Appendix A - Decisions on Submissions

Topic 23: General Residential Zone

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S4.001 Susan Coulman	Whole Plan	Allow for more than one dwelling on a property where there is servicing infrastructure either on-site or off-site. Allow for caravans and motorhomes without self-containment certification. Reduce the amount of space required to subdivide properties.	Reject	
S123.029 Heritage New Zealand Pouhere Taonga	Whole Plan	Consideration of the appropriateness of increased residential development should go beyond consistency with the area's anticipated character and amenity values. Measures such as increased setbacks or reduced heights may assist in mitigating adverse effects on a neighbouring heritage item. HNZPT recommends that appropriate standards are applied to sites adjoining a scheduled historic heritage item or area under the District Plan, as historic heritage is a section 6 matter and also a qualifying matter under the NPS-UD.	Reject	
FS28.001 Kainga Ora		*Disallow S123.029 Heritage New Zealand Pouhere Taonga*		
S134.013 Andrea McMillan & Tony Harpur	Whole Plan	That all matters in the PDP relating to the WTP and buffer (and any ancillary matters) are withdrawn from the PDP;	Accept	Yes
FS22.053 Clark Fortune McDonald & Associates		*Allow S134.013 Andrea McMillan & Tony Harpur*		
S125.001 Ministry of Education	Interpretation educational facility	Retain definition of educational facility as proposed	Accept	
S146.005 Southland District Council	Interpretation: homestay	Improve Homestay definition. Conflict with the Homestay and Visitor Accommodation definitions and provisions. The two terms are being used and the Homestay definition is a narrower application of the Visitor Accommodation definition.	Reject	
S126.031 Southland Federated Farmers of New Zealand **S115.032 Kevin Robertson** **S143.043 Rural Ratepayers Group** **S148.044 Alistair & Bernadette Hunt** **S60.034 Ronald Crispin** **S68.152 John Baynes**	Interpretation: minor residential unit	Retain minor residential unit as notified	Accept	
S77.001 New Zealand Heavy Haulage Association	Interpretation: relocation	Amend definition of relocation to include: <u>In relation to other buildings which are not heritage items means the removal, relocation or re-siting of an existing building from any site to another site, excluding the movement of a building within the same title or a new building built off-site that has not been used and is for the express purpose of being located to the subject site.</u>	Accept in part	
S121.013 Alliance Group Limited **S40.010 Silver Fern Farms**	Interpretation: residential activity	Retain residential activity as notified	Accept	
S124.009 Fire and Emergency	Interpretation:	Amend structure definition as follows: <u>Exclude communication towers and poles associated with</u>	Reject	

