

LOCAL CENTRE ZONE

This document contains a summary of decisions requested by persons making submissions on the Proposed Waitaki District Plan in accordance with clause 8 of Schedule 1 of the Resource Management Act 1991.

Notes:

- Where submissions are unclear, the summary of decisions requested contain the word '*inferred*'.
- This summary is not a substitute for reading the full submission. If you think your interests may be affected, please review the full submission online [here](#).
- Submission numbers are unique identifiers and must be stated when making a further submission.
- Where specific wording changes have been requested in submissions, those changes are shown as:
Underlined = new wording
~~Strikethrough~~ = deletions

How to Make a Further Submission

Paper copies of the Form 6 are available at Council offices and libraries or you can download a copy from [here](#).

You can submit your completed Form 6 in any of the following ways:

- Click [here](#) to use the online Form 6 for your further submission
- Download and email to: planreview@waitaki.govt.nz
- Print and post to: Planning Department, Waitaki District Council, Private Bag 50058, Ōamaru, 9444
- In person: You can drop off a completed Form 6 at Council offices in Ōamaru or Palmerston (paper copies are available at these locations)

IMPORTANT REQUIREMENT WHEN MAKING A FURTHER SUBMISSION

If you make a further submission, you must also send a copy to the person who made the original submission within five (5) working days of lodging it with Council.

Submitter contact details are available [here](#).

Further Submissions close at 5pm on 18 May 2026.

Disclaimer: This summary of submissions has been prepared and published in accordance with the Resource Management Act to assist the public in understanding the points raised by submitters. Waitaki District Council has used its best endeavours to accurately summarise the relief sought in the submissions, however, we cannot guarantee the accuracy or completeness of the information provided in this document. Users are advised to take specific independent professional advice before taking any action as a result of information contained in this summary. Please note that all original submissions and names of submitters are publicly available on the Council website. Submitters should read the full submission for themselves.

Sub No.	Submitter	Section	Provision	Position	Summary of Submission	Relief/Decision Sought Summary
51.26	James White	Local Centre Zone	General	Support	<p>Supports the LCZ as appropriate together with the LCZ zoning of properties owned by the Submitter at 2 & 4 Tasman Road, Otematata as the change from ODP BUS 2 to LCZ is largely compatible and aligns with current land use patterns. The Proposed Plan provides a clearer and more enabling framework for light industrial use.</p> <p>Separate submission points will seek amendments to the Plan applied across the properties where relevant.</p>	Retain LCZ and LCZ Otematata zoning (2 & 4 Tasman Road, Otematata) as proposed.
194.144	Director-General of Conservation	Local Centre Zone	General	Oppose	<p>Opposes in part LCZ and Conservation activities as they are only specifically provided for in the General Rural, Open Space, Sport and Recreation, and Macraes Mining zones. While those zones will generally be the main focus for Conservation activities, some activities (e.g. catchment restoration) will also occur in other zones. The rules structure would mean that Conservation activities in those other zones could fall to being discretionary activities. This would be inconsistent with Part 2 of the RMA and the NPS-IB. Specific relief is sought below for the Rural Lifestyle and General Residential Zones, but it would be more certain and consistent to make Conservation activity permitted throughout the District.[refer to submission point 194.118]</p>	<p>Seeks that specific relief is sought below for the General Residential Zones, but it would be more certain and consistent to make Conservation activity permitted throughout the District. Amend to include a District-wide permitted activity for Conservation activities.[refer to submission point 194.118]</p>
272.118	Dave and Karen Ellis	Local Centre Zone	General	Oppose	<p>Opposes in part due to the lack of provisions for temporary commercial activities or infrastructure associated with in the Local Centre Zone.</p> <p>Considers that some permitted food caravans operate semi-permanently without contributing to infrastructure costs while other commercial operations are required to contribute via rates.</p> <p>Considers that these operations mentioned running for over six months could be considered semi-permanent, therefore including this in the submission is to focus on supporting the permanent ratepayer businesses within the Omarama District without direct trade competition benefit.</p>	<p>Seeks to include provisions that require commercial operations, that are not directly linked to a land parcel (such as food caravans), to contribute to the ongoing maintenance of local infrastructure and other rates provisions proportionately similar to other commercial operations within the same vicinity.</p>
289.7	New Zealand Heavy Haulage Association Inc	Local Centre Zone	General	Amend	<p>Considers that relocated buildings are not clearly provided for in the PDP as they don't fit the definition of new buildings or alterations and there are no specific rules, other than CE-R7. Considers clarification is needed on whether relocated buildings are intended to be permitted or discretionary, and recommends reviewing relevant definitions and zone chapters to ensure consistency and clarity.</p>	<p>Seeks to insert rules explicitly permitting relocated buildings in all zones where buildings are permitted, subject to performance standards (as outlined in Schedule 1 - refer to original submission), with restricted discretionary status applying only where those standards aren't met.</p> <p>Seeks for control through standards such as a pre-inspection report, with a recommended template provided in Schedule 2 (refer to original submission).</p>

