Appendix A - Decisions on Submissions
Topic 25: Large Lot Residential Zone

Of the draft decision Submitter (S) Further Submitter (FS)	Provision	Decision Requested	Decision	Plan Altered
S146.074, **S146.071 Southland District Council**	LLRZ - General	Review possible increase issues with sewage. LLRZ is both expansive in area and expensive for councils to keep and may not be suited to taking up highly productive land, or, as found on the edge of Gore District may be best suited for GRZ use, mainly as it takes up high ground next to the town. LLRZ-P2 may help reduce the financial burden on Gore DC but increases potential issues with sewage. The suggestion to tie setbacks from Rivers and Streams to stream order is valuable, and the discretionary matters outlined in LLRZ-S7 are appropriate, aiming to minimise downstream impacts	Reject	
S101.075 Transpower New Zealand Limited	LLRZ-O3	Objective: (a) fails to anticipate the presence of critical infrastructure in the Zone; and (b) has the effect of preventing critical infrastructure due to the requirement to be in keeping with the scale and intensity of development anticipated by the zone in a manner that is contrary to the NPSET. Amend Objective LLRZ-O3 as follows: "Non-residential activities in the Large Lot Residential Zone are limited to those activities that provide for the health and well-being of the community or those that ~~and~~ preserve residential character and amenity by being in keeping with the scale and intensity of development anticipated by the zone. "	Reject	
S124.039 Fire and Emergency NZ	LLRZ-O3	Amend as follows: Non-residential activities in the Large Lot Residential Zone are limited to those activities that provide for the health, safety and wellbeing of the community and preserve residential character and amenity by being in keeping with the scale and intensity of development anticipated by the zone.	Accept	Yes
S101.076 Transpower New Zealand Limited	LLRZ-O4	Amend Objective LLRZ-O4 to give effect to Policy 10 and Policy 11 of the NPSET as follows: "LLRZ-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 ~~minimised~~"	Accept	Yes
S132.107 KiwiRail Holdings Ltd **S124.040 Fire and Emergency NZ**	LLRZ-O4	Retain LLRZ-O4 as proposed.	Accept in part	Yes
S52.001 Brett Highsted	LLRZ-PREC12-O1	Adopt as worded	Accept	Yes
S132.108 KiwiRail Holdings Ltd	LLRZ-P2	Amend LLRZ-P2 as follows: Where reticulated services are not available, require activities to be self-sufficient and ensure appropriate on-site service provisions is provided, having particular regard to:1. the method of sewage and stormwater treatment and disposal that does not result in increased flooding and erosion risk.	Accept in part	
FS5.133 Hamish Weir		Disallow S132.108 KiwiRail Holdings Ltd		
S139.067 Hokonui Rūnanga Inc	LLRZ-P3	Amend 4. ~~respond to the underlying relationship Ngāi Tahu hold with the natural environment, including those listed in MW2.3.~~ maintain greenspace, natural drainage patterns and riparian margins.	Accept	Yes
S125.041 Ministry of Education	LLRZ-P6	Amend as follows: Allow healthcare activities, education facilities, retirement villages and community facilities where they: 1. have a functional and ~~compelling~~ operational need to locate within a Large Lot Residential Zone; or (...)	Accept	Yes
S101.077 Transpower New Zealand Limited	LLRZ-P8	Amend Policy LLRZ-P8 as follows: "LLRZ-P8 Avoid activities that are incompatible with the character, qualities and purpose of the Large Lot Residential Zone except where the activity is critical infrastructure that has a functional need or operational need for its location"	Accept	Yes
S52.002 Brett Highsted	LLRZ-PREC12-P1	Adopt as worded	Accept	

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S85.119 Environment Southland	LLRZ-Additional policy sought	Establish a new policy which takes a precautionary approach to development in areas prone to natural hazard risk (including secondary flow paths).	Accept in part	
FS5.143 Hamish Weir		Disallow S85.119 Environment Southland		
S101.078 Transpower New Zealand Limited	LLRZ – Note 1	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	
S124.041, S124.042, S124.043, S124.044, S124.045, S124.046 Fire and Emergency NZ	LLRZ-Rules General LLZ-R1 – R6	Retain as notified subject to the change sought in relation to LLRZ-S2 - Servicing. Requiring the inclusion of firefighting water supply within LLRZ - S2 where development is not subject to the subdivision provisions of the plan will give effect to LLRZ Objectives and policies. 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	
S85.111, S85.112, S85.113, S85.114, S85.115, S85.116, S85.117, S85.118 Environment Southland	LLRZ-R1-R6, LLRZ-S1, LLRZ-S7	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present. Consideration should also be given to secondary flow paths which are also a natural hazard. Include "not within an identified natural hazard area" criteria into LLRZ-R1-R6, LLRZ-S1, LLRZ-S7.	Decision 2	
FS5.134, FS5.135, FS5.136, FS5.137, FS5.138, FS5.140, FS5.142 Hamish Weir		Disallow in part S85.111, S85.112, S85.113, S85.114, S85.115, S85.116, S85.117, S85.118 Environment Southland	Decision 2	
FS22.112, FS22.113, FS22.114, FS22.115, FS22.116, FS22.117, FS22.118, FS22.119 Clark Fortune McDonald & Associates		Disallow S85.111, S85.112, S85.113, S85.114, S85.115, S85.116, S85.117, S85.118 Environment Southland. Consents should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Decision 2	
S1.001 Howard Alchin	LLRZ-R1	That minor residential units be a permitted activity in the District Plan with as few restrictions as possible ie: 1 car park on site per unit.	Accept	
S125.042 Ministry of Education	LLRZ-R6	The submitter supports LLRZ-R6 in part to manage the operation of educational facilities	Accept	
S125.043 Ministry of Education	LLRZ-R6	Amend as follows: Educational facilities Activity status: Permitted Where:~~1. The educational facility is within a residential unit or minor residential unit; and2. The activity is for home-based child care services and the maximum number of children on the site does not exceed 8; and~~ 3. The hours of operation are between 7am and 7pm, Monday to Friday; and 4. Any new or extended building or structure complies with standards LLRZ-S2, LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZS7, LLRZ-S8 and LLRZ-S9. 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	