Appendix A - Decisions on Submissions

Topic 23: General Residential Zone

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
NZ	structure	emergency service facilities from the definition of 'structure'.		
S146.006 Southland District Council	Interpretation: visitor accommodation	Improve the Visitor Accommodation definition as there is conflict between the Homestay and Visitor Accommodation definitions and provisions. Both of the terms are being used and the Homestay definition is a narrower application of the Visitor Accommodation definition.	Reject	
S149.030 Yrless	Residential Zones - General	Simplify to 1 zone. Too complex and limited utility	Decision 2	
S146.076 Southland District Council	GRZ - General	Review zoning classification to minimise issues adapting to climate change and flood risk. Much of the centre of Gore lies in the flood plain of the Mataura.	Decision 2	
FS5.144 Hamish Weir		Disallow S146.076 Southland District Council	Decision 2	
S100.008 Charlton Rise Limited	GRZ-Overview and Purpose	Support the Gore West Development Area overview and purpose.	Accept	
S134.002 Andrea McMillan & Tony Harpur	GRZ-O3	Amend Objective GRZ-O3: The purpose, amenity and character of the residential zones is maintained and not compromised by non-residential activities;	Accept	Yes
S100.009 Charlton Rise Limited	GRZ-O3	Support intention of GRZ-O3 to allow for diverse range of housing typologies.	Accept in part	
FS28.055 Kainga Ora		*Allow S100.009 Charlton Rise Limited*		
S101.079 Transpower New Zealand Limited	GRZ-O4	Objective GRZ-O4 does not give effect to Policy 10 and Policy 11 of the NPSET due to the Objective directing an outcome of effects being mitigated, as opposed to being avoided (insofar as the Objective relates to the National Grid). Further, it is possible that this Objective is inconsistent with, or in conflict with, the provisions that protect infrastructure in the Infrastructure Chapter. Transpower seeks amendments to the Objective in order to give effect to the NPSET by providing for an outcome where effects on the National Grid are avoided. Amend Objective GRZ-O4 as follows: GRZ-O4 Development is provided with appropriate infrastructure and adverse effects on infrastructure networks are managed so that the operation, maintenance, upgrade and development of the infrastructure is not compromised ~~mitigated."~~	Accept	Yes
S124.053 Fire and Emergency NZ **S132.115 KiwiRail Holdings Ltd**	GRZ-O4	Retain GRZ-O4 as proposed,	Accept in part	
S134.003 Andrea McMillan & Tony Harpur	GRZ-O4	Amend Objective GRZ-O4: Development is provided with appropriate infrastructure ~~and adverse effects on infrastructure networks are mitigated~~	Reject	
S100.010 Charlton Rise Limited	GRZ-P4	Support GRZ-P4 and comprehensive residential development in appropriate areas and with appropriate design.	Accept	
S125.044 Ministry of Education	GRZ-P5	Retain GRZ-P5 as proposed.	Accept	
S125.045 Ministry of Education **S124.054 Fire and Emergency NZ**	GRZ-P6	Retain GRZ-P6 as proposed.	Accept	

Appendix A - Decisions on Submissions

Topic 23: General Residential Zone

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S112.137 Waka Kotahi NZ Transport Agency	GRZ-P7	Amend GRZ - P7 as follows: Ensure development is designed consistent with the capacity of existing infrastructure and transportation networks or will be appropriately upgraded and, where practicable, incorporates low impact approaches to stormwater management.	Accept in part	Yes
S132.116 KiwiRail Holdings Ltd	GRZ-P7	Amend GRZ-P7 as follows: Ensure development is designed consistent with the capacity of existing infrastructure networks and, where practicable, incorporates low impact approaches to stormwater management that does not result in increased flooding and erosion risk.	Reject	Yes
S134.004 Andrea McMillan & Tony Harpur	GRZ-P8	Amend Policy GRZ-P8 as follows: Enable the use of reserve land where the activity and/or development is consistent with the relevant Reserve Management Plan and where the adverse effects are avoided, remedied or mitigated	Reject	
S101.080 Transpower New Zealand Limited	GRZ-P9	Amend Policy GRZ-P9 as follows: "Avoid activities that are incompatible with the character, qualities and purpose of the General Residential Zone except where the activity is critical infrastructure that has a functional need or operational need for its location"	Accept	Yes
S124.055 Fire and Emergency NZ	GRZ-Additional Policy sought	Add new policy as follows: GRZ-P9 Ensure all development is appropriately serviced including wastewater, stormwater, and water supply with sufficient capacity for firefighting purposes	Reject	
S85.134 Environment Southland	GRZ-Additional Policy sought	Establish a new policy which takes a precautionary approach to development in areas prone to natural hazard risk.	Decision 44	
FS5.154 Hamish Weir ***FS28.064 Kainga Ora***		*Disallow S85.134 Environment Southland*	Decision 44	
S101.081 Transpower New Zealand Limited	GRZ - Notes	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 2	
S77.003 New Zealand Heavy Haulage Association	GRZ – Rules General	Permitted activity performance standards and criteria for relocation of secondhand buildings: OR The inclusion of the words "new or relocated buildings" to the activity rules for residential activities/units.	Decision 2	
FS28.063 Kainga Ora		*Allow in part S77.003 New Zealand Heavy Haulage Association*	*Decision 2*	
FS14.039 NZ Transport Agency Waka Kotahi		*Disallow S77.003 New Zealand Heavy Haulage Association*	*Decision 2*	
S124.056, **S124.057, S124.058, S124.059, S124.060, S124.061, S124.062, S124.063, S124.064, S124.065, S124.066 Fire and Emergency NZ**	GRZ-R1 – R6, GRZ-R8 – R12	Retain as notified subject to amendment sought in GRZ-S2 - Servicing.	Decision 2	
S85.120, S85.122, S85.123, S85.124, S85.125, S85.126, S85.133 Environment Southland	GRZ-R1 - R6 GRZ-S7	Include "not within an identified natural hazard area**"** criteria into this rule. This activity is only suitable in locations not prone to natural hazards	Decision 2	
FS5.145, FS5.146, FS5.147, FS5.148, FS5.152 Hamish Weir		*Disallow S85.122, S85.124, S85.125, S85.126, S85.133 Environment Southland*		