Sub No.	Submitter	Section	Provision	Position	Summary of Submission	Relief/Decision Sought Summary
242.59	Ministry of Education Te Tāhuhu o Te Mātauranga	Local Centre Zone	LCZ-O1 Purpose of the Local Centre Zone Enable the Local Centre Zone in the larger town	Support	Supported the inclusion of objective LCZ-O1 as it sets out the overarching purpose of the Local Centre Zone (LCZ) and how the LCZ can be supported, as well as enabling educational facilities.	Retain as notified.
271.641	Canterbury Regional Council	Local Centre Zone	LCZ-O1 Purpose of the Local Centre Zone Enable the Local Centre Zone in the larger town	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.
163.112	Fire and Emergency New Zealand	Local Centre Zone	LCZ-O2 Character and qualities of the Local Centre Zone The Local Centre Zone accommoda	Support	Supports as notified as it provides for 'emergency service facilities' where it has an operational or functional need to locate in the zone. [See original submission for full reasons]	Retain as notified.
271.642	Canterbury Regional Council	Local Centre Zone	LCZ-O2 Character and qualities of the Local Centre Zone The Local Centre Zone accommoda	Support	Considers that the policy gives effect to CRPS Objective 5.2.1 and Policy 5.3.2.	Seeks to retain as notified.
271.643	Canterbury Regional Council	Local Centre Zone	LCZ-O3 Infrastructure Public health and safety is maintained through the appropriate pr	Support	Considers that the policy gives effect to CRPS Objective 5.2.1 and Policy 5.3.2.	Seeks to retain as notified.
203.48	Z Energy Limited	Local Centre Zone	LCZ-P1 Development within the Local Centre Zone Ensure building and site development is	Support	Support in part for the same reasons identified in their submission on TCZ-P4	Seeks to amend LCZ-P1.2 as follows: 2. outdoor storage being screened from adjoining sites and the general public level view of any public place and adjoining site in the <u>Open Space Zone, Sport and Active Recreation Zone or Residential Zone</u> ; and
271.644	Canterbury Regional Council	Local Centre Zone	LCZ-P1 Development within the Local Centre Zone Ensure building and site development is	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.
271.645	Canterbury Regional Council	Local Centre Zone	LCZ-P2 Amenity values of adjoining zones Maintain amenity values of adjoining Residenti	Support	Considers that the policy gives effect to CRPS Objective 5.2.1 and Policy 5.3.2.	Seeks to retain as notified.
238.70	Fuel Companies	Local Centre Zone	LCZ-P3 Sensitive activities Provide for the establishment of sensitive activities in th	Support	Submitter supports policy considering it addresses reverse sensitivity effects suitably	Retain as notified
242.60	Ministry of Education Te Tāhuhu o Te Mātauranga	Local Centre Zone	LCZ-P3 Sensitive activities Provide for the establishment of sensitive activities in th	Support	Support LCZ-P3 as it ensures that new sensitive activities are designed in a way that does not cause conflict with existing reverse sensitive activities.	Retain as notified.

