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
S112.159 NZ Transport Agency Waka Kotahi	LIZ-S9	Amend the standard to add 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
S132.231 KiwiRail Holdings Ltd	LIZ-Additional Standard sought	Insert new standard (LIZ-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	
S110.058 Royal Forest and Bird Society of NZ Inc	LIZ-Additional Standard sought	Add: LIZ-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 2	
FS5.176 Hamish Weir		*Disallow S110.058 Royal Forest and Bird Society of NZ Inc*	Decision 2	
S77.012 New Zealand Heavy Haulage Association	LIZ-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	
FS14.048 NZ Transport Agency Waka Kotahi		*Disallow S77.012 New Zealand Heavy Haulage Association*	*Decision 2*	
S107.003 Ronald Ashby	LIZ-MAP	Retain mixed-use zoning. Unlike the perimeter area being re zoned Industrial in 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	
S141.002 Debra & Gary Gibson	LIZ-MAP	Extend Light Industrial Zone to the boundary of Silver Fern Farms off Saleyard Road (opposed to General Industrial Zone). General or heavy industry will result in increased smell, noise, lights and potential for hazardous chemicals (risk to wildlife and wetlands) and increased risk of flooding which is not preferred adjacent to residential activity	Reject	
S89.001 Karen Menlove	LIZ-Map	Exclude the land at the Gore Racecourse adjacent to Racecourse Road from the Light Industrial Zone. The area at Racecourse Road has evolved into a residential area with large residential land blocks. The development, however, is not of rural character and doesn't warrant the protection or limitations provided in the proposed zoning of Rural Lifestyle. The proposed zoning lacks protection of neighboring sites which are residential in character and use. The proposed zoning introduces industrial use immediately adjacent to existing residential homes.	Reject	
S89.002 Karen Menlove	LIZ-MAP	Disagree with the inclusion of the Gore racecourse land adjacent to racecourse road being incorporated into the LIZ Proposed zoning does not provide protection to neighboring land use which is residential in nature and use.	Reject	
S85.058 Environment Southland	LIZ-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	