Appendix A - Decisions on Submissions

Topic 23: General Residential Zone

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
FS22.074, FS22.100, FS22.101, FS22.102, FS22.103, FS22.104, FS22.111 Clark Fortune McDonald & Associates		*Disallow S85.120, S85.122, S85.123, S85.124, S85.125, S85.126, S85.133 Environment Southland*		
FS28.056, FS28.058, FS28.057, FS28.059, FS28.060 Kainga Ora		*Disallow S85.120, S85.123, S85.122, S85.124, S85.125 Environment Southland*		
S132.117, S132.118, S132.244, S132.245, S132.246, S132.247, S132.248, S132.249, S132.250, S132.251, S132.252, S132.253 KiwiRail Holdings Ltd	GRZ-R1 - R6 GRZ-R8 - R13	Amend Rules as follows: Where: Any new or extended building or structure complies with standardsGRZ-S3, GRZ -S4, GRZ -S5, GRZ -S6, GRZ -S7, GRZ -S8, GRZ -S9, ~~and~~ GRZ -S10 and GRZ-S11 (the new proposed standard).	Decision 2	
S85.127, S85.128, S85.129, S85.130, S85.131, S85.132 Environment Southland	GRZ-R9 - R14	GRZ-R9 - R14 Include natural hazard risk to the matters of discretion.	Reject	
FS22.105, FS22.106, FS22.107, FS22.108, FS22.109, FS22.110 Clark Fortune McDonald & Associates		*Disallow S85.127, S85.128, S85.129, S85.130, S85.131, S85.132 Environment Southland*		
FS28.061 Kainga Ora		*Allow in part S85.129 Environment Southland*		
S125.046 Ministry of Education	GRZ-R6	The submitter supports GRUZ-R6 in part to manage the operation of education facilities.	Accept in part	
S125.047 Ministry of Education	GRZ-R6	It is not reasonable to only provide for educational facilities within existing residential units. Amend GRZ-R6 as follows: Educational facilities: Activity status: Permitted Where:~~1. The educational facility is within a residential unit or minor residential unit;2. 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 between 0700 and 1900 hours; Monday to Friday; and 2. Any new or extended building or structure complies with standards GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZ-S8, GRZ-R9 and GRZ-S10. Activity status where compliance not achieved: ~~Discretionary~~ Restricted discretionary Matters of discretion 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; and5. waste treatment and disposal.	Reject	
S125.049 Ministry of Education	GRZ-R8	The submitter supports GRZ-R8 in part	Accept in part	
S125.050 Ministry of Education	GRZ-R8	Amend GRZ-R8 to provide for extensions and additions to education facilities as a permitted activity, subject to compliance with the relevant built form standards. Amend as follows: Additions to existing healthcare activities or education facilities. Activity status:	Accept in part	Yes