Sub No.	Submitter	Section	Provision	Position	Summary of Submission	Relief/Decision Sought Summary
271.646	Canterbury Regional Council	Local Centre Zone	LCZ-P3 Sensitive activities Provide for the establishment of sensitive activities in th	Support	Considers that the policy gives effect to CRPS Objective 5.2.1 and Policy 5.3.2.	Seeks to retain as notified.
163.113	Fire and Emergency New Zealand	Local Centre Zone	LCZ-P4 Servicing Ensure all development is appropriately serviced including wastewater,	Support	Supports as notified.	Retain as notified.
271.647	Canterbury Regional Council	Local Centre Zone	LCZ-P4 Servicing Ensure all development is appropriately serviced including wastewater,	Support	Considers that the policy gives effect to CRPS Objective 5.2.1 and Policy 5.3.5.	Seeks to retain as notified.
271.648	Canterbury Regional Council	Local Centre Zone	LCZ-P5 Repair workshops Provide for repair workshops only where they are located and op	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.
271.649	Canterbury Regional Council	Local Centre Zone	LCZ-P6 Activities inappropriate for a Local Centre Zone Avoid activities, including ind	Support	Considers that the policy gives effect to CRPS Objective 5.2.1 and Policy 5.3.2.	Seeks to retain as notified.
163.117	Fire and Emergency New Zealand	Local Centre Zone	LCZ-PREC1-P2 Servicing Ensure all development is appropriately serviced including waste	Support	Supports as notified.	Retain as notified.
163.71	Fire and Emergency New Zealand	Local Centre Zone	LCZ-PREC1-R1 Building activity Visitor Accommodation Precinct Activity status: Permit	Support	Supports building activity being subject to the 'servicing and firefighting water supply and access' standard as notified.	Retain as notified.
163.70	Fire and Emergency New Zealand	Local Centre Zone	LCZ-R1 Building activity Local Centre Zone (excluding the Visitor Accommodation Precinc	Support	Supports building activity being subject to the 'servicing and firefighting water supply and access' standard as notified.	Retain as notified.
203.49	Z Energy Limited	Local Centre Zone	LCZ-R1 Building activity Local Centre Zone (excluding the Visitor Accommodation Precinc	Support	Supports in part and partly opposes LCZ-R1 due to the implications of the subjecting non-occupiable "buildings", such as EV charging unit canopies or forecourt canopies at service stations [Refer to original submission for full reasons].	Seeks to amend LCZ-R1 PER-1 so that LCZ-S5, LCZ-S7 and LCZ-S12 do not apply to non-occupiable buildings at service stations.
271.650	Canterbury Regional Council	Local Centre Zone	LCZ-R1 Building activity Local Centre Zone (excluding the Visitor Accommodation Precinc	Support	Supports in part. Considers that the policy gives effect to CRPS Objective 5.2.1 and Policy 5.3.2.	Seeks to amend LCZ-S12 as requested (refer submission point 271.674)