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S124.047 Fire and Emergency NZ	LLRZ-R9	Remove emergency service facilities from rule and add new provision for emergency service facilities as a permitted activity.	Reject	
S52.004 Brett Highsted	LLRZ-PREC12-R1	Adopt as worded	Accept	
S124.318 Fire and Emergency NZ	LLRZ-Additional rule sought	Add LLRZ-RX Emergency Service Facilities Activity Status – Permitted Where: 1. Any new or extended building or structure complies with standards LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7, LLRZ-S8 and LLRZ-S9.	Reject	
S77.002 New Zealand Heavy Haulage Association	LLRZ-Additional rule sought	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	
FS14.024 NZ Transport Agency Waka Kotahi		Disallow S77.002 New Zealand Heavy Haulage Association as relocated second-hand dwellings may be used for a noise sensitive activity.	Decision 2	
S76.001 Nicky Highsted	LLRZ-S1	Remove the 8000m2 restriction under PREC12 Eversfield Precinct	Accept in part	Yes
S52.003 Brett Highsted	LLRZ-S1	PREC12-Eversfield Precinct: There shall be no more than one residential unit per ~~8000m2~~ 5,900m2 (explanation being the smallest section in the approved subdivision) Support the maximum density of one minor residential unit per residential unit	Accept in part	Yes
FS5.139 Hamish Weir		Allow S52.003 Brett Highsted		
S124.048 Fire and Emergency NZ	LLRZ-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	
S94.002 Phil Checketts	LLRZ-S2	LLRZ-S2 3(c) store ~~45,000~~ 44,000 litres of potable water on-site from another source to remove need for three tanks.	Accept in part	Yes
FS5.141 Hamish Weir		Allow S94.002 Phil Checketts		
FS16.002 Fire and Emergency New Zealand		Disallow S94.002 Phil Checketts as the reduction in the storage of potable water supply may compromise the volume of water available for firefighting water.		
S124.049 Fire and Emergency NZ	LLRZ-S3	Amend as follows: Excluding emergency service facilities as many stations include a multipurpose tower between 12-15m in height	Reject	
S124.050 Fire and Emergency NZ	LLRZ-S4	Amend as follows: Except that: (c) This standard does not apply to communication towers and poles for emergency service facilities	Reject	
S124.051 Fire and Emergency NZ	LLRZ-S6	Retain as notified	Accept	
S124.052 Fire and Emergency NZ	LLRZ-S8	Amend as follows: Except that emergency service facilities, such as fire stations shall not exceed 50 percent per site	Reject	
S152.010 Nigel Cowburn	LLRZ-S9	Requests prescriptive permeability controls, specifically - porous asphalt requirement to reduce stormwater issues.	Reject	
S132.242, **S132.243**, **S132.109, S132.110**, **S132.111**, **S132.112**, **S132.113, S132.114 KiwiRail 1.00Holdings Ltd**	LLRZ-Additional Standard sought	LLRZ-S10 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. Refer to LLRZ-S10 in LLRZ-R1-R6 and LLRZ-PREC12-R1	Decision 2	

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S98.001, S98.002, S98.003 Southland Developers Ltd.	LLRZ - Map	The submitter seeks that the PDP LLR over 52 and 60A Waimea Street and adjoining properties is replaced with a General Residential Zone and the property at 100 Waimea Street remains as a Rural Zone.	Accept in part	Yes
FS22.067 Clark Fortune McDonald & Associates		Allow S98.001 Southland Developers Ltd.		
S85.048 Environment Southland	LLRZ-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	
S99.002 Clark Fortune McDonald & Associates	LLRZ-MAP	A review and rationalisation of zone boundaries around the PDP Lifestyle and Large Lot Residential zones is undertaken to align zone boundaries with cadastral boundaries	Reject	
S92.002 Nadine Fletcher	LLRZ - Map	To alter the division between LLRZ and RLZ. 120 Wentworth Street is located in the proposed RLZ adjacent to a LLRZ. The natural division between these zones should be the ridgeline on the northern boundary, rather than the southern boundary.	Decision 17	
FS5.132 Hamish Weir		Allow S92.002 Nadine Fletcher		