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
		~~Controlled~~ **Permitted** Where: 1. Any new or extended building or structure complies with standards GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZ-S8 and GRZ-S10. ~~Matters of control: 1. Transport effects including the location and design of loading areas and access; and 2. Design and layout of on-site pedestrian connections; and 3. Hours of operation; and 4. Noise, disturbance and loss of privacy of adjacent sites; and 5. Servicing including the positive effects of low impact design~~ Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Transport effects including the location and design of loading areas and access; and 2. Design and layout of on-site pedestrian connections; and 3. Hours of operation; and 4. Noise, disturbance and loss of privacy of adjacent sites; and 5. Servicing including the positive effects of low impact design; and ~~6. The matters of control 1 - 5~~ 6. The matters of discretion of any infringed standard.		
S124.067 Fire and Emergency NZ	GRZ-R13	GRZ-R13 Emergency service facilities are provided for in this zone as a restricted discretionary activity. Fire and Emergency consider that emergency service facilities should be provided for as a permitted activity, which will be subject to the performance standards within. Amendment sought: GRZ-R13 Emergency Services Facility All areas Activity status: Permitted Where: Any new or extended building or structure complies with standards GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZS8 and GRZ-S10.	Reject	
S134.001 Andrea McMillan & Tony Harpur	GRZ-R14	Delete GRZ-R14 in entirety. The submitter opposes GRZ-R14 proposing a buffer.	Accept	Yes
S132.119 KiwiRail Holdings Ltd	GRZ- Additional Rule sought	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	
FS5.153 Hamish Weir		*Disallow S132.119 KiwiRail Holdings Ltd*	Decision 30	
S100.011 Charlton Rise Limited	GRZ-S1	Support GRZ-S1		
S99.028 Clark Fortune McDonald & Associates	GRZ-S1	Amend GRZ-S1 to be a restricted discretionary activity status for activities that do not meet those limits. A 'non-complying' status is unjustified and excessively restrictive.	Accept in part	Yes
FS5.149 Hamish Weir ***FS28.062 Kainga Ora***		*Allow S99.028 Clark Fortune McDonald & Associates*		
S124.068 Fire and Emergency NZ	GRZ-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'	Decision 2	
S21.001 AdMore Designs Limited	GRZ-S2	GRZ-S2 Part 3 (c) store ~~45,000l~~ 44,000l of potable water on site from another source. With a house under 200m2 a 32,000l tank would only have a balance 12,000l of water spare to use as potable water and along with an additionalal 32,000l tank it fails short of the 45,000l requirement, by 1,000l. meaning a third tank is required. We suggest that the storage should be reduced to 44,000l of water. This means a max of two 32,000l tanks for a house under 200m2 and a still a	Accept in part	Yes

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
		max of 4 tanks for a house over 200m2.		
FS16.001 Fire and Emergency New Zealand		*Disallow S21.001 AdMore Designs Limited*		
S124.069 Fire and Emergency NZ	GRZ-S3	Amend as follows: Excluding emergency service facilities.	Decision 2	
S124.070 Fire and Emergency NZ	GRZ-S4	Amend as follows: Except that: (c) This standard does not apply to communication towers and poles for emergency service facilities	Decision 2	
S21.003 AdMore Designs Limited	GRZ-S5	GRZ-S5 1.(b) eaves, gutters and associated downpipes on any building may intrude into the setback by ~~a maximum of 600mm~~ a maximum of 350mm without the need of fire rating and 600mm where there is a required fire rating under the NZBC.	Reject	
S132.120 KiwiRail Holdings Ltd	GRZ-S5	Amend as follows: Except that: (a) fences are permitted within the setback excluding adjacent to the rail corridor. (e) buildings or structures must not be located within 5m of the rail corridor boundary**.**	Decision 30	
S21.002 AdMore Designs Limited	GRZ-S5	GRZ-S5 (d) a carport or garage, either standalone or attached to the residential unit may be setback a minimum of 500mm from a side or rear boundary provided that the maximum length of the building adjacent to the property boundary does ~~not exceed 6 metres~~ not exceed 8 metres and contains no doors or windows.	Accept	Yes
FS5.150 Hamish Weir ***FS22.070 Clark Fortune McDonald & Associates***		*Allow S21.002 AdMore Designs Limited*		
S99.029 Clark Fortune McDonald & Associates	GRZ-S5	Amend GRZ-S5 to include the exception as stated in the ODP. The exception for a carport or garage (as per GRZ-S5 1(c)) does not apply to road boundaries as it does with the ODP which is unjustified.	Reject	
FS5.151 Hamish Weir		*Allow S99.029 Clark Fortune McDonald & Associates*		
S124.071 Fire and Emergency NZ	GRZ-S6	Retain GRZ-S6 as notified	Accept	
S146.077 Southland District Council	GRZ-S7	The submitter supports GRZ-S7 and the matters of discretion and notes that it should reduce impacts downstream.	Accept in part	
S124.072 Fire and Emergency NZ	GRZ-S8	GRZ-S8: Fire and Emergency note that the minimum building coverage for a volunteer fire station is 250m2 and up to 1500m2 for a career fire station. Fire and Emergency are concerned that 40% building coverage for per site would not provide for emergency service facilities should they need to construct a new fire station in the GRZ in future. Add the following: b) 50 percent for Retirement village, Emergency service facilities and Comprehensive residential development.	Reject	