Sub No.	Submitter	Section	Provision	Position	Summary of Submission	Relief/Decision Sought Summary				
163.114	Fire and Emergency New Zealand	Local Centre Zone	LCZ-R10 Emergency service facility Local Centre Zone Activity status: Restricted Disc	Support	<p>Supports in part as provision is made for emergency service facilities.</p> <p>Seeks that 'emergency service facility' is provided as its own standalone definition to acknowledge their specific function and in recognition of their critical importance. Considers 'emergency service facilities' being defined as a 'community facility' is concerning as it is not a 'sensitive activity'. [See original submission and submission point 163.2 and 163.155 for full reasons].</p> <p>Seeks that 'emergency service facilities' are specifically provided for as permitted activities in all zones which are controlled by the appropriate zoning and district wide performance standards. [See original submission and submission point 163.2 and 163.155 for full reasons]</p>	<p>Remove 'emergency service facility' from the 'community facility nesting table' [See relief sought under submission point 163.2] and add new permitted activity for 'emergency service facility' [see relief sought under submission point 163.55] or to similar effect:</p> <table border="1"> <tr> <td>LCZ-RX</td> <td>Emergency service facility</td> </tr> <tr> <td>Activity status: Permitted Where: PER-1 All of the following standards are complied with where relevant: 1. X</td> <td>Activity status when compliance is not achieved: Restricted Discretionary Where: RDIS-1 Compliance is not achieved with PER-1 Matters of discretion are restricted to: 1. the matters of discretion listed in any of the standards X</td> </tr> </table> <p>Seeks any other consequential amendments also required.</p>	LCZ-RX	Emergency service facility	Activity status: Permitted Where: PER-1 All of the following standards are complied with where relevant: 1. X	Activity status when compliance is not achieved: Restricted Discretionary Where: RDIS-1 Compliance is not achieved with PER-1 Matters of discretion are restricted to: 1. the matters of discretion listed in any of the standards X
LCZ-RX	Emergency service facility									
Activity status: Permitted Where: PER-1 All of the following standards are complied with where relevant: 1. X	Activity status when compliance is not achieved: Restricted Discretionary Where: RDIS-1 Compliance is not achieved with PER-1 Matters of discretion are restricted to: 1. the matters of discretion listed in any of the standards X									
271.659	Canterbury Regional Council	Local Centre Zone	LCZ-R10 Emergency service facility Local Centre Zone Activity status: Restricted Disc	Support	Support in part. Considers the restricted hours of operation may not be appropriate for an emergency services facility	<p>Seeks to amend as follows:</p> <p>PER-1 All of the following standards are complied with where relevant; 1.LCZ-S8 Landscaping of internal boundaries; 2.LCZ-S9 Outdoor storage screening; 3.LCZ-S10 Hours of operation</p>				
271.660	Canterbury Regional Council	Local Centre Zone	LCZ-R11 Any other activity not provided for as permitted, restricted discretionary, discretion	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.				
271.661	Canterbury Regional Council	Local Centre Zone	LCZ-R12 Intensive indoor primary production Local Centre Zone Activity status: Non-Co	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.				
271.662	Canterbury Regional Council	Local Centre Zone	LCZ-R13 Industrial activity other than a repair workshop Local Centre Zone Activity s	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.				
203.50	Z Energy Limited	Local Centre Zone	LCZ-R2 Commercial activity Local Centre Zone (excluding the Visitor Accommodation Preci	Support	Supports a general permitted activity pathway for commercial activities, which would include service stations, subject to the implementation of their requested amendments to LCZ-S9.	Retain as notified.				

Sub No.	Submitter	Section	Provision	Position	Summary of Submission	Relief/Decision Sought Summary
237.5	Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited	Local Centre Zone	LCZ-R2 Commercial activity Local Centre Zone (excluding the Visitor Accommodation Preci	Amend	<p>Considers given LCZ mapping does not provide for or anticipate supermarkets (being a 'large format retail activity' by definition), amendments are required to recognise the NW Ōamaru Site and allow for its ongoing operations and future limited expansion, and to better respond to the NPS-UD. Discrepancies between mapping in the PDP require addressing.</p> <p>As an alternative to LCZ amendment with an exemption for the supermarket, the NW Ōamaru Site could be rezoned to LFRZ (which provides for supermarkets as permitted activities).</p> <p>[Refer to original submission for full reasons]</p>	<p>Seeks that the NW Ōamaru Site ((Lot 6 DP 7022 (OT351/156, 1,138m²), Lot 2 DP 12238 (OT4C/279, 923m²), Lot 1 DP 12238 (OT4C/278, 923m²), Lot 1 DP 8953 and Lots 2-4 DP 8275 (OT1D/524, 3,487m²), and Lot 2 DP 11091 (QT2C/424, 506m²)) be amended as follows:</p> <p>LCZ-R2 'Commercial activity'</p> <p>Local Centre Zone (excluding the Visitor Accommodation Precinct)</p> <p>Commercial activity</p> <p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1</p> <p>All of the following standards are complied with where relevant:</p> <ol style="list-style-type: none"> 1. LCZ-S8 Landscaping of internal boundaries; 2. LCZ-S9 Outdoor storage screening; 3. LCZ-S10 Hours of operation <p><u>PER-2</u></p> <p><u>It is a supermarket on Lot 6 DP 7022, Lots 1 & 2 DP 12238, Lot 1 DP 8952, Lots 2-4 DP8275 and Lot 2 DP 11091 and all of the following standards are complied with where relevant:</u></p> <ol style="list-style-type: none"> <u>4. LCZ-S8 Landscaping of internal boundaries;</u> <u>5. LCZ-S9 Outdoor storage screening;</u> <u>6. LCZ-S10 Hours of operation</u> <p>Activity status when compliance is not achieved: Restricted Discretionary</p>

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						<p>Where:</p> <p>RDIS-1</p> <p>Compliance is not achieved with PER-1 <u>or</u> PER-2</p> <p>Matters of discretion are restricted to:</p> <p>1. the matters of discretion listed in any of the standards LCZ-S8, LCZ-S9 and/or LCZ-S10 that are not complied with.</p> <p>Notification: Any application made under RDIS-1 is precluded from being publicly notified.</p>
271.651	Canterbury Regional Council	Local Centre Zone	LCZ-R2 Commercial activity Local Centre Zone (excluding the Visitor Accommodation Preci	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.
271.652	Canterbury Regional Council	Local Centre Zone	LCZ-R3 Community facility Local Centre Zone (excluding the Visitor Accommodation Precin	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.
242.61	Ministry of Education Te Tāhuhu o Te Mātauranga	Local Centre Zone	LCZ-R4 Educational facility Local Centre Zone (excluding the Visitor Accommodation Prec	Support	Supports LCZ-R4 to manage the operation of educational facilities in the Local Centre Zone.	Retain as notified
271.653	Canterbury Regional Council	Local Centre Zone	LCZ-R4 Educational facility Local Centre Zone (excluding the Visitor Accommodation Prec	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.
271.654	Canterbury Regional Council	Local Centre Zone	LCZ-R5 Recreational activity Local Centre Zone (excluding the Visitor Accommodation Pre	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.
271.655	Canterbury Regional Council	Local Centre Zone	LCZ-R6 Residential activity Local Centre Zone Activity status: Permitted Where: PER	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.

Sub No.	Submitter	Section	Provision	Position	Summary of Submission	Relief/Decision Sought Summary
271.656	Canterbury Regional Council	Local Centre Zone	LCZ-R7 Home Business Local Centre Zone Activity status: Permitted Where: PER-1 No m	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.
271.657	Canterbury Regional Council	Local Centre Zone	LCZ-R8 Visitor accommodation Local Centre Zone (excluding the Visitor Accommodation Pre	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.
271.658	Canterbury Regional Council	Local Centre Zone	LCZ-R9 Repair workshop Local Centre Zone (excluding the Visitor Accommodation Precinct)	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.
163.115	Fire and Emergency New Zealand	Local Centre Zone	LCZ-S1 Maximum height All buildings and structures must not exceed a maximum hei	Support	Supports in part and seeks an exemption for 'emergency service towers and communication poles' from height restrictions.	Amend as follows: ... 3. Clause 1 does not apply to: ... <u>c. Emergency service towers and communication poles</u>
271.663	Canterbury Regional Council	Local Centre Zone	LCZ-S1 Maximum height All buildings and structures must not exceed a maximum hei	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.
163.116	Fire and Emergency New Zealand	Local Centre Zone	LCZ-S10 Hours of operation Any activity (other than a residential activity) on a	Oppose	Opposes and seeks an exemption for 'emergency service facility'. [See original submission for full reasons]	Amend as follows: ... except where: ... <u>d. the activity is an emergency service facility</u>
203.55	Z Energy Limited	Local Centre Zone	LCZ-S10 Hours of operation Any activity (other than a residential activity) on a	Support	Supports LCZ-S8 and LCZ-S10 if they only apply to sites adjoining an Open Space, Sport and Active Recreation, or Residential one as per clause (1) of the standards.	Retain as notified.
237.6	Foodstuffs South Island Limited and Foodstuffs (South	Local Centre Zone	LCZ-S10 Hours of operation Any activity	Amend	Foodstuffs considers that as the LCZ does not provide for or anticipate supermarkets (being a 'large format retail activity' by definition), amendments are required to recognise the NW Ōamaru	Seeks that LCZ-S10 'Hours of operation' is amended as follows:

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	Island) Properties Limited		(other than a residential activity) on a		Site [70 Wansbeck Street] and allow for its ongoing operations and future limited expansion, and to better respond to the NPS-UD. Specifically, amendment is sought for LCZ-S10 'Hours of operation'. [Refer to original submission for full reasons]	Hours of operation 1. Any activity (other than a residential activity) on a site adjoining an Open Space, Sport and Active Recreation zone or a Residential zone, must not operate outside the following hours: a. 7:00am to 10:00pm Monday to Saturday; and b. 9:00am to 5:00pm Sunday and public holidays; except where: a. the entire activity is located within a building; and b. there are no visitors, customers, or deliveries to the activity outside the above hours; and c. visitor accommodation guests are entering or leaving the site.; or <u>d. a supermarket located on Lot 6 DP 7022, Lots 1 and 2 DP 12238, Lot 1 DP 8953, Lots 2-4 DP 8275, and Lot 2 DP 11091 may operate between the hours of 7am to 10pm Monday to Saturday and 7am to 10pm Sunday and public holidays.</u>
271.672	Canterbury Regional Council	Local Centre Zone	LCZ-S10 Hours of operation Any activity (other than a residential activity) on a	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.
271.673	Canterbury Regional Council	Local Centre Zone	LCZ-S11 Outdoor living space Each residential unit located on the ground floor m	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.
163.144	Fire and Emergency New Zealand	Local Centre Zone	LCZ-S12 Servicing and firefighting water supply and access All new buildings mus	Support	Supports the requirement for all new buildings to comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. [See original submission for full reasons]	Retain as notified. [Inferred relief sought]
203.53	Z Energy Limited	Local Centre Zone	LCZ-S12 Servicing and firefighting water supply and access All new buildings mus	Support	Support in part for the same reasons identified in their submission on LCZ-R1	Seeks to amend LCZ-S5, LCZ-S7 and LCZ-S12 so that they do not apply to non-occupiable buildings at service stations.

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271.674	Canterbury Regional Council	Local Centre Zone	LCZ-S12 Servicing and firefighting water supply and access All new buildings mus	Support	Support in part. Considers further consideration is needed for situations where reticulated services are not available and how servicing will be managed in those cases.	Seeks to amend as follows: 1.All new buildings must be connected to reticulated services where these are available. <u>Where reticulated services are unavailable, buildings must be provided with stormwater and wastewater systems, and potable water that meets regional council requirements;</u> and ...
271.664	Canterbury Regional Council	Local Centre Zone	LCZ-S2 Height in relation to boundary No part of any building shall project beyo	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.
271.665	Canterbury Regional Council	Local Centre Zone	LCZ-S3 Building coverage The combined total building coverage of all buildings o	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.
233.116	KiwiRail Holdings Limited	Local Centre Zone	LCZ-S4 Minimum pervious surface area At least 10% of the site shall be planted i	Support	Supports a 4.5m minimum setback from the rail corridor boundary to ensure safe and efficient rail operations, particularly in zones allowing buildings up to 10-12m high, which require equipment like scaffolding or cranes for maintenance. This setback helps prevent accidental intrusion into the corridor and protects the function of a nationally significant asset. The submitter considers a physical setback the most effective way to reduce interference risks from development on adjoining land.	Seeks to retain as notified.
271.666	Canterbury Regional Council	Local Centre Zone	LCZ-S4 Minimum pervious surface area At least 10% of the site shall be planted i	Support	No specific reason given.	No change requested
203.51	Z Energy Limited	Local Centre Zone	LCZ-S5 Road and rail corridor boundary setbacks, except in the Visitor Accommodation Precinct	Support	Support in part for the same reasons identified in their submission on LCZ-R1	Seeks to amend LCZ-S5, LCZ-S7 and LCZ-S12 so that they do not apply to non-occupiable buildings at service stations.
271.667	Canterbury Regional Council	Local Centre Zone	LCZ-S5 Road and rail corridor boundary setbacks, except in the Visitor Accommodation Precinct	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.
271.668	Canterbury Regional Council	Local Centre Zone	LCZ-S6 Internal boundary setbacks, except in the Visitor Accommodation Precinct	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.