Appendix A - Decisions on Submissions

Topic 23: General Residential Zone

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S102.001 Clara McLennan **S106.001 Mathew McLennan**	Maps: Water Supply Treatment Facility Buffer Area	Remove Buffer Zone around water plant at Mataura or change zoning to only be around the boundary of the water plant not 50mtrs from the boundary. Unable to subdivide land and will subsequently drop in value. Financial compensation will be sought if buffer zone proceeds. Proposed buffer zone causing a lot of stress for submitter and family.	Accept	Yes
S46.001 Margaret Katon **S47.001 David Katon** **S14.001 Desmond Wilson** **S15.001 Janice Wilson** **S25.001 Peter Kempthorne** **S55.002 Brent Herbert** **S62.001 Roy Agnew** **S6.002 BL & KM Shields** **S7.002 Damiyen Crosbie** **S8.002 Anton Hoffman** **S9.002 Laura-Lee Hoffman** **S10.002 Courtney Horrell** **S11.002 Jenna Potter** **S48.002 Isobel Agnew** **S56.002 Richard Agnew**	Maps: Water Supply Treatment Facility Buffer Area	To remove the buffer zone east Gore water treatment plant. The buffer zone will reduce the land value and there will be issues with noise from the treatment plant and increased costs. There has been a lack of consultation, we were never consulted on being included in the buffer zone. Also environmental concerns	Accept	Yes
FS22.075, FS22.137, FS22.138, FS22.139, FS22.140, FS22.141, FS22.142, FS22.143, FS22.144, FS22.145, FS22.146, FS22.147, FS22.148 Clark Fortune McDonald & Associates		*Allow S14.001 Desmond Wilson, S15.001 Janice Wilson, S25.001 Peter Kempthorne, S55.002 Brent Herbert, S62.001 Roy Agnew, S6.002 BL & KM Shields Barry Shields, S7.002 Damiyen Crosbie, S8.002 Anton Hoffman, S9.002 Laura-Lee Hoffman, S10.002 Courtney Horrell, S11.002 Jenna Potter, S48.002 Isobel Agnew, S56.002 Richard Agnew*		
S134.009 Andrea McMillan & Tony Harpur	Maps: Water Supply Treatment Facility Buffer Area	An assessment of alternatives must be undertaken. A Notice of Requirement (NoR) would only designate Council-owned land. However, the buffer zone proposed extends 50m over private land. The submitter believes this has the effect of an extension of the designation and is concerned it may be an attempt to avoid the assessment required under Section 168 of the Resource Management Act (RMA).	Accept	Yes
FS22.149 Clark Fortune McDonald & Associates		*Allow S134.009 Andrea McMillan & Tony Harpur*		
S134.012 Andrea McMillan & Tony Harpur	Water Supply Treatment Facility Buffer Area	Remove Buffer zone. The alterations made by the Council to the WTP directly contradict the purpose of the General Residential Zone, and associated objectives and policies.	Accept	Yes

Appendix A - Decisions on Submissions

Topic 23: General Residential Zone

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
FS22.150 Clark Fortune McDonald & Associates		*Allow S134.012 Andrea McMillan & Tony Harpur*		
S85.049 Environment Southland	GRZ-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	
S99.045 Clark Fortune McDonald & Associates Appendix 2 - Height in relation to boundary	APP2	APP2: In the interests of clarity and certainty in the PDP, a clearer description / diagram is provided in PDP Appendix 2, including guidance for the recession plane angles where boundaries are not simply north, east, south or west. The description / diagram within the ODP is clearer. The PDP provides no guidance for the recession plane angles where boundaries are not simply north, east, south or west. It would have to be assumed that the angle will be proportional between the relevant specified angles, but it does not state this.	Accept	Yes