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203.52	Z Energy Limited	Local Centre Zone	LCZ-S7 Shopping frontage (verandas), except in the Visitor Accommodation Precinct	Support	Support in part for the same reasons identified in their submission on LCZ-R1.	Seeks to amend LCZ-S5, LCZ-S7 and LCZ-S12 so that they do not apply to non-occupiable buildings at service stations.						
271.669	Canterbury Regional Council	Local Centre Zone	LCZ-S7 Shopping frontage (verandas), except in the Visitor Accommodation Precinct	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.						
203.54	Z Energy Limited	Local Centre Zone	LCZ-S8 Landscaping of internal boundaries A continuous landscaped strip is requi	Support	Supports LCZ-S8 and LCZ-S10 if they only apply to sites adjoining an Open Space, Sport and Active Recreation, or Residential one as per clause (1) of the standards.	Retain as notified.						
271.670	Canterbury Regional Council	Local Centre Zone	LCZ-S8 Landscaping of internal boundaries A continuous landscaped strip is requi	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.						
203.56	Z Energy Limited	Local Centre Zone	LCZ-S9 Outdoor storage screening Any outdoor storage of goods must be limited to	Support	Support in part for the same reason identified in their submission on TCZ-P4	<p>Seeks to amend LCZ-S9. 1 as follows:</p> <p>1. Any outdoor storage of goods must be limited to goods ancillary to the activity on the site and must be fully screened by a fence, landscaping or building, or a combination of these, so it is not visible from <u>level view of any:</u></p> <p>a. public place; and</p> <p>b. adjoining site <u>in the Open Space Zone, Sport and Active Recreation Zone or Residential Zone.</u></p>						
271.671	Canterbury Regional Council	Local Centre Zone	LCZ-S9 Outdoor storage screening Any outdoor storage of goods must be limited to	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.						
163.155	Fire and Emergency New Zealand	Local Centre Zone	PERMITTED ACTIVITIES	Amend	Seeks that emergency service facilities are provided for as a permitted activity and controlled by appropriate zoning performance standards and district wide performance standards. [Refer original submission for full reasons]	<p>Amend to include new permitted activity as follows or to similar effect, and any other consequential amendments required:</p> <table border="1"> <tr> <td>LCZ-Rx</td> <td>Emergency service facility</td> </tr> <tr> <td>Activity status: Permitted</td> <td>Activity status when compliance is not achieved:</td> </tr> <tr> <td>Where:</td> <td>Restricted Discretionary</td> </tr> </table>	LCZ-Rx	Emergency service facility	Activity status: Permitted	Activity status when compliance is not achieved:	Where:	Restricted Discretionary
LCZ-Rx	Emergency service facility											
Activity status: Permitted	Activity status when compliance is not achieved:											
Where:	Restricted Discretionary											

Sub No.	Submitter	Section	Provision	Position	Summary of Submission	Relief/Decision Sought Summary	
						<p>PER-1</p> <p>All of the following standards are complied with where relevant:</p> <p>1. X</p>	<p>Where:</p> <p>RDIS-1</p> <p>Compliance is not achieved with PER-1</p> <p>Matters of discretion are restricted to:</p> <p>1. the matters of discretion listed in any of the standards X</p>
288.98	Network Waitaki Limited	Local Centre Zone	User Notes: For some activities, a resource consent may be required by rules in more than one ch	Amend	<p>Considers that the cross-reference to INF-R30 regarding buildings and structures within the Electricity Distribution Yard is supported, however an amendment is needed to include a reference to INF-R31 Activities within the National Grid Yard and Electricity Distribution Yard and INF-R33 earthworks in the Electricity Distribution Yard for the Zone Chapters (or its new rule reference if it is relocated into the Earthworks Chapter as per submission on INF-R33).</p>	<p>Seeks to amend User Notes sections in the Zone Chapters as follows:</p> <p>User Notes:</p> <p>For some activities, a resource consent may be required by rules in more than one chapter in the District Plan. Plan users are encouraged to check all District-Wide Matters chapters.</p> <p>For new buildings or structures, other relevant rules may include (but not limited to) the following;</p> <p>Rule NH-R13 in the Natural Hazards chapter - applies to residential units or other principal buildings near woodlots, shelterbelts and plantation forestry, and vice versa.</p> <p>Rule NATC-R1 in the Natural Character chapter - applies to structures within a riparian margin.</p> <p>Rule INF-R29 in the Infrastructure chapter - applies to buildings and structures within the National Grid Yard.</p> <p>Rule INF-R30 in the Infrastructure chapter - applies to buildings and structures within the Electricity Distribution Yard.</p> <p><u>Rule INF-R31 in the Infrastructure chapter - applies to activities within the National Grid and Electricity Distribution Yard</u></p>	

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						Rule INF-R33 in the Infrastructure chapter - applies to earthworks in the Electricity Distribution Yard